
**PRELIMINARY LAND DEVELOPMENT PLAN SUBMISSION COVER
LETTER**

June 11, 2026

Allegheny County Economic Development
Planning Department, Suite 500
436 Seventh Avenue
Pittsburgh, PA 15219

To Whom It May Concern:

Subject: Allegheny DC Propco LLC
Preliminary Land Development Plan Submission
CEC Project 334-940

On behalf of Allegheny DC Propco LLC (“Applicant”), Civil & Environmental Consultants, Inc. (“CEC”) is pleased to submit this Preliminary Land Development Plan application for the proposed Springdale Data Center Project. The subject property is located at 151 Porter Street and 101 Porter Street in Springdale Borough, Allegheny County, Pennsylvania, and is identified as Allegheny County Parcel ID Nos. 628-B-200 and 628-G-80 (collectively, the “Property”). The primary parcel to be developed is Parcel ID No. 628-B-200.

The proposed project involves the redevelopment of the former Cheswick Power Station site into a data center campus, including associated generator and utility yards, circulation, parking, stormwater facilities and public-facing site improvements. The Property consists of approximately 47.2 acres within the Borough’s Industrial (“I”) Zoning District.

The Applicant previously received Conditional Use Approval from Springdale Borough on December 16, 2025, along with approval of several dimensional variances on December 6, 2025. Copies of the approvals and associated conditions are included with this submission.

The Applicant hereby expressly waives the requirement that the Department hold a public meeting on the Application within thirty (30) days of submission of an administratively complete application for a period of ninety (90) days. Consequently, the Applicant requests that the Department coordinate with the Applicant and Springdale Borough to identify a mutually convenient date for a public meeting to be held on or before September 9, 2026, unless otherwise extended by the Applicant in writing. The Applicant agrees that the Department shall not be required to render a decision on the Application until ninety (90) days following the date of the public meeting at which the Application is reviewed, or such later date as extended by the Applicant in writing.

In accordance with the Allegheny County Subdivision and Land Development Ordinance (SALDO) preliminary application requirements, this submission includes the necessary plans, reports, and supporting documentation for County review.

Materials Submission

For your review, we have enclosed the following materials as part of this Preliminary Land Development application:

- Complete sets of the Preliminary Land Development Plans
- Project Narrative
- Site Analysis Narrative

June 11, 2026

- County Subdivision and Land Development Application (executed)
- Application filing fee
- Copies of property deeds, title work, existing restrictions, and covenants
- Supporting technical reports and studies, including:
 - Stormwater management report
 - Traffic impact documentation – the Trip Generation Letter for the site is included, and coordination with PennDOT regarding the traffic impact study is ongoing
 - Geotechnical information
 - Soil Contamination Assessment – the Notice of Intent to Remediate (NIR) is included; coordination with the PADEP regarding the final Remedial Investigation Report (RIR) is ongoing
- Preliminary utility coordination, including:
 - Sewage Facilities Planning Module Mailer and PADEP Correspondence
 - Provider notification attestation
- Requests for modifications to SALDO provisions, as outlined in the Project Narrative
- Copies of Conditional Use and Variance Approvals
- Other required materials in accordance with the County Preliminary Application Checklist

A mine subsidence risk assessment is not included, as there is no evidence that subsurface mining has occurred 100 feet or less below the surface of the site.

The proposed development has been designed to comply with the applicable zoning requirements, conditional use approval, and the County SALDO, with limited modification requests as detailed in the enclosed narrative.

We respectfully request that Allegheny County Economic Development review the enclosed Preliminary Land Development submission and provide comments at your earliest convenience.

Should you have any questions or require additional information, please do not hesitate to contact us.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Kristen L. Weis, P.E.
Project Manager



Michael E. Archer, P.E.
Principal

SUBDIVISION AND LAND DEVELOPMENT PLAN APPLICATION



SUBDIVISION AND LAND DEVELOPMENT PLAN APPLICATION

Applications may be submitted M-F, 8:30 AM - 4:00 PM to:

ACED Planning Division, Koppers Building, 436 Seventh Avenue, Suite 500, Pittsburgh, PA 15219

For questions, help, or additional information please email ACEDPlanning@alleghenycounty.us

Part 1: General Information

Property Owner: Allegheny DC Propco LLC *

Contact Name: Anna S. Jewart, Esq., Babst Calland **Phone:** 412-253-8806
Email Address: ajewart@babstcalland.com
Mailing Address: 603 Stanwix St. 6th Floor
Pittsburgh, PA 15222

Name of Applicant: Allegheny DC Propco LLC

Contact Name: Anna S. Jewart, Esq., Babst Calland **Phone:** 412-253-8806
Email Address: ajewart@babstcalland.com
Mailing Address: 603 Stanwix St. 6th Floor
Pittsburgh, PA 15222

Plan Preparer: Civil & Environmental Consultants, Inc.

Contact Name: Kristen Weis, P.E. **Phone:** 412-249-2343
Email Address: kweis@cecinc.com
Mailing Address: 700 Cherrington Parkway
Moon Township, PA 15108

Review Type: ☐ Advisory Review ☒ County Approval

NOTE: Advisory reviews must be submitted by the municipality and County approvals must be submitted by the applicant

Application Status: ☒ Preliminary Plan ☐ Final Plan

Application Type:

- ☐ Plat Adjustment/Lot Consolidation (no new lots created)
- ☐ Minor Subdivision (1-3 new lots created)
- ☐ Major Subdivision (4 or more new lots created, or new street created)
- ☐ Minor Land Development
- ☒ Major Land Development

Fee enclosed: \$ 5,865.00 (make checks payable to: Allegheny County Economic Development)

There is no fee required for County advisory reviews

ALLEGHENY COUNTY ECONOMIC DEVELOPMENT
KOPPERS BUILDING • 436 SEVENTH AVE, SUITE 500 • PITTSBURGH, PA 15219
PHONE (412) 350-1000 • WWW.ALLEGHENYCOUNTY.US/ECONDEV

Part 2: Location Information

Project Name: Allegheny DC Propco LLC Preliminary Land Development Plan

Municipality: Springdale Borough

Project Address/Location: 151 Porter Street,
Springdale, PA 15144

Tax Map Parcel(s) #:

628-B-200

628-G-80*

Attach additional sheet if necessary *628-G-80 is Owned by Duquesne Light Company which has granted authorization to apply.

Part 3: Zoning Information

Existing Zoning: I-Industrial

Variances Requested: ☒ Yes ☐ No (if Yes, attach description of all variances requested or copy of approved variance)
Conditional Use: ☒ Yes ☐ No (if Yes, attach description of all conditions requested or copy of approved conditions)
Special Exception: ☐ Yes ☒ No (if Yes, attach description of all special exceptions requested or copy of approved special exception)

Part 4: Project Information

Total Plan Area: 47.53 (acres) 2,070,604 (square feet)

Total Acreage to be Developed: 43.73 Total Impervious Area (Sq. Ft.): 1,148,000

Lots: Initial - 2 Proposed - 1 *

* Lot consolidation to be requested via subsequent application as appropriate.

Phasing:

Is the development proposed to be constructed in phases? ☐ Yes ☒ No

If Yes, attach a phasing plan and a schedule of the projected dates for the final application of each phase.

Proposed Utilities:

Potable Water: ☒ Public ☐ Onsite If public, provider: Borough of Springdale
Sanitary Sewer: ☒ Public ☐ Onsite If public, provider: Allegheny Valley Joint Sewerage Authority

If potable water and/or sanitary sewer services will be publicly provided, attach a statement from the provider indicating it has capacity to serve the proposed development.

Street Information:

Ownership (check all that apply):

☐ State
☐ County

☐ Local
☐ Private

Lineal feet of new streets: 6,100

Private Access Drives Only

Part 5: Notification to Others

As applicable, the following agencies have been notified about the proposed subdivision or site development:

☒ County Health Department
Date: 6/10/2026
☐ County Public Works
Date: _____
☐ County Conservation District
Date: _____

☒ PennDOT
Date: 4/14/2026
☒ PA DEP
Date: 5/21/2026
☐ Other: _____
Date: _____

Part 6: Allegheny County SALDO Compliance

For subdivisions and land developments in municipalities subject to the Allegheny County Subdivision and Land Development Ordinance:

- ❖ All applications must include the applicable information required by **Article IV Application Information** (§780-402 Preliminary Plan Submittal Requirements; §780-403 Final Plan Submittal Requirements)
- ❖ All proposed subdivisions land developments must comply with the applicable standards and requirements of **Article V Design Standards**.

Waiver requested:

☐ Yes ☒ No

If yes, completed application attached:

☐ Yes ☐ No

Modification requested:

☒ Yes ☐ No

If yes, completed application attached:

☒ Yes ☐ No

Part 7: Applicant Declaration

The applicant declares the following (check only one):

- ☒ I am the owner of the property in question.
- ☐ I am the authorized agent for the owner of record to the property for which the application is made.
- ☒ I am a beneficial land owner as defined by the Pennsylvania Municipalities Planning Code. If this box is checked, a copy of the agreement recorded with the Allegheny County Department of Real Estate authorizing the applicant to subdivide or develop the property must be provided.

I/We hereby submit the enclosed land development application to the Allegheny County Department of Economic Development for review and consideration in accordance with the PA Municipalities Planning Code (Act 247 of 1968, as amended) and Art. III §780-303 of the Allegheny County Subdivision and Land Development Ordinance:

Signature of Applicant

6/9/26
Date

APPLICATION SUBMISSION CHECKLIST

All plans shall be prepared according to the requirements of the municipal subdivision and land development ordinance or the Allegheny County Subdivision and Land Development Ordinance, as applicable.

Subdivision and land development plan applications shall be accompanied by the following documents, as applicable:

SUBDIVISION APPLICATIONS	LAND DEVELOPMENT PLAN APPLICATIONS
Plat, prepared according to municipal ordinance or §780-402 and §780-403, as applicable	Site Plan, prepared according to municipal ordinance or §780-402 and §780-403, as applicable
Project Narrative	Project Narrative
Traffic Impact Study ^{1,5}	Traffic Impact Study ¹
Traffic and Circulation Plan ^{1,5}	Traffic and Circulation Plan
Geotechnical Report ^{1,5}	Geotechnical Report ¹
Subsidence Risk Assessment ^{1,5}	Subsidence Risk Assessment ¹
Soil Contamination Assessment ^{1,5}	Soil Contamination Assessment ¹
Utilities Plan ^{1,5}	Utilities Plan
Sewage Facilities Planning Module ^{1,5}	Sewage Facilities Planning Module ¹
Existing Covenants, Easements, or Other Restrictions ^{1,5}	Existing Covenants, Easements, or Other Restrictions ¹
Phasing Schedule ⁵	Phasing Schedule
Grading Plan ^{1,2,5}	Landscape Plan
Stormwater Management Plan ^{1,3,5}	Grading Plan ^{1,2}
Evidence of Notification of Public Service Providers ⁵	Stormwater Management Plan ^{1,3}
Construction Plans for Public and Private Improvements ^{1,4,5}	Evidence of Notification of Public Service Providers
Other Required Permits ^{1,4,5}	Construction Plans for Public and Private Improvements ^{1,4}
	Other Required Permits ^{1,4}
¹ Required for County approval plans only	
² Required only if municipality does not have an adopted grading ordinance	
³ Required only if municipality does not have an adopted stormwater management ordinance	
⁴ Required for Final Plans only	
⁵ Required for Major Subdivisions only	

REQUESTS FOR MODIFICATIONS



COUNTY APPROVAL APPLICATION: REQUEST FOR MODIFICATIONS & WAIVERS

Complete this form & submit with the initial application. Applications may be submitted M-F, 8:30 AM - 4:00 PM to:
ACED Planning Division, Koppers Building, 436 Seventh Avenue, Suite 500, Pittsburgh, PA 15219

For questions, help or additional information please contact us at ACEDPlanning@alleghenycounty.us.

The Department may grant a modification or waiver of one or more provisions of County SALDO in accordance with **§780-402.A.11**. For major subdivisions and land developments, requests for modifications and/or waivers must be submitted with the preliminary application. **A separate application must be completed and submitted for each waiver or modification requested.**

Project Information:

Plan Name: Allegheny DC Propco LLC Preliminary Land Development Plan
Municipality: Springdale Borough
Applicant Name: Allegheny DC Propco LLC


Signature of landowner or applicant

6/9/20
Date

Modification or Waiver Information:



Modification



Waiver

1. Section number and brief description of provision you are requesting to waive or modify:

Section 780-517D(2)(d), see attached narrative.

2. Justification for the requested modification or waiver:

See attached narrative.

3. Proposed Alternative standard:

See attached narrative.

(attach additional pages if needed)

For County Use Only:

Date received:	Application complete: Yes: No:	ACED File #:	Approved: Yes: ☐ No: ☐
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June 11, 2026

Allegheny County Economic Development
Planning Department, Suite 500
436 Seventh Avenue
Pittsburgh, PA 15219

To Whom It May Concern:

Subject: Modification Request – Bike Trail Easement Width
Allegheny DC Propco LLC
Preliminary Land Development Plan Submission
CEC Project 334-940

On behalf of Allegheny DC Propco LLC (Allegheny DC), Civil & Environmental Consultants, Inc. (CEC) presents this modification request to §780-517D(2)(d) for the Springdale Data Center Project located at 151 Porter Street in Springdale Borough, Allegheny County, Pennsylvania Allegheny County Block and Lot No.628-B-200 (Property).

§780-517D(2)(d)—The minimum right-of-way width of an easement containing a trail which crosses private land is 20 feet for a multipurpose trail and 10 feet for a single-purpose trail.

Allegheny DC is requesting a modification from §780-517D(2)(d) for the Springdale Data Center Project. Allegheny DC is proposing improvements to the existing sidewalk along Pittsburgh Street to widen the path and allow for bike use. Additionally, Allegheny DC is proposing the bike trail to continue along Duquesne Avenue to provide safe access between Pittsburgh Street and the Rachel Carson Park.

The proposed locations of the sidewalk improvements and trail are proposed to be constructed in a manner consistent with the intent of the Allegheny Valley Multi-Municipal Comprehensive Plan ([see https://springdaleborough.com/wp-content/uploads/2025/10/DOC102125-10212025115053.pdf](https://springdaleborough.com/wp-content/uploads/2025/10/DOC102125-10212025115053.pdf)) as well as the 2011 Community Trails Initiative Feasibility Study conducted by the Friends of the Riverfront ([see https://friendsoftheriverfront.org/wp-content/uploads/2019/07/Community-Trails-Initiative-Feasibility-Study.pdf](https://friendsoftheriverfront.org/wp-content/uploads/2019/07/Community-Trails-Initiative-Feasibility-Study.pdf)). However, peculiar conditions exist on the Property which would exact an undue hardship on the proposed development and for which an alternative standard can provide equal or better results.

Specifically, the trail locations and sidewalk improvements recommended by the plans identified above are currently improved with mature street trees which Allegheny DC seeks to preserve to the greatest extent possible. A cartway width consistent with the requirements of Section 780-51D(2)(d) would necessitate removal of several healthy mature trees which is contrary to the provisions of the County Subdivision and Land Development Ordinance, and detrimental to the buffering and beautification of the Property.

To preserve existing landscaping and street trees, the width of the trail is proposed to be eight feet wide, in lieu of the required 10-foot width.

Should you have any questions or require anything additional, please do not hesitate to contact us.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Kristen L. Weis, P.E.
Project Manager

Michael E. Archer, P.E.
Principal



COUNTY APPROVAL APPLICATION: REQUEST FOR MODIFICATIONS & WAIVERS

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For questions, help or additional information please contact us at ACEDPlanning@alleghenycounty.us.

The Department may grant a modification or waiver of one or more provisions of County SALDO in accordance with **§780-402.A.11**. For major subdivisions and land developments, requests for modifications and/or waivers must be submitted with the preliminary application. **A separate application must be completed and submitted for each waiver or modification requested.**

Project Information:

Plan Name: Allegheny DC Propco LLC Preliminary Land Development Plan
Municipality: Springdale Borough
Applicant Name: Allegheny DC Propco LLC


Signature of landowner or applicant

6/9/26
Date

Modification or Waiver Information:



Modification



Waiver

1. **Section number and brief description of provision you are requesting to waive or modify:**

Section 780-512E(2), see attached narrative.

2. **Justification for the requested modification or waiver:**

See attached narrative.

3. **Proposed Alternative standard:**

See attached narrative.

(attach additional pages if needed)

For County Use Only:

Date received:	Application complete: Yes: No:	ACED File #:	Approved: Yes: ☐ No: ☐
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June 11, 2026

Allegheny County Economic Development
Planning Department, Suite 500
436 Seventh Avenue
Pittsburgh, PA 15219

To Whom It May Concern:

Subject: Modification Request – Interior Parking Area Landscaping
Springdale Data Center
Preliminary Land Development Plan Submission
CEC Project 334-940

On behalf of Allegheny DC Propco LLC (Allegheny DC), Civil & Environmental Consultants, Inc. (CEC) presents this modification request to §780-512E(2) for the Springdale Data Center Project located at 151 Porter Street in Springdale Borough, Allegheny County, Pennsylvania.

§ 780-512E(2)—Landscaping in interior areas. Landscaping in the interior of parking areas shall be designed to provide visual and climatic relief from large expanses of paving, to channelize vehicular traffic and to define areas for safe pedestrian circulation.

Allegheny DC is requesting a modification from §780-512E(2) for the Springdale Data Center Project. In order to provide a sustainable alternative for site lighting power, Allegheny DC is proposing to construct a solar canopy over the central parking area on the main site, as depicted on the plans. The canopy does not allow for the installation of shade trees within the interior parking area, but it will provide shading for the parking area, and the internal islands will be landscaped with lawn or similar low-growing vegetation.

Should you have any questions or require anything additional, please do not hesitate to contact us.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Kristen L. Weis, P.E.
Project Manager

Michael E. Archer, P.E.
Principal



COUNTY APPROVAL APPLICATION: REQUEST FOR MODIFICATIONS & WAIVERS

Complete this form & submit with the initial application. Applications may be submitted M-F, 8:30 AM - 4:00 PM to:
ACED Planning Division, Koppers Building, 436 Seventh Avenue, Suite 500, Pittsburgh, PA 15219

For questions, help or additional information please contact us at ACEDPlanning@alleghenycounty.us.

The Department may grant a modification or waiver of one or more provisions of County SALDO in accordance with **§780-402.A.11**. For major subdivisions and land developments, requests for modifications and/or waivers must be submitted with the preliminary application. **A separate application must be completed and submitted for each waiver or modification requested.**

Project Information:

Plan Name: Allegheny DC Propco LLC Preliminary Land Development Plan
Municipality: Springdale Borough
Applicant Name: Allegheny DC Propco LLC Preliminary Land Development Plan


Signature of landowner or applicant

6/9/26
Date

Modification or Waiver Information:



Modification



Waiver

1. Section number and brief description of provision you are requesting to waive or modify:

Section 780-512F(5)(c), see attached narrative.

2. Justification for the requested modification or waiver:

See attached narrative.

3. Proposed Alternative standard:

See attached narrative.

(attach additional pages if needed)

For County Use Only:

Date received:	Application complete: Yes: No:	ACED File #:	Approved: Yes: ☐ No: ☐
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June 11, 2026

Allegheny County Economic Development
Planning Department, Suite 500
436 Seventh Avenue
Pittsburgh, PA 15219

To Whom It May Concern:

Subject: Modification Request – Bufferyard Encroachment
Springdale Data Center
Preliminary Land Development Plan Submission
CEC Project 334-940

On behalf of Allegheny DC Propco LLC (Allegheny DC), Civil & Environmental Consultants, Inc. (CEC) presents this modification request to §780-512F(5)(c) for the Springdale Data Center Project located at 151 Porter Street in Springdale Borough, Allegheny County, Pennsylvania, Allegheny County Block and Lot No. 628-B-200 (Property)

§ 780-512F(5)(c): No structure or vehicular use areas, buildings, accessory uses, utilities, light standards, etc., shall be permitted in a buffer yard. Access drives are permitted only in buffer yards which separate a proposed development from a street

Allegheny DC is requesting a modification from § 780-512F(5)(c) for the Springdale Data Center Project. The Property is proposed to be screened by Bufferyard E along the northern, eastern, and western property lines, as well as along the shared property lines with St. Mark's Cemetery, Allegheny County Block and Lot No. 628-B-250 (St. Marks Property). Allegheny DC is proposing a new road across the western portion of the property to provide improved permanent access to the St. Mark's Property. In addition, Allegheny DC will be constructing an improved parking area to benefit the St. Mark's Property but to be located on the Allegheny DC Property.

In order to provide ADA Accessible parking for the cemetery, and to create a safe environment for pedestrians, Allegheny DC is proposing to locate the parking area within the required bufferyard. Furthermore, in order to provide adequate internal roadway lighting, and maintain the required separation distances for the proposed site utilities, Allegheny DC is proposing to install light poles and underground utility lines in the bufferyard that borders the St. Mark's Property on the west side of Parcel 628-B-250.

The unique circumstance of the location of the St. Mark's Property within the Allegheny DC Property, in conjunction with the location of Tawney Run limits the area available for parking intended to benefit the St. Mark's Property. In addition, because this parking is intended to benefit the St. Mark's Cemetery, a location closer to the St. Mark's Property, and therefore within the required bufferyard is preferable. The parking area is required to be lighted by both Allegheny County and Springdale Borough and therefore a modification from the prohibition on light standards and utilities for this parking area and the associated access drive is also requested.

In addition, Allegheny DC requests a modification to allow certain utility and light standard encroachments on the Property along Porter Street to allow necessary security lighting to be placed within the required buffer. All lighting fixtures will be dark-skies compliant and utility encroachments will be reduced to the extent possible in order to provide adequate separation. The photometric plan, and landscaping plans accompanying this Application demonstrates that the standards proposed will yield as good or better results than simple compliance with these standards.

Allegheny County Department of Economic Development
CEC Project 334-940
Page 2
June 11, 2026

Should you have any questions or require anything additional, please do not hesitate to contact us.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to read "Kristen L. Weis".

Kristen L. Weis, P.E.
Project Manager

A handwritten signature in blue ink, appearing to read "Michael E. Archer".

Michael E. Archer, P.E.
Principal

ATTESTATION CONFIRMING NOTIFICATION OF UTILITIES

**ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT
PLANNING DEPARTMENT**

**IN THE MATTER OF
THE ALLEGHENY DC PROPCO LLC
APPLICATION FOR PRELIMINARY
LAND DEVELOPMENT APPROVAL**

**ATTESTATION OF BRIAN REGLI
CONFIRMING NOTIFICATION TO SERVICE PROVIDERS**

I, Brian Regli, the undersigned authorized agent for Allegheny DC Propco LLC (“Applicant”), hereby attest that I am competent to make this Attestation, that I am personally familiar with the matters addressed herein. I hereby declare, pursuant to 18 Pa.C.S. § 4904, that the following statements are true and correct based upon my personal knowledge, information, and belief:

1. I am an agent for Allegheny DC Propco LLC, the owner and developer of certain property located at 151 Porter Street within Springdale Borough, Allegheny County, Pennsylvania.

2. I have notified, or have directed that others notify the following providers of services or facilities for the above referenced Preliminary Land Development Application:

- a. Potable Water – Borough of Springdale Water Authority
- b. Sanitary Sewer – Allegheny Valley Joint Sewer Authority
- c. Electric – FirstEnergy
- d. Natural Gas – Peoples Natural Gas
- e. Fiber Optic – DQE Communications
- f. Police – Springdale Borough Police Department

g. Fire – Springdale Borough Volunteer Fire Department

3. Should Allegheny County require the same, confirmation of ability to provide services will be provided with the Final Land Development Plan submissions.

[SIGNATURE PAGE TO FOLLOW]

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

[SIGNATURE PAGE]

Date: 6/9/20



Brian Regli
Allegheny DC Propco LLC
bregli@dynamodc.com

PROJECT NARRATIVE

**Project Narrative
Allegheny DC Propco LLC
Preliminary Land Development Plan Submission
CEC Project 334-940
June 11, 2026**

Applicant Allegheny DC Propco LLC (“Applicant”) is the record owner of property located at 151 Porter Street, Springdale, PA 15144, and otherwise identified as Allegheny County Parcel ID No. 628-B-200, being the property previously known as the Cheswick Power Station. In addition, Applicant has been authorized to submit this application by Duquesne Light Company, the record owner of property known as 101 Porter Street, Springdale, PA 15144 and otherwise identified as Allegheny County Parcel ID No. 628-G-80, currently improved with a Duquesne Light Company owned substation.¹ Parcel ID No. 628-B-200 and 628-G-80 shall hereinafter be referred to collectively as the “Property”. The Property is approximately 47.53 acres bounded between Pittsburgh Avenue, Duquesne Street and Porter Street within Springdale Borough, Allegheny County, Pennsylvania (“Borough”). The Property is located entirely in the Springdale Borough Industrial “I” Zoning District (“I District”).

On December 16, 2025, the Applicant received Conditional Use Approval pursuant to Section 490-16C of Chapter 490 of the Springdale Borough Code of Ordinances, Zoning (“Zoning Ordinance”), which authorizes “[u]ses not specifically listed as permitted or conditional uses in any zoning district” to be located in the I District “providing the requirements of Article V” of the Zoning Ordinance, pertaining to the general criteria applicable to conditional uses, are met (“Conditional Use Approval”). A true and correct copy of the Conditional Use Approval and conditions imposed thereon are enclosed with this submission. In addition, on December 6, 2025, the Applicant received approval of the following six (6) dimensional variances:

1. A variance from Section 490 Attachment 1 to allow a maximum building height of up to 60’;
2. A variance from Section 490-7 to allow a maximum rooftop structure height of up to 75’;
3. A variance from Section 490-23.B(4)(a) to allow a conventional parking stall size of 9’ x 18’, handicap parking stall size of 13’ x 18’ and a handicap van parking stall size of 16’ x 18’;
4. A variance from Section 490-23.B(4)(b) to allow a reduction in parking aisle width from 25’ to 24’;
5. A variance from Section 490-24.C to allow a reduction to four (4) total off street loading spaces; and
6. A variance from Section 490-21.A(5) of the Zoning Ordinance to allow a maximum fence height of 8’.

(collectively the “Variance Approvals”). A true and correct copy of the Variance Approvals are enclosed with this submission.

The Applicant seeks to use the Property as a next generation data center, specifically architected and engineered to accommodate the development of artificial intelligence software and services (“Data Center” or “Project”). Data Centers are not specifically listed as a permitted or conditional use in any zoning district within the Borough under the Zoning Ordinance and therefore are permitted by Springdale Borough on the Property subject to compliance with the conditions of the Conditional Use and Variance Approvals and any generally applicable standards imposed upon the I District in which it is located. Consequently, the Project is subject to the following table of zoning requirements:

¹ A true and correct copy of the Landowner Authorization Form executed by Duquesne Light Company authorizing the Applicant to submit this Application as it pertains to Parcel ID No. 628-G-80 is enclosed with this submission.

Min. Lot Area *	Min. Front Yard*	Min. Side Yard*	Min. Rear Yard*	Max Height **	Max. Lot Coverage*
10,000 sq. ft.	10 ft. or 20 ft where adjoining a lot not in the I District	10 ft. or 20 ft where adjoining a lot not in the I District	10 ft. or 20 ft where adjoining a lot not in the I District	60 feet for building height, 75 feet for rooftop equipment	70%

*Zoning Ordinance 490 Attachment 1

**Variance Approval

The building size for the Data Center is projected to be 535,000 gross square feet. Two (2) generator yards containing 62 generators and two (2) substation yards are proposed to support data center operations. All buildings, accessory equipment, and other structures meet the setbacks of the I District, and the restrictions of Bufferyard E, as set forward in the Conditional Use Decision for the project. The proposed buildings and all accessory equipment cover approximately 32% of the entire site and the applicable lot coverage requirements contained in the Zoning Ordinance are met.

The Project proposes 200 personal vehicle spaces to accommodate approximately 200 permanent employees likely to work across multiple shifts to support a 7 day by 24-hour operation in compliance with Section 490-23 of the Zoning Ordinance. The Project also proposes to incorporate public recreation uses, including a portion of a proposed bike and walking trail with associated parking that the Applicant intends to extend towards the Rachel Carson trail system, and improvements to the existing VFW Memorial on the northeast corner of the property.

The Project is designed to meet all standards of the Allegheny County Subdivision and Land Development Ordinance (“SALDO”) with the exception of the following provisions for which the Applicant is seeking a modification:

1. A modification from Section 780-512E(2) of the SALDO to allow the principal parking area to be landscaped only with low-growing vegetation in order to allow the installation of a solar canopy for sustainable site lighting;
2. A modification from Section 780-512F(5)(c) to allow the location of proposed ADA accessible parking intended to benefit St. Mark’s Cemetery adjacent to the Cemetery property, but within the required buffer yard, along with site lighting necessary to light said parking and to allow the location of certain lighting standards and utilities within the buffer yard along Porter Street.
3. A modification from Section 780-517D(2)(d) of the SALDO to allow an 8’ trail width in order to locate proposed trails and sidewalk improvements in locations consistent with the applicable multi-municipal comprehensive plan and trails initiative while avoiding the removal of mature street trees; and

SITE ANALYSIS NARRATIVE

**Site Analysis Narrative
Allegheny DC Propco LLC
Preliminary Land Development Plan Submission
CEC Project 334-940
June 11, 2026**

Applicant Allegheny DC Propco LLC ("Applicant") is the record owner of property located at 151 Porter Street, Springdale, PA 15144, and otherwise identified as Allegheny County Parcel ID No. 628-B-200, being the property previously known as the Cheswick Power Station. In addition, Applicant has been authorized to submit this application by Duquesne Light Company, the record owner of property known as 101 Porter Street, Springdale, PA 15144 and otherwise identified as Allegheny County Parcel ID No. 628-G-80, currently improved with a Duquesne Light Company owned substation.^[1] Parcel ID No. 628-B-200 and 628-G-80 shall hereinafter be referred to as the "Property." The Property contains approximately 47.53 acres bounded by Pittsburgh Avenue, Duquesne Street and Porter Street within Springdale Borough, Allegheny County, Pennsylvania ("Borough"), and is located entirely within the Springdale Borough Industrial ("I") Zoning District ("I District"). The existing site is a decommissioned power plant property and is currently characterized by a mix of paved, gravel, wooded and meadow areas, together with remaining utility and industrial features that reflect the Property's historic use.

The required site analysis for the Preliminary Land Development Plan considered the Property's existing natural and man-made features, the opportunities and constraints associated with redevelopment of a former industrial site, the site's relationship to surrounding developed and undeveloped areas, and the applicable municipal, County and regional planning context. This analysis informed the layout and design of the proposed data center, including the placement of buildings, utility yards, circulation, parking, buffers, stormwater facilities and public-facing site improvements.

The site analysis identified both constraints and opportunities associated with redevelopment of the Property. Existing paved and gravel areas, utility infrastructure, and the industrial zoning classification support adaptive reuse and redevelopment of the site for a high-intensity employment and technology use. At the same time, the presence of wooded and meadow areas, adjacent transportation corridors, nearby developed properties, and sensitive adjoining land uses required the design to respond carefully to buffering, access, grading, drainage and compatibility with surrounding uses. The proposed building footprint, generator yards, substation yards, parking areas and internal circulation have therefore been arranged to take advantage of existing disturbed areas where practicable, maintain required setbacks, and respect identified adjoining land uses.

Stormwater runoff from the Project drains to Tawney Run and ultimately to the Allegheny River. These existing watershed and drainage conditions were a significant consideration in site planning and informed the proposed stormwater management approach, grading strategy and placement of improvements so that redevelopment of the former power plant site can proceed in a manner responsive to downstream water resources and applicable regulatory requirements.

The site analysis also evaluated the relationship of the Property to surrounding developed and undeveloped areas and to applicable planning initiatives. In response to those conditions, the Project proposes 200 personal vehicle parking spaces to support anticipated employment demands and safe on-site circulation for a 24-hour operation, while also incorporating public recreation elements intended to strengthen the site's relationship to the surrounding community.

These improvements include a portion of a proposed bike and walking trail with associated parking that the Applicant intends to extend toward the Rachel Carson trail system, as well as improvements to the existing VFW Memorial on the northeast corner of the Property. The trail alignment, parking areas and related site features were developed with consideration for adjacent properties, existing site conditions and broader County and regional connectivity goals.

Overall, the proposed land development incorporates the findings of the site analysis by placing major buildings and operational areas in locations suited to the Property's existing industrial character and access conditions, preserving and responding to natural features where appropriate, addressing drainage and watershed considerations, and integrating public-facing amenities that respond to surrounding land uses and planning objectives. The Project is designed to meet the standards of the Allegheny County Subdivision and Land Development Ordinance ("SALDO"), with the exception of the modification requests outlined in the project narrative.

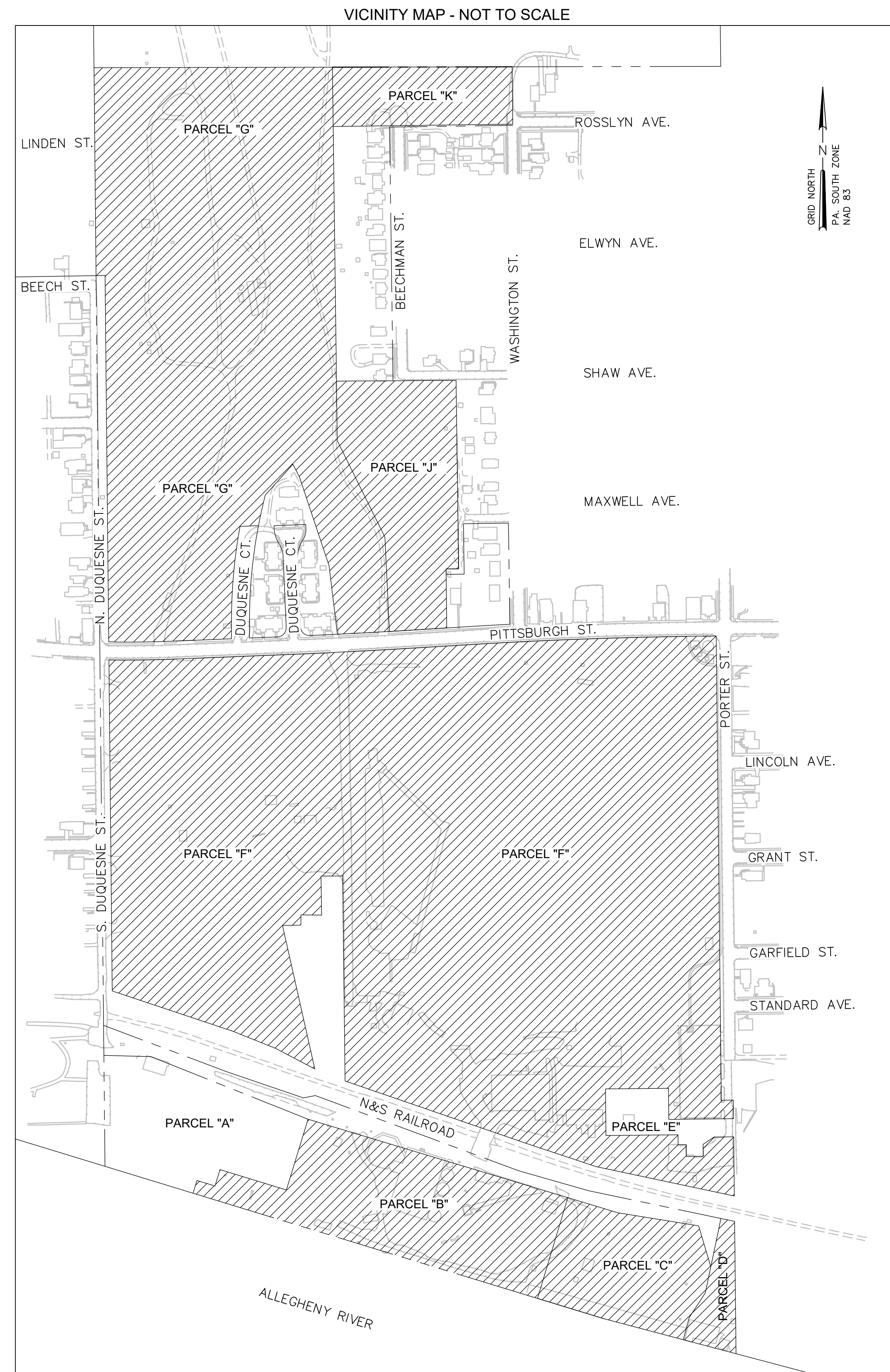
ALTA SURVEY, DEEDS, AND RESTRICTIONS



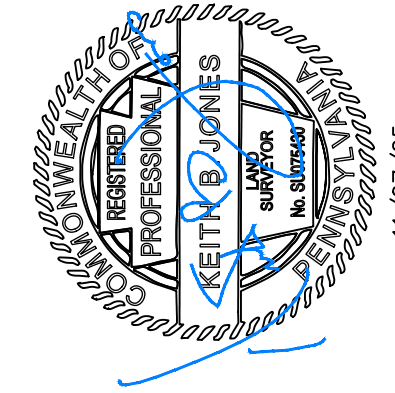
LINE TABLE		
LINE	LENGTH	BEARING
L101	359.96	N00°45'37"W
L102	40.11	N00°45'37"W
L103	23.53	S49°16'38"E
L104	694.97	S00°47'19"E
L105	184.95	S89°36'10"W
L106	26.45	N71°31'45"W
L107	103.92	S00°34'24"E
L108	70.50	S00°34'24"E
L109	725.82	N00°34'24"E
L110	67.86	S89°02'34"W
L111	41.99	S89°02'34"W
L112	10.90	S89°35'25"W
L113	17.75	N03°38'38"W
L114	28.01	N62°6'03"W
L115	62.77	N71°00'33"W
L116	707.25	S00°44'18"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHG. BEARING	CHORD
C1	171.70	2855.35	N89°24'36"E	171.67
C2	388.14	17673.04	N87°03'29"E	388.13
C3	706.06	13209.61	N87°57'36"E	705.97
C4	144.76	17623.04	S86°55'37"W	144.76
C5	87.10	1402.69	S12°35'26"W	87.08
C6	259.50	1452.69	S05°14'17"W	259.16
C7	170.18	2805.35	S89°25'30"W	170.16
C8	80.78	17623.04	S86°33'37"W	80.78

PARCEL "B" - AREA = 5.459 AC. or 237,794 S.F.
PARCEL "C" - AREA = 2.926 AC. or 127,457 S.F.
PARCEL "D" - AREA = 0.711 AC. or 30,971 S.F.
PARCEL "F" - AREA = 46.729 AC. or 2,035,515 S.
PARCEL "G" - AREA = 22.590 AC. or 984,020 S.F.
PARCEL "J" - AREA = 3.958 AC. or 172,410 S.F.
PARCEL "K" - AREA = 1.856 AC. or 80,847 S.F.



GRID NORTH
Z
PA. SOUTH ZONE
MAG. 07



11/01/25

ALTA / NSPS LAND TITLE SURVEY
FOR
Allegheny DC Prop Co LLC.

[illegible]

THIS LINE _____ IS ONE INCH LONG WHEN PLOTTED FULL SCALE		
THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE APPLICABLE OR GOVERNING TECHNICAL SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.		
PROJECT NO: L7018106		
DATE: 11/05/2025		
DWG NAME: L7018106VB00.DWG		
DRAWN: DSW	CHECKED: KBJ	SCALE: N/A

COVER SHEET

SHEET 1 OF 5

Jacobs

Jacobs Engineering Group
46 Liberty Industrial Blvd.
McDonough, Georgia 30253
Ph. 678-432-7908

LEGEND

N/F
P.O.B.
P.O.C.
AIR CONDITIONER
BOLLARD
MAILBOX
SATELLITE DISH
SIGN
CALCULATED POINT
IRON PIN FOUND 1/2" REBAR
UNLESS NOTED OTHERWISE
5/8" REBAR SET WITH CAP #SU07430
MONUMENT FOUND AS NOTED
LIGHT POLE
POWER POLE
GUY POLE
GUY ANCHOR
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
DROP INLET
STORM MANHOLE
ELECTRIC MANHOLE
COMMUNICATIONS MANHOLE
FIRE HYDRANT
WATER METER
WATER VALVE
ELECTRIC BOX/HANDHOLE
ELECTRIC TRANSFORMER
GAS METER
GAS VALVE
GAS LINE MARKER

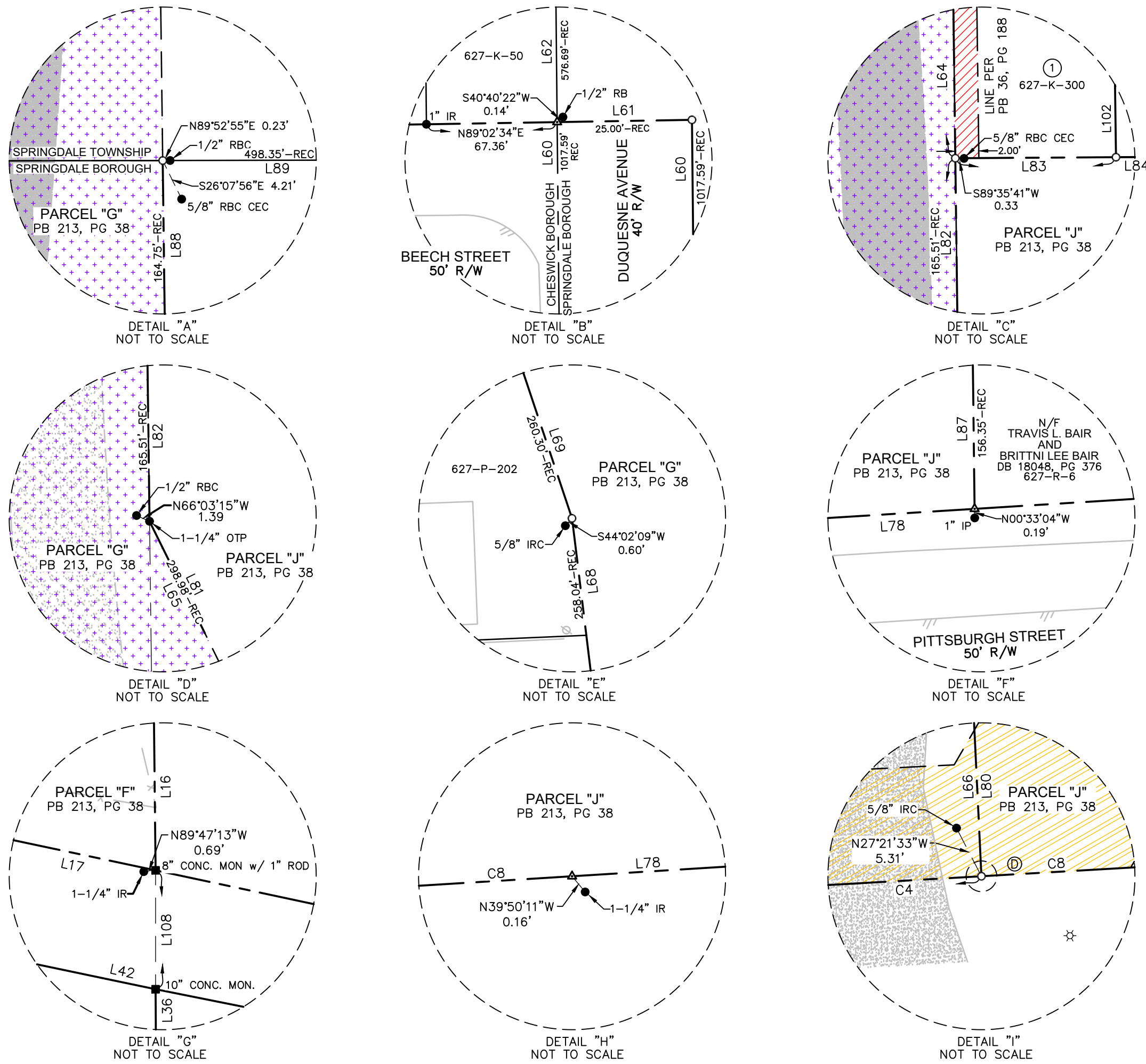
ABN
BWF
BSL
C/L
CLF
CMP
CPP
CTP
CI
D.B.
DI
DIP
DIST.
FFE
INV
IR
MON.
OTP
P.B.
PK
PKD
PVC
REC
REF.
REBAR
RBC
RCP
USACE

ABANDONED
BARBED WIRE FENCE
BUILDING SETBACK LINE
CENTERLINE
CHAIN LINK FENCE
CORRUGATED METAL PIPE
CORRUGATED PLASTIC PIPE
CRIMP TOP PIPE
CURB INLET
DEED BOOK
DROP INLET
DUCTILE IRON PIPE
DISTURBED
FINISHED FLOOR ELEVATION
INVERT
IRON ROD
MONUMENT
OPEN TOP PIPE
PLAT BOOK
PK NAIL
PK NAIL & DISK
POLYVINYL CHLORIDE PIPE
RECORD
REFERENCE
REBAR
REBAR & CAP
REINFORCED CONCRETE PIPE
UNITED STATES ARMY CORPS OF ENGINEERS

750
CONTOUR LINE
EDGE ASPHALT LINE
CREEK OR DITCH LINE
G
E,T,TV
OVERHEAD ELECTRIC, TELEPHONE, CABLE TELEVISION
X
FENCE LINE
SD
STORM SEWER LINE
SS
SANITARY SEWER LINE
UE,UT
UNDERGROUND ELECTRIC, TELEPHONE
W
WATER LINE
B
BOUNDARY LINE
BOROUGH LINE
VE,UT,W,G
COMPILED UTILITY LINE (APPROXIMATE LOCATION)
VEGETATION OR LANDSCAPE LINE
TREE LINE
CONC. BLOCK WALL (UNLESS NOTED OTHERWISE)

CONCRETE
GRAVEL
GAP AREA OF PROPERTY OWNERSHIP RECORDS
ACCESS EASEMENT
POWER EASEMENT
SANITARY EASEMENT
STORM EASEMENT
ENVIRONMENTAL EASEMENT
WATER EASEMENT
APPROX. FEMA FLOOD ZONE A
APPROX. FEMA FLOOD ZONE X

DETAILS - NOT TO SCALE



- COMMENTS CONCERNING TITLE REPORT PROVIDED BY FIRST AMERICAN - SCHEDULE B, PART II, FILE NUMBER NCS-1195520-PITT, EFFECTIVE DATE FEBRUARY 21, 2025 AS LAST ENDORSED.
- 1-9) STANDARD PENNSYLVANIA TITLE EXCEPTIONS.
- 10) LAWS AND AUTHORITY OF THE FEDERAL AND STATE GOVERNMENTS, THEIR POLITICAL SUBDIVISIONS AND AGENCIES, TO REGULATE COMMERCE AND NAVIGATION OVER THAT PORTION OF THE PREMISES EXTENDING BEYOND THE HIGH WATER MARKS OF ALLEGHENY RIVER; AND TO EXERT GOVERNMENTAL TITLE AND OWNERSHIP IN THE AREA LYING BEYOND THE ORIGINAL LOW WATER MARK.
- 11) ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LAND HAS BEEN REMOVED FROM OR BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF THE ALLEGHENY RIVER OR HAS BEEN FORMED BY THE PROCESS OF ACCRETION OR RELICTION OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED.
- 12) RIGHTS-OF-WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES AND OTHER RELATED EASEMENTS, IF ANY, ON AND ACROSS THE LAND, HAVE BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 13) SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 213, PAGES 38-47, HAVE BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 14) RIGHTS GRANTED TO WEST PENN POWER COMPANY AS SET FORTH IN DEED BOOK VOLUME 4436, PAGE 189. DOES NOT AFFECT.
- 15) AGREEMENT BY AND BETWEEN DUQUESNE LIGHT COMPANY AND ALLEGHENY VALLEY JOINT SEWAGE AUTHORITY AS SET FORTH IN DEED BOOK VOLUME 4781, PAGE 188. SAID EASEMENT DOES AFFECT THE PROPERTY, AND HAS BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 16) EASEMENT, LICENSE AND ATTACHMENT AGREEMENT BY AND BETWEEN DUQUESNE LIGHT COMPANY AND ORION POWER MIDWEST, L.P. AS SET FORTH IN THE FOLLOWING:
a) DEED BOOK VOLUME 10757, PAGE 166. DOES AFFECT.
b) FIRST AMENDMENT TO EASEMENT, LICENSE AND ATTACHMENT AGREEMENT RECORDED 08/17/2005 IN DEED BOOK VOLUME 12556, PAGE 116. DOES NOT AFFECT.
c) FIRST AMENDMENT TO EASEMENT, LICENSE AND ATTACHMENT AGREEMENT RECORDED 10/16/2007 IN DEED BOOK VOLUME, 13409 PAGE 385. DOES AFFECT.
- 17) PIPELINE RIGHT-OF-WAY & METER STATION GRANT BY AND BETWEEN ORION POWER MIDWEST, L.P. AND HUNTLEY AND HUNTLEY, INC. AS SET FORTH IN DEED BOOK VOLUME 11382, PAGE 1. SAID EASEMENT DOES AFFECT THE PROPERTY, AND HAS BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 18) EASEMENT AGREEMENT BY AND BETWEEN ORION POWER MIDWEST, L.P. AND THE BOROUGH OF CHESWICK AS SET FORTH IN DEED BOOK VOLUME 12356, PAGE 148. SAID EASEMENT DOES AFFECT THE PROPERTY, AND HAS BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 19) STORM SEWER EASEMENT BY AND BETWEEN ORION POWER MIDWEST, L.P. AND THE BOROUGH OF SPRINGDALE AS SET FORTH IN DEED BOOK VOLUME 13471, PAGE 521. SAID EASEMENT DOES AFFECT THE PROPERTY, AND HAS BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 20) ENVIRONMENTAL COVENANT MADE BY GENON POWER MIDWEST L.P. AS SET FORTH IN DEED BOOK VOLUME 17835, PAGE 342. SAID COVENANT DOES AFFECT THE PROPERTY, AND HAS BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 21) DECLARATION OF TAKING FILED AT CASE NO. G021-10110 THE NOTICE OF WHICH WAS RECORDED 08/25/2021 IN DEED BOOK VOLUME 18577, PAGE 1. SAID EASEMENT DOES AFFECT THE PROPERTY, AND HAS BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 22) RIGHTS OF INGRESS AND EGRESS TO THE CEMETERY LOCATED ON PROPERTY ADJOINING THE LAND AS SET FORTH IN DEED BOOK VOLUME 2119, PAGE 570, AS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 213, PAGES 38-47, SAID EASEMENT DOES AFFECT THE PROPERTY, AND HAS BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 23) RIGHTS GRANTED TO THE ALLEGHENY LIGHT COMPANY AS SET FORTH IN THE FOLLOWING:
a) DEED BOOK VOLUME 1872, PAGE 486. SAID EASEMENT DOES NOT AFFECT THE PROPERTY, AND HAS NOT BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
b) DEED BOOK VOLUME 2211, PAGE 469. SAID EASEMENT DOES NOT AFFECT THE PROPERTY, AND HAS NOT BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
c) DEED BOOK VOLUME 2230, PAGE 434. SAID EASEMENT DOES NOT AFFECT THE PROPERTY, AND HAS NOT BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
d) DEED BOOK VOLUME 2230, PAGE 435. SAID EASEMENT DOES NOT AFFECT THE PROPERTY, AND HAS NOT BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 24) RIGHTS GRANTED TO DUQUESNE LIGHT COMPANY AS SET FORTH IN THE FOLLOWING:
a) DEED BOOK VOLUME 2119, PAGE 46. SAID EASEMENT CANNOT BE LOCATED, AND HAS NOT BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
b) DEED BOOK VOLUME 2255, PAGE 362. SAID EASEMENT DOES AFFECT THE PROPERTY, AND HAS BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
c) DEED BOOK VOLUME 4442, PAGE 495. SAID EASEMENT DOES AFFECT THE PROPERTY, AND HAS BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 25) RIGHTS AND PRIVILEGES AS SET FORTH IN DEED BOOK VOLUME 2287 PAGE 252. SAID RIGHTS AND PRIVILEGES DO AFFECT THE PROPERTY, BUT HAVE NOT BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 26) RIGHTS GRANTED TO NEW YORK STATE NATURAL GAS CORPORATION AS SET FORTH IN DEED BOOK VOLUME 3592, PAGE 13. DOES NOT AFFECT.
- 27) RESERVATIONS, EASEMENTS, CONDITIONS, RIGHTS AND RIGHTS OF WAY AS SET FORTH IN DEED BOOK VOLUME 3942, PAGE 5. DOES NOT AFFECT.
- 28) RIGHTS GRANTED TO T. W. PHILLIPS GAS AND OIL CO. AS SET FORTH IN DEED BOOK VOLUME 6147, PAGE 842. DOES NOT AFFECT. RIGHTS GRANTED TO T. W. PHILLIPS GAS AND OIL CO. AS SET FORTH IN DEED BOOK VOLUME 6454, PAGE 416. DOES NOT AFFECT.
- 29) MEMORANDUM OF EASEMENT BY AND BETWEEN BESSEMER AND LAKE ERIE RAILROAD COMPANY AND DUQUESNE LIGHT COMPANY AS SET FORTH IN DEED BOOK VOLUME 7571, PAGE 9. DOES NOT AFFECT.
- 30) AGREEMENT BY AND BETWEEN DUQUESNE LIGHT COMPANY AND NICHOLAS KARTSONAS AND THEODORA KARTSONAS AS SET FORTH IN DEED BOOK VOLUME 8133, PAGE 534. DOES NOT AFFECT.
- 31) RIGHTS GRANTED TO CNG TRANSMISSION CORPORATION AS SET FORTH IN DEED BOOK VOLUME 8390 PAGE 476. DOES NOT AFFECT.
- 32) EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED BOOK VOLUME 10757 PAGE 381. SAID EXCEPTIONS AND RESERVATIONS DO AFFECT THE PROPERTY, AND HAVE BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 33) RIGHT OF WAY AGREEMENT BY AND BETWEEN CHESWICK PLANT ENVIRONMENTAL REDEVELOPMENT GROUP AND DUQUESNE LIGHT COMPANY AS SET FORTH IN DEED BOOK VOLUME 19361 PAGE 472. SAID RIGHT OF WAY AGREEMENT DOES AFFECT THE PROPERTY, AND HAS BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 34) PREMISES APPEARS TO HAVE NO FRONTAGE ON ANY LEGALLY OPENED STREET OR HIGHWAY. COMPANY ASSUMES NO LIABILITY AS TO THE RIGHT OF EGRESS, INGRESS OR REGRESS FROM PREMISES IN QUESTION TO ANY LEGALLY OPENED STREET OR HIGHWAY. HAVE BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 35) RIGHTS GRANTED UNTO ARCHIBALD M. BELL, HIS HEIRS AND ASSIGNS TO LAY AND MAINTAIN A WATER PIPE LINE ALONG WITH PERMANENT AND PERPETUAL EASEMENT AND RIGHT OF WAY 30 FEET WIDE, AND NOT LESS THAN 22 FEET IN HEIGHT, AS SET FORTH IN DEED BOOK VOLUME 1439, PAGE 378 AS REFERENCED IN DEED BOOK VOLUME 2047, PAGE 644, BEING DESCRIBED AS 32.2' X 107.34'. SAID EASEMENT DOES AFFECT THE PROPERTY, AND HAS BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 36) EASEMENT AND RIGHT OF WAY GRANTED TO CHESWICK AND HARMAR RAILROAD COMPANY AS SET FORTH IN DEED BOOK VOLUME 2053, PAGE 408. RAILROAD HAS ABANDONED AND NO LONGER AFFECTS THE PROPERTY.
- 37) RIGHTS GRANTED TO WEST PENN POWER COMPANY AS SET FORTH IN THE FOLLOWING:
a) DEED BOOK VOLUME 2255 PAGE 362. SAID CENTERLINE DOES AFFECT THE PROPERTY, AND HAS BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
b) DEED BOOK VOLUME 3817 PAGE 172. OVERHEAD POWER HAS BEEN LOCATED AND REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY
- 38) RIGHTS GRANTED TO EQUITABLE GAS COMPANY AS SET FORTH IN DEED BOOK VOLUME 3824 PAGE 64. GAS LINE HAS BEEN LOCATED AND HAVE REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 39) RIGHTS OF WAY, EASEMENTS AND RESERVATIONS BETWEEN DUQUESNE LIGHT COMPANY AND BOROUGH OF SPRINGDALE RECORDED IN DEED BOOK VOLUME 3853, PAGE 730. SAID RIGHTS OF WAY, EASEMENTS AND RESERVATIONS DO AFFECT PROPERTY, BUT ARE NOT PLOTTABLE.
- 40) AGREEMENT BY AND BETWEEN DUQUESNE LIGHT COMPANY AND T.W. PHILLIPS GAS AND OIL CO. AS SET FORTH IN DEED BOOK VOLUME 6454, PAGE 416. SAID 18" WIDE EASEMENT DOES AFFECT THE PROPERTY, AND HAS BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.
- 41) RESERVATION OF TEMPORARY EASEMENT AS SET FORTH IN DEED BOOK VOLUME 13582, PAGE 271. DOES NOT AFFECT.
- 42) SANITARY SEWER EASEMENT BY AND BETWEEN ORION POWER MIDWEST, L.P. AND ALLEGHENY VALLEY JOINT SEWAGE AUTHORITY AS SET FORTH IN DEED BOOK VOLUME 13742, PAGE 395. SAID 20" WIDE EASEMENT DOES AFFECT THE PROPERTY, AND HAS BEEN REFLECTED UPON THIS ALTA/ACSM LAND TITLE SURVEY.

NOTES:

1. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND SIGNED BY A PROFESSIONAL LAND SURVEYOR OF JACOBS ENGINEERING GROUP INC. JACOBS ENGINEERING GROUP INC. IS CURRENTLY PERFORMING PROFESSIONAL LAND SURVEYING ACTIVITIES UNDER PROFESSIONAL SURVEY LICENSE - SU075430. THE SURVEY LICENSE SHOWN HEREON COMPLES PURSUANT TO ACT 367 OF 1945 OF THE RULES OF THE PENNSYLVANIA STATE REGISTRATION BOARD FOR PROFESSIONAL ENGINEERS, LAND SURVEYORS AND GEOLOGISTS
2. JACOBS ENGINEERING GROUP INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
3. THE DATUM FOR THIS SURVEY WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS (GPS) AND BASED ON THE POSITIONAL VALUES USING THE NOAA CORS STATION NETWORK. THE HORIZONTAL DATUM IS BASED ON AND RELATIVE TO THE NAD 1983(2011) STATE PLANE COORDINATE SYSTEM OF PENNSYLVANIA, SOUTH ZONE. AT ONE POINT ONLY, SAID POINT BEING A 6 INCH CONCRETE MONUMENT WITH A 1/2 INCH IRON PIN IN THE CENTER, LOCATED AT THE NORTHEAST PORTION CORNER OF PORTER STREET AND GARFIELD STREET, HAVING COORDINATES (N 445681.0495977, E 1402010.4354358, EL 789.968) THE VERTICAL DATUM IS BASED ON AND RELATIVE TO THE NAVD 88 (GEOID18) - AND RELATIVE TO NGS MONUMENT - PID-KX1551, WITH A PUBLISHED ELEVATION OF 755.26. THE GPS EQUIPMENT USED WAS A TRIMBLE R12 GNSS RECEIVER.
4. ALL DISTANCES AND AREAS SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS WITH NO COMBINATION FACTOR APPLIED.
5. THE SUBJECT PROPERTY IS CURRENTLY OWNED BY CHESWICK PLANT ENVIRONMENTAL REDEVELOPMENT GROUP LLC. THE EXISTING OWNERSHIP SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE ALLEGHENY COUNTY TAX ASSESSORS OFFICE AS OF 8/13/25.
6. THE PROPERTY SHOWN HEREON IS PARTIALLY LOCATED IN A FLOOD HAZARD AREA A, PER FEDERAL INSURANCE RATE MAP OF ALLEGHENY COUNTY, PA - PANEL 241 OF 556, MAP NUMBER 42003C0241H, MAP DATED SEPTEMBER 26, 2014.

CLOSURE CERTIFICATION:

A TRIMBLE S5 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON WAS COMPLETED ON JULY 12, 2025 AND HAS A CLOSURE OF ONE FOOT IN 64,290 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND BE ACCURATE WITHIN ONE FOOT IN 159,450 FEET.

CERTIFICATION

THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE MINIMUM STANDARDS SET FORTH BY ACT 367 OF 1945 OF THE RULES OF THE PENNSYLVANIA STATE REGISTRATION BOARD FOR PROFESSIONAL ENGINEERS, LAND SURVEYORS AND GEOLOGISTS

TO: INSURED-ALLEGHENY DC PROP CO LLC., TITLE INSURANCE COMPANY-FIRST AMERICAN TITLE INSURANCE COMPANY, SELLER: CHESWICK PLANT ENVIRONMENTAL REDEVELOPMENT GROUP, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY

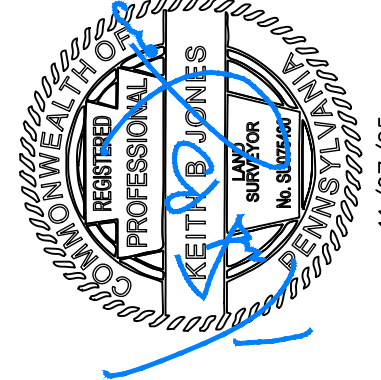
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6b, 8, 9, 11b, 15, 16, 18 AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JULY 15, 2025.

DATE OF PLAT OR MAP: NOVEMBER 05, 2025

REITH B. JONES
PA. PROFESSIONAL LAND SURVEYOR SU075430
46 LIBERTY INDUSTRIAL PARKWAY
MCDONOUGH, GA 30253

ALTA / NSPS LAND TITLE SURVEY
FOR
Allegheny DC Prop Co LLC.



11/07/25

BOROUGH OF SPRINGDALE, ALLEGHENY COUNTY, PENNSYLVANIA

THIS LINE () IS ONE INCH LONG WHEN PLOTTED FULL SCALE

THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE APPLICABLE OR GOVERNING TECHNICAL SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

PROJECT NO: L7018106

DATE: 11/05/2025

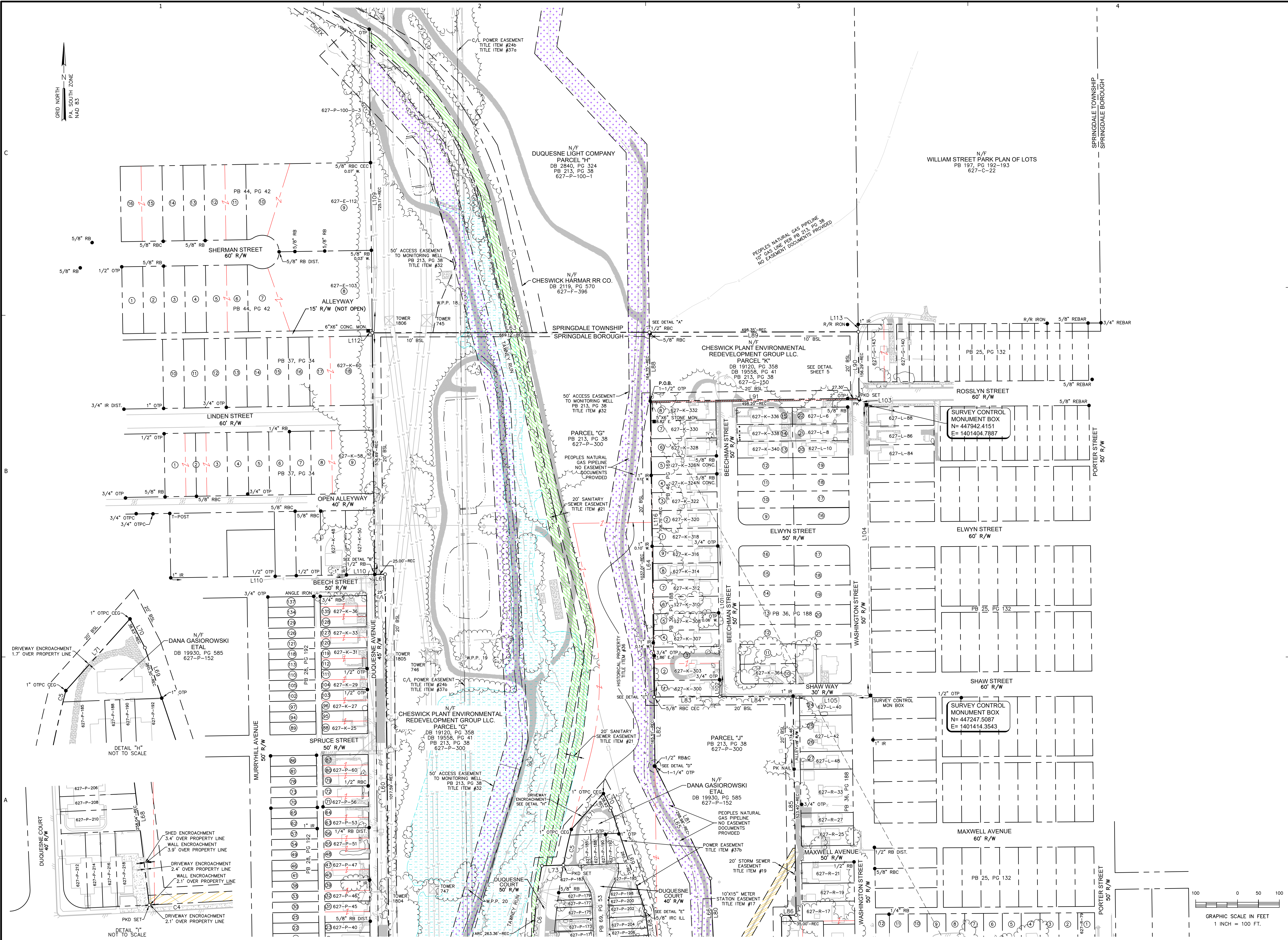
DWG NAME: L7018106VB00.DWG

DRAWN: DSW CHECKED: KBJ SCALE: N/A

SHEET TITLE

NOTES

CREATED: 11/7/2025 LAST SAVED: 11/7/2025 BY: JONES, KEITH PLOT DATE: 11/7/2025



ALTA / NSPS LAND TITLE SURVEY
FOR
Allegheny DC Prop Co LLC.

REV	DATE	ADDRESS COMMENTS	REVISION DESCRIPTION
1	11/06/25		

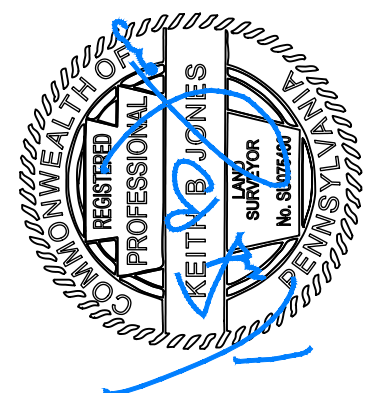
THIS LINE IS ONE INCH LONG WHEN PLOTTED FULL SCALE
THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE APPLICABLE OR GOVERNING TECHNICAL SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.
PROJECT NO: L7018106
DATE: 11/05/2025
DWG NAME: L7018106VB00.DWG
DRAWN: DSW CHECKED: KBJ SCALE: 1" = 100'

SHEET TITLE

ALTA / NSPS
LAND TITLE SURVEY

SHEET

3 OF 5



11/07/25

BOROUGH OF SPRINGDALE, ALLEGHENY COUNTY, PENNSYLVANIA

Jacobs

Jacobs Engineering Group
46 Liberty Industrial Blvd.
McDonough, Georgia 30253
Ph. 678-432-7908



THIS LINE _____ IS ONE INCH LONG WHEN PLOTTED FULL SCALE		
THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE APPLICABLE OR GOVERNING TECHNICAL SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS		
PROJECT NO: L7018106		
DATE: 11/05/2025		
DWG NAME: L7018106VB00.DWG		
DRAWN: DSW	CHECKED: KBJ	SCALE: 1" = 30'
SHEET TITLE		

**Allegheny County
Jessica Garofolo
Division of Real Estate
Pittsburgh, PA 15219**

*** Electronically Filed Document ***

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

Department of Real Estate Stamp

Document Number: 2025-31221

Recorded As: ERX-DEED

Recorded On: November 19, 2025

Recorded At: 02:47:22 pm

Number of Pages:22

Book-VI/Pg: Bk-DE VI-20245 Pg-407

Recording Fee: \$182.75

Parties:

CHESWICK PLANT ENVIRONMENTAL REDEVELOPMENT

ALLEGHENY D C PROPCO L L C

Receipt Number: 4529059

Processed By: Linda Sulecki

NOTE-

0628F00075000000

0628G00020000000

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0627P00150000000

0628G00040000000

Realty Transfer Stamp

Consideration Amt:\$14300000.00

Tax Code : SPRINGDALE BOROUGH

Tax Amount: \$286000.00

Ward :

99-NO WARD

Stamp Num: T25704

Blk/Lot: 0628F00075000000

Affidavit: No

Exempt: No

Commonwealth of Pennsylvania

Munic-Springdale Boro

School District-Allegheny Valley

Munic-Penalty

Munic-Interest

School-Penalty

School-Interest

\$143000.00

\$71500.00

\$71500.00

\$0

\$0

\$0

\$0

I hereby certify that the within and foregoing was recorded in the Division of Real Estate's Office in Allegheny County, PA

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****



Jessica Garofolo

Jessica Garofolo, Director
Sara Innamorato, County Executive

When Recorded Return To:
 First American Title Insurance Company
 National Commercial Services
 370 Grant Street, Suite 1601
 Pittsburgh, PA 15219
 File No: NCS 1195520

645470

DRE Certified

19-Nov-2025 02:39P\Int By: A G

RECORD AND RETURN TO:

Margaret K. Sitko
 Sitko Bruno, LLC
 2740 Smallman Street, Suite 300
 Pittsburgh, PA 15222

PARCEL NOS.: 628-F-75, 628-G-20, 628-B-200, 627-P-300, 627-P-320, 627-G-150, 628-G-40

SPECIAL WARRANTY DEED**THIS INDENTURE**

Made the 13th day of November, 2025,
 intended to be effective as of the 19th day of November, 2025, between

CHESWICK PLANT ENVIRONMENTAL REDEVELOPMENT GROUP LLC
 a/k/a CHESWICK PLANT ENVIRONMENTAL REDEVELOPMENT GROUP, LLC,
 a Pennsylvania limited liability company

(hereinafter called "**Grantor**"),

AND

ALLEGHENY DC PROPCO LLC, a Delaware limited liability company

(hereinafter called "**Grantee**").

WITNESSETH, that the Grantor, in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00) and other good and valuable consideration, does grant, bargain, sell and convey to the said Grantee, its successors and assigns:

ALL that certain real property situate in Springdale Borough, Allegheny County, Pennsylvania, as more particularly described on Exhibit "A" attached hereto and made a part hereof (the "**Property**").

SUBJECT TO the Environmental Covenant recorded on November 13, 2019 in the Division of Real Estate of Allegheny County, Pennsylvania, at Deed Book Volume 17835, page 342 (the "**Environmental Covenant**"), which Environmental Covenant affects a portion of Parcel No. 628-B-200 and subjects such affected portion (the "**Environmental Covenant Property**") to the following activity and use limitations, all as more fully set forth in the Environmental Covenant:

- (a) The owner shall prohibit the use of groundwater at or under the Environmental Covenant Property for drinking or agricultural purposes;

- (b) The owner shall prohibit residential use of the Environmental Covenant Property unless the Act 2 Residential Statewide Health Standard is achieved and approved by the Pennsylvania Department of Environmental Protection;
- (c) The owner shall prohibit the drilling of any potable wells within the identified LUC (as defined in the Environmental Covenant) of the Cheswick Station; and
- (d) Any excavation or other intrusive activity within the LUC must be supported by a site-specific health and safety plan which includes a general notice to ensure that construction workers or others who may encounter subsurface media are informed of site soil and groundwater quality to allow for protective measures during subsurface work.

ALSO SUBJECT TO any and all prior conveyances, exceptions and/or reservations of any right, title and/or interest relating to coal, minerals, oil, gas and/or other hydrocarbons (including, without limitation, mining rights related thereto), and to any and all easements, rights of way, restrictions, conditions, covenants, encumbrances and other matters of record and/or which would be disclosed by an accurate survey of the Property.

TOGETHER with any and all buildings located thereon, as well as all the rights, hereditaments and appurtenances to the said Property belonging or in anywise incident or appertaining thereto.

TO HAVE AND TO HOLD the same to and for the use of the said Grantee, its successors and assigns forever, and the Grantor, for its successors and assigns, hereby covenants and agrees that the Grantor will **WARRANT SPECIALLY** the title of the Property hereby conveyed.

FURTHER, the Grantor for itself, and its successors and assigns, does hereby also **RELEASE** and **QUITCLAIM** to the Grantee all of the Grantor's right, title and interest in and to the Property as described on Exhibit "B" attached hereto and made a part hereof.

NOTICE – THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

[SIGNATURE PAGES FOLLOW]

WITNESS the hand and seal of the said Grantor as of the day and year first above written.

**CHESWICK PLANT ENVIRONMENTAL
REDEVELOPMENT GROUP LLC**
a/k/a CHESWICK PLANT ENVIRONMENTAL
REDEVELOPMENT GROUP, LLC,
a Pennsylvania limited liability company

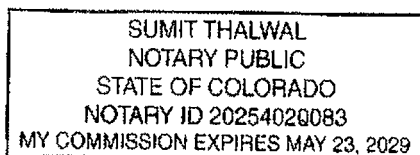
By: CHARAH, LLC, its Manager

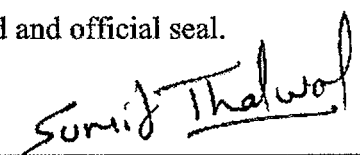
By: 
Name: Matthew Sutton
Title: President, Chief Executive Officer
and Authorized Signatory

STATE/COMMONWEALTH OF Colorado)
)
COUNTY OF Boulder) ss:

On this, the 13th day of November, 2025, before me, a Notary Public, the undersigned officer, personally appeared MATTHEW SUTTON, the President, Chief Executive Officer and Authorized Signatory of CHARAH, LLC, the Manager of CHESWICK PLANT ENVIRONMENTAL REDEVELOPMENT GROUP LLC a/k/a CHESWICK PLANT ENVIRONMENTAL REDEVELOPMENT GROUP, LLC, a Pennsylvania limited liability company, who is known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public

My commission expires: May 23, 2029

NOTICE: THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT.10, P.L. 874, NO. 156 S1.

ALLEGHENY DC PROPCO LLC,
a Delaware limited liability company

By: MADAVE MANAGEMENT LLC,
a Delaware limited liability company,
its Manager

By: 

Name: Conor Bastable

Title: Manager

CERTIFICATE OF RESIDENCE

I do hereby certify that the **Tax Billing Address** of the within named Grantee is

Allegheny DC Propco LLC

Allegheny DC Propco LLC
c/o DKCM
9 W 57th St, 29th Floor
New York, NY 10019
Attention: Jamie Afoke

I do hereby certify that the **Owner Mailing Address** of the within named Grantee is

Allegheny DC Propco LLC

Allegheny DC Propco LLC
151 Porter Street
Springdale, PA 15144
Attention: Brian Regli

Witness the due execution hereof.

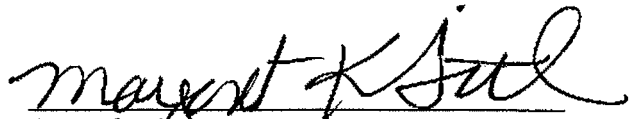

Agent for Grantee

EXHIBIT "A"**Legal Description of the Property (Special Warranty)****TRACT 1 - CHESWICK FACILITY**

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATE IN THE BOROUGH OF SPRINGDALE, COUNTY OF ALLEGHENY, AND COMMONWEALTH OF PENNSYLVANIA, BEING DESCRIBED AS PARCELS "B", "D", "F", "G", "J" AND "K" IN THE CHESWICK POWER STATION SUBDIVISION, AS RECORDED IN THE RECORDER'S OFFICE OF ALLEGHENY COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 213, PAGES 38 TO 47, INCLUSIVE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B

BEGINNING AT A POINT, ON THE SOUTHERLY RIGHT OF WAY LINE OF THE ACCESS EASEMENT AS SHOWN ON THE SUBDIVISION, AT A POINT DISTANT AND A CORNER COMMON TO PARCEL "A" AND PARCEL "B" IN SAID SUBDIVISION; WHICH IS DISTANT FROM A POINT AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID ACCESS EASEMENT AND THE EASTERLY LINE OF DUQUESNE AVENUE, NORTH 66° 08' 20" WEST, 469.58 FEET AND NORTH 86° 16' 17" WEST, 105.85 FEET THENCE FROM SAID POINT OF BEGINNING; SOUTH 71° 03' 19" EAST, 753.65 FEET TO THE DIVIDING LINE OF PARCEL "B" AND PARCEL "C"; THENCE ALONG SAID DIVIDING LINE, SOUTH 18° 54' 05" WEST, 287.99 FEET TO A NON-TANGENT CURVE ON THE RIGHT BANK OF THE ALLEGHENY RIVER; THENCE ALONG THE ALLEGHENY RIVER, THE FOLLOWING TWO COURSES AND DISTANCES: (1) BY A CURVE TO THE RIGHT HAVING A RADIUS OF 9,600.00 FEET AND AN ARC DISTANCE OF 124.35 FEET FOR A CHORD BEARING OF NORTH 0° 44' 32" WEST FOR A CHORD DISTANCE OF 62.19 FEET AND (2) NORTH 70° 47' 13" WEST, 875.86 FEET (MEASURED) (NORTH 70° 47' 13" EAST RECORD) TO A POINT ON THE DIVIDING LINE OF PARCEL "A" AND "B"; THENCE ALONG THE DIVIDING LINE OF PARCEL "A" AND "B", THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) NORTH 19° 12' 47" EAST, 30.00 FEET; (2) SOUTH 70° 47' 13" EAST, 52.32 FEET; (3) NORTH 19° 12' 47" EAST, 47.61 FEET; (4) SOUTH 70° 47' 13" EAST, 192.68 FEET; AND (5) NORTH 19° 12' 47" EAST, 205.53 FEET TO A POINT AT THE PLACE OF BEGINNING.

CONTAINING AN AREA OF 5.316 ACRES.

BEING PARCEL NO. 628-F-75

PARCEL D

BEGINNING AT A CONCRETE MONUMENT ON THE RIGHT OF WAY LINE OF NOW OR FORMERLY ALLEGHENY VALLEY RAILROAD COMPANY AND A CORNER COMMON TO LAND OF NOW OR FORMERLY PPG INDUSTRIES, INC. (PPG); THENCE ALONG

LINE OF LAND OF NOW OR FORMERLY PPG, SOUTH $01^{\circ} 28' 05''$ WEST, 364.19 FEET TO A POINT ON THE RIGHT BANK OF THE ALLEGHENY RIVER; THENCE ALONG THE SAID RIVER, NORTH $72^{\circ} 50' 32''$ WEST, 151.00 FEET TO A POINT ON THE DIVIDING LINE OF PARCELS "C" AND "D"; THENCE ALONG SAID DIVIDING LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH $17^{\circ} 09' 28''$ EAST, 59.84 FEET; NORTH $35^{\circ} 15' 55''$ EAST, 81.92 FEET; NORTH $13^{\circ} 59' 45''$ EAST, 211.10 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE NOW OR FORMERLY OF ALLEGHENY VALLEY RAILROAD COMPANY; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH $76^{\circ} 00' 15''$ EAST 38.75 FEET TO A CONCRETE MONUMENT AT THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.70 ACRES.

BEING PARCEL NO. 628-G-20

PARCEL F

BEGINNING AT A CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF NOW OR FORMERLY ALLEGHENY VALLEY RAILROAD COMPANY AND A CORNER COMMON TO LAND OF NOW OR FORMERLY PPG INDUSTRIES, INC.; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF NOW OR FORMERLY ALLEGHENY VALLEY RAILROAD COMPANY, THE FOLLOWING SIX (6) COURSES AND DISTANCES: NORTH $75^{\circ} 52' 30''$ WEST, 392.03 FEET TO A CONCRETE MONUMENT; NORTH $69^{\circ} 28' 15''$ WEST, 199.62 FEET TO AN IRON FROST PIN; NORTH $68^{\circ} 51' 30''$ WEST, 599.82 FEET, TO A 2" PIPE; NORTH $60^{\circ} 08' 00''$ WEST, 151.75 FEET TO A STONE MONUMENT; NORTH $66^{\circ} 04' 30''$ WEST, 127.38 FEET TO A 2" IRON PIPE; NORTH $69^{\circ} 23' 20''$ WEST, 353.42 FEET TO THE EASTERLY LINE OF DUQUESNE AVENUE, THENCE ALONG THE EASTERLY LINE OF DUQUESNE AVENUE, NORTH $01^{\circ} 27' 42''$ EAST, 919.02 FEET TO A POINT ON A NON-TANGENT CURVE ON THE SOUTHERLY LINE OF PITTSBURGH STREET (50 FEET WIDE); THENCE ALONG THE SOUTHERLY LINE OF PITTSBURGH STREET, THE FOLLOWING SIX (6) COURSES AND DISTANCES: BY A CURVE TO THE LEFT HAVING A RADIUS OF 2,855.35 FEET AND AN ARC DISTANCE OF 173.57 FEET (MEASURED) (173.58 FEET RECORD) TO A 2" PIPE; NORTH $89^{\circ} 49' 00''$ EAST, 303.87 FEET (MEASURED) (303.79 FEET RECORD) TO A MONUMENT; BY A CURVE TO THE LEFT HAVING A RADIUS OF 17,673.04 FEET AND AN ARC DISTANCE OF 388.05 FEET (MEASURED) (388.22 FEET RECORD) TO A 2" PIPE; NORTH $88^{\circ} 33' 30''$ EAST, 118.37 FEET TO A 2" PIPE; BY A CURVE TO THE RIGHT HAVING A RADIUS OF 13,209.61 FEET AND AN ARC DISTANCE OF 713.20 FEET (MEASURED) (708.12 FEET RECORD) TO A POINT ON THE WESTERLY LINE OF PORTER STREET (50 FEET WIDE); THENCE ALONG SAID LINE OF PORTER STREET, SOUTH $01^{\circ} 28' 05''$ WEST, 1289.49 FEET TO THE SOUTHWESTERLY CORNER OF PORTER STREET; THENCE ALONG THE SOUTHERLY LINE OF PORTER STREET, SOUTH $88^{\circ} 31' 55''$ EAST, 25.00 FEET TO A POINT ON LINE OF LAND OF NOW OR FORMERLY PPG INDUSTRIES, INC.; THENCE ALONG SAID LINE OF LAND SOUTH $01^{\circ} 28' 05''$ WEST, 51.67 FEET TO A POINT ON THE LINE DIVIDING PARCEL "F" AND "E"; THENCE ALONG THE DIVIDING LINE BETWEEN PARCEL "E" AND "F" THE

FOLLOWING 12 COURSES AND DISTANCES: (1) NORTH 88° 32' 51" WEST, 179.61 FEET TO A POINT; (2) NORTH 01° 33' 28" EAST, 86.39 FEET TO A POINT; (3) NORTH 88° 26' 32" WEST, 175.00 FEET TO A POINT; (4) SOUTH 01° 33' 28" WEST, 129.40 FEET TO A POINT; (5) SOUTH 88° 26' 32" EAST, 200.07 FEET TO A POINT; (6) SOUTH 01° 09' 00" WEST, 30.00 FEET TO A POINT; (7) SOUTH 88° 32' 51" EAST, 22.79 FEET TO A POINT; (8) SOUTH 01° 09' 00" WEST, 32.80 FEET TO A POINT; (9) SOUTH 88° 32' 51" EAST, 46.25 FEET TO A POINT; (10) NORTH 01° 09' 00" EAST, 32.80 FEET TO A POINT; (11) NORTH 58° 19' 13" EAST, 36.95 FEET TO A POINT; AND (12) SOUTH 88° 32' 51" EAST, 54.50 FEET TO A POINT ON THE LINE DIVIDING THE PROPERTY HEREIN DESCRIBED FROM PROPERTY NOW OR FORMERLY OF PPG; THENCE ALONG SAID DIVIDING LINE, SOUTH 01° 28' 05" WEST, 166.90 FEET TO A CONCRETE MONUMENT, THE POINT AT THE PLACE OF BEGINNING. CONTAINING AN AREA OF 47.179 ACRES.

EXCEPTING AND RESERVING THEREFROM, A TRACT OF LAND DESIGNATED AS "ST. MARKS LUTHERAN CHURCH CEMETERY", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NOW OR FORMERLY ALLEGHENY VALLEY RAILROAD COMPANY, WHICH IS DISTANT FROM A CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF NOW OR FORMERLY ALLEGHENY VALLEY RAILROAD COMPANY AND A CORNER COMMON TO LAND OF NOW OR FORMERLY PPG INDUSTRIES, INC., THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 68° 51' 30" EAST, 537.05 FEET; SOUTH 69° 28' 15" EAST, 199.62 FEET; SOUTH 75° 52' 30" EAST, 392.03 FEET; THENCE ALONG THE RIGHT OF WAY LINE OF ALLEGHENY VALLEY RAILROAD COMPANY, NORTH 68° 51' 30" WEST, 62.77 FEET AND NORTH 60° 08' 00" WEST, 28.01 FEET; THENCE BY A LINE THROUGH PARCEL F, THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 10° 32' 30" WEST, 408.73 FEET; SOUTH 88° 32' 30" EAST, 168.75 FEET; SOUTH 01° 27' 30" WEST, 434.26 FEET TO A POINT ON THE RIGHT OF WAY LINE OF ALLEGHENY VALLEY RAILROAD AT THE POINT OF BEGINNING. CONTAINING AN AREA OF 1.195 ACRES.

ALSO EXCEPTING AND RESERVING THEREFROM, A TRACT OF LAND DESIGNATED AS "D.L. CO. CEMETERY", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT A CORNER COMMON TO ST. MARKS LUTHERAN CEMETERY, WHICH IS DISTANT FROM A CONCRETE MONUMENT ON THE NORTHERLY RIGHT OF WAY LINE OF NOW OR FORMERLY ALLEGHENY VALLEY RAILROAD COMPANY AND A CORNER COMMON TO LAND OF NOW OR FORMERLY PPG, INDUSTRIES, INC., THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTH 01° 27' 30" WEST, 434.26 FEET; SOUTH 68° 51' 30" EAST, 537.05 FEET; SOUTH 69° 28' 15" EAST, 199.62 FEET; SOUTH 75° 52' 30" EAST, 392.03 FEET; THENCE ALONG ST. MARKS LUTHERAN CHURCH CEMETERY, NORTH 88° 37' 00" WEST, 117.58 FEET TO A POINT, THENCE BY A LINE THROUGH PARCEL F THE FOLLOWING FIVE (5) COURSES AND DISTANCES: NORTH 02° 27' 49" EAST, 28.61 FEET; SOUTH 87° 13' 00" EAST, 57.35 FEET; NORTH 01° 08' 00" EAST, 108.25 FEET, SOUTH 88° 44' 00" EAST, 60.18

FEET; SOUTH 01° 23' 00" WEST, 135.51 FEET TO THE PLACE OF BEGINNING.
CONTAINING AN AREA OF 0.223 ACRES.

BEING PARCEL NO. 628-B-200

PARCEL G

BEGINNING AT A POINT AND THE INTERSECTION OF THE EASTERLY LINE OF DUQUESNE AVENUE AND THE NORTHERLY LINE OF PITTSBURGH STREET (50 FEET WIDE); THENCE ALONG THE EASTERLY LINE OF DUQUESNE AVENUE, NORTH 01° 27' 42" EAST, 1017.59 FEET TO A POINT ON THE NORTHEASTERLY LINE OF BEECH STREET (50 FEET WIDE); THENCE NORTH 88° 18' WEST, 25.00 FEET TO THE EASTERLY LINE OF THE LINDEN EXTENSION PLAN OF LOTS; THENCE ALONG SAID PLAN O LOTS, NORTH 01° 27' 42" EAST, 576.69 FEET TO THE DIVIDING LINE OF PARCEL "H" AND THE DIVIDING LINE OF THE BOROUGH OF SPRINGDALE AND THE TOWNSHIP OF SPRINGDALE; THENCE ALONG SAID LINE, SOUTH 87° 41' 29" EAST, 669.12 FEET TO A POINT ON THE DIVIDING LINE OF PARCEL "K" AND "G"; THENCE ALONG THE DIVIDING LINE OF PARCEL "J" AND "K" AND THE WESTERLY LINE OF BECHMAN HEIGHTS PLANS B & C, THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 01° 24' 10" WEST, 164.75 FEET TO A POINT; (2) THENCE SOUTH 01° 24' 10" WEST, 706.75 FEET TO A POINT; AND (3) SOUTH 01° 24' 10" WEST, 165.51 FEET TO A POINT ON THE LINE DIVIDING PARCEL "G" AND PARCEL "J"; THENCE SOUTH 24° 09' 36" EAST, 298.98 FEET TO A POINT; THENCE SOUTH 00° 36' 44" EAST, 258.04 FEET TO A POINT ON NON-TANGENT CURVE ON THE NORTHERLY LINE OF PITTSBURGH STREET (50 FEET WIDE); THENCE ALONG LINE OF PITTSBURGH STREET, BY A CURVE TO THE RIGHT HAVING A RADIUS OF 17,623.04 FEET AND AN ARC DISTANCE OF 142.69 FEET TO A POINT ON THE EASTERLY LINE OF THE DUQUESNE COURT SUBDIVISION; THENCE ALONG THE LINE OF THE DUQUESNE COURT SUBDIVISION, THE FOLLOWING SIX (6) COURSES AND DISTANCES: NORTH 4° 49' 19" WEST, 192.47 FEET; NORTH 16° 22' 19" WEST, 260.30 FEET; NORTH 25° 11' 49" WEST, 38.93 FEET; SOUTH 43° 49' 41" WEST, 115.02 FEET; BY A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,402.40 FEET AND AN ARC DISTANCE OF 353.01 FEET; SOUTH 02° 15' 01" WEST, 48.08 FEET TO A POINT ON THE NORTHERLY LINE OF PITTSBURGH STREET; THENCE ALONG PITTSBURGH STREET, THE FOLLOWING TWO (2) COURSES AND DISTANCES; SOUTH 89° 49' 00" WEST, 223.83 FEET; BY A CURVE TO THE RIGHT HAVING A RADIUS OF 2,805.35 FEET AND AN ARC DISTANCE OF 172.04 FEET (MEASURED) (164.64 FEET RECORD) TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 23.110 ACRES.

BEING PARCEL NO. 627-P-300

PARCEL J

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PITTSBURGH STREET (50 FEET WIDE) AND THE CORNER OF THE SOUTHEASTERLY DIVIDING LINE OF

PARCEL "G"; THENCE ALONG THE DIVIDING LINE OF PARCEL "G" THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 00° 36' 44" WEST, 258.04 FEET; NORTH 24° 09' 36" WEST, 298.98 FEET; NORTH 01° 24' 10" EAST, 165.51 FEET; THENCE ALONG THE SOUTHERLY LINE OF BECHMAN HEIGHTS PLAN NO. "B", SOUTH 88° 16' 50" EAST, 330.92 FEET TO A MONUMENT, THENCE ALONG THE DIVIDING LINE OF L. BECHMAN HEIGHTS PLAN B AND H.A. BECHMAN SUBDIVISION PLAN THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 01° 18' 10" WEST, 523.40 FEET; NORTH 88° 41' 50" WEST, 35.00 FEET; SOUTH 01° 18' 10" WEST, 160.10 FEET (MEASURED) (156.35 FEET RECORD) TO A POINT ON THE NORTHERLY LINE OF PITTSBURGH STREET (50 FEET WIDE); THENCE ALONG THE LINE OF PITTSBURGH STREET, THE FOLLOWING TWO (2) COURSES AND DISTANCES: SOUTH 88° 33' 30" WEST, 80.37 FEET (MEASURED) (80.28 FEET RECORD); BY A CURVE TO THE RIGHT HAVING RADIUS OF 17,623.04 FEET AND AN ARC DISTANCE OF 78.85 FEET (MEASURED) (78.94 FEET RECORD) TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3.929 ACRES

BEING PARCEL NO. 627-P-320

PARCEL K

BEGINNING AT A POINT ON THE DIVIDING LINE OF THE BOROUGH OF SPRINGDALE AND THE TOWNSHIP OF SPRINGDALE AND THE NORTHEAST CORNER OF PARCEL "G"; THENCE ALONG THE DIVIDING LINE OF THE BOROUGH OF SPRINGDALE AND THE TOWNSHIP OF SPRINGDALE, SOUTH 87° 41' 29" EAST, 498.35 FEET TO A POINT ON THE DIVIDING LINE OF BECHMAN HEIGHTS PLAN B & C; THENCE ALONG SAID DIVIDING LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: SOUTH 01° 26' 10" WEST, 156.29 FEET; NORTH 88° 39' 50" WEST, 498.20 FEET TO A MONUMENT ON THE DIVIDING LINE OF PARCEL "G"; THENCE ALONG THE DIVIDING LINE OF PARCEL "G", NORTH 01° 24' 10" EAST, 164.75 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.836 ACRES.

BEING PARCEL NO. 627-G-150

TRACT 1 BEING THE SAME PREMISES WHICH GENON POWER MIDWEST, LP, A DELAWARE LIMITED PARTNERSHIP, F/K/A NRG POWER MIDWEST LP, A DELAWARE LIMITED PARTNERSHIP, F/K/A GENON POWER MIDWEST, L.P., A DELAWARE LIMITED PARTNERSHIP, F/K/A ORION POWER MIDWEST, L.P., A DELAWARE LIMITED PARTNERSHIP, BY DEED DATED 04/01/2022 AND RECORDED 11/15/2022 IN THE DIVISION OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY AT DEED BOOK VOLUME 19120 PAGE 337, GRANTED AND CONVEYED UNTO CHESWICK PLANT ENVIRONMENTAL REDEVELOPMENT GROUP, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, IN FEE. SUCH DEED ERRONEOUSLY STATES THAT THE PROPERTY IS LOCATED IN THE TOWNSHIP OF SPRINGDALE.

TRACT 2 - COLFAX SUBSTATION**PARCEL C**

THAT CERTAIN PARCEL OF GROUND SITUATE IN THE BOROUGH OF SPRINGDALE, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING PARCEL 'C' IN THE CHESWICK POWER STATION SUBDIVISION PLAN, AS SAID PLAN IS RECORDED IN THE ALLEGHENY COUNTY RECORDER OF DEEDS PLAN BOOK VOLUME 213 PAGES 38 TO 47, INCLUSIVE.

CONTAINS 2.883 ACRES.

BEING PARCEL NO. 628-G-40.

TRACT 2 BEING THE SAME PREMISES WHICH GENON POWER MIDWEST, LP, A DELAWARE LIMITED PARTNERSHIP, F/K/A NRG POWER MIDWEST LP, A DELAWARE LIMITED PARTNERSHIP, F/K/A GENON POWER MIDWEST, L.P., A DELAWARE LIMITED PARTNERSHIP, F/K/A ORION POWER MIDWEST, L.P., A DELAWARE LIMITED PARTNERSHIP, BY QUITCLAIM DEED DATED 04/01/2022 AND RECORDED 11/15/2022 IN THE DIVISION OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY AT DEED BOOK VOLUME 19120 PAGE 358, GRANTED AND CONVEYED UNTO CHESWICK PLANT ENVIRONMENTAL DEVELOPMENT GROUP, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY. SUCH DEED ERRONEOUSLY STATES THAT THE PROPERTY IS LOCATED IN THE TOWNSHIP OF SPRINGDALE.

TRACT 2 ALSO BEING THE SAME PREMISES WHICH CHESWICK PLANT ENVIRONMENTAL REDEVELOPMENT GROUP LLC (A/K/A CHESWICK PLANT ENVIRONMENTAL REDEVELOPMENT GROUP, LLC), A PENNSYLVANIA LIMITED LIABILITY COMPANY BY CORRECTIVE DEED DATED 01/23/2024 AND RECORDED 01/24/2024 IN THE DIVISION OF REAL ESTATE OFFICE OF ALLEGHENY COUNTY AT DEED BOOK VOLUME 19558 PAGE 41, GRANTED AND CONVEYED UNTO CHESWICK PLANT ENVIRONMENTAL REDEVELOPMENT GROUP LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY.

TRACTS 1 AND 2 BEING Tax Parcels 628-F-75 (1B), 628-G-20 (1D), 628-B-200 (1F), 627-P-300 (1G), 627-P-320 (1J), 627-G-150 (1K), 628-G-40 (2)

EXHIBIT "B"

Legal Description of the Property (Quitclaim)

PARCEL "B"

All that certain tract of land situated in the Borough of Springdale, Allegheny County, Pennsylvania and being more particularly bounded and described as follows:

COMMENCE at a 6-inch concrete monument found within a metal monument box in the sidewalk with a 3/4" pin with a punch mark, being near the southeast intersection of Porter Street (50' right-of-way) and Grant Street (50' right-of-way) having true PA83-South State Plane coordinates (N 445902.403, E 1402003.352). **THENCE**, South 26° 35' 16" West along a tie line, a distance of 1035.72 feet to a PK & Disk set on the southerly access right-of-way of Norfolk Southern Railroad, and being said **POINT OF BEGINNING** of the herein described tract of land being as follows:

THENCE, S 16° 45' 32" W, passing through a 5/8" rebar and cap set online at 256.68 feet, a total distance of 292.22 feet to a point on the United States Harbor Line;

THENCE, N 73° 01' 03" W, along the United States Harbor Line, a distance of 1000.23 feet to a point, said point being on the easterly line of Parcel "A" – Cheswick 138kV switching station, as shown on the Plat Book 213. Page 38. Allegheny Plat Records;

THENCE, N 17° 04' 14" E, leaving the United States Harbor Line and along the easterly line of said parcel "A", a distance of 37.08 feet to a point;

THENCE, S 72° 55' 46" E, continuing along the easterly line of parcel "A", a distance of 52.32 feet to a point;

THENCE, N 17° 04' 14" E, continuing along the easterly line of parcel "A", a distance of 47.61 feet to a 1-inch iron rod found and used;

THENCE, S 72° 55' 46" E, continuing along the easterly line of parcel "A", a distance of 192.68 feet to a 5/8" rebar and cap set;

THENCE, N 17° 04' 14" E, continuing along the easterly line of parcel "A", a distance of 205.53 feet to a 5/8" rebar and cap set on the southerly access right-of-way;

THENCE, S 73° 11' 52" E, along the southerly access right-of-way, a distance of 753.65 feet to the **POINT OF BEGINNING**, containing 5.459 acres more or less according to an ALTA / NSPS of Cheswick Plant Environmental Redevelopment Group, LLC, Borough of Springdale, Allegheny County, PA, dated July 25, 2025, by Jacobs Engineering Group, project number L7018106.

PARCEL "C"

All that certain tract of land situated in the Borough of Springdale, Allegheny County, Pennsylvania and being more particularly bounded and described as follows:

COMMENCE at a 6-inch concrete monument found within a metal monument box in the sidewalk with a 3/4" pin with a punch mark, being near the southeast intersection of Porter Street (50' right-of-way) and Grant Street (50' right-of-way) having true PA83-South State Plane coordinates (N 445902.403, E 1402003.352). **THENCE**, South 26° 35' 16" West along a tie line, a distance of 1035.72 feet to a PK & Disk set on the southerly access right-of-way of Norfolk Southern Railroad, and being said **POINT OF BEGINNING** of the herein described tract of land being as follows:

THENCE, S 73° 11' 52" E, along the southerly access right-of-way, a distance of 145.22 feet to a 5/8" rebar and cap set;

THENCE, S 80° 49' 33" E, along the southerly access right-of-way, a distance of 227.18 feet to a 5/8" rebar and cap set;

THENCE, S 16° 33' 50" E, along the southerly access right-of-way, a distance of 118.63 feet to a 5/8" rebar and cap set;

THENCE, S 11° 51' 12" W, a distance of 74.13 feet to a 5/8" rebar and cap set; **THENCE**, S 33° 07' 22" W, a distance of 81.94 feet to a 5/8" rebar and cap set;

THENCE, S 15° 00' 55" W, a distance of 63.69 feet to a point on the United States Harbor Line; **THENCE**, N 75° 10' 12" W, along the United States Harbor Line, a distance of 225.80 feet to a point;

THENCE, N 73° 01' 03" W, continuing along the United States Harbor Line, a distance of 195.10 feet to a point;

THENCE, N 16° 45' 32" E, leaving the United States Harbor Line passing through a 5/8" rebar and cap set online at 35.55 feet, a total distance of 292.22 feet to the **POINT OF BEGINNING**, containing 2.926 acres more or less according to an ALTA / NSPS of Cheswick Plant Environmental Redevelopment Group, LLC, Borough of Springdale, Allegheny County, PA, dated July 25, 2025, by Jacobs Engineering Group, project number L7018106.

PARCEL "D"

All that certain tract of land situated in the Borough of Springdale, Allegheny County, Pennsylvania and being more particularly bounded and described as follows:

COMMENCE at a 6-inch concrete monument found within a metal monument box in the sidewalk with a 3/4" pin with a punch mark, being near the southeast intersection of Porter

Street (50' right-of-way) and Grant Street (50' right-of-way) having true PA83-South State Plane coordinates (N 445902.403, E 1402003.352). THENCE, South $0^{\circ} 01' 19''$ West along a tie line, a distance of 992.01 feet to a 10-inch concrete monument found and used on the southerly right-of-way line of Norfolk Southern Railroad and being the northwest corner of Pittsburgh Plate and Glass Co, and being said **POINT OF BEGINNING** of the herein described tract of land being as follows:

THENCE, S $00^{\circ} 37' 40''$ E, leaving the southerly right-of-way of said Norfolk Southern Railroad and thence running along the westerly property line of said Pittsburgh Plate and Glass Co, passing through a 5/8" rebar and cap set online, a distance of 297.04 feet, and a total distance of 367.61 feet to a point on the United States Harbor Line for the Allegheny River;

THENCE, N $75^{\circ} 10' 12''$ W, along the United States Harbor Line, a distance of 151.64 feet to a point; THENCE, N $15^{\circ} 00' 55''$ E, leaving the United States Harbor Line, a distance of 63.69 feet to a 5/8" rebar and cap set;

THENCE, N $33^{\circ} 07' 22''$ E, a distance of 81.94 feet to a 5/8" rebar and cap set; THENCE, N $11^{\circ} 51' 12''$ E, a distance of 74.13 feet to a 5/8" rebar and cap set;

THENCE, N $11^{\circ} 51' 12''$ E, a distance of 136.97 feet to a 5/8" rebar and cap set on the southerly right-of-way of Norfolk Southern Railroad;

THENCE, S $78^{\circ} 08' 48''$ E, along the southerly right-of-way of Norfolk Southern Railroad, a distance of 38.75 feet to the **POINT OF BEGINNING**, containing 0.711 acres more or less according to an ALTA / NSPS of Cheswick Plant Environmental Redevelopment Group, LLC, Borough of Springdale, Allegheny County, PA, dated July 25, 2025, by Jacobs Engineering Group, project number L7018106.

PARCEL "F"

All that certain tract of land situated in the Borough of Springdale, Allegheny County, Pennsylvania and being more particularly bounded and described as follows:

COMMENCE at a 6-inch concrete monument found within a metal monument box in the sidewalk with a 3/4" pin with a punch mark, being near the southeast intersection of Porter Street (50' right-of-way) and Grant Street (50' right-of-way) having true PA83-South State Plane coordinates (N 445902.403, E 1402003.352). THENCE, North $4^{\circ} 38' 42''$ West along a tie line, a distance of 635.97 feet to a PK & Disk set at the southwest intersection of Pittsburgh Street (50' right-of-way) and Porter Street (50' right-of-way) and being said **POINT OF BEGINNING** of the herein described tract of land being as follows:

THENCE, S $00^{\circ} 37' 40''$ E, leaving the southerly right-of-way of said Pittsburgh Street and along the westerly right-of-way of said Porter Street, a distance of 1289.49 feet to a 5/8" rebar and cap set;

THENCE, N 89° 22' 20" E, a distance of 33.30 feet to a PK & Disk set at the northwest corner of Pittsburgh Plate and Glass Co, as described in Deed Book 2812, Page 739 Allegheny County deed records;

THENCE, S 00° 37' 40" E, along the westerly line of Pittsburgh Plate and Glass Co, a distance of 51.67 feet to a 5/8" rebar and cap set the northeast corner of Duquesne Light Company as shown on plat book 213, page 38 Allegheny County plat records;

THENCE, S 89° 21' 24" W, leaving the westerly line of Pittsburgh Plate and Glass Co, and along the northerly line of Duquesne Light Company, a distance of 179.61 feet to a 5/8" rebar and cap set;

THENCE, N 00° 32' 17" W, continuing along the northerly line of Duquesne Light Company, a distance of 86.39 feet to a 5/8" rebar and cap set;

THENCE, S 89° 27' 43" W, continuing along the northerly line of Duquesne Light Company, a distance of 175.00 feet to a 5/8" rebar and cap set;

THENCE, S 00° 32' 17" E, continuing along the westerly line of Duquesne Light Company, a distance of 129.40 feet to a 5/8" rebar and cap set;

THENCE, N 89° 27' 43" E, continuing along the southerly line of Duquesne Light Company, a distance of 200.07 feet to a point;

THENCE, S 00° 56' 45" E, continuing along the southerly line of Duquesne Light Company, a distance of 27.41 feet to a 5/8" rebar and cap set;

THENCE, N 89° 21' 24" E, continuing along the southerly line of Duquesne Light Company, a distance of 22.77 feet to a 5/8" rebar and cap set;

THENCE, S 00° 56' 45" E, continuing along the southerly line of Duquesne Light Company, a distance of 32.80 feet to a PK & Disk set;

THENCE, N 89° 21' 24" E, continuing along the southerly line of Duquesne Light Company, a distance of 46.25 feet to a 5/8" rebar and cap set;

THENCE, N 00° 56' 45" W, continuing along the southerly line of Duquesne Light Company, a distance of 32.80 feet to a 5/8" rebar and cap set;

THENCE, N 56° 13' 28" E, continuing along the southerly line of Duquesne Light Company, a distance of 36.95 feet to a 5/8" rebar and cap set;

THENCE, N 89° 21' 24" E, continuing along the southerly line of Duquesne Light Company, a distance of 54.50 feet to a 5/8" rebar and cap set on the westerly line of said Pittsburgh Plate and Glass Co;

THENCE, S 00° 37' 40" E, along the westerly line of Pittsburgh Plate and Glass Co, a distance of 164.42 feet to a 8" concrete monument with a 1" rod in the center found and used, said point being on the northerly right-of-way line of Norfolk Southern Railroad;

THENCE, N 78° 00' 29" W, along the northerly right-of-way line of Norfolk Southern Railroad, a distance of 392.24 feet to a 8" concrete monument with a 1" rod in the center found and used;

THENCE, N 71° 37' 13" W, along the northerly right-of-way line of Norfolk Southern Railroad, a distance of 199.73 feet to a 5/8" rebar and cap set;

THENCE, N 71° 00' 03" W, along the northerly right-of-way line of Norfolk Southern Railroad, a distance of 537.05 feet to a 5/8" rebar and cap set at the southeast corner of St Marks Lutheran Church Cemetery parcel, as shown on plat book 213, page 38 Allegheny County plat records;

THENCE, N 00° 41' 04" W, along the easterly line of said St Marks Lutheran Church Cemetery parcel, passing through a 5/8" rebar and cap set at 434.26 feet, a total distance of 569.77 feet to PK & Disk set;

THENCE, S 89° 15' 56" W, along the northerly line of said St Marks Lutheran Church Cemetery parcel, a distance of 60.18 feet to a 5/8" rebar and cap set;

THENCE, S 00° 56' 04" E, along the northerly line of said St Marks Lutheran Church Cemetery parcel, a distance of 108.25 feet to a 5/8" rebar and cap set;

THENCE, N 89° 17' 04" W, along the northerly line of said St Marks Lutheran Church Cemetery parcel, a distance of 57.35 feet to a 5/8" rebar and cap set;

THENCE, S 00° 23' 45" W, along the northerly line of said St Marks Lutheran Church Cemetery parcel, a distance of 28.61 feet to a 5/8" rebar and cap set;

THENCE, S 89° 18' 56" W, along the northerly line of said St Marks Lutheran Church Cemetery parcel, a distance of 51.17 feet to a 5/8" rebar and cap set;

THENCE, S 12° 41' 20" E, along the westerly line of said St Marks Lutheran Church Cemetery parcel, a distance of 408.73 feet to a 5/8" rebar and cap set on the northerly right-of-way line of Norfolk Southern Railroad;

THENCE, N 62° 16' 33" W, along the northerly right-of-way line of Norfolk Southern Railroad, a distance of 123.74 feet to a 6"x6" concrete monument found and used;

THENCE, N 68° 13' 03" W, along the northerly right-of-way line of Norfolk Southern Railroad, a distance of 127.13 feet to a 2" open top pipe found and used;

THENCE, N 71° 31' 45" W, along the northerly right-of-way line of Norfolk Southern Railroad, a distance of 353.18 feet to a 5/8" rebar and cap set on the easterly right-of-way of South Duquesne Avenue (50' right-of-way);

THENCE, N 00° 34' 24" W, along the easterly right-of-way of South Duquesne Avenue, a distance of 919.57 feet to a 5/8" rebar and cap set at southeast intersection of South Duquesne Avenue and the said Pittsburgh Street;

THENCE, N 89° 24' 36" E, along the southerly right-of-way of Pittsburgh Street along a curve turning to the left, an arc distance of 171.70 feet having a central angle of 3° 26' 43", a radius of 2855.35 feet, and a chord distance of 171.67 feet to a 2" iron rod found and used;

THENCE, N 87° 41' 14" E, along the southerly right-of-way of Pittsburgh Street, a distance of 303.87 feet to a 5/8" rebar and cap set;

THENCE, N 87° 03' 29" E, along the southerly right-of-way of Pittsburgh Street along a curve turning to the left, an arc distance of 388.14 feet having a central angle of 1° 15' 30", a radius of 17673.04 feet, and a chord distance of 388.13 feet to a 2-1/2" iron rod with a punch found and used;

THENCE, N 86° 25' 44" E, along the southerly right-of-way of Pittsburgh Street, a distance of 118.39 feet to a 2-1/2" iron rod with a punch found and used;

THENCE, N 87° 57' 36" E, along the southerly right-of-way of Pittsburgh Street along a curve turning to the right, an arc distance of 706.05 feet having a central angle of 3° 03' 45", a radius of 13209.61 feet, and a chord distance of 705.97 feet to the **POINT OF BEGINNING**, containing 46.729 acres more or less according to an ALTA / NSPS of Cheswick Plant Environmental Redevelopment Group, LLC, Borough of Springdale, Allegheny County, PA, dated July 25, 2025, by Jacobs Engineering Group, project number L7018106.

PARCEL "G"

All that certain tract of land situated in the Borough of Springdale, Allegheny County, Pennsylvania and being more particularly bounded and described as follows:

COMMENCE at a 6-inch concrete monument found within a metal monument box in the sidewalk with a 3/4" pin with a punch mark, being near the southeast intersection of Porter Street (50' right-of-way) and Grant Street (50' right-of-way) having true PA83-South State Plane coordinates (N 445902.403, E 1402003.352). THENCE, North 70° 26' 53" West along a tie line, a distance of 1844.98 feet to a 5/8" rebar and cap set at the northeast intersection of Pittsburgh Street (50' right-of-way) and N. Duquesne Avenue (45' right-of-way) and said **POINT OF BEGINNING** of the herein described tract of land being as follows:

THENCE, N 00° 34' 24" W, along the easterly right-of-way of N. Duquesne Avenue, a distance of 1017.71 feet to a 5/8" rebar and cap set on the northerly right-of-way of Beech Street (50' right-of-way);

THENCE, S 89° 02' 34" W, along the northerly right-of-way of Beech Street, a distance of 25.00 feet to a point, said point being S 40° 40' 22" W, a distance of 0.14 feet from a 1/2" rebar found, said point also being on the Cheswick / Springdale Borough Line;

THENCE, N 00° 34' 24" W, along the Cheswick / Springdale Borough Line, a distance of 577.48 feet to a 5/8" rebar and cap set;

THENCE, N 89° 52' 38" E, continuing along the Springdale Township / Springdale Borough Line, a distance of 662.18 feet to a 5/8" rebar and cap set;

THENCE, S 00° 44' 18" E, passing through a 1-1/2" open top found at 164.69 feet, and a 5/8" rebar and cap set at 871.94 feet, a total distance of 1037.41 feet to a 1-1/4" open top pipe found and used;

THENCE, S 26° 18' 04" E, a distance of 298.98 feet to a 5/8" rebar and cap set;

THENCE, S 02° 45' 12" E, a distance of 262.07 feet to a 5/8" rebar and cap set on the northerly right-of-way of Pittsburgh Street;

THENCE, S 86° 55' 37" W, along the northerly right-of-way of Pittsburgh Street along a curve turning to the right, an arc distance of 144.76 feet having a central angle of 0° 28' 14", a radius of 17623.04 feet, and a chord distance of 144.76 feet to a PK & Disk Set, said point being the southeast corner of Duquesne Court Subdivision, as shown on plat book 69, page

53 Allegheny County plat records; THENCE, N 06° 57' 06" W, along the easterly line of Duquesne Court Subdivision, a distance of 192.39 feet to a 5/8" rebar and cap set, said point being N 44° 50' 44" E, a distance of 0.60 feet from a 5/8" rebar and cap found;

THENCE, N 18° 30' 06" W, along the easterly line of Duquesne Court Subdivision, a distance of 260.29 feet to a 5/8" rebar and cap set;

THENCE, N 27° 16' 55" W, along the easterly line of Duquesne Court Subdivision, a distance of 38.72 feet to a 1" open top pipe with cap "CEG" found and used;

THENCE, S 41° 48' 12" W, along the northerly line of Duquesne Court Subdivision, a distance of 115.01 feet to a 1" open top pipe with cap "CEG" found and used;

THENCE, S 12° 35' 26" W, along the westerly line of Duquesne Court Subdivision and along a curve turning to the left, an arc distance of 87.10 feet having a central angle of 3° 33' 28", a radius of 1402.69 feet, and a chord distance of 87.08 feet to a PK & Disk Set, said point being on the northerly right-of-way of Duquesne Court (50' right-of-way), as shown on plat book 213, page 38 Allegheny County plat records;

THENCE, S 87° 46' 34" W, along the northerly right-of-way of Duquesne Court, a distance of 51.28 feet to a 5/8" rebar and cap set;

THENCE, S 05° 14' 17" W, along the westerly right-of-way of Duquesne Court and along a curve turning to the left, an arc distance of 259.50 feet having a central angle of 10° 14' 07", a radius of 1452.69 feet, and a chord distance of 259.16 feet to a 5/8" rebar and cap set;

THENCE, S 00° 07' 14" W, continuing along the westerly right-of-way of Duquesne Court, a distance of 54.05 feet to a 5/8" rebar and cap set on the northerly right-of-way of Pittsburgh Street;

THENCE, S 87° 41' 14" W along the northerly right-of-way of Pittsburgh Street, a distance of 170.81 feet to a 1" open top pipe and cap found and used;

THENCE, S 89° 25' 30" W continuing along the northerly right-of-way of Pittsburgh Street and along a curve turning to the right, an arc distance of 170.18 feet having a central angle of 3° 28' 33", a radius of 2805.35 feet, and a chord distance of 170.16 feet to the **POINT OF BEGINNING**, containing 22.590 acres more or less according to an ALTA / NSPS of Cheswick Plant Environmental Redevelopment Group, LLC, Borough of Springdale, Allegheny County, PA, dated July 25, 2025 by Jacobs Engineering Group, project number L7018106.

PARCEL "J"

All that certain tract of land situated in the Borough of Springdale, Allegheny County, Pennsylvania and being more particularly bounded and described as follows:

COMMENCE at a 6-inch concrete monument found within a metal monument box in the sidewalk with a 3/4" pin with a punch mark, being near the southeast intersection of Porter Street (50' right-of-way) and Grant Street (50' right-of-way) having true PA83-South State Plane coordinates (N 445902.403, E 1402003.352). THENCE, North 50° 38' 00" West along a tie line, a distance of 1034.52 feet to a point that is North 00° 33' 04" West, a distance of

0.19 feet from a 1" iron rod found. Said point being on the northerly right-of-way of Pittsburgh Street (50' right-of-way) and being the southwest corner of Travis L. Bair and Brittini Lee Bair, as described in Deed Book 18048, Page 376 Allegheny County deed records and said **POINT OF BEGINNING** of the herein described tract of land being as follows:

THENCE, S 86° 25' 44" W, along the northerly right-of-way of said Pittsburgh Street, a distance of

78.67 feet to a point that is N 39° 50' 11" W, a distance of 0.16 feet from a 1-1/2" iron rod found;

THENCE, S 86° 33' 37" W, along the northerly right-of-way of Pittsburgh Street along a curve turning to the right, an arc distance of 80.78 feet having a central angle of 0° 15' 46", a radius of 17623.04 feet, and a chord distance of 80.78 feet to a 5/8" rebar and cap set;

THENCE, N 02° 45' 12" W, leaving the northerly right-of-way of Pittsburgh Street, a distance of 262.07 feet to a 5/8" rebar and cap set;

THENCE, N 26° 18' 04" W, a distance of 298.98 feet to a 1-1/4" open top pipe found and used;

THENCE, N 00° 44' 18" W, a distance of 165.47 feet to a 5/8" rebar and cap set;

THENCE, N 89° 37' 52" E, passing through a 5/8" rebar and cap "CEC" found, a distance of 0.34 feet, a total distance of 157.00 feet to a 5/8" rebar and cap set at the southwest intersection of Beechman Street (50' right-of-way) and Shaw Way (30' right-of-way), said point also being the southeast corner of Lot 1, as shown on Beechman Heights Plan of Lots No B, Plat Book 36, Page 188 Allegheny County plat records;

THENCE, N 89° 37' 52" E, along the southerly right-of-way of Shaw Way, a distance of 175.20 feet to a 1" iron rod found and used on the westerly right-of-way of a 15' alley, as shown on Beechman Heights Plan of Lots No B, Plat Book 36, Page 188 Allegheny County plat records;

THENCE, S 00° 47' 19" E, leaving the southerly right-of-way of Shaw Way and along the westerly right-of-way of a 15' alley, passing through a PK Nail found at 174.45 feet, a total distance of 523.52 feet to a 5/8" rebar and cap set;

THENCE, S 89° 12' 41" W, continuing along the right-of-way of a 15' alley, a distance of 35.00 feet to a 5/8" rebar and cap set;

THENCE, S 00° 40' 49" E, continuing along the right-of-way of a 15' alley and the westerly line of previously said Travis L. Bair and Brittini Lee Bair, a distance of 163.71 feet to the **POINT OF BEGINNING**, containing 3.958 acres more or less according to an ALTA / NSPS of Cheswick Plant Environmental Redevelopment Group, LLC, Borough of Springdale, Allegheny County, PA, dated July 25, 2025 by Jacobs Engineering Group, project number L7018106.

PARCEL "K"

All that certain tract of land situated in the Borough of Springdale, Allegheny County, Pennsylvania and being more particularly bounded and described as follows:

COMMENCE at a 6-inch concrete monument found within a metal monument box in the sidewalk with a 3/4" pin with a punch mark, being near the southeast intersection of Porter Street (50' right-of-way) and Grant Street (50' right-of-way) having true PA83-South State Plane coordinates (N 445902.403, E 1402003.352). **THENCE**, North 28° 33' 38" West along a tie line, a distance of 2332.75 feet to a 1-1/2" open top pipe found and used and said **POINT OF BEGINNING** of the herein described tract of land being as follows:

THENCE, N 00° 44' 18" W, a distance of 164.69 feet to a 5/8" rebar and cap set;

THENCE, N 89° 52' 38" E, passing through a 1/2" rebar capped found and used for line, a distance of 0.23 feet, a total distance of 499.19 feet to a 5/8" rebar and cap set, said point being S 00° 38' 39" E, a distance of 17.72 feet from a 1" iron rod found and used;

THENCE, S 00° 38' 39" E, a distance of 159.27 feet to a PK & Disk set;

THENCE, S 89° 15' 21" W, passing through a 2" open top pipe found and used for line, a distance of 27.30 feet, a total distance of 498.90 feet to the **POINT OF BEGINNING**, containing 1.856 acres more or less according to an ALTA / NSPS of Cheswick Plant Environmental Redevelopment Group, LLC, Borough of Springdale, Allegheny County, PA, dated July 25, 2025 by Jacobs Engineering Group, project number L7018106.



1830019105

RECORDER'S USE ONLY

REV-183BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document

Grantor(s)/Lessor(s) Cheswick Plant Environmtl Redev Grp		Telephone Number		Grantee(s)/Lessee(s) Allegheny DC Propco LLC		Telephone Number	
Mailing Address 12601 Plantside Drive				Mailing Address c/o Sitko Bruno LLC, 2740 Smallman St, Suite 300			
City Louisville	State KY	ZIP Code 40299		City Pittsburgh	State PA	ZIP Code 15222	

SECTION II REAL ESTATE LOCATION

Street Address 151 Porter St, Rosslyn Ave, Pittsburgh St; See Attached		City, Township, Borough Springdale Borough	
County Allegheny	School District Allegheny Valley	Tax Parcel Number See Attached-7 Parcels	

SECTION III VALUATION DATAWas transaction part of an assignment or relocation? ☐ YES ☒ NO

1. Actual Cash Consideration 14,300,000.00	2. Other Consideration + 0.00	3. Total Consideration = 14,300,000.00
4. County Assessed Value	5. Common Level Ratio Factor X	6. Computed Value = See Attachment

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
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2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☐ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

Purchase price allocation for each parcel attached.

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Margaret K. Sitko		Telephone Number 412-431-7491	
Mailing Address 2740 Smallman Street, Suite 300	City Pittsburgh	State PA	ZIP Code 15222

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Margaret K. Sitko	Date
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105

ATTACHMENT TO STATEMENT OF VALUE-PURCHASE PRICE ALLOCATION

151 Porter Street, Rosslyn Avenue, Pittsburgh Street, Springdale, PA 15144

GRANTOR: Cheswick Plant Environmental Redevelopment Group, LLC
12601 Plantside Drive, Louisville, KY 40299

GRANTEE: Allegheny DC Propco LLC
c/o Sitko Bruno, LLC, 2740 Smallman Street, Suite 300, Pittsburgh, PA 15222

This Deed conveys the following seven (7) parcels for a total consideration of \$14,300,00.00. Grantor and Grantee have established the following purchase price allocation value for each parcel, as follows:

<u>Parcel No.</u>	<u>Assessed Value</u>	<u>Purchase Price %</u>	<u>Allocated Value</u>
627-P-300	\$160,300	7.04%	\$ 1,006,936
627-G-150	\$112,500	4.94%	\$ 706,677
627-P-320	\$ 42,800	1.88%	\$ 268,851
628-B-200	\$1,746,200	76.71%	\$10,968,882
628-F-75	\$ 129,700	5.70%	\$ 814,720
628-G-40	\$ 11,300	0.50%	\$ 70,982
628-G-20	<u>\$ 73,700</u>	<u>3.24%</u>	<u>\$ 462,952</u>
TOTAL:	\$2,276,500	100%	\$14,300,000

**CONDITIONAL USE AND VARIANCE APPROVAL BY SPRINGDALE
BOROUGH ZONING HEARING BOARD**

**BEFORE THE
COUNCIL FOR THE BOROUGH OF SPRINGDALE**

IN RE: Conditional Use Application of : No. 1 of 2025
Allegheny DC Property Company LLC :

DECISION

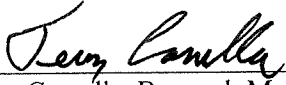
Allegheny DC Property Company LLC submitted an Application for Conditional Use seeking to Conditional Use Approval for a next generation data center at 151 Porter Street, in the Industrial Zoning District. A Data Center is not a use that is contemplated in the Springdale Borough Zoning Code, and is therefore not specifically referenced as either a permitted or conditional use. Section 490-16(C) of the Zoning Ordinance authorizes "[u]ses not specifically listed as permitted or conditional uses in any zoning district" to be located in the I District "providing the requirements of Article V of the Zoning Ordinance, pertaining to the general criteria applicable to conditional uses, are met."

Council finds that the Applicant has met the general criterial applicable to conditional uses under its Zoning Ordinance. Consequently, Council is mandated by statute to approve the Application for Conditional Use.

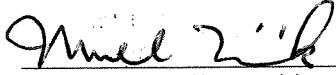
AND NOW TO WIT, for the aforementioned reasons, the Conditional Use Application filed on behalf of Allegheny DC Property Company LLC is hereby APPROVED subject to compliance with the 19 conditions attached hereto and incorporated herein by reference by majority vote of Council this __16th__ day of December, 2025, a quorum being present.

ATTEST:

SPRINGDALE BOROUGH



Terry Carcella, Borough Manager



Michael Ziencik, President

Conditional Use
Consented Conditions

1. **Modification.** Any physical modification to the Project shall comply with the terms of this Approval. Any physical modification to the Project that materially alters the Project shall require additional conditional use approval for which the use specific criteria shall be the conditions set forth herein. Material alterations shall not include any change in Project layout, capacity, or size which remains compliant with the conditions set forth herein. Final Project layout and design shall be established at the time of Land Development Approval. Routine maintenance or like-kind replacements do not require additional approval.
2. **Compliance with Industry Standards.** The Project layout, design, and installation shall conform to applicable industry standards, such as those of the American National Standards Institute (ANSI), Underwriters Laboratories (UL), the American Society for Testing and Materials (ASTM), Institute of Electrical and Electronics Engineers (IEEE), Electrical Testing Laboratory (ETL), Telecommunications Industry Association (TIA), or other similar certifying organizations, and shall comply with the PA Uniform Construction Code and with all other applicable fire and life safety requirements. Installation shall follow all applicable permit requirements, codes, and regulations.
3. **Third Party Permits.** Applicant shall obtain from the appropriate County, Commonwealth, and if applicable, Federal regulatory agencies or authorities all permits required to be issued in accordance with applicable laws and regulations for the proposed use.
4. **Security.** A designated main site entrance sequence with traffic control devices, forced entry protection, truck rejection lane, and a security guard kiosk monitored twenty-four (24) hours per day, seven days a week shall be provided on the site. The perimeter of the Project shall be completely enclosed by a minimum eight (8) foot high anti-climb security fence with controlled and monitored access and egress points. The fence will be designed with anti-tunneling measures for the entirety of its perimeter. A designated security team shall regularly patrol the site along the perimeter fence from inside the facility and periodically inspect the area along the perimeter fence from the outside. A clearly visible warning sign shall be placed as necessary informing individuals of all potential voltage hazards. Applicant, shall provide twenty-four (24) hour security, seven days a week at the main site entrance.
5. **Emergency Management.** The Applicant shall provide to the Borough and first responders a Preparedness, Prevention and Contingency Plan and any updates thereto. Prior to any construction activity, the Applicant shall meet with the Borough safety control individuals designated by Borough Council to discuss or provide information regarding any proposed emergency responses to the Preparedness, Prevention and Contingency Plan. A permanent sign monument shall be provided at the street entrance with lighting directed at the sign. Training of emergency personnel shall be coordinated through the Borough's Emergency Management Coordinator. As part of the Preparedness, Prevention and

Contingency Plan, the Applicant shall in conjunction with the Borough's Emergency Management Coordinator, conduct an audit of the equipment and capabilities of the emergency service providers identified as having a duty to respond to the Property. To the extent the Applicant and Emergency Response Coordinator concur that additional equipment is necessary to safely and adequately respond to an emergency on the Property, the Applicant shall bear the expense of provision of said equipment. The equipment audit shall be reevaluated periodically in conjunction with the preparation of the Borough's Emergency Response Planning obligations through the lifespan of the Project.

6. **Construction.** Applicant will provide adequate and obvious truck route signage, including no traffic on unpermitted roads signage, where necessary, to ensure the approved truck routes are utilized during construction. Additionally, Applicant shall notify all contractors, subcontractors, suppliers and vendors of the approved truck route. Applicant shall continue to review the efficiency and safety of all traffic plans and routes and will meet with the Borough representatives to address issues regarding said plan or route, including traffic flow and safety. Applicant agrees to restrict the operation of vehicles utilizing Porter Street and Duquesne. Applicant shall provide traffic control, including flag persons, traffic control devices and escorts, as needed during construction phases. Borough Police shall be utilized for all traffic control, excluding truck escorting. All associated costs for said traffic controls shall be paid exclusively by the applicant. Applicant shall undertake reasonable efforts to prevent water, sediment, or debris from being carried onto any public street and shall promptly remove any sediment or debris that accumulates on any public street. Any closing of roads and traffic detours must be approved by the Borough Chief of Police. Applicant shall enter into an Excess Maintenance Agreement with the Borough consistent with PennDOT standards and regulations for the use of any Borough roads for construction traffic. No construction or construction workers vehicles shall be parked on any Borough Streets during the construction project.
7. **Electrical Disturbances.** There shall be no activities associated with the proposed use that will emit electrical disturbances adversely affecting the operation of radio or other equipment not located at the subject property.
8. **Erosion Controls.** All earth moving activities and stormwater management on the subject property shall be subject to the terms and conditions of an Allegheny County Conservation District and Pennsylvania Department of Environmental Protection ("DEP") approved erosion and sedimentation control plan and all related applicable permits. A copy of said plans and permits are to be provided to the Borough prior to such work is to begin and shall be on file at the construction site.
9. **Complaints.** If a reasonable complaint is registered with the Borough, the Applicant will use its best effort to respond promptly to said complaint taking whatever reasonable means may be necessary to alleviate and cure said complaint, should it be found by Applicant to be with merit.
10. **Hazardous Materials.** Applicant shall maintain a current list and Safety Data Sheet (SDS) and Global Harmonized System (GHS) classifications for any hazardous materials

proposed to be stored or used on the Property. The Applicant must also provide SDS sheets and GHS classifications to first responders. Applicant shall provide the plans for removals including the schedule for any transportation off site of any existing or future hazardous materials.

11. **Hours of Operation.** Applicant shall comply with all Borough ordinances related to construction activity. Hours of operation for construction shall be limited to 7:00 a.m. to 7:00p.m. Monday through Saturday only, excluding Holidays. Hours of operation for the facility once operational shall be twenty-four (24) hours per day, seven days a week, however peak shifts shall be during approximate general business hours of 8:00 a.m. to 6:00 p.m., with reduced security, emergency, facility maintenance and operational personnel on site during non-business hours. Generator testing shall be done between the hours of 8:00 am and concluding by 6:00 pm Monday through Friday.
12. **Lighting Plan.** A general lighting plan shall be submitted to the Borough at the time of the Preliminary Land Development Plan submission. The lighting plan shall include the fixtures, lumens produced and placement location for all lighting. Any lighting used to illuminate off-street parking areas and driveways shall be directed away from residential properties or public streets in such a way as not to negatively impact the adjacent residential properties. All lighting will be fully shielded and full cut-off type. "Dark Sky" principals will be followed where practicable and not in conflict with security or safety of the Project.
13. **Noise.** Noise generated by the everyday operation of the Project shall not exceed 85 decibels (dBA) at the property line, temporary noise generated by use of emergency generators in the event of a power outage may exceed 85 dBA up to 115 dBA as measured at the property line. Where necessary, the Applicant will provide for economically feasible mitigation measures to minimize sound pollution and community impact. Mitigation efforts may include, but are not limited to, heightened rooftop screens or parapets with concrete and masonry to reduce sound impacts, barriers made of metal or high-density materials to diffuse sound, and vibration isolation platforms where appropriate to minimize oscillation effects. During the design for the Project, Applicant shall investigate and evaluate power storage and generators using state of the art equipment to assure that the method and equipment provides the best balance of noise reduction, carbon emissions and overall environmental safety. At the request of the Borough following Final Land Development Approval and prior to issuance of any building permit for the Project, the Applicant shall perform supplemental sound modeling, including frequency modeling, to demonstrate applicable noise levels will be met by the final design of the Project ("Supplemental Modeling"). The Supplemental Modeling shall be reviewed by a third party acoustical engineer, selected by the Borough, the cost of which shall be reimbursed by the Applicant. Applicant shall annually, for the first five (5) years of the Project conduct sound studies at the property line to verify the performance of the equipment is consistent with the Supplemental Modeling. Sound studies shall thereafter be performed every five (5) years thereafter or in response to a credible complaint.

14. **Landscaping and Screening.** The Property will be buffered and screened in accordance with applicable Borough and Allegheny County Ordinances.
15. **Development Agreement.** The Applicant and Borough shall enter into a Development Agreement and the Applicant and the Borough shall enter into a Community Benefits Agreement in a form mutually acceptable to the parties the terms of which shall be intended to memorialize agreement as to the methods of obtaining compliance with these conditions, and applicable local and county ordinances. The Development Agreement and Community Development Agreement shall include provisions to cover the financial obligations contained in these conditions and shall also include reimbursement of the Borough for reasonable consulting and professional fees. The Applicant acknowledges that some impacts of the Project cannot be determined until land development plans with final equipment selections are provided and any further impacts to the Borough will be evaluated at that time and appropriate mitigation will be covered in the Development Agreement or Community Benefits Agreement. The Community Benefits Agreement may cover the cost of equipment and apparatus reasonably necessary for police, fire and emergency services to meet the requirements of providing emergency services for the Project including annual maintenance of the apparatus and equipment, the expense of any impact to the equipment resulting from the use of the equipment in responding to any calls to the Project, as well as other matters typically addressed in a Community Benefits Agreement.
16. **Stormwater Management.** The Applicant shall prepare and comply with a stormwater management plan compliant with applicable state law, Borough and Allegheny County Ordinances and shall enter into the Borough's Standard Operations and Maintenance Agreement.
17. **Emissions.** The Applicant shall comply with all applicable County, Commonwealth, and federal air pollution and emissions standards. The Applicant shall also provide the Borough a copy of the Applicant's applicable air permit as received from Allegheny County for public inspection upon receipt. Applicant shall provide the Borough with copies of any periodic air monitoring reports required for compliance with its air quality permitting obligations.
18. **Contact.** Applicant shall provide the Borough with contact information which will allow representatives of the Applicant to be contacted 24 hours a day, seven days a week to address an emergency as well as other issues and complaints.
19. **Access.** Applicant shall evaluate the access to the site to determine if access to the Project can be from Pittsburgh Street rather than Duquesne Avenue.

SPRINGDALE BOROUGH, ALLEGHENY COUNTY

PRESS RELEASE

DECEMBER 9, 2025

Springdale Borough Zoning Hearing Board approved six dimensional variances for the proposed Allegheny DC Properties LLC for a parcel formerly known as the site of the Cheswick Power Station. The 3-0 decision was approved on December 6, 2025 and a copy of the decision is available at the Borough office and posted on the Borough of Springdale website.

Terry Carcella

Borough Manager / Zoning Officer

**BEFORE THE BOROUGH OF SPRINGDALE
ZONING HEARING BOARD**

In Re: Application of
Allegheny DC Property Co.

)
)
)

Hearing Date: October 22, 2025

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

The Zoning Hearing Board of the Borough of Springdale, Allegheny County, hereby publishes the following Findings of Fact, Conclusions of Law and Decision of granting of the variance for Allegheny DC Property Company LLC (Allegheny DC) for 151 Porter Street, Springdale, PA with conditions:

BACKGROUND

Allegheny DC Property Company LLC (Allegheny DC) filed an application for conditional use approval dated August 29, 2025, through their attorneys, Babst, Calland, Clements & Zomnir, PC. In the application, Allegheny DC demonstrated standing via a Real Estate Purchase and Sales Agreement with Cheswick Plant Environmental Redevelopment Group, LLC, for the property of 151 Porter Street, Springdale, consisting of 7 parcels as identified in the application coordinating to 7 registered parcels with Allegheny County.

The property in question is commonly known as the former Cheswick Power Station consisting of approximately 47 acres in the Industrial Zoning District.

In the application, Allegheny DC requested 6 variances, which are the subject of this Decision and subject to the jurisdiction of the Springdale Zoning Hearing Board. In the application, Allegheny DC stated they were planning on using the property "as a generation data center, specifically architected and engineered for the development of artificial intelligence software and services (Data Center)."

In addition, contemporaneous with the Zoning Hearing Board requests, Allegheny DC also sought use approval and/or recommendations through the Springdale Planning Commission to then be referred to Borough Council.

At the time of the Zoning Hearing Board hearing, there was a formal objector who was represented by counsel and was permitted to cross-examine each witness. Since the time of the hearing, the objector, Mitchell Karaica, through counsel, Thomas Kloehn, Esq., has withdrawn. Said withdrawal coming before each parties proposed Findings of Fact and Conclusion of Law were due and, as such, the only proposed findings were submitted by counsel for Allegheny DC. Nonetheless, this Board has received the testimony of the objector and observed the cross-examination of witnesses by counsel and in deliberations, the Zoning Hearing Board accorded such testimony, all consideration, weight and credibility determinations as it has done for all parties testifying.

THE REQUESTED VARIANCES

1. A variance from Section 490 Attachment 1, "Table of Yard and Area Requirements" to allow an increase in allowable building height from 45 feet to 60 feet, maximum.
2. A variance from Section 490-7, "Definitions", to allow an increase in allowable equipment height from 60 feet to 75 feet, maximum.
3. A variance from Section 490-23.B(4)(a), "Off-street parking requirements, Size", to allow a reduction in conventional parking stall dimensions from 10' wide x 20' long, to 9' wide x 18' long and handicapped parking stall dimensions from 15' wide x 20' long to 13' wide x 18' long for non-van spaces and 16' wide by 18' long for van spaces.
4. A variance from Section 490-23.B(4)(b), "Off-street parking requirements, Design", to allow a reduction in interior parking aisles width from 25' to 24'.

5. A variance from Section 490-24.C, "Off-street loading requirements, Required off-street loading spaces", to allow a reduction in the number of off-street loading spaces from 59 as required for manufacturing, business, or professional offices, to 4 as will be required for operation of the Data Center.

6. A variance from Section 490-21.A(5), "Fencing and screening; retaining walls, placement, materials, height", to allow an increase in maximum allowable fence height from 7 feet to 8 feet to accommodate security fence around the perimeter of the site.

SUMMARY OF HEARING AND EVIDENCE PRESENTED

1. At the time of the hearing, all three Board members were present along with the appointed alternate member constituting a quorum of the Board. The Board reorganized and thereafter held the aforesaid hearing.

2. The hearing on the application, after being duly advertised, was held before the Borough on October 22, 2025.

3. The applicant, through counsel, presented three witnesses, Paul D'Onofrio, Robert Maloney and Mark Laborte. Each of the witnesses was found to be credentialed in the area of their respective testimony and each was found to be credible despite being cross-examined during the hearing.

4. Mr. D'Onofrio's testimony addressed the 6 variance requests in one manner or another touching on all the traditional criteria used to grant these types of variance requests.

5. For each variance requested, Mr. D'Onofrio, along with the other witnesses of the applicant, addressed the criteria that enables the granting of the variances together with reasonable conditions, excepting the off-street parking requirement "size."

6. The parking size requirement ruling was withheld to which allow the applicant to provide verification outside the hearing as to current industrial standards. Those standards have

been provided by the applicant, fact checked and subsequently found to be applicable and therefore relevant towards the variance request.

7. During Mr. D'Onofrio's cross examination as well as citizens' comments, several matters were elicited that did not impinge upon his credibility but, nonetheless, merit special Board consideration, including but not limited to, Tawney Run and the floodplain, the Veteran's Memorial, St. Mark's Cemetery, the Rachel Carson trail and a Coal Miner's Monument.

8. The next witness offered by Allegheny DC was Robert Maloney of Jacobs Engineering, who the Board recognized as an expert in landscape architecture.

9. The Board, despite cross examination and testimony of the then objector as well as citizens' comments, found Mr. Maloney's testimony to be credible.

10. The majority of Mr. Maloney's testimony involved sight lines, natural sound and sight barriers involving trees and other landscaping that would enhance the aesthetics of the project in such a manner that over time the landscaping would allow for aesthetically pleasing barriers of sufficient height that would appear natural. It was found this would enhance the overall project and assist in addressing other concerns such as security and noise while making the project appear to be to the extent possible, a natural setting.

11. It was specifically noted that the landscaping would use native trees and shrubs which the Board recognizes have the best long-term prospect for survival and growth to meet the intended use and Mr. Maloney will select these items and place them in a pattern or array designed to meet the characteristics stated in his testimony.

12. In addition, Mr. Maloney's testimony was found to buttress that of Mr. D'Onofrio and enhance credibility to the entire application of Allegheny DC.

13. The final witness of Allegheny DC was Mark Laborte of Jacobs Engineering, who the Board recognized as an expert in Civil Engineering.

14. The Board, despite cross-examination and testimony of the then objector as well as citizens' comments, found Mr. Laborte's testimony to be credible.

15. Mr. Laborte's testimony, for the most part, was to buttress the testimony of the prior witnesses which it, in fact did, particularly as to how and why the variances should be granted and this testimony, including some cost-benefit analysis, all of which support the project..

16. In regards to the exhibits presented, the Board finds those exhibits, all of which were admitted, to be highly probative to the Board. Since the exhibits were offered in a binder together with excerpts of the Springdale Zoning Code and map as well as the resumes of Paul D'Onofrio and Mark Laborte, the entire binder labeled, "Before the Springdale Borough Zoning Hearing Board," shall become part of this written decision up to the extent any portion conflicts with this written decision and in the event there is any such conflict, the written decision of the Board shall control.

17. After the third witness and cross-examination thereof, Allegheny DC closed their presentation.

18. At this juncture, the then objector, Mitchell Karaica appeared and testified under examination of his counsel, Thomas L. Kloehn, Esquire.

19. Despite later withdrawing his status as objector, the Board finds the testimony offered is properly before the Board, is part of the record and deserves all due consideration.

20. Mr. Karaica is a resident of Springdale Borough, living adjacent to the proposed data center.

21. Mr. Karaica's testimony was found to be credible. He stated a number of concerns, including but not limited to, lighting, sight lines, and other items. Said testimony when considered, was found to be relevant. It is also subjective without any specific evidence to underlie his concerns.

22. As a citizen and neighbor, Mr. Karaica's testimony and concerns will be honored regardless of the decision either to deny the request of Allegheny DC or grant those requests along with special conditions.

23. Of special note is that Mr. Karaica purchased his property when the site, which is under consideration, had an active coal fired power plant and that he lived there subject to the footprint and environmental conditions of the power plant and those of the related infrastructure. Much of that infrastructure continues on or about this area.

24. A number of citizens all testified credibly about their concerns. The testimony, although lacking objective facts, will be honored regardless of the decision herein, as it is the duty of the Board to consider any relevant factor applicable to the consideration of variance matters.

DECISION

Decision: The Application for the six variances is hereby APPROVED in total and each variance is subject to all the specific and general conditions set forth below. The Zoning Hearing Board in approving the dimensional variances does not concur that these are "minor" dimensional variances and recommends the Zoning Officer ensure strict compliance with this Board's decision and the conditions set forth.

1. In granting the variance to allow a building height of 60 maximum feet, the Board recognizes there are already structures within the Borough that exceed that height.

To ensure site lines are maintained whenever possible, the overall building design shall be built in such a manner that the tallest portions of the building be stepped back towards the center of the building.

2. The variance to allow equipment height to be up to 75 feet is granted.

It is clearly understood by this Board that this is to allow for the use of back-up power generators. As this involves a noise issue, these generators shall not exceed the applicable

noise levels prescribed in the code, and operated in a manner that allows for the quiet and enjoyment of the citizens.

Furthermore, the Zoning Hearing Board is well aware of the published recommendations of the Planning Commission and through the Zoning Hearing Board's deliberative process, observed the 18 consented to conditions as enumerated including, but not limited to, sound baffling, alternate testing times of generators, and limited use are consistent with the Zoning Hearing Board's deliberation and are hereby adopted in total, as to all 6 variances requested from the Zoning Hearing Board and are attached as Exhibit 1 and incorporated into this Decision.

3-5. Variances 3 through 5 are approved based on current standards and the limited number of employee occupants. In addition to those conditions expressed and adopted here in Exhibit 1, the following conditions are conditions precedent to this granting.

a) EMS/Fire/Safety inspections must occur before operation and annually thereafter in and about the building, the property, the fuel depot and all areas of the project and it is further recommended a fee structure be implemented and assessed for the cost of said inspections.

b) Any future change or upgrade in capacity for electric or computing presently proposed or anytime thereafter shall be disclosed in advance and that plan approved by the Zoning Officer, and if disapproved, sent to the Zoning Hearing Board in accordance with the law.

c) Where variances 3 through 5 are loading, parking and sizing issues, it is the position of the Zoning Hearing Board that during the construction phase, all construction traffic and parking shall be monitored. Furthermore, this shall extend to all contractors, sub-contractors and individuals as a party to the transaction. This shall include ensuring there is no parking on private property without prior approval. The Zoning Hearing Board specifically finds that

construction and related vehicles shall be scheduled to limit the impact to local traffic and provide and publish to the public notice of construction traffic times, routes and vehicular size.

In addition, a construction schedule shall be implemented that takes into effect the impact on the community in order to reduce said impact to include all traffic, school traffic and pedestrians to ensure their safety.

Finally, it is strongly recommended that the developer use the Allegheny River when possible for any and all construction purposes, deliveries and routing.

6. Fencing. The specific findings regarding fencing are adopted from those of the Planning Commission. However, any enforcement shall be by the Zoning Officer who shall be consulted prior to installation regarding the aesthetics of the fence such as color, minor design changes and service entrances or exits. Additionally, the color should be uniform with the exception that if memorials or other structures abut the fencing, other colors can if selected by the Zoning Officer be used; such as, red, white and blue for our honored forefathers if the parties agree.

OVERALL GENERAL CONDITIONS

1. As to Tawney Run and the Rachel Carson trail, these areas are to be kept litter free and to the extent possible remove invasive vegetation.

2. Tawney Run shall be maintained in such a manner so that it shall be free flowing so as to avoid flooding.

3. Any and all trees and vegetation to be planted shall be native to this region to ensure their vibrancy and to further the architectural landscape plan.

4. Any use of the property involving the Rachel Carson Trail, St. Mark's Cemetery and the Miner's Memorial shall be given proper deference in use and allow for continued maintenance as needed.

BOARD RESERVATION

It is specifically understood this decision and all decisions of the Zoning Hearing Board are based of the unique circumstances and facts placed into evidence. As such, this decision shall have presidential value or of any value in future decisions or appeals from or to the Zoning Hearing Board.

12-6-25
Date

12-6-25
Date

12-6-25
Date

BY THE SPRINGDALE BOROUGH
ZONING HEARING BOARD

David Wessel
David Wessel, Chair

Paul Perriello
Paul Perriello, Vice Chair

Debora Stresky
Debora Stresky, Secretary

SEWAGE FACILITIES PLANNING MODULE CORRESPONDENCE

1. Development Information

Name of Development Springdale Data Center
 Developer Name Allegheny DC PropCo
 Address 151 Porter Street, Springdale, PA 15144
 Telephone # 215-888-0754
 Email bregli@dynamodc.com

2. Location of Development

a. County Allegheny
 b. Municipality Springdale Borough
 c. Address or Coordinates 151 Porter Street, Springdale, PA 15144
 d. Tax Parcel # 628-B-200
 e. USGS Quad Name New Kensington West
 inches up 7" over 6"
 from bottom right corner of map.
 f. Located in a High Quality/Exceptional Value watershed?
☐ Yes ☒ No

3. Type of Development Proposed (check appropriate box)

☐ Residential ☐ Multi-Residential
 Describe _____
☒ Commercial ☐ Institutional
 Describe Proposed development is a data center campus.
☐ Brownfield Site Redevelopment
☐ Other (specify) _____

4. Size

a. # of lots 1 # of EDUs 46
 b. # of lots since 5/15/72 _____
 c. Development Acreage 46.7
 d. Remaining Acreage 0

5. Sewage Flows 9,250 gpd

6. Proposed Sewage Disposal Method (check applicable boxes)

a. ☒ Sewerage System
☒ Existing (connection only) ☒ New (extension)
☒ Public ☐ Private
☐ Pump Station(s)/Force Main ☒ Gravity
 Name of existing system being extended
Allegheny River Interceptor - 36" PVC
 Interceptor Name Allegheny River Interceptor - 36" PVC
 Treatment Facility Name Allegheny Valley Joint Sewage Authority Treatment Plant
 NPDES Permit # PA0026255
 b. ☐ Construction of Treatment Facility
☐ With Stream Discharge
☐ With Land Application (not including IRSIS)
☐ Other
☐ Repair?
 Name of waterbody where point of discharge is proposed (if stream discharge)

- c. ☐ Onlot Sewage Disposal Systems (check appropriate box)
☐ Individual onlot system(s) (including IRSIS)
☐ Community onlot system
☐ Large-Volume onlot system
 d. ☐ Retaining tanks
 Number of Holding Tanks _____
 Number of Privies _____

7. ☒ Request Sewage Facilities Planning Module forms in electronic format

8. Request for Planning Exemption

- a. Protection of rare, endangered or threatened species
 Check one:
☐ The "PNDI Project Environmental Review Receipt" is attached.
 or
☐ A completed "PNDI Project Planning & Environmental Review Form," (PNDI Form) is attached. I request DEP staff to complete the required PNDI search for my project. I realize that my planning exemption will be considered incomplete and that the DEP processing of my planning exemption request will be delayed, until a "PNDI Project Environmental Review Receipt" and all supporting documentation from jurisdictional agencies (when necessary) is/are received by DEP.

Applicant or Consultant Initials _____

- b. ☐ Plot Plan Attached ☐ Site Reports Attached
 c. Onlot Disposal Systems
 (1) I certify that the Official Plan shows this area as an onlot service area.

 (Signature of Municipal Official) / Date

 Name (Print) / Title

Municipality (must be same as in 2.b.) _____

Telephone # _____

- (2) I certify that each lot in this subdivision has been tested and is suitable for both a primary and replacement sewage disposal system.

 Signature of SEO) / Date

 Name (Print) / Certification #

Telephone # _____

- (3) I certify that each lot in this subdivision is at least 1 acre in size

 (Signature of Project Applicant/Agent) / Date

- d. Public Sewerage Service (i.e., ownership by municipality or authority)

Based upon written documentation, I certify that the facilities proposed for use have capacity and that no overload exists or is projected within 5 years. (Attach documents.)

 (Signature of Municipal Official) / Date

 Name (Print) / Title

Municipality (must be same as in 2.b.) _____

Telephone # _____

Return Correspondence/Forms to:

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DEP USE	
Components Sent	
Onlot Disposal	☐
Collection and Treatment	☐
Planning Agency Review	☐
Exempt from Planning	☐
Code _____	
Date _____	

"Fold Here"



Weis, Kristen

From: Brian Regli <bregli@dynamodc.com>
Sent: Friday, May 22, 2026 7:41 AM
To: Soyster, Jonathon
Cc: Weis, Kristen; Archer, Mike; Sam Miller
Subject: Re: Springdale Data Center - Sewage Planning Application Mailer

Jonathon:

Thanks for reaching out -- I'm copying the CEC team here, who are assisting us with the project. Kristen is loaded into Greenport as a Master User, she'll work with her team on the specifics.

All the best,

- Brian

Sent with [Spark](#)

On May 21, 2026, 3:51 PM -0400, Soyster, Jonathon <jsoyster@pa.gov>, wrote:

[You don't often get email from jsoyster@pa.gov. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good afternoon,

I have received the DEP Sewage Planning Application Mailer for the proposed Springdale Data Center. From the information provided, I have determined that this proposal will require a full Component 3 Sewage Facilities Planning Module application. Attached are the forms and instructions required for the application. Please contact me at any point while you are compiling the module if you have any questions regarding the process.

Regards,

Jonathon Soyster | Sewage Planning Trainee
Department of Environmental Protection | Clean Water
Southwest Regional Office
400 Waterfront Drive | Pittsburgh, PA 15222
Phone: 412.442.4222

<https://nam13.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.dep.pa.gov%2F&data=05%7C02%7Cbregli%40dynamodc.com%7C5eae933a1142408ccb1308deb77259e1%7C8fab25111bde408ab0050ec298ad01d3%7C1%7C0%7C639149899037161274%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIldiOiJXaW4zMilslkFOLjoiTWVpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=VYZwzlKMXmAl0BaffzPq1eJuWryjZwZI8aLGxa7Jdc%3D&reserved=0><<https://nam13.safelinks.pr>

protection.outlook.com/?url=http%3A%2F%2Fwww.dep.pa.gov%2F&data=05%7C02%7Cbrigli%40dynamodc.com%7C5eae933a1142408ccb1308deb77259e1%7C8fab25111bde408ab0050ec298ad01d3%7C1%7C0%7C639149899037213363%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFBpCisldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=gUdNxRL70yOu7gMPPyWZ1azmFyGtNEhlj6FAJlspdM%3D&reserved=0>

DEP accepts permit and authorization applications, as well as other documents and correspondence, electronically through ePermitting and Public Upload with Electronic Payment.

Please use the link below to view the webpage, get instructions, and submit documents:

<https://nam13.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.pa.gov%2Fagencies%2Fdep%2Fdata-and-tools%2Felectronic-submissions.html&data=05%7C02%7Cbrigli%40dynamodc.com%7C5eae933a1142408ccb1308deb77259e1%7C8fab25111bde408ab0050ec298ad01d3%7C1%7C0%7C639149899037268043%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFBpCisldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=UwZcCD38rN5MM3ByotQ8L1CCCM6hiZsCgYMAqpFN%2FaY%3D&reserved=0>

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SUMMARY OF RESULTS OF TRIP GENERATION EVALUATION



June 9, 2026

Allegheny County Economic Development
Suite 500
436 Seventh Avenue
Pittsburgh, PA 15219

To Whom It May Concern:

Subject: Summary of Results of Trip Generation Evaluation
Proposed Cheswick Data Center – Pittsburgh Street
Borough of Springdale, Allegheny County, Pennsylvania
CEC Project 334-940

Civil & Environmental Consultants, Inc. (CEC) has performed trip generation calculations for the proposed Cheswick Data Center Development, to be located along Pittsburgh Street within the Borough of Springdale, Allegheny County, Pennsylvania. A copy of the site plan is included in Appendix A. This correspondence has been prepared to provide you with a summary of the results of these trip generation calculations.

Vehicular trip generation for the proposed Cheswick Data Center Development was projected based upon data published by the Institute of Transportation Engineers (ITE) in their *Trip Generation*, Twelfth Edition. Land Use Code 160, *Data Center*, was used to estimate the trip generation for the 530,000 s.f. Data Center. Based on the data presented in ITE, the proposed development is estimated to generate the following total trips:

- Weekday
 - 389 Total Trips (195 entering/194 exiting)
- AM Peak Hour
 - 36 Total Trips (26 entering/10 exiting)
- PM Peak Hour
 - 27 Total Trips (5 entering/22 exiting)

Copies of the trip generation calculations performed have been included in Appendix B to this correspondence.

Based on the results of the trip generation analysis, the proposed development is not anticipated to have a significant impact on the operations of the adjacent roadway system. The projected traffic volumes are within the expected daily variation of traffic and would be considered imperceptible to the average motorist. Should you have any questions or require anything additional, please do not hesitate to contact us.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

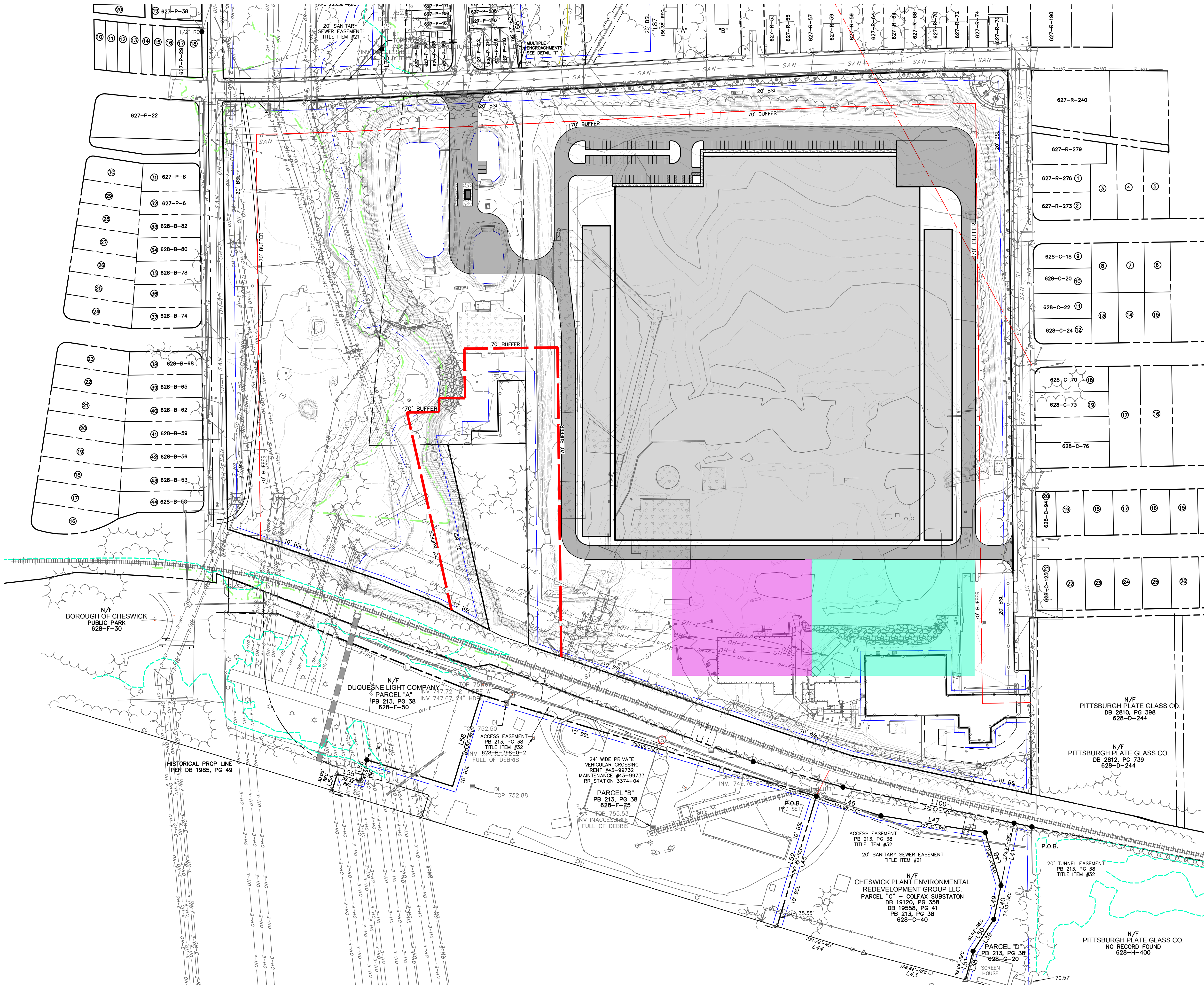
Thomas P Zandier Jr, P.E.
Project Manager

Chris A. Droznek II, P.E., PTP
Senior Project Manager

APPENDIX A

SITE PLAN

A:\300-2001\334-940\3000\Draw\CD\1\334940-001-EX-1 Overall Site Plan.dwg[2008] LS(4/9/2028 - name) - LP 4/10/2028 9:08 AM



SCALE IN FEET
0 100 200

DRAFT

OVERALL SITE LAYOUT

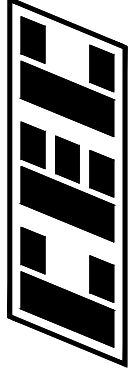
DRAWING NO.:

EX-1

SHEET NO OF NO

DATE: MARCH 2025
DWG SCALE: 1"=100'
PROJECT NO: 334-940
APPROVED BY: DRAFT

ALLEGHENY DC PROPCO
CHESWICK DATA CENTER
151 PORTER STREET
BOROUGH OF SPRINGDALE
ALLEGHENY COUNTY, PENNSYLVANIA



Civil & Environmental
Consultants, Inc.

700 Cherrington Parkway
Moon Township, PA 15108
Ph: 412.429.2324 · 800.365.2324
www.cecinc.com

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF N.C., P.L.L.C. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF P.R., P.L.L.C. ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

APPENDIX B

TRIP GENERATION CALCULATIONS

Data Center (160)

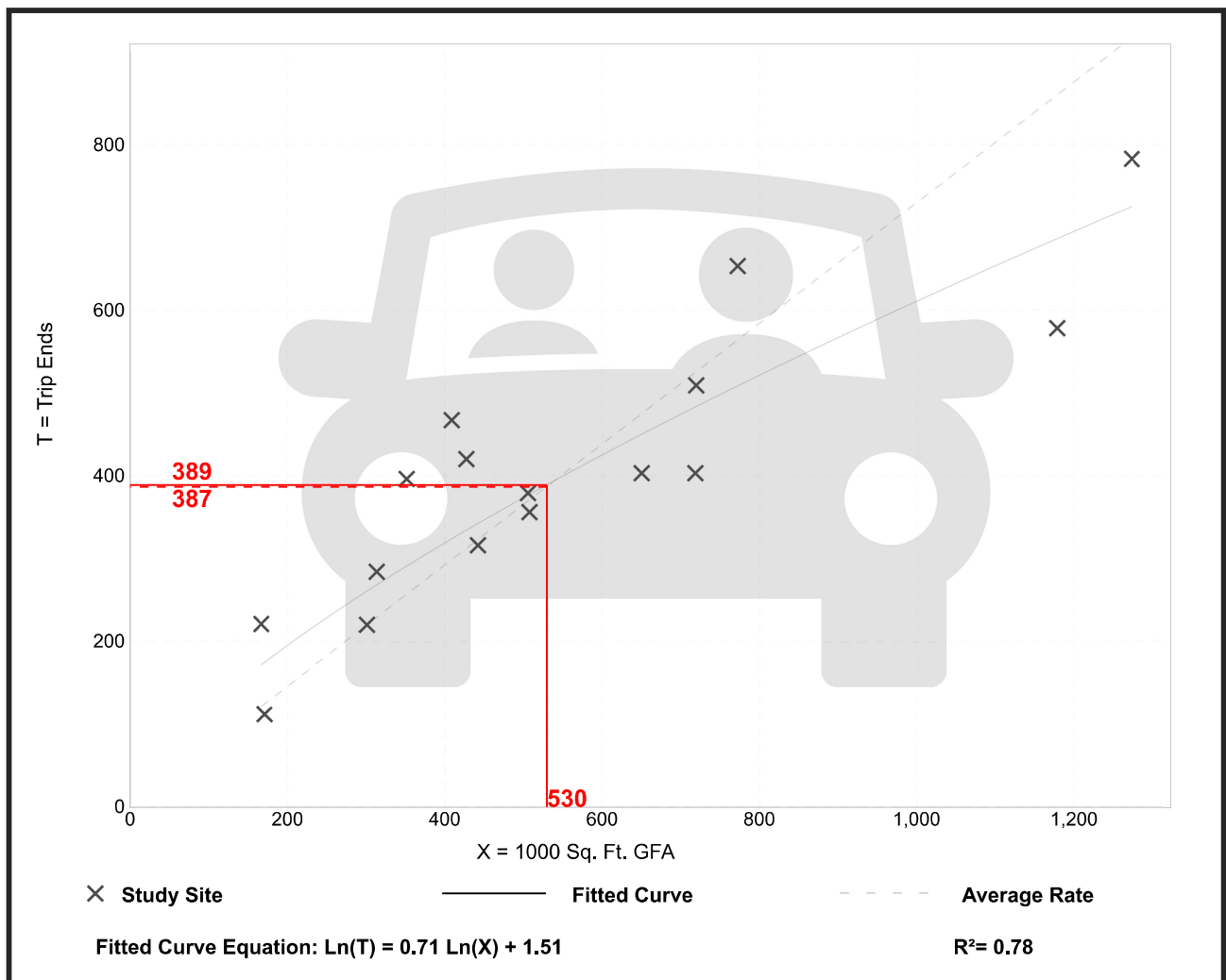
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 557
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.73	0.49 - 1.32	0.20

Data Plot and Equation



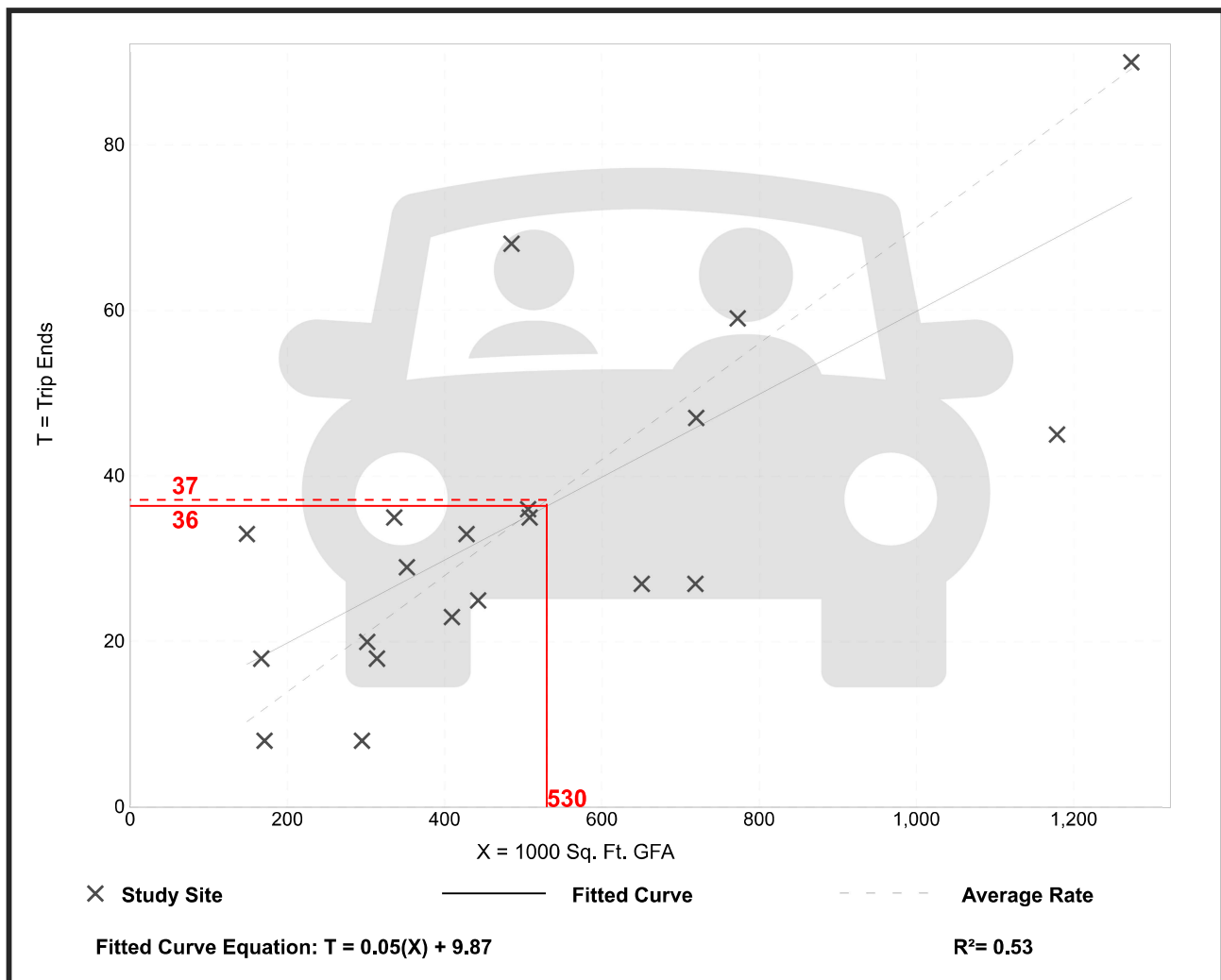
Data Center (160)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 20
 Avg. 1000 Sq. Ft. GFA: 509
 Directional Distribution: 71% entering, 29% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.07	0.03 - 0.22	0.03

Data Plot and Equation



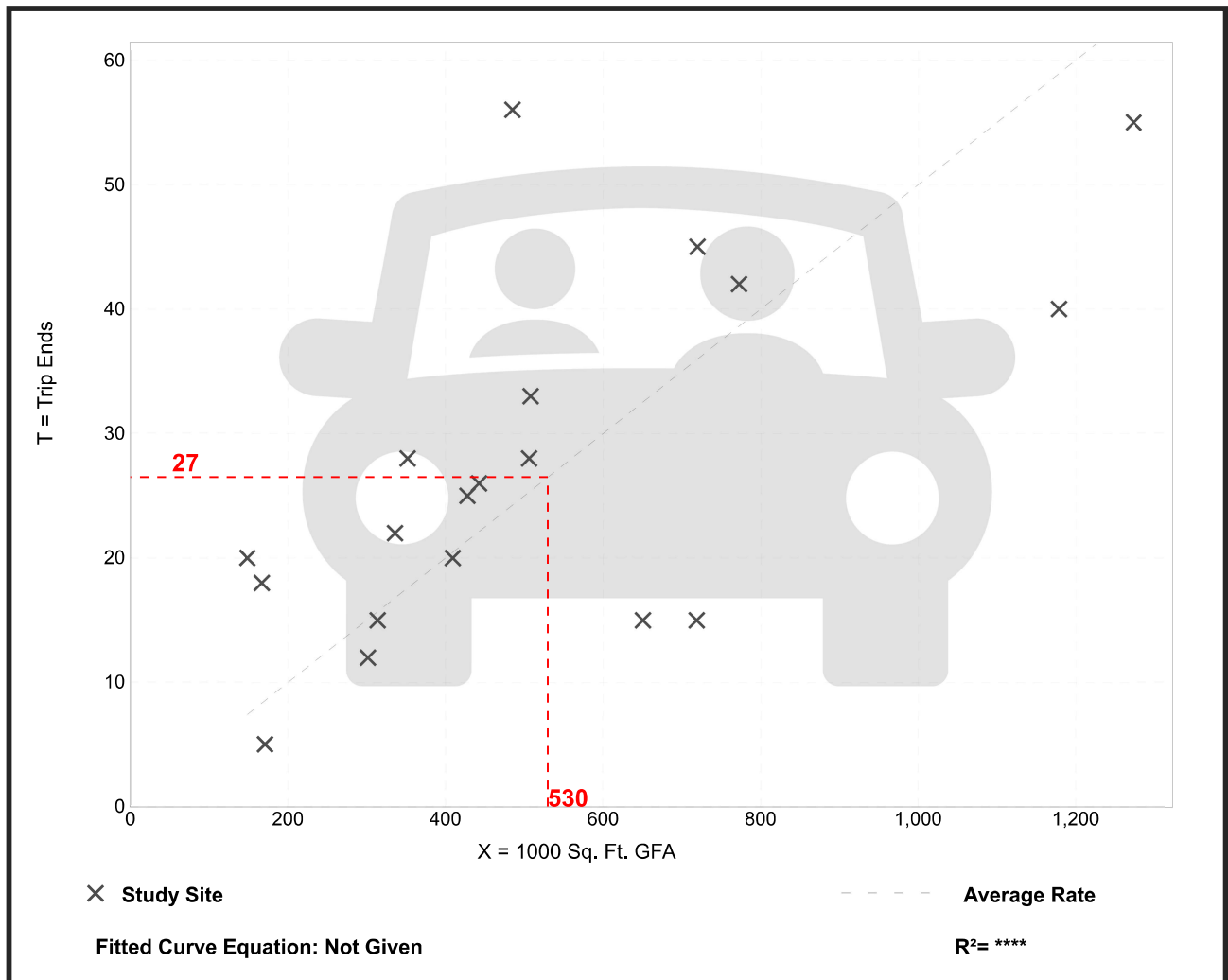
Data Center (160)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 19
 Avg. 1000 Sq. Ft. GFA: 520
 Directional Distribution: 19% entering, 81% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.05	0.02 - 0.13	0.03

Data Plot and Equation



PRELIMINARY GEOTECHNICAL REPORT

**COORDINATION WITH PENNSYLVANIA HISTORICAL AND MUSEUM
COMMISSION**

**PRF FORM-PA**

CEC Project #:	334-940	Recorder:	Logan Smith	Date:	DRAFT
-----------------------	---------	------------------	-------------	--------------	-------

Project Name
Cheswick Generating Station

Project Description (1000-character limit)
Allegheny DC PropCo proposes to develop the former Cheswick Generating Station located on South Railroad Street in Springdale, Pennsylvania. The proposed project includes the construction of an approximately 540,000 square foot data center building with associated generator yard and electrical substation, parking stalls, sidewalks, driveways, truck docks, and other associated site features. The total LOD measures 43.7 acres.

Present Land Use (4000-character limit)
The proposed project area presently consists of the previously disturbed areas associated with the former Cheswick Generating Station as well as meadowland along Tawney Run. The former Cheswick Generating station disturbed areas include the now filled in coal storage basin, as well as the five remaining standing structures in the southeast quadrant of the LOD and relevant parking areas. The St. Mark Cemetery remains undisturbed in the center of the lot with the LOD purposefully excluding it and limiting areas of potential disturbance to the surrounded area (Figure 1).

Previous Land Use (4000-character limit)
A 1872 Atlas by Gray and Walling shows the area with no structures only Tawney Run bisecting the LOD north to south. The Western Pennsylvania Railroad is depicted to the south by 1872 (Figure 3). The earliest USGS topographic map from 1908 shows six structures within the LOD and the St. Mark Cemetery marked, within the center of the lot area excluded from the LOD. The western half appears to be undisturbed meadowland (Figure 4). A historic aerial from 1938 shows the LOD as a series of small family farms on the east side with the six marked structures still visible as a farmstead in the northeast corner and the St. Mark Lutheran Church in the center near the central Cemetery (Figure 5). By 1949 aerial imagery and the later 1953 USGS topographic map shows the eastern farm fields are replaced by a sluice basin constructed for the power house south of the LOD across the railroad. By 1956 the aerial imagery shows the demolition of all the agricultural fields on the eastern half as well as the clearing of the meadowland from the western edge of the LOD for growing residential neighborhoods. By 1967 the entire western half of the LOD is bulldozed and cleared with the exception of the small farmstead in the northeast corner and what appears to be a square foundation visible in the southern central meadowland area near Tawney Run (Figure 6). The western half shows the western edge of the LOD with new residential lots leaving only a small portion of undisturbed woodland/meadowland along Tawney Run in the center around the cemetery. The USGS 1960 (revised 1970) topographic map depicts 15 new power plant associated structures in the eastern half and the 1960 aerial shows

☒ Involves Ground Disturbance	☒ One or More Above Ground Resources 45 Years in Age or Older
---	---

This Project includes:

☒ Construction	☒ Demolition	☐ Rehabilitation	☐ Disposition
--	--	---	--------------------------------------



Agencies

Select Primary Agency	DEP - Department of Environmental Protection
Program/Permit Name	Individual National Pollutant Discharge Elimination System (NPDES) Permit
Project/Permit/Tracking #	

Project Location

This Project is located on: *(Check all that apply)*

☐ Federal Property ☐ State Property ☐ Municipal Property ☒ Private Property

Project Address
S Railroad St

City	Springdale	State	PA	Project Zip:	15114
------	------------	-------	----	--------------	-------

APE Description (1000-character limit).

The APE consists of the disturbed industrial area along the east and the potentially intact wooded area along Tawney Run to the west as well as the untouched St. Mark Cemetery in the center. The potentially remaining historic structures associated with the Cheswick Generating Station may increase the APE to include their viewshed if they are determined eligible for inclusion in the NHRP.

LOD Description (1000-character limit).

The LOD consists of a irregularly shaped polygon covering 43.7 acres in the area of the largely disturbed former Cheswick Generating Station industrial area as well as the wooded area along Tawney Run between Pittsburgh St. to the north and the South Railroad St. to the south and Porter st. to the east and S. Duquesne Ave to the west in Springdale, Pennsylvania. A 1.42 acre irregular polygon within the center of the area is excluded covering the area of St. Mark Cemetery. The area is heavily to the east by the demolishing of much of the former Cheswick Generating Station structures, the construction of retaining ponds in the northern area north of the cemetery and along the western edge again from the demolition of generation station structures. The only potential intact areas are located along the wooded banks of Tawney Run (Figure 8).

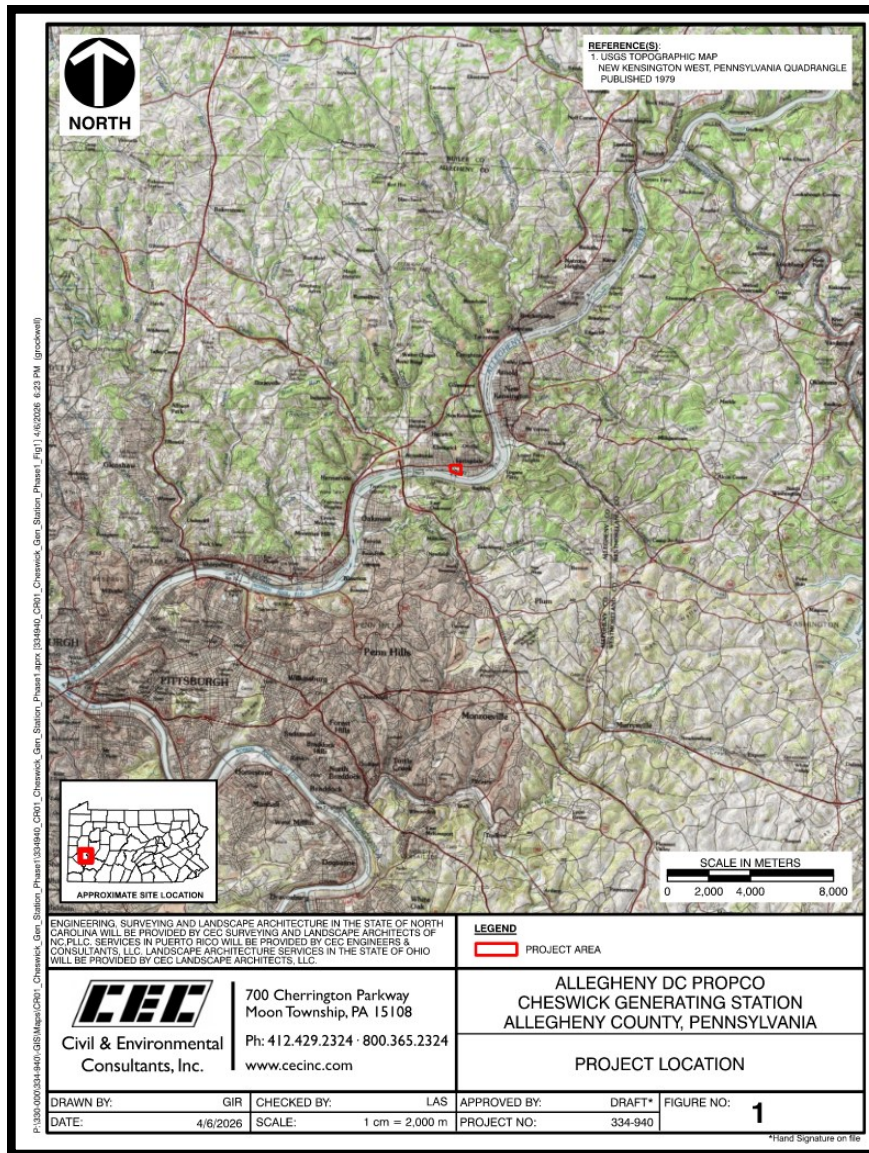


Figure 1. Project Location

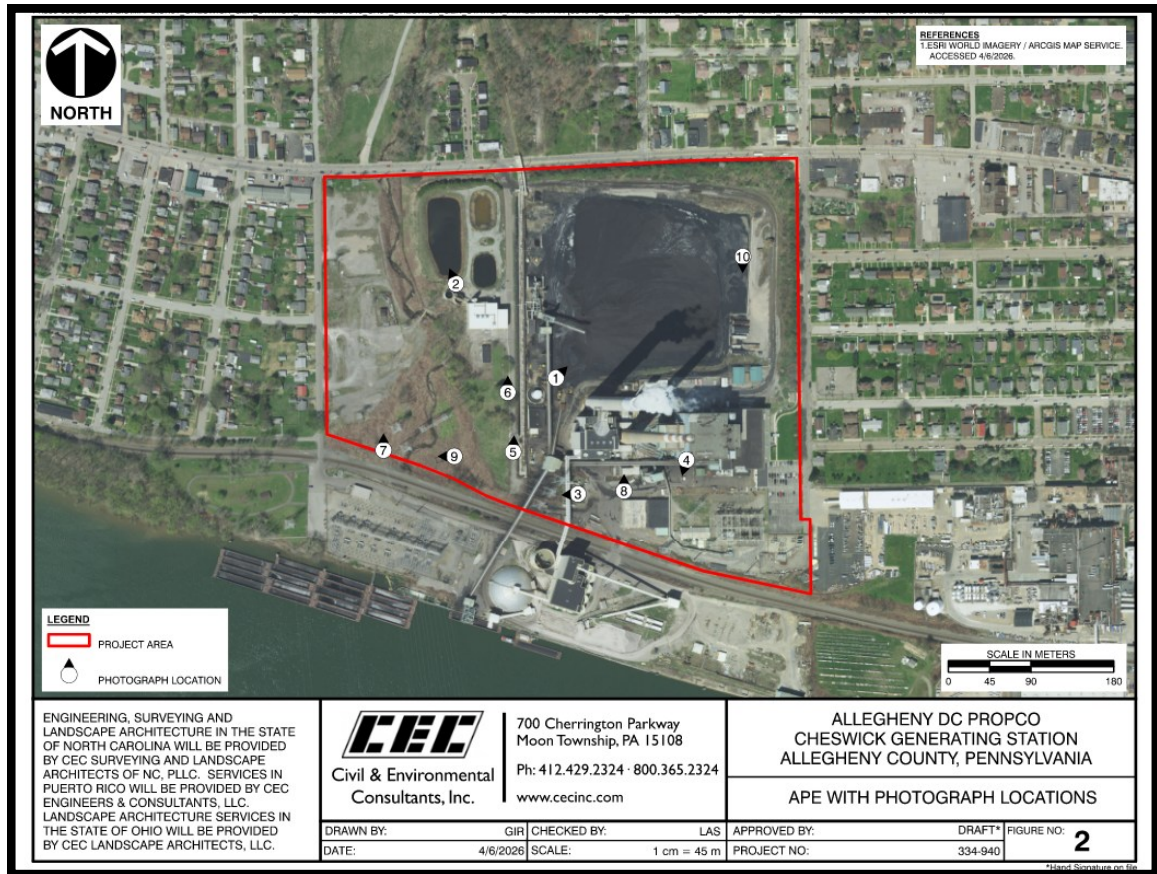


Figure 2. APE with Photograph Locations

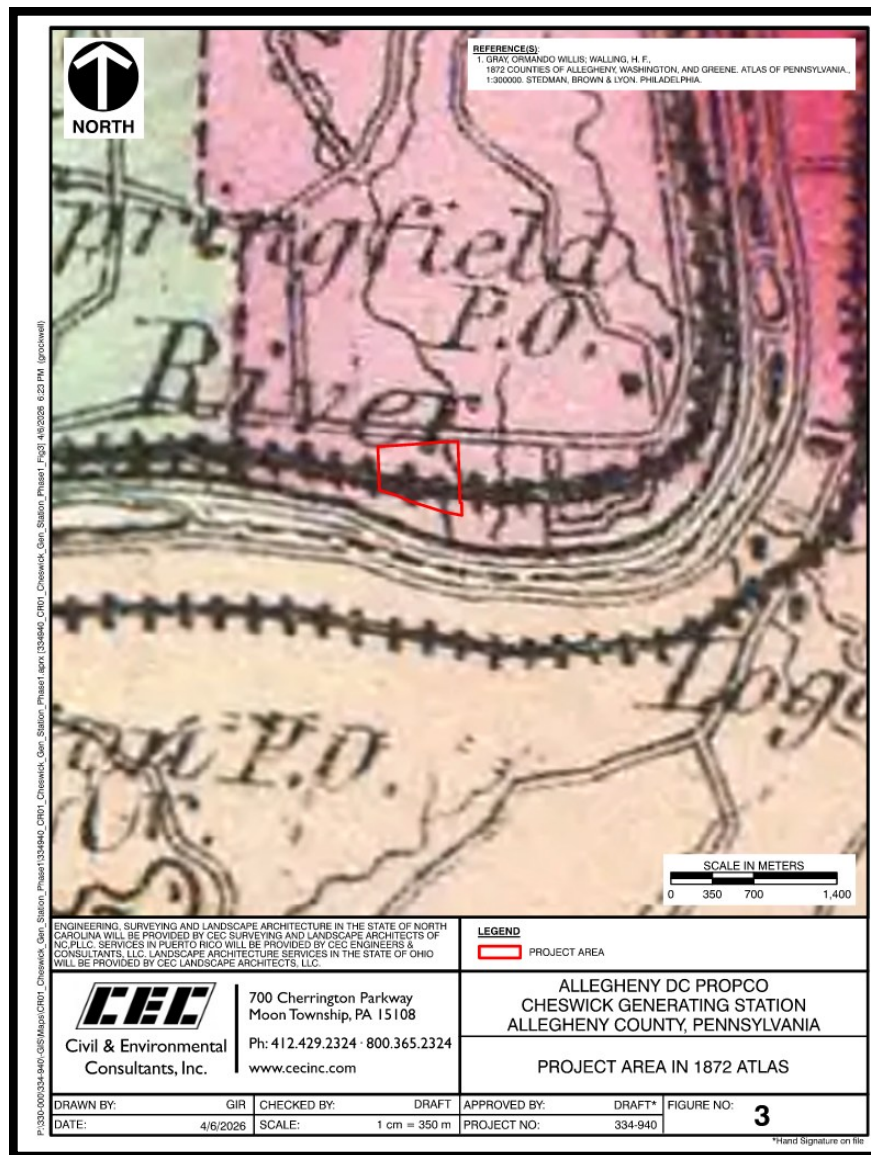


Figure 3. Project Area in 1872 Atlas

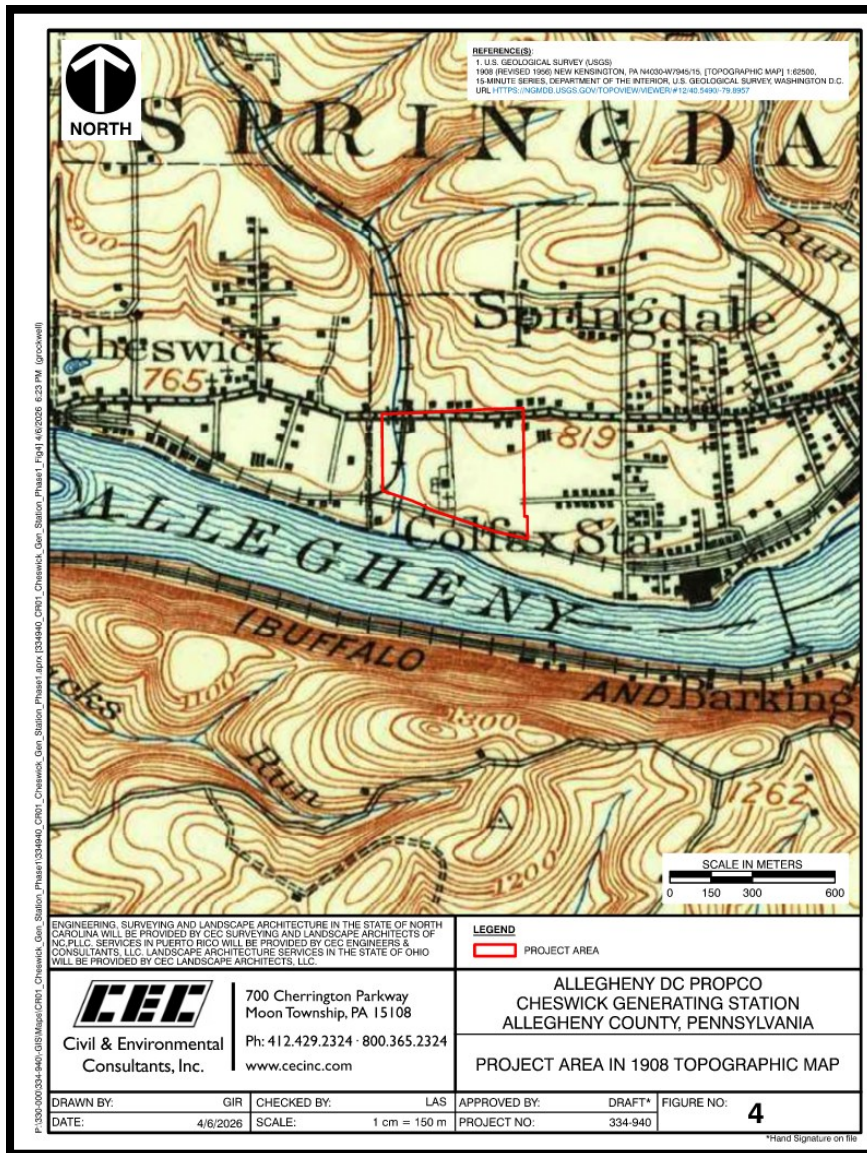


Figure 4. Project Area in 1908 Topographic Map.

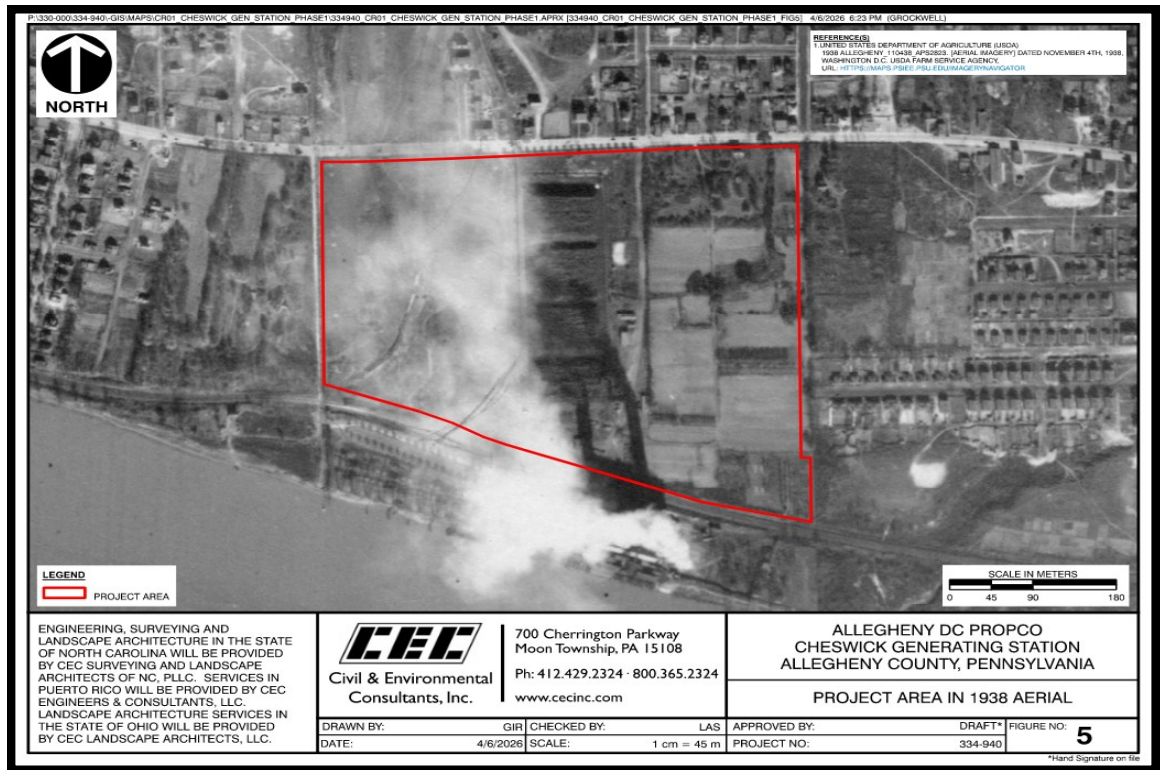


Figure 5. Project Area in 1938 Aerial.

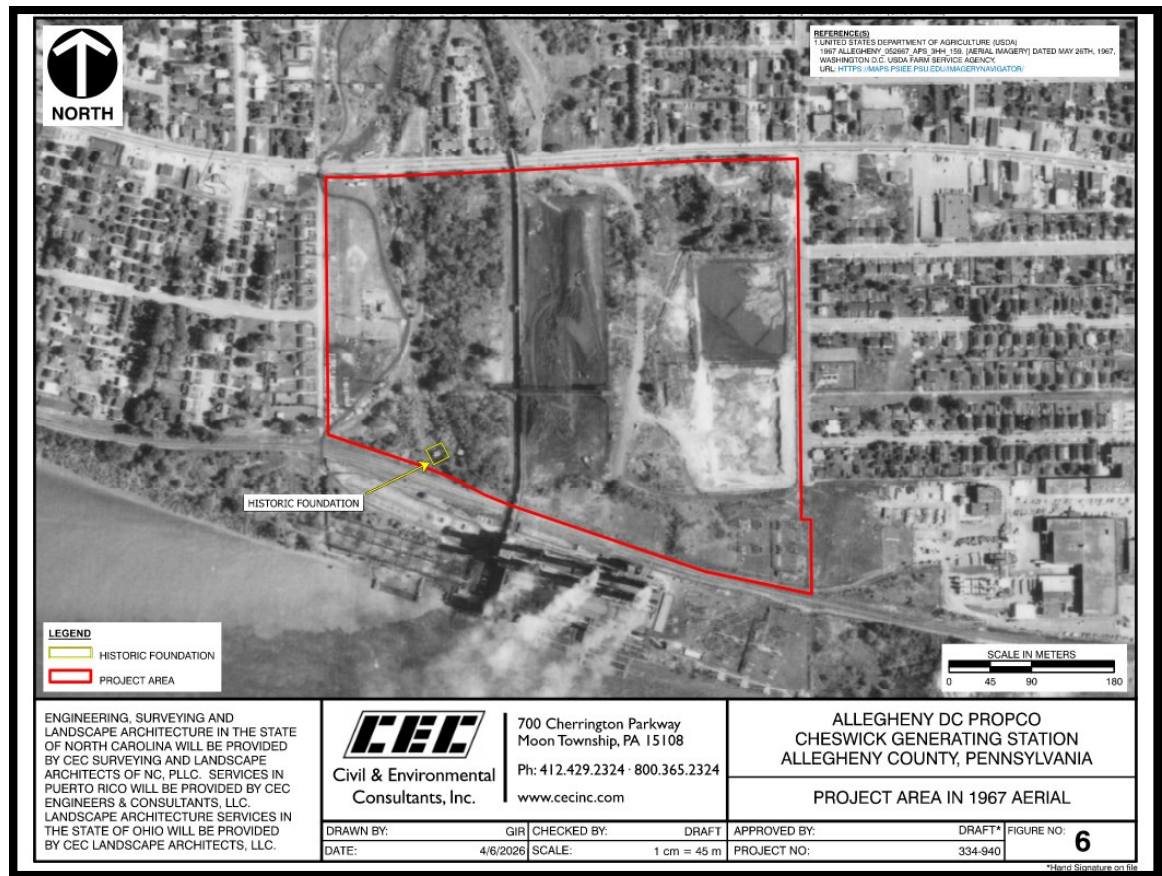


Figure 6. Project Area in 1967 Aerial.

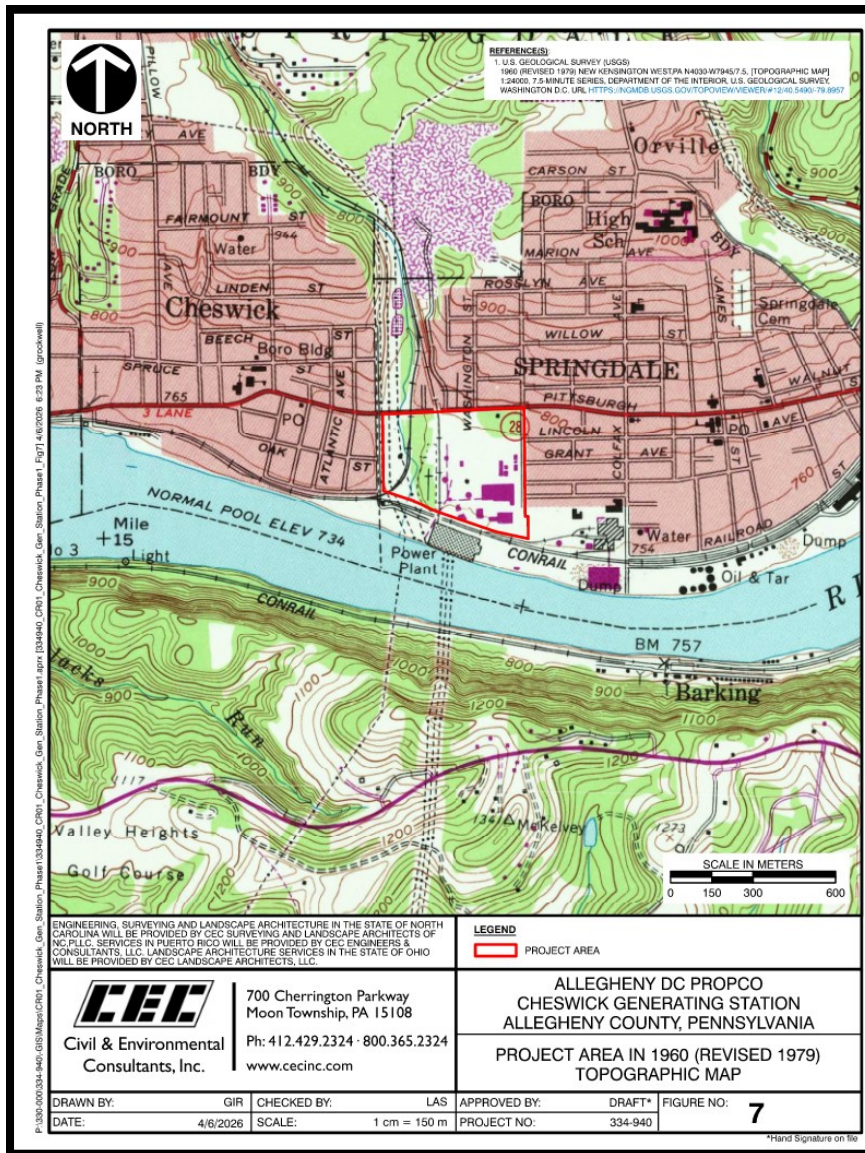


Figure 7. Project Area in 1960 (revised 1979) Topographic Map.



Figure 8. Project Area in 2024 Aerial.



Photograph 1. Former Coal Stockpile Yard, facing northeast.



Photograph 2. Northern storm pond overview, facing northwest.



Photograph 3. Central-south project area, facing south.



Photograph 4. Southeastern project area, facing north



Photograph 5. Central project area ,facing north.



Photograph 6. St. Mark's Cemetery, facing north.



Photograph 7. Southwestern project area, facing north.



Photograph 8, Eastern project area, facing north.



Photograph 9. Southwestern project area, facing west



Photograph 10. Northeastern project area, facing south

WETLAND AND STREAM DELINEATION REPORT

WATERS DELINEATION REPORT
CHESWICK GENERATING STATION
SPRINGDALE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA

Prepared For:

ALLEGHENY DC PROPCO LLC
151 PORTER ST
SPRINGDALE, PA 15144

Prepared By:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
700 CHERRINGTON PARKWAY
MOON TOWNSHIP, PA 15108

CEC Project 334-940

MAY 2026



Civil & Environmental Consultants, Inc.

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TABLES

Table 1 – Soil Map Units Within the AOI

Table 2 – Open Waters Delineated

FIGURES

Figure 1 - Site Location Map

Figure 2 - Environmental Data Review Map

Figure 3 - Waters Delineation Map

APPENDICES

Appendix A - Photographs

Appendix B - Wetland Determination Data Sheets

Appendix C - Stream Data Forms

Appendix D - Antecedent Precipitation Tool Analysis

1.0 INTRODUCTION

Civil & Environmental Consultants, Inc. (CEC) conducted a waters delineation for Allegheny PropCo LLC's Cheswick Generating Station project located in Springdale Township, Allegheny County, PA at coordinates 40.5393, -79.7913 (Figure 1). The proposed project includes the development of a data center and the associated infrastructure. This report includes the methodology and findings of a desktop data review and field delineation of current site conditions. The purpose was to identify, characterize, and delineate wetlands, streams, and other waters located within the approximate 47-acre area of interest (AOI). The proposed development parcel is identified as Allegheny County tax parcel number 628-B-200, currently owned by Allegheny DC Propco LLC.

The Pennsylvania Department of Environmental Protection (PADEP) has jurisdiction over "waters of the Commonwealth" as established by the Dam Safety and Encroachments Act (P.L. 1375, No. 325) and the Clean Streams Law (P.L. 1987, No. 3941). The PA Code Title 25, Chapter 105 Dam Safety and Waterway Management, defines "regulated waters of the Commonwealth" as any watercourse, stream, waterbody, and their floodways. The PADEP generally considers channels to be potentially jurisdictional if they exhibit defined bed and banks, whether natural or artificial, with perennial or intermittent flow. Watercourses, which include streams, are defined in Pennsylvania Chapter 105 as a channel or conveyance of surface water having defined bed and banks, whether natural or artificial, with perennial or intermittent flow. Chapter 105 defines a body of water as a natural or artificial lake, pond, reservoir, swamp, marsh or wetland. Wetlands are further defined in Chapter 105 as areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs and similar areas.

The U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged or fill material into waters of the United States (WOTUS) under Section 404 of the federal Clean Water Act (CWA), and the placement of structures in or over navigable waters under Sections 9 and 10 of the Rivers and Harbors Act of 1899. Navigable waters are those waters subject to the ebb and flow

of the tide shoreward to the mean high water mark and/or are presently used, or have been used in the past, or may be susceptible to use in interstate or foreign commerce, as defined in 33 Code of Federal Regulations (CFR) 329.4. Federally jurisdictional WOTUS are defined in 33 CFR Part 328 as traditional navigable waters, their relatively permanent tributaries, adjacent (abutting or indistinguishable) wetlands with a continuous surface connection to jurisdictional waters, and certain other waterbodies (lakes, ponds, impoundments, and captured streams) if not isolated or otherwise categorically excluded. Wetlands, streams, and other waters that meet the guidelines contained in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987), referred to hereafter as Corps Manual, applicable Regional Supplement to the Corps Manual, and/or exhibit ordinary high water marks (OHWM) are subject to regulation by USACE as WOTUS as defined by 33 CFR 328.3(a).

2.0 METHODOLOGY

2.1 ENVIRONMENTAL DATA REVIEW

Prior to the field delineation, the following data sources were consulted to aid in the identification of potential wetlands, streams, and other waters within the AOI:

- U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle maps;
- U.S. Department of Agriculture, Natural Resource Conservation Service (USDA-NRCS) Soil Survey Geographic (SSURGO) Database;
- Federal Emergency Management Agency (FEMA) flood hazard data;
- U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI);
- USGS National Hydrography Dataset (NHD) or 3D Hydrography Program (3DHP);
- PADEP Integrated Report Viewer and/or eMapPA;
- PA Fish & Boat Commission (PFBC) Trout Streams Interactive Map;
- Historical and recent aerial imagery from various sources; and
- Antecedent Precipitation Tool (APT).

These publicly available data sources aided in overall habitat characterizations and facilitated potential water resource identification within the AOI; topographic depressions, mapped hydric soils, mapped NWI and 3DHP features, and FEMA floodplains have higher potential to contain wetlands, streams, and other surface water features.

2.2 FIELD METHODS

CEC performed a waters delineation to identify and delineate wetlands, streams, and other waters within the AOI. The following sections outline the field methods used to delineate these waters.

2.2.1 Wetland Delineation

CEC ecologists identified, characterized, and delineated wetlands in accordance with the routine,

on-site determination methodology described in the Corps Manual, supplemented by the following technical guidance documents:

- *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region* (USACE 2012); (referred to hereafter as Regional Supplement);
- *National Wetland Plant List* (USACE 2022); and
- *Field Indicators of Hydric Soils in the United States Version 9.0* (USDA-NRCS 2024).

CEC ecologists walked the AOI and collected data at representative locations within each plant community cover type and areas with potential water features characteristics (e.g. localized depressions, converging slopes, evident hydrology, etc.). Data collected at each sampling point were recorded on USACE Wetland Determination Data Sheets. The sampling plan was modified as necessary if additional plant community cover types or potential water features characteristics were encountered. A routine determination including an onsite Level 2 inspection (USACE Manual Part IV Section D) and standard plot sampling was determined to be appropriate for the AOI because the wetlands encountered were not complex or heterogenous warranting transect sampling; and abnormal circumstances or atypical situations did not apply warranting use of the comprehensive method.

At each sampling point, the following parameters were assessed: vegetation, soils, and hydrology. First, visual estimates of percent absolute cover of plant species were recorded for each of the following strata, when present: tree, sapling/shrub, herb, and woody vine. A determination of whether the plant community was dominated by hydrophytic (wetland) plants was then made using the Rapid Test or Dominance Test indicators. Next, soils were sampled to determine if soils met hydric soil indicators. Lastly, wetland hydrology indicators (e.g., surface water, high water table, saturation, etc.) were recorded, if present.

The sampling point data were used to determine whether that point was located in a wetland or non-wetland (i.e. upland). If a wetland was identified, further sampling was performed to delineate the wetland/non-wetland boundary. Each wetland was also classified according to the NWI

classification system developed by the Federal Geographic Data Committee (2013) and Cowardin et al. (1979).

- **Palustrine emergent wetland (PEM):** rooted herbaceous and grass like plants which stand erect above the water or ground surface characterize this wetland class (excluding mosses or lichens). Vegetation is present for most of the growing season in most years. Emergent wetlands include marshes, meadows, and fens.
- **Palustrine scrub-shrub wetland (PSS):** woody vegetation less than 20 feet tall dominate this wetland class. Plant species include true shrubs, young trees, and trees or shrubs that are small or stunted because of environmental conditions. Scrub-shrub wetlands include shrub swamps and bogs.
- **Palustrine forested wetland (PFO):** woody vegetation 20 feet or taller dominate this wetland class. Forested wetlands generally include an overstory of trees, an understory of young trees and shrubs, and an herbaceous layer.
- **Palustrine unconsolidated bottom (PUB):** nontidal wetland lacking vegetation but is less than 8 hectare (20 acres) in size with a water depth in the deepest part of basin less than 2.5 meters (8.2 feet) at low water. Includes all wetlands and deepwater habitats with at least 25 percent cover of particles smaller than stones (less than 6-7 centimeter), and a vegetative cover less than 30 percent.

If more than one Cowardin classification type was identified within a wetland, the boundary between the types was delineated. Upland sampling points were documented adjacent to wetland delineation boundaries and in locations mapped as NWI wetlands or NHD/3DHP waterbodies or representative uplands as applicable to document field conditions.

Wetland boundaries were recorded using a mapping-grade handheld Global Navigational Satellite System (GNSS) rover receiver applying Real-Time Kinematics satellite network real-time corrections which can obtain sub-meter horizontal accuracy (+/- 1 meter or less) under optimal conditions. GNSS data was recorded using the North American Datum (NAD) 1983 (2011) coordinate system and converted to spatially referenced shapes for map depiction and measurement using Geographic Information System (GIS) software.

The wetland boundaries were demarcated with survey flagging and/or stakes.

2.2.2 Stream and Other Waters Delineation

Concurrent with the wetland delineation, CEC ecologists walked the AOI to identify streams and other waters. Streams were identified based on observation of defined bed and banks based on PA Chapter 105 definition of watercourse. Streams and other waters were evaluated for the presence of an OHWM in accordance with USACE Regulatory Guidance Letter (RGL) No. 05-05: Ordinary High Water Mark Identification (USACE 2005), USACE *National Ordinary High Water Mark Field Delineation Manual for Rivers and Streams* (USACE 2025), and definitions under 33 CFR 328. As described in these OHWM guidance materials and 33 CFR 328.3(c)(4), an OHWM is established by a clear, natural line impressed upon the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas. Potential jurisdiction limits are delineated using OHWM indicators as weight of evidence including geomorphic indicators (e.g. breaks in slope and channel morphology), transition of vegetation types, changes in sediment type, and other indicators demarcating the regular high flow surface water elevation (e.g. observed flow event, wrack, leaf litter disturbed or washed away, or water staining). The uppermost limit of an ephemeral stream was established where the stream loses its defined bed and bank or OHWM.

For streams, physical and biological data were used to infer the stream's hydrologic flow regime, using a weight-of-evidence approach. CEC used field indicators such as flow, substrate composition, presence of defined bed and bank, origin of hydrologic sources, presence/absence of vegetation within the stream channel, and presence/absence of benthic macroinvertebrates, fish, and other aquatic biota to classify onsite stream segments into one of three stream types:

- **Ephemeral (EPH):** surface water flows or pools only in direct response to precipitation (e.g., rain or snow fall);
- **Intermittent (INT):** surface water flows continuously during certain times of the year and more than in direct response to precipitation (e.g., seasonally when the groundwater table is elevated or when snowpack melts); and

- **Perennial (PER):** surface water flows continuously year-round during normal rainfall. Ground water provides the primary hydrology.

These classifications are estimated based on field observations at the time of the field reconnaissance and have not been verified through flow duration assessments. Stream centerline or channel top of bank boundaries were located using a mapping-grade GNSS receiver capable of sub-meter accuracy for use in GIS. The physical characteristics of the streams and field observations were summarized on field data forms. These data forms include OHWM indicator data based on the USACE ENG form 6250 Rapid Ordinary High Water Mark Field Identification Data Sheet.

2.2.3 Other Features

In addition to wetlands and streams, other features were identified during the field delineation. These features were not identified as streams or other waters because they did not have defined bed and banks or OHWMs, meet wetland criteria, or exhibit other salient characteristics of potentially jurisdictional waters; or, because they appear to be features constructed to convey water between upland areas lacking groundwater input or relatively permanent flow. CEC utilized landscape position, watershed setting, feature shape, historical aeriels, and vegetation presence to categorize these features as:

- **Ditch:** a constructed or excavated channel used to convey water, including related structures such as culverts or sediment/settling basins. Ditches are typically steeply banked, narrow, maintained to remove vegetation or accumulated sediment, and designed at least in part to move water for agricultural, transportation (roadside, railroad), industrial, or stormwater management purposes;
- **Erosional Feature:** gullies or rills created by the process of erosion, where material is worn away by temporary surface water flow. While these features are not manmade, they are often the result of manmade disturbance such as vegetation removal or artificial flow concentration (e.g., discharge from the downspout of a house); and

- **Swale:** a wide, shallow feature that drains and/or infiltrates water. Swales are often vegetated, lack defined bed and banks, and normally convey diffuse sheet flow in direct response to precipitation, snowmelt, or other short-term runoff events.

These features were located using a mapping-grade GNSS receiver and photographed.

3.0 RESULTS

3.1 ENVIRONMENTAL DATA REVIEW

The USGS 7.5-minute topographic quadrangle and NHD/3DHP data identified multiple features within the AOI (Figures 1 and 2). This includes a stream and multiple ponds. The NWI data also identified multiple features within the AOI (Figure 2). The NWI classifies these resources as R3UBH. A portion of the proposed AOI is located within a mapped Zone A flood hazard zone. However, no disturbance within the flood zone is anticipated. The SSURGO data identified four distinct soil mapping units within the AOI (Table 1 and Figure 2).

TABLE 1 SOIL MAP UNITS WITHIN THE AOI

Soil Mapping Unit Name	Soil Mapping Unit Symbol	Hydric Rating
Dumps, industrial wastes	Dw	Not Hydric
Urban land	UB	Not Hydric
Urban land-Rainsboro complex, gently sloping	URB	Not Hydric
Urban land-Rainsboro complex, sloping	URC	Not Hydric

Source: USDA-NRCS *Soil Survey Geographic Database (SSURGO)*, March 2026

3.2 FIELD RESULTS

CEC staff conducted a field delineation on March 20, 2026, to identify, delineate, and classify wetlands, streams, and other waters within the AOI. The AOI consisted of previously developed industrial land, scrubby riparian areas, and an existing powerline right of way. In total, one (1) wetland, one (1) stream, and one ditch (1) were identified as shown on Figure 3. Photographs are included in Appendix A. Wetland Determination Data Sheets and stream data forms are provided in Appendices B and C, respectively.

CEC ran the Antecedent Precipitation Tool (APT) to assess the climatic conditions at the time of the field delineation. The APT compares antecedent or recent rainfall conditions for this location versus the range of normal rainfall conditions that occurred during the preceding 30 years. The APT tool evaluates normal precipitation conditions, assesses the presence of drought conditions, and the approximate dates of wet and dry seasons for a given location. The APT analysis indicated wetter than normal were present at the time of the field delineation. The results of the APT analysis are included in Appendix D.

3.2.1 Wetland Delineation

One (1) PEM wetland (W-001) totaling 0.018 acre was identified within the AOI.

One (1) sampling point was taken within the wetland, and one (1) sampling point was taken to document upland habitats within the AOI.

3.2.2 Stream and Other Waters Delineation

One (1) perennial stream (ST-001) was identified within the AOI. The stream identified was Tawney Run, designated by PA Chapter 93 as Warm Water Fishes (WWF). The delineated stream had a total length of 1,280 linear feet within the AOI. The stream is a tributary to the Allegheny River and enters a culvert and exits the AOI.

Three (3) open waters were identified within the AOI. All the open waters appear to have been excavated/constructed prior to 1993 upon aerial review. Refer to Table 2 for a summary of the open waters identified and delineated within the AOI.

Table 2 - Open Waters Delineated

Open Water ID	Acreage by Cowardin Classification ¹	Continuous Surface Connection (yes/no/unknown) ^{2,3}
	PUB	
Pond 1	0.740	No
Pond 2	0.019	No
Pond 3	0.019	No
Total	0.778	

¹ Acreage includes feature area within survey area only

² Based on CEC's interpretation of the Sackett v. U.S. Environmental Protection Agency (No. 21-454) court decision issued May 2023 and the "Revised Definition of 'Waters of the United States'; Conforming", or the Pre-2015 Regulatory Regime as applicable, and the March 2025 Joint Memorandum concerning Continuous Surface Connection (USACE/USEPA 2025)

³Waters of the United States (WOTUS)

3.2.3 Other Features

One (1) ditch (Ditch 1) was also observed during the field delineation. This feature appears to only convey ephemeral and diffuse sheet flow in direct response to precipitation events, and appears to have been excavated in uplands.

4.0 CONCLUSIONS

CEC conducted a waters delineation within the AOI on May 20, 2026, CEC identified the following within the AOI:

- One (1) wetland totaling approximately 0.018 acre;
- One (1) stream totaling approximately 1,280 LF;
- Three (3) open waters, totaling approximately 0.778 acres; and
- One (1) non-jurisdictional ditch.

The streams and wetlands identified within the waters review are assumed to be jurisdictional under PA Chapter 105. Since the streams are not located in an area with FEMA-defined floodways, it is assumed that the regulated floodway extends 50 feet from the tops of the stream banks. Relatively permanent waters (intermittent and perennial streams) and wetlands with continuous surface connections to downstream waters are assumed to be jurisdictional under Clean Water Act Section 404, although a Jurisdictional Determination has not been performed by the USACE or PADEP.

The ditches, erosional gullies, and swales did not exhibit defined bed and banks, OHWMs, or other salient characteristics of jurisdictional waters. These features appear to be non-jurisdictional features that meet the federal WOTUS exclusions listed under 33 CFR Part 328 (b) as either ditches excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water; and/or swales and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration flow. However, these features may still be regulated as watercourses under PA Chapter 105.

5.0 REGULATORY CONSIDERATIONS

The USACE has authority to permit the discharge of dredged or fill material into WOTUS under Section 404 of the federal Clean Water Act, and to permit work and the placement of structures in navigable waters under Sections 9 and 10 of the Rivers and Harbors Act of 1899. Wetlands, streams, and other waters that meet the guidelines contained in the Corps Manual, Regional Supplement, and Regulatory Guidance Letter No. 05-05 are subject to regulation by USACE as WOTUS as defined by 33 CFR 328.3(a), and the currently in effect regulatory definition (SCOTUS 2023).

As a result of ongoing litigation with the January 2023 Revised Definition of ‘Waters of the United States’ Rule (2023 WOTUS Rule), federal agencies will implement the 2023 WOTUS Rule, as amended by the conforming rule, in 24 states (including Pennsylvania), the District of Columbia, and the U.S. Territories.

The PADEP regulates encroachments, defined as “*any structure or activity which changes, expands or diminishes the course, current or cross section of a watercourse, floodway, or body of water*” through the Chapter 105 permit process. In an area where no FEMA maps or studies have defined the boundary of the 100-year frequency floodway, it is assumed, absent evidence to the contrary, that the regulated floodway extends 50 feet from the top of the bank of the stream.

In Pennsylvania, the USACE has delegated authority to the PADEP to authorize minor impacts for qualifying activities through the state-wide Section 404 permit titled PA State Programmatic General Permit (PASPGP), with concurrent review by USACE for certain categories of General Permit (GP) impacts. A Joint Permit Application to PADEP and USACE is typically required for activities with more significant impacts that exceed the thresholds of PA Chapter 105 General Permits and PASPGP. In addition to encroachments, permits for discharges to waters, including from construction stormwater runoff or erosion, may be required by National Pollutant Discharge Elimination System (NPDES) and PA Chapter 102 regulations.

Title 25, Chapter 93 of the PA Code sets forth designated uses and water quality standards for surface waters that are used to determine eligibility and evaluate encroachments authorized under Chapter 105. Aquatic life use designations include Cold Water Fishes (CWF), Warm Water Fishes (WWF), Migratory Fishes (MF), and Trout Stocking (TSF). Statewide water uses including Water Supply and Recreation listed in Table 2 of PA Chapter 93.4 apply to all waterbodies unless a specific exception is indicated in PA Chapter 93.9(a-z).

Waterbodies may also be designated special protection as High Quality (HQ) or Exceptional Value (EV) waters. HQ waterbodies are surface waters having quality which exceeds levels necessary to support propagation of fish, shellfish, wildlife, and recreation in and on the water by satisfying one or more of the conditions listed in PA Chapter 93.4b(a). EV waterbodies are surface waterbodies of high quality that satisfy one or more of the conditions listed in PA Chapter 93.4b(b). Also, the PA Fish and Boat Commission (PFBC) classifies streams as Approved Trout Waters that have significant portions that are open to public fishing and are stocked with trout, in accordance with Title 58, Chapter 63.20. The PFBC also lists streams as Stream Sections that Supports Natural Reproduction of Trout in accordance with PA Code Title 58, Chapter 57.11. Wetlands located in or along the floodplain of PFBC-listed wild trout streams and their tributaries thereto are provided EV protection in accordance with PA Code Chapter 105.17.

Waters within the AOI were delineated using guidelines set forth by the PADEP and USACE, which have final regulatory authority on the jurisdiction and extents of wetlands, streams, and other waters.

This report is intended to document potentially jurisdictional waters using regulatory guidelines. The status and extent of waters is subject to jurisdictional determination by the USACE and state agencies. Under the current federal operative WOTUS rules (2023 Conforming Rule amended for *Sackett v. Environmental Protection Agency* (USEPA) 598 U.S. 651 and *Rapanos v. U.S.* 547 U.S. 715 and the Pre-2015 Regulatory Regime) and the March 24, 2025 joint USACE/USEPA memo WOTUS Notice: The Final Response to SCOTUS, ephemeral streams may not be considered WOTUS since they may not be Relatively Permanent Waterbodies (RPWs). The relatively permanent standard is flowing or standing water year-round or continuously during certain times of year. “Certain times of the year” is intended to include extended periods (typically at least 3

months) of standing or continuously flowing water occurring in the same geographic feature year after year, except in times of drought. RPWs do not include tributaries with flowing or standing water for only a short duration in direct response to precipitation. No minimum flow duration for RPWs has been established because flow duration qualifying as “continuously during certain times of year” varies extensively by regional climate. The flow regimes ascribed to the delineated streams is a preliminary opinion based on channel conditions at the time of the field delineation and may require supplemental data for jurisdictional determination purposes. Similarly, isolated streams or wetlands that lack a continuous surface connection to RPWs and Traditional Navigable Waters (TNWs) may also not qualify as WOTUS, but downstream connectivity of the delineated waters may require further investigation to sufficiently determine jurisdictional status according to the continuous surface connection test.

6.0 LEVEL OF CARE

This waters delineation has been prepared based on the information referenced within this report, interpreted in the light of the investigator's training, experience, and professional judgement in conformance with USACE and other applicable agency guidelines, and with the level of care and skill ordinarily exercised by members of the environmental consulting profession practicing contemporaneously under similar conditions in the locality of the site. The waters boundaries described in this report may change subsequent to CEC's delineation based on changes in the regulatory criteria, seasonal variations in hydrology, alterations to drainage patterns, and other human activities and/or land disturbances.

Report Prepared By:



5/14/2026

Chris Imbrogno, PWS
Project Manager
Civil & Environmental Consultants, Inc.

Date

Report Reviewed By:



5/14/2026

Trevor Conlow
Vice President
Civil & Environmental Consultants, Inc.

Date

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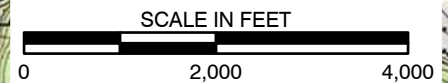
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FIGURES



REFERENCE(S):
1. USGS TOPOGRAPHIC MAP / ARCGIS MAP SERVICE:
ACCESSED 5/14/2026.
NEW KENSINGTON WEST, PENNSYLVANIA QUADRANGLE
PUBLISHED 1979.

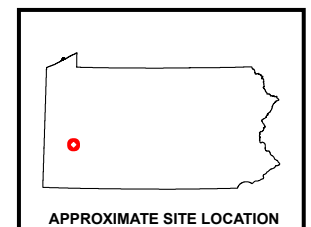
AREA OF INTEREST (AOI)
(40.5393,-79.7913)



LEGEND

 AREA OF INTEREST (AOI)

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APPROXIMATE SITE LOCATION



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ALLEGHENY DC PROPCO LLC
CHESWICK GENERATING STATION
ALLEGHENY COUNTY, PENNSYLVANIA

SITE LOCATION MAP

DRAWN BY:	CLC	CHECKED BY:	CWI	APPROVED BY:	TCC*	FIGURE NO:	1
DATE:	5/11/2026	SCALE:	1" = 2,000'	PROJECT NO:	334-940		

*Hand Signature on file

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- REFERENCES
1. PENNSYLVANIA EMERGENCY MANAGEMENT AGENCY (PEMA) IMAGERY WEB MAPPING SERVICE
IMAGE DATE: 2018-2020; ACCESSED: .
 2. USFWS NATIONAL WETLANDS INVENTORY (NWI)
DATA BY STATE, ACCESSED 5/14/2026.
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ACCESSED: 5/14/2026.
 4. FEMA D-FIRM NATIONAL FLOOD HAZARD LAYER
ACCESSED 5/14/2026.
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DATABASE, ACCESSED 5/14/2026.

LEGEND			
	AREA OF INTEREST (AOI)		LAKE
	0.2% ANNUAL CHANCE FLOOD HAZARD		RIVER
	1% ANNUAL CHANCE FLOOD HAZARD		WATERBODY CONNECTOR
	REGULATORY FLOODWAY		MAPPED NON-HYDRIC SOIL
	RIVERINE		MAPPED HYDRIC SOIL
	RIVER		

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DRAWN BY:	CLC	CHECKED BY:	CWI
DATE:	5/14/2026	SCALE:	1" = 300'

ALLEGHENY DC PROPCO LLC
CHESWICK GENERATING STATION
ALLEGHENY COUNTY, PENNSYLVANIA

ENVIRONMENTAL DATA REVIEW MAP

APPROVED BY:	TCC*	FIGURE NO:	2
PROJECT NO:	334-940		

*Hand Signature on file

P:\330-000\334-940-GIS\Maps\EC01_Cheswick_Delineation.aprx [334940_EC01_Cheswick_Delineation_Fig3_Results] 5/11/2026 1:17 PM (zlk)



LEGEND	
	AREA OF INTEREST (AOI)
	OPEN WATER
	WETLAND - PEM
	DITCH
	PERENNIAL STREAM
	EXISTING CULVERT
	SAMPLING POINT
	2-FT CONTOUR INTERVAL

REFERENCES
1. PENNSYLVANIA EMERGENCY MANAGEMENT AGENCY (PEMA) IMAGERY WEB MAPPING SERVICE
IMAGE DATE: 2018-2020; ACCESSED: .
2. PAMAP PROGRAM LIDAR DATA, 2' INTERVAL, 2006.

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WATERS DELINEATION MAP

DRAWN BY:	CLC/SRS	CHECKED BY:	CWI	APPROVED BY:	TCC*	FIGURE NO:	3
DATE:	5/14/2026	SCALE:	1" = 200'	PROJECT NO:	334-940		

*Hand Signature on file

**APPENDIX A
PHOTOGRAPHS**



Photograph 1 : Wetland Sample Point W-001
Facing Southwest

Date Taken: 3/20/2026



Photograph 2 : Wetland W-001 PEM Overview
Facing North

Date Taken: 3/20/2026



Photograph 3 : Upland Sample Point SP-001
Facing West

Date Taken: 3/20/2026



Photograph 4 : Stream ST-001 PER
Facing Upstream

Date Taken: 3/20/2026



Photograph 5 : Stream ST-001 PER
Facing Downstream

Date Taken: 3/20/2026



Photograph 6 : Pond 1
Facing Southeast

Date Taken: 3/20/2026



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Allegheny DC PropCo LLC
CEC Project# 334-940



Photograph 7 : Pond 2
Facing Northeast

Date Taken: 3/20/2026



Photograph 8 : Pond 3
Facing Southeast

Date Taken: 3/20/2026



Photograph 9 : Ditch 1
Facing North

Date Taken: 3/20/2026



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Cheswick Generating Station
Allegheny DC PropCo LLC
CEC Project# 334-940

APPENDIX B

WETLAND DETERMINATION DATA SHEETS

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region

Project/Site: 334-940 Cheswick Generating Station City/County: Allegheny County Sampling Date: 03/20/2026
 Applicant/Owner: Allegheny DC PropCo State: PA Sampling Point: W-001
 Investigator(s): CWI Section, Township, Range: _____
 Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): None (flat) Slope (%): 0-2%
 Subregion (LRR or MLRA): LRR N Lat: 40.538259 Long: -79.793907 Datum: NAD83 (2011)
 Soil Map Unit Name: UB - Urban land NWI classification: _____
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u> No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u> No _____
Hydric Soil Present?	Yes <u>X</u> No _____		
Wetland Hydrology Present?	Yes <u>X</u> No _____		

Remarks:
 The sample point is located below and existing power line right of way in a small depression. The area is adjacent to Tawney Run.

Wetland ID: W-001; Cowardin Class: PEM

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

☐ Surface Water (A1)	☐ True Aquatic Plants (B14)
☒ High Water Table (A2)	☐ Hydrogen Sulfide Odor (C1)
☒ Saturation (A3)	☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Water Marks (B1)	☐ Presence of Reduced Iron (C4)
☐ Sediment Deposits (B2)	☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Drift Deposits (B3)	☐ Thin Muck Surface (C7)
☐ Algal Mat or Crust (B4)	☐ Other (Explain in Remarks)
☐ Iron Deposits (B5)	
☐ Inundation Visible on Aerial Imagery (B7)	
☐ Water-Stained Leaves (B9)	
☐ Aquatic Fauna (B13)	

Secondary Indicators (minimum of two required)

☐ Surface Soil Cracks (B6)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Drainage Patterns (B10)
☐ Moss Trim Lines (B16)
☐ Dry-Season Water Table (C2)
☐ Crayfish Burrows (C8)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Stunted or Stressed Plants (D1)
☒ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☐ Microtopographic Relief (D4)
☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____ No <u>X</u>	Depth (inches): _____
Water Table Present?	Yes <u>X</u> No _____	Depth (inches): <u>12</u>
Saturation Present?	Yes <u>X</u> No _____	Depth (inches): <u>8</u>

(includes capillary fringe)

Wetland Hydrology Present? Yes X No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

 Sampling Point: W-001

Tree Stratum	Plot size: <u>30 ft radius</u>	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>None</u>					Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
		_____ = Total Cover			Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
50% of total cover: _____		20% of total cover: _____			
Sapling/Shrub Stratum	Plot size: <u>15 ft radius</u>				
1. <u>None</u>					Hydrophytic Vegetation Indicators: <u>Yes</u> 1 - Rapid Test for Hydrophytic Vegetation _____ 2 - Dominance Test is >50% _____ 3 - Prevalence Index is ≤3.0 ¹ <u>No</u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u>No</u> Problematic Hydrophytic Vegetation ¹ (Explain)
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
		_____ = Total Cover			¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
50% of total cover: _____		20% of total cover: _____			
Herb Stratum	Plot size: <u>5 ft radius</u>				
1. <u>Typha latifolia</u>		<u>30</u>	<u>Y</u>	<u>OBL</u>	Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody Vine – All woody vines greater than 3.28 ft in height.
2. <u>Typha angustifolia</u>		<u>25</u>	<u>Y</u>	<u>OBL</u>	
3. <u>Reynoutria japonica</u>		<u>10</u>	<u>N</u>	<u>FACU</u>	
4. <u>Ficaria verna</u>		<u>5</u>	<u>N</u>	<u>FAC</u>	
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
		<u>70</u> = Total Cover			Hydrophytic Vegetation Present? Yes <u>X</u> No _____
50% of total cover: <u>35</u>		20% of total cover: <u>14</u>			
Woody Vine Stratum	Plot size: <u>30 ft radius</u>				
1. <u>None</u>					
2. _____					
3. _____					
4. _____					
5. _____					
		_____ = Total Cover			
50% of total cover: _____		20% of total cover: _____			
Remarks: (Include photo numbers here or on a separate sheet.) Evidence of spray at the time of the visit. Vegetation partially stunted in areas. No trees, shrubs or woody vines observed within the plot.					

SOIL

Sampling Point: W-001

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (Moist)	%	Color (Moist)	%	Type ¹	Loc ²		
0-16	10YR 4/1	97	7.5YR 4/4	3	C	PL,M	Loam/Clayey	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (MLRA 147, 148)
☐ Histic Epipedon (A2)	☐ Thin Dark Surface (S9) (MLRA 147, 148)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (MLRA 136)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)
☐ Stratified Layers (A5)	☒ Depleted Matrix (F3)
☐ 2 cm Muck (A10) (LRR N)	☐ Redox Dark Surface (F6)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Dark Surface (F7)
☐ Thick Dark Surface (A12)	☐ Redox Depressions (F8)
☐ Iron Monosulfide (A18)	☐ Iron-Manganese Masses (F12) (LRR N ,
☐ Sandy Mucky Mineral (S1)	MLRA 136)
☐ Sandy Gleyed Matrix (S4)	☐ Umbric Surface (F13) (MLRA 122, 136)
☐ Sandy Redox (S5)	☐ Piedmont Floodplain Soils (F19) (MLRA 148)
☐ Stripped Matrix (S6)	☐ Red Parent Material (F21) (MLRA 127, 147, 148)
☐ Dark Surface (S7)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (MLRA 147)
☐ Coast Prairie Redox (A16)
(MLRA 147, 148)
☐ Piedmont Floodplain Soils (F19)
(MLRA 136, 147)
☐ Red Parent Material (F21)
(outside MLRA 127, 147, 148)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐**Remarks:**

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Eastern Mountains and Piedmont Region

Project/Site: 334-940 Cheswick Generating Station City/County: Allegheny County Sampling Date: 03/20/2026
Applicant/Owner: Allegheny DC PropCo State: PA Sampling Point: UP-001
Investigator(s): CWI Section, Township, Range: _____
Landform (hillside, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 0-2%
Subregion (LRR or MLRA): LRR N Lat: 40.538310 Long: -79.793802 Datum: NAD83 (2011)
Soil Map Unit Name: UB - Urban Land NWI classification: _____
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation No, Soil No, or Hydrology No significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
Are Vegetation No, Soil No, or Hydrology No naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland?	Yes _____ No <u>X</u>
Hydric Soil Present?	Yes _____ No <u>X</u>		
Wetland Hydrology Present?	Yes _____ No <u>X</u>		

Remarks:
Representative upland sample point taken along an existing power line right of way. The area is adjacent to Tawney Run.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

☐ Surface Water (A1)	☐ True Aquatic Plants (B14)
☐ High Water Table (A2)	☐ Hydrogen Sulfide Odor (C1)
☐ Saturation (A3)	☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Water Marks (B1)	☐ Presence of Reduced Iron (C4)
☐ Sediment Deposits (B2)	☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Drift Deposits (B3)	☐ Thin Muck Surface (C7)
☐ Algal Mat or Crust (B4)	☐ Other (Explain in Remarks)
☐ Iron Deposits (B5)	
☐ Inundation Visible on Aerial Imagery (B7)	
☐ Water-Stained Leaves (B9)	
☐ Aquatic Fauna (B13)	

Secondary Indicators (minimum of two required)

☐ Surface Soil Cracks (B6)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Drainage Patterns (B10)
☐ Moss Trim Lines (B16)
☐ Dry-Season Water Table (C2)
☐ Crayfish Burrows (C8)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Stunted or Stressed Plants (D1)
☒ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☐ Microtopographic Relief (D4)
☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____ No <u>X</u>	Depth (inches): _____
Water Table Present?	Yes _____ No <u>X</u>	Depth (inches): _____
Saturation Present?	Yes _____ No <u>X</u>	Depth (inches): _____

(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION (Four Strata) – Use scientific names of plants.

 Sampling Point: UP-001

Tree Stratum	Plot size: <u>30 ft radius</u>	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>None</u>					Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0%</u> (A/B)
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
		_____ = Total Cover			Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
		50% of total cover: _____ 20% of total cover: _____			
Sapling/Shrub Stratum	Plot size: <u>15 ft radius</u>				
1. <u>None</u>					Hydrophytic Vegetation Indicators: <u>No</u> 1 - Rapid Test for Hydrophytic Vegetation <u>No</u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u>No</u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u>No</u> Problematic Hydrophytic Vegetation ¹ (Explain)
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
		_____ = Total Cover			¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
		50% of total cover: _____ 20% of total cover: _____			
Herb Stratum	Plot size: <u>5 ft radius</u>				
1. <u>Reynoutria japonica</u>		<u>85</u>	<u>Y</u>	<u>FACU</u>	Definitions of Four Vegetation Strata: Tree – Woody plants, excluding vines, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/Shrub – Woody plants, excluding vines, less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody Vine – All woody vines greater than 3.28 ft in height.
2. <u>Ficaria verna</u>		<u>5</u>	<u>N</u>	<u>FAC</u>	
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
		_____ = Total Cover			Hydrophytic Vegetation Present? Yes _____ No <u>X</u>
		50% of total cover: <u>45</u> 20% of total cover: <u>18</u>			
Woody Vine Stratum	Plot size: <u>30 ft radius</u>				
1. <u>None</u>					
2. _____					
3. _____					
4. _____					
5. _____					
		_____ = Total Cover			
		50% of total cover: _____ 20% of total cover: _____			
Remarks: (Include photo numbers here or on a separate sheet.) No trees, shrubs or woody vines observed within the plot.					

SOIL

Sampling Point: UP-001

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (Moist)	%	Color (Moist)	%	Type ¹	Loc ²		
0-2	10YR 3/1	100					Loam/Clayey	
1-16	2.5Y 5/2	100					Loam/Clayey	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (MLRA 147, 148)
☐ Histic Epipedon (A2)	☐ Thin Dark Surface (S9) (MLRA 147, 148)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (MLRA 136)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)
☐ Stratified Layers (A5)	☐ Depleted Matrix (F3)
☐ 2 cm Muck (A10) (LRR N)	☐ Redox Dark Surface (F6)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Dark Surface (F7)
☐ Thick Dark Surface (A12)	☐ Redox Depressions (F8)
☐ Iron Monosulfide (A18)	☐ Iron-Manganese Masses (F12) (LRR N,
☐ Sandy Mucky Mineral (S1)	MLRA 136)
☐ Sandy Gleyed Matrix (S4)	☐ Umbric Surface (F13) (MLRA 122, 136)
☐ Sandy Redox (S5)	☐ Piedmont Floodplain Soils (F19) (MLRA 148)
☐ Stripped Matrix (S6)	☐ Red Parent Material (F21) (MLRA 127, 147, 148)
☐ Dark Surface (S7)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (MLRA 147)
☐ Coast Prairie Redox (A16)
(MLRA 147, 148)
☐ Piedmont Floodplain Soils (F19)
(MLRA 136, 147)
☐ Red Parent Material (F21)
(outside MLRA 127, 147, 148)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No **X****Remarks:**

No hydric soil indicators observed.

APPENDIX C

STREAM DATA FORMS

Stream Data Form

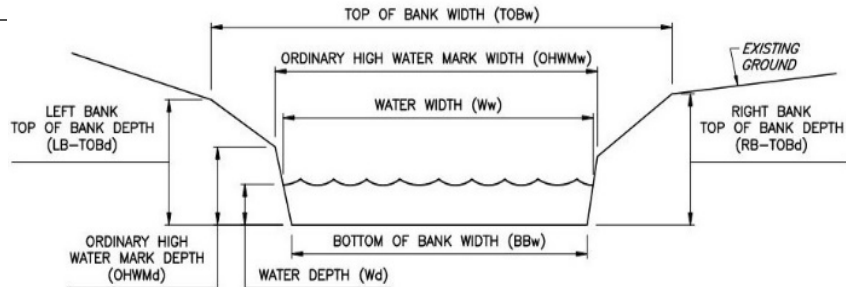
PROJECT #: 334-940 PROJECT NAME: Cheswick Generating Station DATE: 03/20/26 INVESTIGATORS: CWI
COUNTY: Allegheny STATE: PA LOCATION:
STREAM NAME: Tawney Run STREAM ID: ST-001 FLOW CLASSIFICATION: Perennial
WEATHER CONDITIONS: ☒ Sunny ☐ Partly Cloudy ☐ Cloudy ☐ Rain ☐ Other (See Remarks)
Has there been precipitation at the site within the past 5 days? ☒ Yes ☐ No ☐ Unknown

Remarks: The stream enters the AOI below Pittsburgh Street under a bridge. The stream continues downstream beyond the AOI where it conflues with the Allegheny River.

AVERAGE STREAM CHANNEL DIMENSIONS (ft)

TOBw: 15.5 RB-TOBd: 2 LB-TOBd: 3
OHWMw: 14 OHWMd: 1.5
Ww: 14 Wd: 0.5
BBw: 10

TYPICAL STREAM CROSS SECTION FACING DOWNSTREAM



OHWM INDICATORS:

Geomorphic: ☒ Break in slope / defined bed & banks ☐ Shelving ☒ Bedforms (bar deposition / scour lines)
Sediment: ☐ Changes in soil (alluvial / hydric vs. colluvial / residual) ☒ Sorting ☐ Mudcracks
Vegetation: ☐ Absence of terrestrial vegetation ☒ Vegetation matted down or bent ☒ Exposed roots
☐ Hydrophytic emergent cover ☐ Periphyton / algae cover >10% ☐ Moss/lichen trim lines
☐ Change in type or density (Explain: _____)
Ancillary: ☒ Wrack / organic debris lines ☒ Leaf litter disturbed or washed away ☐ Water staining
☒ Large woody debris jams ☐ Flow-smoothed channel bed rock

PRIMARY SUBSTRATE (Check all >20%):

☐ Clay ☒ Silt ☒ Sand ☒ Gravel (0.08"-3.0") ☒ Cobble (3.0"-10.0")
☐ Boulder (>10.0") ☐ Muck ☐ Vegetation ☐ Artificial ☐ Bedrock

FLOW CHARACTERISTICS:

☐ No water; streambed is dry ☐ Streambed is moist ☐ Standing water present ☒ Flowing water present

BANK EROSION:

Right Bank Facing Downstream: ☐ None ☐ Slight ☐ Moderate ☒ Severe
Left Bank Facing Downstream: ☐ None ☐ Slight ☐ Moderate ☒ Severe
Describe: Sloughing banks, exposed roots, undercut banks

CANOPY COVER:

☒ 0-25% ☐ 26-50% ☐ 51-75% ☐ 76-100%

BIOLOGICAL CHARACTERISTICS:

Macroinvertebrates Observed? (If Yes, check below)

☒ Yes ☐ No

☒ Plecoptera (Stonefly) ☐ Ephemeroptera (Mayfly) ☒ Trichoptera (Caddisfly) ☒ Coleoptera (Aquatic Beetles)
☐ Diptera (True Fly) ☐ Decapoda (Crawfish) ☐ Gastropoda (Snails) ☐ Isopoda (Sowbugs)
☐ Megaloptera (Alderfly) ☐ Odonata (Dragonfly) ☐ Platyhelminthes (Flatworms)
☐ Other Taxa: _____

Fish or Herptiles observed? (If Yes, check below)

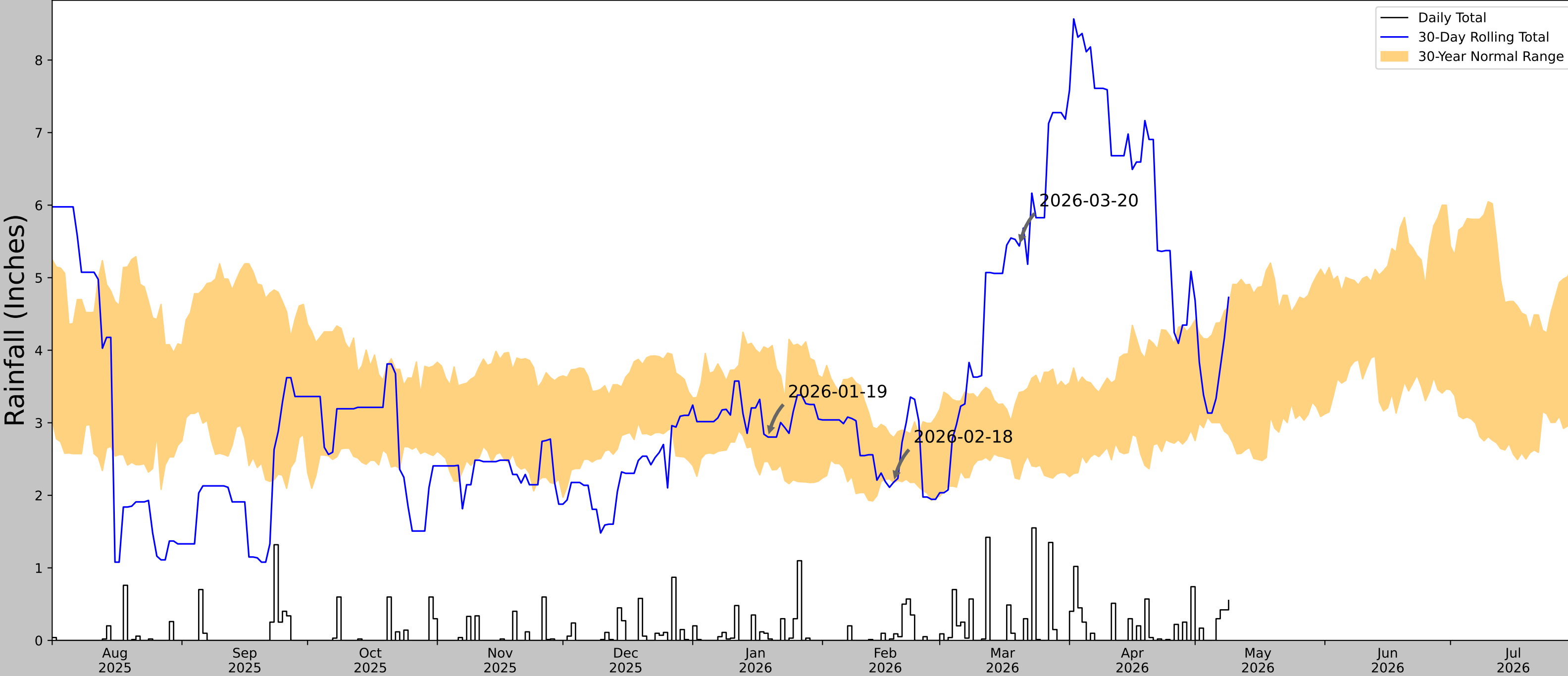
☐ Yes ☒ No

Describe: _____

APPENDIX D

ANTECEDENT PRECIPITATION TOOL ANALYSIS

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	40.5393, -79.7913
Observation Date	2026-03-20
Elevation (ft)	818.209
Drought Index (PDSI)	Mild drought
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2026-03-20	2.222047	3.418898	5.437008	Wet	3	3	9
2026-02-18	2.170866	2.794882	2.181102	Normal	2	2	4
2026-01-19	2.466536	4.016929	2.80315	Normal	2	1	2
Result							Wetter than Normal - 15

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
NATRONA LOCK 4	40.6142, -79.7192	759.843	6.411	58.366	3.259	11175	80
HARRISON TOWNSHIP 0.0 ENE	40.6367, -79.7162	983.924	1.563	224.081	1.054	38	10
LOWER BURRELL 1.2 WNW	40.5918, -79.7333	1048.885	1.715	289.042	1.267	7	0
NEW KENSINGTON 0.5 W	40.5698, -79.7612	849.081	3.777	89.238	2.037	1	0
SCHENLEY LOCK 5	40.6831, -79.6683	783.137	5.457	23.294	2.583	109	0
ACMETONIA LOCK 3	40.5361, -79.8153	748.032	7.386	11.811	3.411	20	0
MURRYSVILLE 2 SW	40.4119, -79.7244	859.908	13.98	100.065	7.69	2	0
FORD CITY 4 S DAM	40.715, -79.5133	930.118	12.844	170.275	7.967	1	0



US Army Corps
of Engineers.



ERDC

Figures and tables made by the
Antecedent Precipitation Tool
Version 3.0

Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and
Development Center

PNDI FINAL REPORT

1. PROJECT INFORMATION

Project Name: **Springdale Data Center**

Date of Review: **5/18/2026 11:11:19 AM**

Project Category: **Development, New commercial/industrial development (store, gas station, factory)**

Project Area: **61.25 acres**

County(s): **Allegheny**

Township/Municipality(s): **Cheswick Borough; Springdale Borough**

ZIP Code:

Quadrangle Name(s): **NEW KENSINGTON WEST**

Watersheds HUC 8: **Lower Allegheny**

Watersheds HUC 12: **Chartiers Run-Allegheny River**

Decimal Degrees: **40.539137, -79.791401**

Degrees Minutes Seconds: **40° 32' 20.8925" N, 79° 47' 29.426" W**

2. SEARCH RESULTS

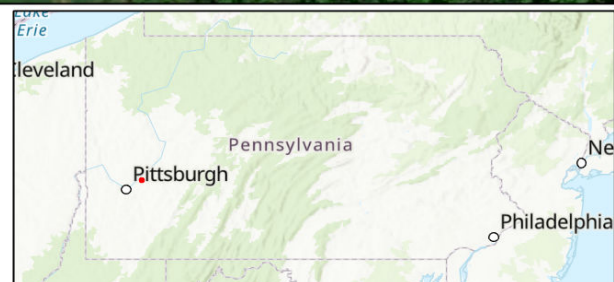
Agency	Results	Response
PA Game Commission	Conservation Measure	No Further Review Required, See Agency Comments
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	Potential Impact	FURTHER REVIEW IS REQUIRED, See Agency Response
U.S. Fish and Wildlife Service	Potential Impact	MORE INFORMATION REQUIRED, See Agency Response

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

Springdale Data Center



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Springdale Data Center



-  Buffered Project Boundary
-  Project Boundary



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

RESPONSE TO QUESTION(S) ASKED

Q1: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

Your answer is: Yes

Q2: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

Your answer is: Unknown

Q3: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping, or tree trimming), pesticide/herbicide application or prescribed fire?

Your answer is: Yes

Q4: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?

Your answer is: Unknown

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE:

Conservation Measure: Potential impacts to state and federally listed species which are under the jurisdiction of both the Pennsylvania Game Commission (PGC) and the U.S. Fish and Wildlife Service may occur as a result of this project. As a result, the PGC defers comments on potential impacts to federally listed species to the U.S. Fish and Wildlife Service. No further coordination with the Pennsylvania Game Commission is required at this time.

PA Department of Conservation and Natural Resources

RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE:

Further review of this project is necessary to resolve the potential impact(s). Please send project information to this agency for review (see WHAT TO SEND).

PFBC Species: (Note: The Pennsylvania Conservation Explorer tool is a primary screening tool, and a desktop review may reveal more or fewer species than what is listed below.)

Scientific Name	Common Name	Current Status
Leptodea fragilis	Fragile Papershell	Special Concern Species*
Sensitive Species**		Endangered

U.S. Fish and Wildlife Service

RESPONSE:

Information Request: Your project is within the range of the federally listed northern long-eared bat. Enter project information into IPaC (<http://ecos.fws.gov/ipac/>). Follow the step-by-step process to review this project's potential effect on federally listed species. For step-by-step instructions, please see our Project Review Page (<https://www.fws.gov/office/pennsylvania-ecological-services/project-revi...>)

Information Request: Your project is within the range of the federally listed Indiana bat. Enter project information into IPaC (<http://ecos.fws.gov/ipac/>). Follow the step-by-step process to review this project's potential effect on federally listed species. For step-by-step instructions, please see our Project Review Page (<https://www.fws.gov/office/pennsylvania-ecological-services/project-revi...>)

Information Request: Your project is within the range of federally listed freshwater mussels. Enter project information into IPaC (<http://ecos.fws.gov/ipac/>). Follow the step-by-step process to review this project's potential effect on federally listed species. For step-by-step instructions, please see our Project Review Page (<https://www.fws.gov/office/pennsylvania-ecological-services/project-revi...>)

* Special Concern Species or Resource - Plant or animal species classified as rare, tentatively undetermined or candidate as well as other taxa of conservation concern, significant natural communities, special concern populations (plants or animals) and unique geologic features.

** Sensitive Species - Species identified by the jurisdictional agency as collectible, having economic value, or being susceptible to decline as a result of visitation.

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email the following information to the agency(s) (see AGENCY CONTACT INFORMATION). Instructions for uploading project materials can be found [here](#). This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies (but not USFWS).

*If information was requested by USFWS, applicants must submit their project using [IPaC](#), following the [USFWS Project Submission](#) Instructions. USFWS will not accept or review project materials uploaded via the Conservation Explorer.

Check-list of Minimum Materials to be submitted:

___ Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.

___ A map with the project boundary and/or a basic site plan (particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)

In addition to the materials listed above, USFWS REQUIRES the following

___ **SIGNED** copy of a Final Project Environmental Review Receipt

The inclusion of the following information may expedite the review process.

___ Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)

___ Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <https://conservationexplorer.dcnr.pa.gov/content/resources>.



5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552
Harrisburg, PA 17105-8552
Email: RA-HeritageReview@pa.gov

PA Fish and Boat Commission

Division of Environmental Services
595 E. Rolling Ridge Dr., Bellefonte, PA 16823
Email: RA-FBPACENOTIFY@pa.gov

U.S. Fish and Wildlife Service

Pennsylvania Field Office
Endangered Species Section
110 Radnor Rd; Suite 101
State College, PA 16801
Email: IR1_ESPenn@fws.gov
NO Faxes Please

PA Game Commission

Bureau of Wildlife Management
Division of Environmental Review
2001 Elmerton Avenue, Harrisburg, PA 17110-9797
Email: RA-PGC_PNDI@pa.gov
NO Faxes Please

7. PROJECT CONTACT INFORMATION

Name: Lucas Kammerer
Company/Business Name: Civil & Environmental Consultants, Inc.
Address: 700 Cherrington Parkway
City, State, Zip: Moon Township, PA 15108
Phone: (484) 999-7284 Fax: ()
Email: lkammerer@cecinc.com

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

Lucas Kammerer
applicant/project proponent signature

5/18/2026
date

PNDI COORDINATION



May 14, 2026

Pennsylvania Fish and Boat Commission
1601 Elmerton Avenue
Harrisburg, PA 17110-9797

Dear Pennsylvania Fish and Boat Commission:

Subject: Protected Species Review Request
PNDI Receipt ID: PNDI-859624
Allegheny DC PropCo LLC
Cheswick Generating Station
Springdale Township, Allegheny County, Pennsylvania
CEC Project 334-940

On behalf of Allegheny DC PropCo LLC, Civil & Environmental Consultants, Inc. (CEC) is providing additional information as requested by the Pennsylvania Fish and Boat Commission (PFBC) and associated results of a Pennsylvania Natural Diversity Inventory (PNDI) Project Environmental Review (PNDI-859624). The PNDI receipt indicates potential impacts to *Leptodia fragilis* (Special Concern Species) and an unidentified PA Endangered species, and that additional review is required.

Allegheny DC PropCo LLC is proposing the development of a new development site in Springdale Township, Allegheny County, Pennsylvania. The project will take place utilizing the footprint of previous infrastructure adjacent to the Allegheny River. The delineation area is shown on the attached Site Location Map (Figure 1) and aerial mapping (Figure 2)

The project area consists of disturbed land that was previously developed infrastructure. Tawney Run, a tributary to the Allegheny River was identified within the delineation boundary. The proposed project will utilize the footprint of previous infrastructure and will not impact any aquatic features. Photographs of the project area are included as an attachment to this letter.

Because this project is located primarily in previously disturbed areas, and no in-stream work is proposed, CEC anticipates that no permanent or adverse effects to rare, threatened, or endangered species or related habitat. Please contact Chris Imbrogno at 412.429.2324 or cimbrogno@cecinc.com if you need further information or have questions regarding this request. Thank you very much for your assistance.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Chris Imbrogno, PWS
Project Manager

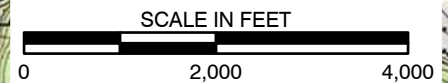
Trevor Conlow
Vice President

Enclosures



REFERENCE(S):
1. USGS TOPOGRAPHIC MAP / ARCGIS MAP SERVICE:
ACCESSED 5/14/2026.
NEW KENSINGTON WEST, PENNSYLVANIA QUADRANGLE
PUBLISHED 1979.

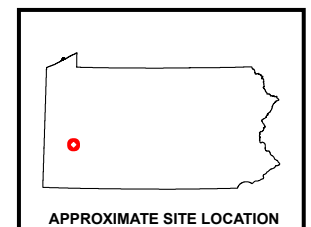
AREA OF INTEREST (AOI)
(40.5393,-79.7913)



LEGEND

 AREA OF INTEREST (AOI)

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.



APPROXIMATE SITE LOCATION



Civil & Environmental
Consultants, Inc.

700 Cherrington Parkway
Moon Township, PA 15108
Ph: 412.429.2324 · 800.365.2324
www.cecinc.com

ALLEGHENY DC PROPCO LLC
CHESWICK GENERATING STATION
ALLEGHENY COUNTY, PENNSYLVANIA

SITE LOCATION MAP

DRAWN BY:	CLC	CHECKED BY:	CWI	APPROVED BY:	TCC*	FIGURE NO:
DATE:	5/11/2026	SCALE:	1" = 2,000'	PROJECT NO:	334-940	1

*Hand Signature on file

P:\330-000\334-940-GIS\Maps\EC01_Cheswick_Delineation.aprx [334940_EC01_Cheswick_Delineation_Fig3_Results] 5/11/2026 1:17 PM (zalk)



LEGEND

AREA OF INTEREST (AOI)

OPEN WATER

WETLAND - PEM

DITCH

PERENNIAL STREAM

EXISTING CULVERT

SAMPLING POINT

2-FT CONTOUR INTERVAL

1 Photo location

REFERENCES
1. PENNSYLVANIA EMERGENCY MANAGEMENT AGENCY (PEMA) IMAGERY WEB MAPPING SERVICE
IMAGE DATE: 2018-2020; ACCESSED: .
2. PAMAP PROGRAM LIDAR DATA, 2' INTERVAL, 2006.

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

CEC

Civil & Environmental Consultants, Inc.

700 Cherrington Parkway
Moon Township, PA 15108
Ph: 412.429.2324 · 800.365.2324
www.cecinc.com

DRAWN BY:	CLC/SRS	CHECKED BY:	CWI
DATE:	5/14/2026	SCALE:	1" = 200'

ALLEGHENY DC PROPCO LLC
CHESWICK GENERATING STATION
ALLEGHENY COUNTY, PENNSYLVANIA

WATERS DELINEATION MAP

APPROVED BY:	TCC*	FIGURE NO:	2
PROJECT NO:	334-940		

*Hand Signature on file



Photograph 1 : Site Overview
Facing West

Date Taken: 3/20/2026



Photograph 2 : Site Overview
Facing South

Date Taken: 3/20/2026



Photograph 3 : Site Overview
Facing North

Date Taken: 3/20/2026



Photograph 4 : Site Overview
Facing North

Date Taken: 3/20/2026



Photograph 5 : Site Overview
Facing North

Date Taken: 3/20/2026



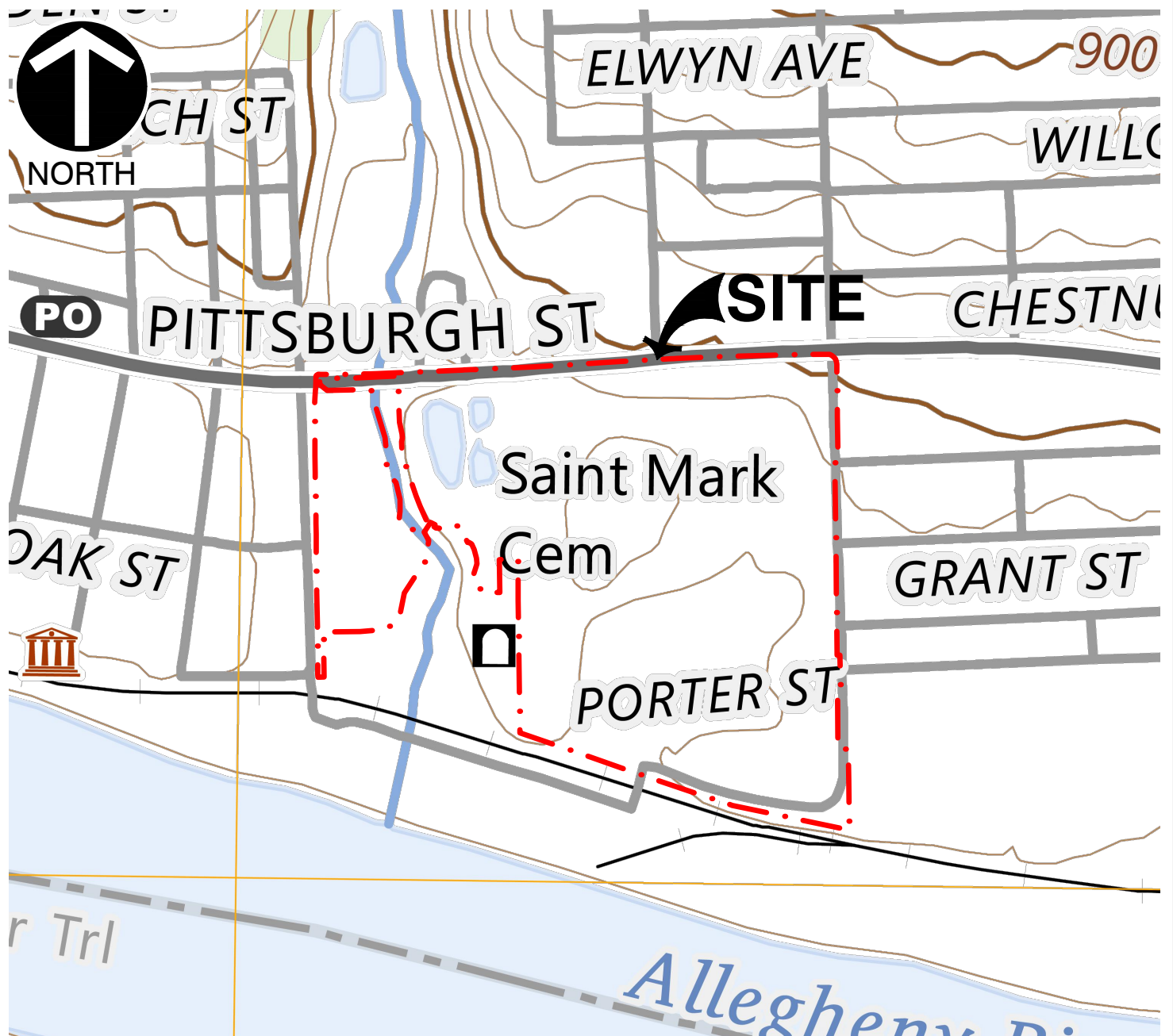
Photograph 6 : Site Overview
Facing North

Date Taken: 3/20/2026

WATER WELL EXHIBIT

SITE LOCATION MAP

P:\330-000\334-940-CADD\DWG\CV01\334940-CV01-Figure 1 Site Map.dwg|FIGURE 1} LS(6/9/2026 - lkammerer) - LP: 6/10/2026 9:56 AM



LEGEND

— · — PROPOSED LIMIT OF DISTURBANCE

REFERENCE

1. U.S.G.S. 7.5' TOPOGRAPHIC MAP, NEW KENSINGTON WEST QUADRANGLE, PENNSYLVANIA DATED: 2023.

SCALE IN FEET



ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.



Civil & Environmental
Consultants, Inc.

700 Cherrington Parkway
Moon Township, PA 15108
Ph: 412.429.2324 · 800.365.2324
www.cecinc.com

ALLEGHENY DC PROPCO LLC
SPRINGDALE DATA CENTER
151 PORTER ST, SPRINDGDALE, PA 15144

SITE LOCATION MAP

DRAWN BY:	JDP	CHECKED BY:	LFK	APPROVED BY:	KLW	FIGURE NO.:
DATE:	MARCH. 2026	DWG SCALE:	1"=500'	PROJECT NO:	334-940.CV01	1

NOTICE OF INTENT TO REMEDIATE

NOTICE OF INTENT TO REMEDIATE

For DEP Use Only

PF # _____

Rem ID # _____

Date: 2/24/2026NIR Status: ☒ New ☐ Revised

Act 1995-2 requires four general information items to be included in the NIR: the general location, listing of contaminants, intended use of property, and proposed remediation measures. In addition, indicate the standard(s) to be obtained and attach a scaled site map (if available). Certain project amendments or changes will require submission of a revised NIR, a new public notice, and a new notification to the municipality. Changes to information marked by (**) or (††) indicate when a new NIR and new public and municipal notices are needed. DEP should also be notified of any significant changes to the initial NIR submission, including the change of future use of the property, contaminants added or removed, change of standards from site-specific to background or Statewide health, any change in the media being investigated, or change of any contact information.

Property Name 151 Porter StreetFormer Name(s)/AKA Former Cheswick Generating StationAddress/Location 151 Porter StreetCity Springdale Zip Code 15144**Municipality(s) Springdale Borough County(ies) AlleghenyTax Parcel ID# (if known) 628-B-200, 628-F-75, 628-G-40, and 628-G-20Latitude 40 ° (deg). 32 ' (min) 22 " (sec)Longitude -79 ° (deg). 47 ' (min) 29 " (sec)Horizontal Collection Method GoogleEarthHorizontal Reference Datum WGS84 Reference Point Approx. center of site☐ **Wish to participate in the DEP/EPA [One Cleanup Program](#).Contact the Land Recycling Program Manager for details at landrecycling@pa.gov.

EPA ID#, if known _____

DEP ID#(s), if known eFACTs ID# 758420; LRP ID# 5-2-841-19308

(i.e., eFACTs primary facility ID#, storage tank facility ID#, water quality permit #, etc.)

Date Release Occurred (if known) UnknownDate each municipality was notified of any plan or report submitted under any remediation standard
February 24, 2026 - Springdale Borough - NIRPlace the newspaper name and date that your notice of your plan/report submission was published
February 21, 2026 - Valley News Dispatch - NIR

** A change in municipality, the addition of a new municipality, or deciding to participate in the DEP/EPA One Cleanup Program requires a new NIR to be submitted with new public and municipal notifications.

Contamination, Land Usage, and Proposed Remediation Section

Provide a brief description of the site contamination, to the extent known, in plain language (e.g., fuel oil spill, historical chemical industrial area, etc.), the current and intended future use of the property in the box below.

The site is the location of the former Cheswick Generating Station, which operated from 1970 through 2022. Specifically, the Act 2 Site for this NIR includes four tax parcels located south of Pittsburgh Street, totaling approximately 56-acres of land. Site investigations have identified soil and groundwater impacts. The site has recently been demolished in preparation for development. The planned future use of the site is a data center (non-residential).

Provide a general description of proposed remediation measures.

The site will be remediated to a Site-Specific Standard using engineering and institutional controls. The current proposed remediation measures include capping affected soils, prohibiting future residential use of the Site, and prohibiting potable use of groundwater.

Standards Selection Section

Check all the boxes that apply for the appropriate contaminant groups according to the standard(s) and media of the remediation to be performed.

NOTE: Either the site-specific standard or a special industrial area requires a 30-day public and municipal comment period.

Contaminant Groups	Background		Statewide Health–Residential		Statewide Health–Non-Residential		††Site-Specific Standard		††Special Industrial Area	
	Soil	GW	Soil	GW	Soil	GW	Soil	GW	Soil	GW
Aviation Gasoline	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Diesel Fuel	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Fuel Oil No. 1	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Fuel Oil No. 2	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Fuel Oil No. 4	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Fuel Oil No. 5	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Fuel Oil No. 6	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Kerosene	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Jet Fuel	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Leaded Gasoline	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
New Motor Oil	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Unleaded Gasoline	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Used Motor Oil	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Chlorinated Solvents	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Inorganics	☐	☐	☐	☐	☐	☐	☒	☒	☐	☐
Lead	☐	☐	☐	☐	☐	☐	☒	☒	☐	☐
MTBE	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Other Organics	☐	☐	☐	☐	☐	☐	☒	☒	☐	☐
PAHs	☐	☐	☐	☐	☐	☐	☒	☒	☐	☐
PCBs	☐	☐	☐	☐	☐	☐	☒	☐	☐	☐
Pesticides	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
PFAS	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

GW: groundwater

†† Changing the selected standard from either background or Statewide health to the site-specific standard, changing to a combination of standards that includes the site-specific standard, or choosing the special industrial area designation requires a new NIR submission with new public and municipal notifications.

Please list individual contaminants here, by environmental medium and cleanup standard (optional):

Soil (Site-Specific Standard)

Arsenic

Cobalt

Lead

Manganese

Strontium

PCB-1260

Anthracene

Bis(2-ethylhexyl)phthalate

Dibenz(a,h)anthracene

Groundwater (Site-Specific Standard)

Aluminum

Arsenic

Barium

Beryllium

Chromium

Cobalt

Copper

Iron

Lead

Lithium

Manganese

Molybdenum

Nickel

Thallium

Benzo(a)pyrene

Benzo(g,h,i)perylene

Benzo(k)fluoranthene

Bis(2-chloroethyl)ether

Property Owner, Remediator/Participant, and Consultant

Complete the form below for each recipient obtaining a release of liability upon approval of the final report. Attach additional sheets as necessary.

Property Owner

Contact Person/Title Brian Regli / Sam Miller eFACTs Client ID(If Known) _____

Phone Number 215-888-0754 Email Address bregli@dynamodc.com / smiller@dynamodc.com

Company Name Allegheny DC PropCo EIN or Federal ID # 85-3305413

Address (street, city, state, zip) 151 Porter Street, Springdale, PA 15144

Client Type (choose from list below) Limited Liability Company

Client Types:**Association/Organization**

Authority	Limited Liability Partnership	Partnership-General
County	Municipality	Partnership-Limited
Estate/Trust	Non-Pennsylvania	Pennsylvania Corporation
Federal Agency	Government	School District
Individual	Other (Government)	Sole Proprietorship
Limited Liability company	Other (Non-Government)	State Agency

Consultant

Contact Person/Title Mark Orzechowski Email Address morzechowski@cecinc.com

Phone Number 412-249-3152 Company Name Civil & Environmental Consultants, Inc.

Address (street, city, state, zip) 700 Cherrington Parkway, Moon Township, PA 15108

Other Participant (Remediator)

Contact Person/Title _____

Relationship to Site _____
(e.g. remediator, participant in cleanup if other than owner, etc.)

Phone Number _____ Email Address _____

Company Name _____ EIN or Federal ID # _____

Address (street, city, state, zip) _____

Preparer of Notice of Intent to Remediate

Name Mark Orzechowski Title Principal

Phone Number 412-249-3152 Email Address morzechowski@cecinc.com

Company Name Civil & Environmental Consultants, Inc.

Address (street, city, state, zip) 700 Cherrington Parkway, Moon Township, PA 15108



February 18, 2026

Springdale Borough Council
325 School Street
Springdale, Pennsylvania 15144

Dear Springdale Borough Council:

Subject: Municipal Notification
Notice of Intent to Remediate
151 Porter Street (Former Cheswick Generating Station)
Springdale, Allegheny County, Pennsylvania
CEC Project 334-940

The Land Recycling and Environmental Remediation Standards Act (Act 2) requires that a Notice of Intent to Remediate (NIR) a site be provided to the municipality in which the site is located.

This notice is to inform you that Civil & Environmental Consultants, Inc. (CEC) is submitting on behalf of Allegheny DC PropCo a Notice of Intent to Remediate (NIR) with the Pennsylvania Department of Environmental Protection (PADEP) for remediation of the property at 151 Porter Street, Springdale, Pennsylvania (the former Cheswick Generating Station). In accordance with Act 2, we are formally notifying you of Allegheny DC PropCo's intent to remediate the site to Site-Specific Standard for constituents of potential concern. Act 2 also provides that when a site is being remediated to a Site-Specific Standard, the municipality is afforded a 30-day comment period. A copy of the NIR is enclosed. This notice will be published in the *Pennsylvania Bulletin* and a summary of the notice will appear in the Valley News Dispatch.

Publication of this notice in a local newspaper initiates the 30-day public and municipal comment period. During this time, your municipality may request a public involvement plan for the community to be involved in the development of the remediation and reuse plans for the site. If the municipality wishes to be involved in this project, please send your comments to Allegheny DC PropCo at 151 Porter Street, Springdale, Pennsylvania 15144 with copy submitted to the PADEP at 400 Waterfront Drive, Pittsburgh, Pennsylvania 15222.

This notice is made under the provision of the Land Recycling and Environmental Standards Act, the Act of May 19, 1995, P.L. #4, No. 2.

If there are any questions concerning this document, please contact CEC at (412) 429-2324.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Mark L. Orzechowski, P.G.
Principal

Enclosure

cc: Brian Regli (Allegheny DC PropCo)

Legal Notice Submitted to the *Valley News Dispatch*

**Notice of an Intent
to Remediate to an Environmental Standard.
(Sections 302(e)(1)(ii), 303(h)(1)(ii),
304(n)(1)(i), and 305(c)(1))**

Pursuant to the Land Recycling and Environmental Remediation Standards Act, the act of May 19, 1995, P.L. 4, No. 1995-2, notice is hereby given that Allegheny DC PropCo submitted to the Department of Environmental Protection a Notice of Intent to Remediate for a site located at 151 Porter Street, Springdale, Pennsylvania. This Notice of Intent to Remediate states that the site is the former Cheswick Generating Station. Soils and groundwater at the site have been found to be contaminated with inorganic and organic contaminants. Allegheny DC PropCo has selected the Site-Specific Standard and they have indicated that the proposed remediation measures will include installing a soil cap and restricting future residential property use and potable groundwater use. The proposed future use of the property will be non-residential as a data center.

The Act provides for a 30-day public comment period for Site-Specific Standard remediations. The 30-day comment period is initiated with the publication of this notice. Until March 23, 2026, Springdale Borough may submit a request to Allegheny DC PropCo to develop and implement a public involvement plan involving the municipality in the development of the remediation and reuse plans for the site. Copies of these requests and of any comments should also be submitted to the Department of Environmental Protection at 400 Waterfront, Pittsburgh, Pennsylvania 15222.



February 24, 2026

Dear Customer,

The following is the proof-of-delivery for tracking number: 491044558140

Delivery Information:

Status:	Delivered	Delivered To:	Shipping/Receiving
Signed for by:	T.Wygonok	Delivery Location:	
Service type:	FedEx 2Day		
Special Handling:	Deliver Weekday		SPRINGDALE, PA,
		Delivery date:	Feb 24, 2026 11:54

Shipping Information:

Tracking number:	491044558140	Ship Date:	Feb 20, 2026
		Weight:	0.5 LB/0.23 KG
Recipient:		Shipper:	
SPRINGDALE, PA, US,		MOON TOWNSHIP, PA, US,	

Reference	334-940.0010 J REICHL
Department Number	SPRINGDALE BOROUGH COUNCI

FedEx Express proof-of-delivery details appear below; however, no signature is currently available for this shipment. Please check again later for a signature.

Thank you for choosing FedEx

Reichl, Jackie

From: FedEx Tracking <TrackingUpdates@fedex.com>
Sent: Tuesday, February 24, 2026 12:00 PM
To: Reichl, Jackie
Subject: Your shipment was delivered 491044558140



Your shipment was delivered.

Delivery Date

Tue, 02/24/2026
11:54am

Delivered to

325 SCHOOL ST, SPRINGDALE, PA 15144

Received by

T.Wygonok

[Report missing package](#)

How was your delivery?



Tracking details

Tracking ID	491044558140
--------------------	---------------------

From	CIVIL&ENVIRONMENTAL CONSULTANTS 700 CHERRINGTON PARKWAY MOON TOWNSHIP, PA, US 15108
-------------	---

To	SPRINGDALE BOROUGH COUNCIL 325 SCHOOL STREET SPRINGDALE, PA, US 15144
-----------	--

Ship date	Fri 2/20/2026 04:30 PM
------------------	------------------------

Number of pieces	1
-------------------------	---

Total shipment weight	0.50 LB
------------------------------	---------

Service	FedEx 2Day®
----------------	-------------

Reference	334-940.0010 J REICHL
Shipper reference	334-940.0010 J REICHL
Department number	SPRINGDALE BOROUGH COUNCI

[TRACK SHIPMENT](#)



Sending something back? No sweat!

When you need to [make a return](#), drop it off at one of over 10,000 locations—including select Walgreens stores. And if you received a QR code for your return, we can print your label.

[FIND LOCATIONS](#)

✉ Please do not respond to this message. This email was sent from an unattended mailbox. This report was generated at approximately 11:00 AM CST 02/24/2026.

All weights are estimated.

To track the latest status of your shipment, click on the tracking number above.

Standard transit is the date and time the package is scheduled to be delivered by, based on the selected service, destination and ship date. Limitations and exceptions may apply. Please see the FedEx Service Guide for terms and conditions of service, including the FedEx Money-Back Guarantee, or contact your FedEx Customer Support representative.

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Thank you for your business.

ID 1026



Tribune-Review 724-834-1151
Classified Call Center 800-524-5700

Payment Receipt

CIVIL & ENVIRONMENTAL CON
700 Cherrington Parkway
Moon Township PA 15108

Account #: 102224
Customer URN: 00005111
Telephone #: 4124292324
Order Number: 402625

Sales Associate: Peter Stopinski | Phone: 844-523-4299 | Email: pstopinski@triblive.com

A payment in the amount of \$271.00 was paid on 2/18/2026 using Invoice

Title	Ed	Section	Classification	Size	Start Date	End Date	Insert Net Price
Tribune-Review	VN	Classified	Leg - Corporate Noti	1 Col Legal	2/21/2026	2/21/2026	\$271.00
E-Trib	VN	Classified	Leg - Corporate Noti	1 Col Legal	2/22/2026	2/23/2026	\$0.00
TribLiveClassifieds.com	ALL	Classified	Leg - Corporate Noti	1 Col Legal	2/21/2026	2/21/2026	\$0.00
						Order Total:	\$271.00

**Notice of an Intent
to Remediate to an
Environmental Standard.
(Sections 302(e)(1)(ii), 303(h)(1)
(ii), 304(n)(1)(i), and 305(c)(1))**

Pursuant to the Land Recycling and Environmental Remediation Standards Act, the act of May 19, 1995, P.L. 4, No. 1995-2, notice is hereby given that Allegheny DC PropCo submitted to the Department of Environmental Protection a Notice of Intent to Remediate for a site located at 151 Porter Street, Springdale, Pennsylvania. This Notice of Intent to Remediate states that the site is the former Cheswick Generating Station. Soils and groundwater at the site have been found to be contaminated with inorganic and organic contaminants. Allegheny DC PropCo has selected the Site-Specific Standard and they have indicated that the proposed remediation measures will include installing a soil cap and restricting future residential property use and potable groundwater use. The proposed future use of the property will be non-residential as a data center.

The Act provides for a 30-day public comment period for Site-Specific Standard remediations. The 30-day comment period is initiated with the publication of this notice. Until March 23, 2026, Springdale Borough may submit a request to Allegheny DC PropCo to develop and implement a public involvement plan involving the municipality in the development of the remediation and reuse plans for the site. Copies of these requests and of any comments should also be submitted to the Department of Environmental Protection at 400 Waterfront, Pittsburgh, Pennsylvania 15222.

402625 (2/21/26)



Pennsylvania
**Department of
Environmental Protection**

Southwest Regional Office

February 25, 2026

Delivered Electronically

Brian Regli and Sam Miller
Allegheny DC PropCo
151 Porter Street
Springdale, PA 15144

Re: Receipt of Notice of Intent to Remediate – Site-Specific Standard
Former Cheswick Generating Station – Tax Parcel ID #628-B-200, 628-F-75, 628-G-40,
and 628-G-20
eFACTS PF #758420
eFACTS Activity ID #62103
LRP #5-2-841-19308
151 Porter Street, Springdale, PA 15144
Springdale Borough, Allegheny County

Dear Brian and Sam:

This letter acknowledges receipt of your Notice of Intent to Remediate (NIR) on February 24, 2026, pertaining to the subject property and submitted in accordance with the Land Recycling and Environmental Remediation Standards Act (Act 2). The procedures set forth in Act 2 must be followed in order for this site to qualify for the liability protection provided by the Act. The Department of Environmental Protection (DEP) will not accept plans and reports until after the 30-day comment period following submission of the NIR ends.

The 30-day comment period following submission of the NIR allows the municipality the opportunity to request to be involved in the development of remediation and reuse plans for the property. If the municipality requests a public involvement plan, any comments and responses must be included in any subsequent reports. Remedial investigation reports, risk assessment reports, cleanup plans, and final reports submitted to the DEP under the site-specific standard need to be accompanied by the required fees and documentation verifying compliance with the public notification requirements.

Additional technical and program information can be found at www.dep.pa.gov, under Businesses > Land > Land Recycling. Also, please refer to the Land Recycling Program checklists which are helpful in assuring reports are complete before submittal. The DEP uses the checklists to perform administrative and technical completeness reviews when plans and/or reports are submitted. It is strongly encouraged to include the appropriate completed checklist with your final report submission. Land Recycling checklists can be found at the website under 'Forms, Checklists & Notifications' link.

Thank you for participating in the Pennsylvania Department of Environmental Protection's (DEP) Land Recycling Program. You are receiving this Standard Attachment because you have provided a Notice of Intent to Remediate or a Final Report submission to the department. The following program summaries are provided to you as a guide to other programs that are commonly associated with brownfield remediation projects. These programs are important for the successful completion of site remediation and the grant of liability relief for your site. Please note if several of the following items apply to your site, it may be valuable to request a pre-application coordination meeting with your assigned DEP Project Manager. For remediation projects that involve multiple programs, an initial coordination meeting is beneficial to determine required date of submission(s), program participation consideration(s), and priorities.

This list is not meant to be all inclusive, but does summarize a listing of programs that are commonly affiliated with these types of projects.

Land Recycling Program Considerations

Uniform Environmental Covenants Act (UECA)

Based on the remediation standard that you have selected for your remediation/redevelopment project, you may be required to submit an environmental covenant. The covenant, as defined and governed under the auspices of UECA, provides a tool to ensure that the conditions allowing for a risk-based cleanup will continue in the future. UECA requires that a completed and signed environmental covenant shall be submitted to the appropriate regional DEP office no later than 30 days from receipt of the final cleanup approval letter. A \$500 fee is required to be submitted with the environmental covenant. Once received, the DEP has 90 days to review and return the signed covenant for recordation. Notifications of recordation of the covenant are subsequently required to be sent within 90 days to the DEP and to the entities listed in Section 6507 of UECA and in accordance with the terms of the covenant. For more information, visit www.dep.pa.gov, under Businesses > Land > Land Recycling., select related information under 'Uniform Environmental Covenants'.

Other Program Requirements

Depending on the specific details of each case, other program requirements may be applicable to your site as cleanup is progressing and/or upon completion of Act 2 activities. These considerations are summarized in the following:

Land Disturbance

Depending on the remediation approach selected for your site, you must carefully evaluate the remedial activities to minimize erosion and sedimentation in conformance with Chapter 102 of the PA Code, Erosion and Sediment Control. These requirements may be satisfied with the development, implementation, and maintenance, of erosion and sediment control best management practices. Please note that any future earth disturbance or development at your site after cleanup is completed may require either approvals or permits from the appropriate county soil conservation district. Therefore, you should contact the conservation district before engaging in any such activities. For more information regarding this topic, visit www.dep.pa.gov, Search 'Stormwater Management'.

Surface Water Discharges

Surface water discharges from sites undergoing Act 2 cleanups may be considered point or nonpoint sources. Point source discharges to surface water include, as examples, leachate discharge from a disposal unit, or, runoff from contaminated site discharges through a storm sewer. Discharges such as these are subject to National Pollutant Discharge Elimination System (NPDES) requirements, and as such may require a permit. Additionally, Act 2 requires that any site undergoing cleanup via the Statewide health or site-specific standard also demonstrate compliance with surface water quality criteria when a nonpoint source discharge, such as contaminated groundwater, discharges into surface water. More information regarding these programs may be found at the DEP's website or through your site's assigned Project Manager.

Sewage Facilities Program

The redevelopment of Act 2 sites after completion of cleanup activities may require you to investigate sewage planning considerations. For example, when site utilization is changed from industrial use to residential use as a result of Act 2 implementation, the sewage facilities planning for the property will require analysis/revision. Act 537, Sewage Facilities Program, contains provisions to enable proper municipal planning and permitting for current and future utilization of sewage facilities. For more information, visit www.dep.pa.gov, search 'Act 537 Sewage Facilities Program'.

Water Well Abandonment

Abandoned wells must be reported on required forms to the PA Department of Conservation and Natural Resources (DCNR), Bureau of Topographic and Geologic Survey (BTGS). Information is available on the DCNR website, www.dcnr.pa.gov, select Conservation > Water > Groundwater, under Abandoned Private Water Wells for the water well abandonment guidelines and forms.

If available, the original driller's log should be included along with the details of the well abandonment procedure. A photograph should be taken of the site, and a reference map should be made to locate the abandoned well. **We recommend that you identify the exact location by GPS** (it also may be appropriate to survey the exact location of the well). If a permit was issued for the well installation (e.g. by a local agency or County Health Department), please provide a copy of your BTGS submission to the issuing agency and to this office.

Oil and Gas Well Site Restoration

If the site specified for remediation is considered to be part of a well site as that term is defined by Section 603a(d) of the Oil and Gas Act, you must ensure restoration of the area under Section 206 of the Oil and Gas Act, 58 P.S. § 601.206. The Department considers a well site to be restored under Section 206 when the disturbed or impacted area is returned to its approximate original contours and restored to conditions that support the same potential uses of the land that existed prior to the spill or release, including the vegetation of those areas. The restored area should be capable of supporting the type of vegetation that was present before the release.

Please refer to the enclosed Standard Attachment for considerations of other programs which may be applicable to this property.

Erin Shaver, P.G., is the project manager assigned to your project and will be working with you towards the remediation of this property. Frequent contact is encouraged between your representatives and our staff. If you have any questions or need further clarifications of our procedures, please contact Erin at 412-442-4118 or eshaver@pa.gov.

Sincerely,

A handwritten signature in cursive script that reads "Janelle Hromyak".

Janelle Hromyak
Clerical Assistant 2
Environmental Cleanup and Brownfields Program

Enclosure: Standard Attachment

cc: Mark Orzechowski – Civil & Environmental Consultants, Inc.
Allegheny County Conservation District
Springdale Borough
T. Buchan
E. Shaver
Region

**PROOF OF STORMWATER SUBMISSION TO ALLEGHENY COUNTY
HEALTH DEPARTMENT**



June 10, 2026

Allegheny County Health Department
542 Fourth Avenue
Pittsburgh, PA 15219

To Whom It May Concern:

Subject: Allegheny DC Propco LLC
Preliminary Stormwater Management Plan & Narrative Submission
CEC Project 334-940

On behalf of Allegheny DC Propco LLC (“Applicant”), Civil & Environmental Consultants, Inc. (“CEC”) is pleased to submit this Preliminary Stormwater Management Plan & Narrative for the proposed Springdale Data Center Project. The subject property is located at 151 Porter Street and 101 Porter Street in Springdale Borough, Allegheny County, Pennsylvania, and is identified as Allegheny County Parcel ID Nos. 628-B-200 and 628-G-80 (collectively, the “Property”). The primary parcel to be developed is Parcel ID No. 628-B-200.

The proposed project involves the redevelopment of the former Cheswick Power Station site into a data center campus, including associated generator and utility yards, circulation, parking, stormwater facilities and public-facing site improvements. The Property consists of approximately 47.2 acres within the Borough’s Industrial (“I”) Zoning District.

In accordance with the Allegheny County Subdivision and Land Development Ordinance preliminary application requirements, this submission includes the necessary plans, reports, and supporting documentation for Allegheny County Health Department (“ACHD”) review.

Materials Submission

For your review, we have enclosed the following materials pursuant to the county Preliminary Land Development application requirements:

- Preliminary Stormwater Management Plans
- Post-Construction Stormwater Narrative

We respectfully request that ACHD review the enclosed preliminary stormwater management submission and provide comments at your earliest convenience.

Should you have any questions or require additional information, please do not hesitate to contact us.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Kristen L. Weis, P.E.
Project Manager

Lucas F. Kammerer, E.I.T.
Project Consultant

Kammerer, Lucas

From: FedEx Tracking <TrackingUpdates@fedex.com>
Sent: Wednesday, June 10, 2026 4:50 PM
To: Kammerer, Lucas
Subject: You're getting a shipment 516436905332



You're getting a shipment.

Tracking details

Tracking ID	516436905332
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From	CIVIL&ENVIRONMENTAL CONSULTANTS 700 CHERRINGTON PARKWAY MOON TOWNSHIP, PA, US 15108
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To	ALLEGHENY COUNTY HEALTH DEPARTMENT 542 FOURTH AVENUE PITTSBURGH, PA, US 15219
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Ship date	Wed 6/10/2026 04:30 PM
Number of pieces	1
Total shipment weight	3.00 LB
Service	FedEx Standard Overnight®
Reference	334-940 L KAMMERER
Shipper reference	334-940 L KAMMERER
Department number	ALLEGHENY COUNTY HEALTH D

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