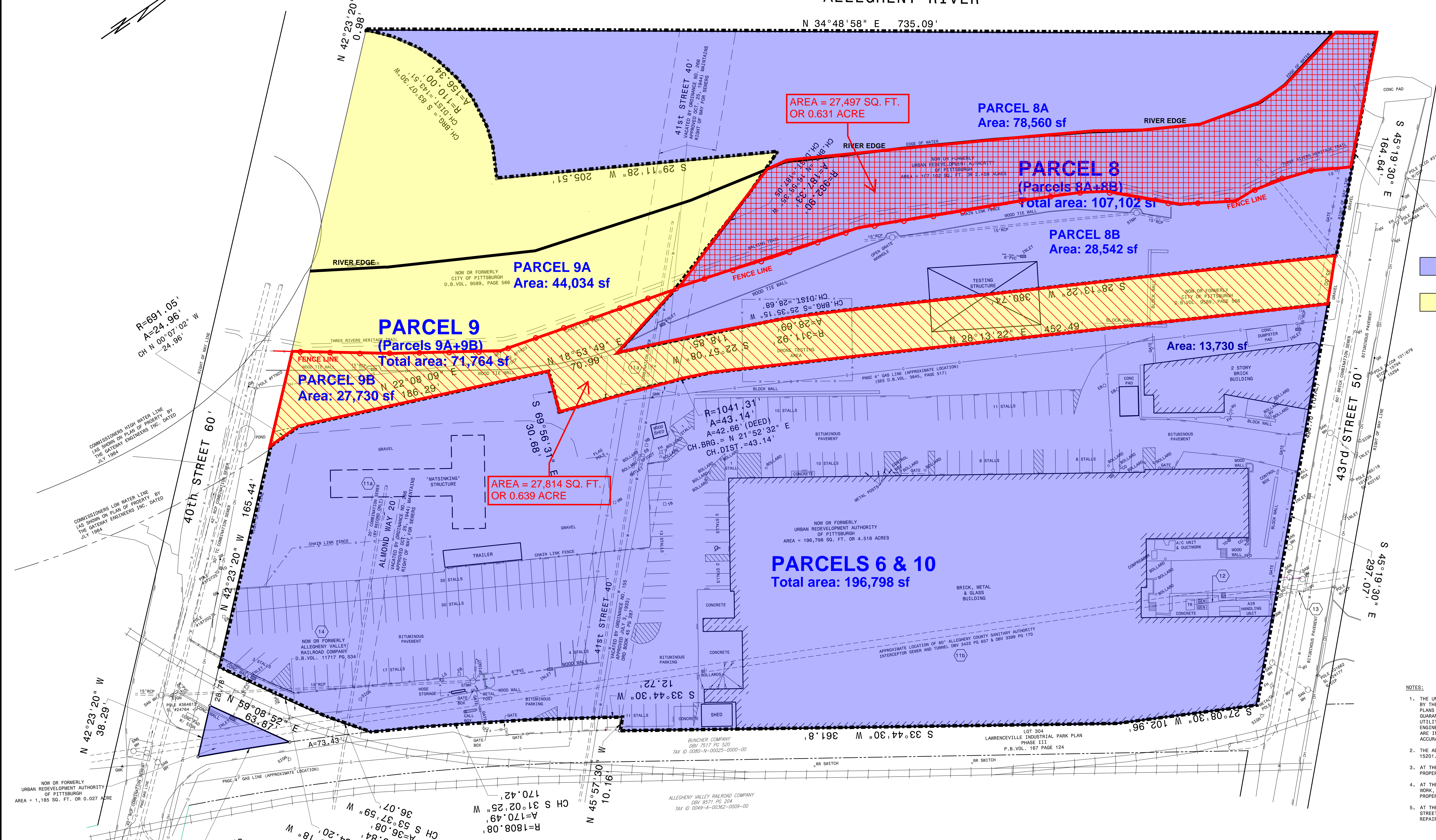




← ALLEGHENY RIVER

N 34°48'58" E 735.09'



URA parcels to be purchased

City of Pittsburgh parcel

- LEGEND**
- PEDESTRIAN
 - SANITARY
 - TRAFFIC
 - MANHOLE
 - TOP OF STRUCTURE
 - FL
 - FLOW LINE
 - FINE HYDRANT
 - GW
 - GW POLE
 - UNION BOX
 - WATER VALVE
 - WATER METER
 - PAVES
 - LS
 - LIGHT STANDARD
 - GW
 - GAS VALVE
 - GAS BARRIER
 - IRON PIPE
 - FOUND
 - SINGLE WHITE LINE
 - ST
 - DUCTILE IRON
 - FTMA
 - COGNATE LIGHT COMPANY
 - CPP
 - CORRUGATED METAL PIPE
 - PCP
 - REINFORCED CONCRETE PIPE
 - COGO
 - COLUMBIAN GAS COMPANY
 - EXISTING CONTOUR
 - TELEPHONE LINE
 - 7D
 - TYPICALLY DENOTES TITLE EXCEPTION

NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN PHYSICALLY LOCATED BY THE SURVEYOR. HOWEVER, THE INFORMATION WAS OBTAINED FROM EXISTING PLANS AND SURFACE FACILITIES. THE GATEWAY ENGINEERS, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE GATEWAY ENGINEERS, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE SHOWN AS ACCURATE AS POSSIBLE FROM THE INFORMATION AVAILABLE.
2. THE ADDRESS OF THE SUBJECT PROPERTY IS 10 40TH STREET, PITTSBURGH, PA 15201.
3. AT THE TIME OF THE SURVEY, NO PARTY WALLS EXISTED ON THE SUBJECT PROPERTY.
4. AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE OF RECENT EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
5. AT THE TIME OF THE SURVEY THERE WERE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

TOTAL AREA = 305,085 SQUARE FEET OR 7.004 ACRES

REPLIES TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. PITTSBURGH, DATED JANUARY 25, 2023 SCHEDULE B, PART II

ITEM NUMBERS 1 THROUGH 10 HAVE INTENTIONALLY BEEN OMITTED.

ITEM 11 THE FOLLOWING MATTERS AS RECALLED IN DEED FROM NATIONAL VALUE AND MANUFACTURING COMPANY TO LEBRO MANAGEMENT, INC., DATED NOVEMBER 20, 1984 AND RECORDED IN DEED BOOK VOLUME 6987, PAGE 593:

- a. RIGHTS OF THE CITY OF PITTSBURGH IN AND TO A 20 INCH SEWER AND A 15 INCH SEWER, AND CONDITIONS RELATING THERETO.
- RESPONSE: AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN AND CITED ON THE PLAN.
- b. RIGHTS OF THE CITY OF PITTSBURGH AND ALLEGHENY COUNTY SANITARY AUTHORITY IN AND TO A SUBTERRANEAN TUNNEL AND SEWER.
- RESPONSE: AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN AND CITED ON THE PLAN.

ITEM 12 RIGHT OF WAY FROM URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH TO DUQUESNE LIGHT COMPANY, DATED MARCH 20, 1998 AND RECORDED IN DEED BOOK VOLUME 9681, PAGE 271.

RESPONSE: AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN AND CITED ON THE PLAN.

ITEM 13 STREET OPENING AGREEMENT BETWEEN URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH TO DUQUESNE LIGHT COMPANY, DATED MARCH 20, 1998 AND RECORDED IN DEED BOOK VOLUME 9681, PAGE 335.

RESPONSE: BENEFITS THE SUBJECT PROPERTY AND HAS BEEN SHOWN AND CITED ON THE PLAN.

ITEM 14 DECLARATION OF TAKING BY ALLEGHENY VALLEY RAILROAD COMPANY, FILED JULY 24, 2003, NOTICE OF WHICH IS RECORDED IN DEED BOOK VOLUME 11717, PAGE 534.

RESPONSE: AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN AND CITED ON THE PLAN.

ITEM 15 NOTICE OF SUPPLEMENTAL FINAL ORDER AND JUDGMENT IN FAVOR OF AT&T CORP, AND AT&T COMMUNICATIONS - EAST, INC., DATED JANUARY 29, 2008 AND RECORDED IN DEED BOOK VOLUME 13831, PAGE 417.

RESPONSE: DOES NOT AFFECT THE SUBJECT PROPERTY.

DESCRIPTION AS PER TITLE REPORT

ALL THAT CERTAIN PICE OR PARCEL OF LAND SITUATE IN THE 9TH WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED ACCORDING TO A SURVEY BY THE GATEWAY ENGINEERS, INC., DATED JULY, 1984, LAST REVISED NOVEMBER 15, 1994 AND IDENTIFIED AS DWS, NO. 43,458, AS FOLLOWS:

BEGINNING ON THE NORTHEASTERLY SIDE OF FORTIETH STREET AT THE POINT OF ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF CONNALL, FORMERLY THE PENNSYLVANIA RAILROAD (ALLEGHENY VALLEY DIVISION); THENCE ALONG THE NORTHEASTERLY SIDE OF FORTIETH STREET, NORTH 42°23'20" WEST, A DISTANCE OF 232.51 FEET TO A POINT ON THE LOW WATER LINE OF THE WAINWRIGHT'S ISLAND, AS ESTABLISHED UNDER AUTHORITY OF ACT OF ASSEMBLY OF APRIL 16, 1858, P.L. 229; THENCE NORTHERLY BY SAID LOW WATER LINE BY A LINE CURVING TO THE LEFT BY THE ARC OF A CIRCLE HAVING A RADIUS OF 601.05 FEET, AN ARC DISTANCE OF 183.07 FEET TO A POINT; THENCE NORTHEASTERLY BY SAME AND BY A LINE CURVING TO THE LEFT BY THE ARC OF A CIRCLE HAVING A RADIUS OF 110 FEET AN ARC DISTANCE OF 236.81 FEET TO A POINT ON THE NORTHEASTERLY SIDE OF FORTIETH STREET; THENCE ALONG THE NORTHEASTERLY SIDE OF FORTIETH STREET, NORTH 42°23'20" WEST, A DISTANCE OF 0.08 FEET TO A POINT; THENCE NORTH 34°48'58" EAST, A DISTANCE OF 735.09 FEET TO A POINT ON THE SOUTHWESTERLY SIDE OF FORTIETH STREET; THENCE ALONG THE SOUTHWESTERLY SIDE OF FORTIETH STREET, SOUTH 45°19'30" EAST, A DISTANCE OF 496.70 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF CONNALL, FORMERLY THE ALLEGHENY VALLEY DIVISION OF THE PENNSYLVANIA RAILROAD; THENCE ALONG THE LINE OF SAID RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) SOUTH 27°08'18" WEST 103.10 FEET; (2) SOUTH 33°44'30" WEST 361.80 FEET; (3) NORTH 45°27'30" WEST 10.16 FEET; (4) SOUTH 33°44'30" WEST, A DISTANCE OF 12.72 FEET; (5) SOUTHWESTERLY BY THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 1808.08 FEET, AN ARC DISTANCE OF 297.46 FEET TO A POINT ON THE NORTHEASTERLY LINE OF FORTIETH STREET AT THE PLACE OF BEGINNING.

BEING TAX PARCEL NOS. 80-N-6, 80-N-8, AND 80-N-10.

BEING THE SAME PROPERTY CONVEYED TO URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH BY DEED FROM LEBRO MANAGEMENT, INC., A VIRGINIA CORPORATION, TO THE CITY OF PITTSBURGH DATED NOVEMBER 10, 1995 AND RECORDED NOVEMBER 29, 1995 IN DEED BOOK VOLUME 9589, PAGE 566.

EXCEPTING THEREOUT AND THEREFROM THAT PORTION OF PROPERTY CONVEYED BY DEED FROM CSX TRANSPORTATION, INC., A VIRGINIA CORPORATION, TO THE CITY OF PITTSBURGH DATED NOVEMBER 10, 1995 AND RECORDED NOVEMBER 29, 1995 IN DEED BOOK VOLUME 9589, PAGE 566.

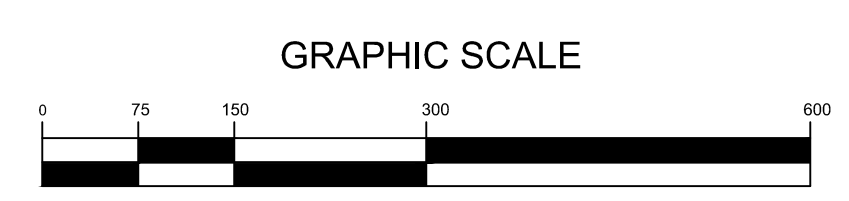
ALSO EXCEPTING THEREOUT AND THEREFROM THAT PORTION OF PROPERTY TAKEN BY DECLARATION OF TAKING FILED BY ALLEGHENY VALLEY RAILROAD COMPANY, FILED ON JULY 24, 2003 IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA AT O.D. NO. 03-010639, NOTICE OF WHICH IS RECORDED IN DEED BOOK VOLUME 11717, PAGE 534.

TO: CARNEGIE MELLON UNIVERSITY, AND CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 8, 10, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 3, 2023.

FEBRUARY 18, 2023 DATE

JAMES A. BRETHAUER, P.L.S. REG. NO. 50-05476-E



Revisions:

PM: JAB DB: MFR CB: ETC

The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
www.GatewayEngineers.com 855-634-8284

ALTA/NSPS LAND TITLE SURVEY
SITUATE IN
9TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA
MADE FOR
CARNEGIE MELLON UNIVERSITY

DATE: FEBRUARY 10, 2023 PROJECT No.: C-13189-0008
SCALE: 1" = 30' DRAWING No.: 51,189

J:\Projects\13189-0008 ALTA Survey\2023\Drawings\13189-0008 VAS.dwg
 Date: 2/10/23 3:14 PM James A. Brethauer, P.L.S. PMP
 Scale: Drawing 51,189