



Date: *February 26, 2026*

The Redevelopment Authority of the City of Pittston
Attn: Joseph Chernouskas, Chairman
35 Broad St, Suite 202
Pittston, PA 18640-1825

Dear Mr. Chernouskas,

Enclosed you will find the Pennsylvania Department of Transportation's Offer to Purchase and Summary of Just Compensation.

Once you have the opportunity to review the information provided, please contact me at (814) 800-2905.

Best Regards,

Jessica Areford

Jessica Areford
Right-of-Way Agent

CC: File

Enclosed:
RW-356WV
Plot Sheet



ROW OFFICE PROJ. NO.	040766
COUNTY	Luzerne
S.R. - SECTION	0011 - 350
MUNICIPALITY	City of Pittston
PARCEL NO.	28
CLAIM NO.	4001150000
CLAIMANT	The Redevelopment Authority of the City of Pittston

**OFFER TO PURCHASE
AND SUMMARY
OF JUST COMPENSATION**

Date: *February 26, 2026*

The Redevelopment Authority of the City of Pittston
 Attn: Joseph Chernouskas, Chairman
 35 Broad St, Suite 202
 Pittstown, PA 18640-1825

Dear Mr. Chernouskas:

We are pleased to offer you the sum of \$12,400.00 for the right-of-way required from your property for the transportation improvement and for the effects on your remaining property, if any. This offer is intended to provide just compensation for all interests in your property, including tenants, if any.

The areas required are as follows:

- 2,704 Square Feet of Required Right of Way for County
- 13,515 Square Feet of Temporary Construction Easement

The amount offered is summarized as follows:

1. Direct Damages	<u>\$2,400.00</u>
2. Temporary Easement	<u>\$5,900.00</u>
3. Cost of Adjustment	<u>\$4,100.00</u>
TOTAL DAMAGES OFFERED (items 1, 2 and 3 above)	<u>\$12,400.00</u>

Just compensation for this offer was determined by a waiver valuation which PennDOT may use as referenced in Publication 83 previously provided.

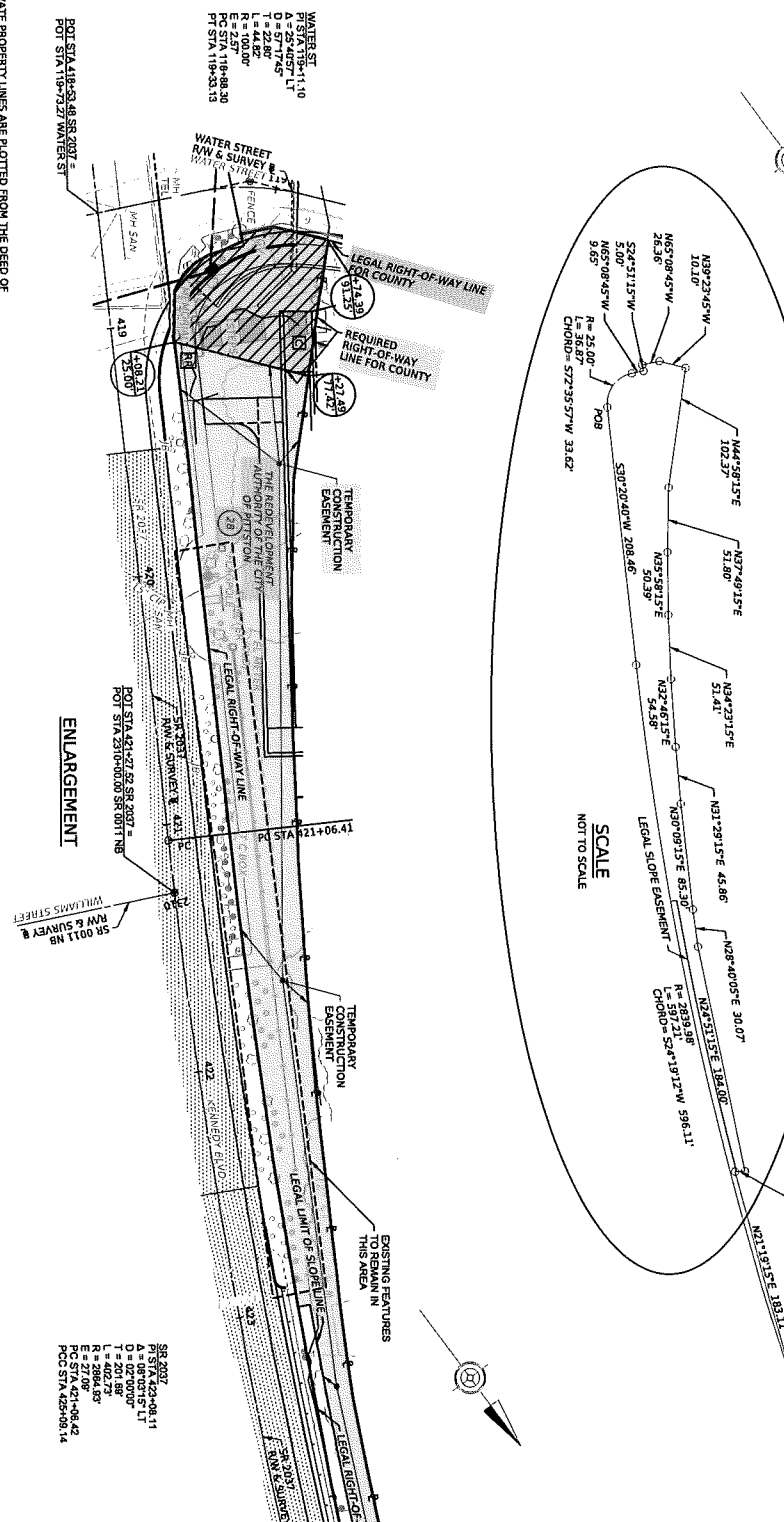
We hope that you will indicate your acceptance of our offer to the Right-of-Way Representative who delivers this letter so that we can process your payment as soon as possible. If you are undecided about accepting the offer, the Right-of-Way Representative will be glad to visit you again for further discussion of your claim.

Sincerely,
Ralph Del Rosso
 Ralph Del Rosso
 District Right-of-Way Administrator
 Engineering District 4-0

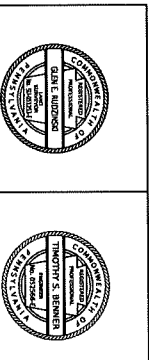
Attachment: Plan of Property to be Acquired

Your Right-of-Way Representative is: Jessica Areford of ARROW Land Solutions, LLC
 Telephone Number: 866-944-8006 (Toll Free)

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
4.0	LUBERNE	0011	350 RW	59 OF 63
NO			REVISIONS	DATE BY



- NOTES:
- PRIVATE PROPERTY LINES ARE PLOTTED FROM THE DEED OF RECORD. PROPERTY LINES FOR THE PROJECT ARE PLOTTED FROM TOPOGRAPHICAL FEATURES AND LIMITED FIELD DATA. PRIVATE PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL LAND SURVEYOR RESPONSIBLE FOR THE PROJECT.
 - THIS PROPERTY PLOT PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.
 - TEMPORARY CONSTRUCTION EASEMENT, AN EASEMENT TO USE THE LAND AS NECESSARY DURING CONSTRUCTION OF THE PROJECT, IS SHOWN ON THIS PLAN. THE EASEMENT IS NOT TO BE PERMANENTLY REMOVED OR ABANDONED UNLESS SOONER WORK INDICATED BY THE PLAN IS COMPLETED, UNLESS SOONER RELINQUISHED IN WRITING BY THE DEPARTMENT.
 - SLOPE EASEMENT, AN EASEMENT FOR THE SUPPORT AND PROTECTION OF THE HIGHWAY, INCLUDING THE RIGHT TO CONSTRUCT, INSPECT, MAINTAIN, REPAIR, RECONSTRUCT AND RECONSTRUCT AND RECONSTRUCT THE PROPERTY OWNED FROM MAKING ANY LEGAL USE OF THE AREA WHICH IS NOT DETERMINED BY THE NECESSARY SUPPORT AND PROTECTION FROM HIGHWAY RIGHT-OF-WAY AND THE SAFETY OF THE HIGHWAY PUBLIC.
 - BUILDINGS AND STRUCTURES MARKED HAVE BEEN ON THE PROPERTY SINCE THE DATE OF THE DEED OF RECORD. THE DEPARTMENT IS NOT RESPONSIBLE FOR THE PAYMENT OF PROPERTY DAMAGES.
 - REQUIRED RIGHT-OF-WAY FOR LOCAL ROADS OR STREETS IS ACQUIRED FOR THE BENEFIT OF THE PUBLIC. THE DEPARTMENT IS NOT RESPONSIBLE FOR THE BENEFIT OF THE PUBLIC. THE DEPARTMENT IS NOT RESPONSIBLE FOR THE BENEFIT OF THE PUBLIC. THE DEPARTMENT IS NOT RESPONSIBLE FOR THE BENEFIT OF THE PUBLIC.



RIGHT-OF-WAY CLAIM INFORMATION

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
 LUBERNE COUNTY

STATE FILE NO. 0011 SEC. NO. 350 RW - CITY OF PITTSBURGH
 PROJECT OWNER(S) THE REDEVELOPMENT AUTHORITY OF THE CITY OF PITTSBURGH
 GRANTEE(S) THE REDEVELOPMENT AUTHORITY OF THE CITY OF PITTSBURGH

DEED BOOK	DEED	AREAS	ACQUIRED	DATE OF RECORD	EFFECTIVE DATE	TOTAL REQD. RW	TOTAL RESIDUE	RESIDUE FT.
3012	11,885	11,885	11,885	06/13/2012	06/13/2012	11,885	11,885	0
3012	11,885	11,885	11,885	06/13/2012	06/13/2012	11,885	11,885	0
3012	11,885	11,885	11,885	06/13/2012	06/13/2012	11,885	11,885	0

SCALE: 0 25 50 FEET

* A MUNICIPAL AUTHORITY ORGANIZED AND EXISTING UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA

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