

**GENERAL NOTES**

- Bearings shown hereon are based upon the bearings shown on the Madonna Land Company Consolidation Plat, recorded in Plat Book 273, page 127 in the Allegheny County Department of Real Estate.
- The underground utilities shown on this survey have been located from field survey information, markings provided by the utility companies and existing drawings obtained from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information.
- Contour Interval = 1'. (Elevations shown hereon are based upon GPS observation on August 29, 2017 and are to the North American Vertical Datum of 1988 (NAVD 88) (GEOID-12a).
- There was no observed evidence of current earth moving work, building construction or building additions.
- The surveyor knows of no known recent or proposed changes in street right-of-way lines, street or sidewalk construction or repairs.
- There is no observed evidence of this site being used as a solid waste dump, sump, or sanitary landfill.
- There are no delineated wetland areas located on the subject premises.
- Iron pins with cap set are 5/8" rebar, 30" in length with a yellow plastic lid, cap that bears the inscription "MDM 724-934-2810".

**ZONING INFORMATION**

Zoning District - U1 (Urban Industrial)  
 A multi-use building is a permitted use within this zoning district.

Minimum Lot Area - none  
 Minimum Lot Width - none  
 Minimum Front Yard Setback - none  
 Minimum Side Yard Setback - 10 feet  
 Minimum Rear Yard Setback - when adjacent to a way - none  
 Maximum Building Height - 60 feet (not to exceed 4 stories)  
 Maximum Lot Coverage - none  
 Maximum Floor Area Ratio - when not located within 1500 ft of a Major Transit Facility - .31  
 when located within 1500 ft of a Major Transit Facility - .41

Zoning Information was obtained from:  
 City of Pittsburgh  
 City Planning  
 200 Ross Street  
 Pittsburgh, PA 15219  
 (412) 255-2200

**UTILITY SERVICE INFORMATION**

<b>Water Service</b> PWSA 441 Smithfield Street Pittsburgh, PA 15222 (412) 255-8631 Bob Hutton	<b>Gas Service</b> Equitable Gas Co. 100 Allegheny Center Pittsburgh, PA 15212 (412) 395-3000 John Van Jung	<b>Electric Service</b> Ducature Light Co. 2611 Preble Avenue Pittsburgh, PA 15213 (412) 393-2902 Dave Shannon	<b>Telephone Service</b> PWSA 201 Stanwix Street Pittsburgh, PA 15222 (412) 255-8631 Bob Hutton
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**LEGEND OF SYMBOLS**

- Contour Line - --- 725 ---
- Water Line - ———
- Gas Line - ———
- Overhead Electric, Telephone & Cable Line - ———
- Overhead Electric Line - ———
- Overhead Telephone Line - ———
- Underground Cable Line - ———
- Underground Electric Line - ———
- Underground Fiber Optic Line - ———
- Combined Sewer - ———
- Setback Line - ———
- Depressed Curb - ———
- Chain Link Fence - ———
- Tree Line - ———
- Iron Pin Found - ↑ Iron pin w/cap set (lines shown solid)
- Storm Inlet - [Symbol]
- Storm Manhole - [Symbol]
- Sanitary Manhole - [Symbol]
- Telephone Manhole - [Symbol]
- Cleanout - [Symbol]
- Utility Pole - [Symbol]
- Sign - [Symbol]
- Existing Curb Elevations: TC=Top of Curb, FC=Bottom of Curb
- Right-of-Way R/W - [Symbol]
- Terra Cotta t.c. - [Symbol]
- Asphalt - [Symbol]
- Concrete - [Symbol]
- Traffic Flow Arrow - [Symbol]
- Benchmark - [Symbol]
- Electric Meter - [Symbol]
- Gas Meter - [Symbol]
- Gas Valve - [Symbol]
- Water Meter - [Symbol]
- Fire Hydrant - [Symbol]
- Cup Wire - [Symbol]
- Elec. Pedestal - [Symbol]
- Tele. Pedestal - [Symbol]
- Spot Elevation - [Symbol]
- Bollard - [Symbol]

**FLOOD ZONE NOTE**

This site is located partly in Zone AE and partly in Zone X (0.2% annual chance) of the Flood Insurance Rate Map, 4200-03031H, Community No. 420063, Panel 0361, Suffix 1, bearing an effective date of 09-26-14. Zone X is considered to be outside the 100-year floodplain. Zone AE is within an area designated as being in the 100-year floodplain. The base flood elevation at this site is 730.00 feet.

**SCHEDULE B - SECTION 2 ITEMS**

Per Fidelity National Title Insurance Company Title Commitment No. 1718390, bearing an effective date of April 27, 2017:  
 There are no plottable survey related matters contained within this title commitment for the subject premises.

**STATEMENT OF ENCROACHMENTS**

There are no encroachments visible as a result of this ALTA/NSPS Land Title Survey.



**SITE LOCATION MAP**  
 SCALE: 1"=500'

**LEGAL DESCRIPTION**

ALL THAT CERTAIN lots or pieces of ground situate in the Seventeenth Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows:  
 BEING known as Lot 1 of the Madonna Land Company Consolidation Plan as recorded in Plan Book Volume 273, Page 127 on February 27, 2012, in the Department of Real Estate of Allegheny County, Pennsylvania and being more particularly bounded and described as follows:  
 BEGINNING at a mag nail found at the intersection of the northerly right-of-way line of McKean Street (40' right-of-way width) with the westerly right-of-way line of South Second Street (variable right-of-way width);  
 THENCE following the northerly right-of-way line of McKean Street, N 65°05'00" W, a distance of 52.50 feet to a drill found at the dividing line between the herein described property and property now or formerly of Modern Reproductions, Inc., recorded in Deed Book 6941, Page 125;  
 THENCE leaving the northerly right-of-way line of McKean Street and following said dividing line for the following two courses and distances:  
 1) N 24°55'00" E, a distance of 248.00 feet to an iron pin with cap set;  
 2) By the arc of a circle curving to the right, having a radius of 1809.07 feet, an arc length of 80.91 feet and a chord that bears N 33°21'11" W for a distance of 80.91 feet to an iron pin with cap set on the easterly line of property now or formerly of Forest City Station Square Associates, L.P., recorded in Deed Book 15177, Page 66;  
 THENCE following the dividing line between the herein described property on the east and property of Forest City Station Square Associates, L.P. on the west, W 24°55'00" E, a distance of 37.35 feet to an iron pin with cap found on the southerly line of property now or formerly of CSX Transportation, Inc., recorded in Deed Book 8525, Page 28;  
 THENCE following the southerly line of property of CSX Transportation by the arc of a circle curving to the left having a radius of 1809.07 feet, an arc length of 132.75 feet and a chord that bears S 68°07'42" E for a distance of 132.72 feet to a point on the westerly right-of-way line of South Second Street;  
 THENCE following the westerly right-of-way line of South Second Street, S 24°55'00" W, a distance of 280.55 feet to the POINT OF BEGINNING.  
 CONTAINING within said bounds a total of 0.396 Acres (17,259.72 square feet).  
 BEING the same property which Whiskey Barrel Falls, L.P., a Pennsylvania limited partnership, granted and conveyed into WBF Real Estate Holdings, LLC, a Pennsylvania limited liability company, by Deed in Lieu of Foreclosure dated October 22, 2013 and recorded October 27, 2015, with the Department of Real Estate of Allegheny County, Pennsylvania in Deed Book Volume 16176, Page 25.

**SURVEYOR'S CERTIFICATION**

**PROPERTY OF 129 MCKEAN STREET, LLC**  
 129 McKean Street  
 17th Ward, City of Pittsburgh, County of Allegheny  
 Commonwealth of Pennsylvania

Certified To: 129 McKean Street, LLC and Fidelity National Title Insurance Company

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the survey on which it is based was made on the date shown below and was made (i) in accordance with "Minimum Standards/Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2016; (ii) in accordance with the "Boundary and Topographical Survey Requirements" for 129 McKean Street, LLC, and includes items 1, 2, 3, 4, 5, 6, 7a), 8, 10, 11, 13 and 16-19 of Table A as specifically defined therein; and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and NSPS and in effect on the date of this certification) of an urban survey.

Howard G. McIlvried  
 Registered Land Surveyor No. 049396-R  
 in the Commonwealth of Pennsylvania  
 Date of Field Survey: August 30, 2017  
 Date of Last Revision: July 2, 2018  
 Project No. 7363

DATE	08/30/17
BY	HGM
CHECKED BY	HGM
APPROVED BY	HGM
SCALE	1"=500'
SHEET NO.	1 of 1

**MDM**  
 McIlvried, D'Amico, & Moore, LLC  
 State of Pennsylvania - Surveyors - Members  
 1717 Liberty Avenue, Suite 1000  
 Pittsburgh, PA 15222  
 Phone: (412) 255-8631  
 Fax: (412) 255-8631  
 www.mdmllc.com

Property of 129 McKean Street, LLC  
 129 McKean Street  
 17th Ward, City of Pittsburgh, County of Allegheny  
 Commonwealth of Pennsylvania  
 ALTA/NSPS LAND TITLE SURVEY

SCALE	1"=500'
SHEET NO.	1 of 1
DATE	07/02/18
BY	HGM
CHECKED BY	HGM
APPROVED BY	HGM
PROJECT NO.	2863

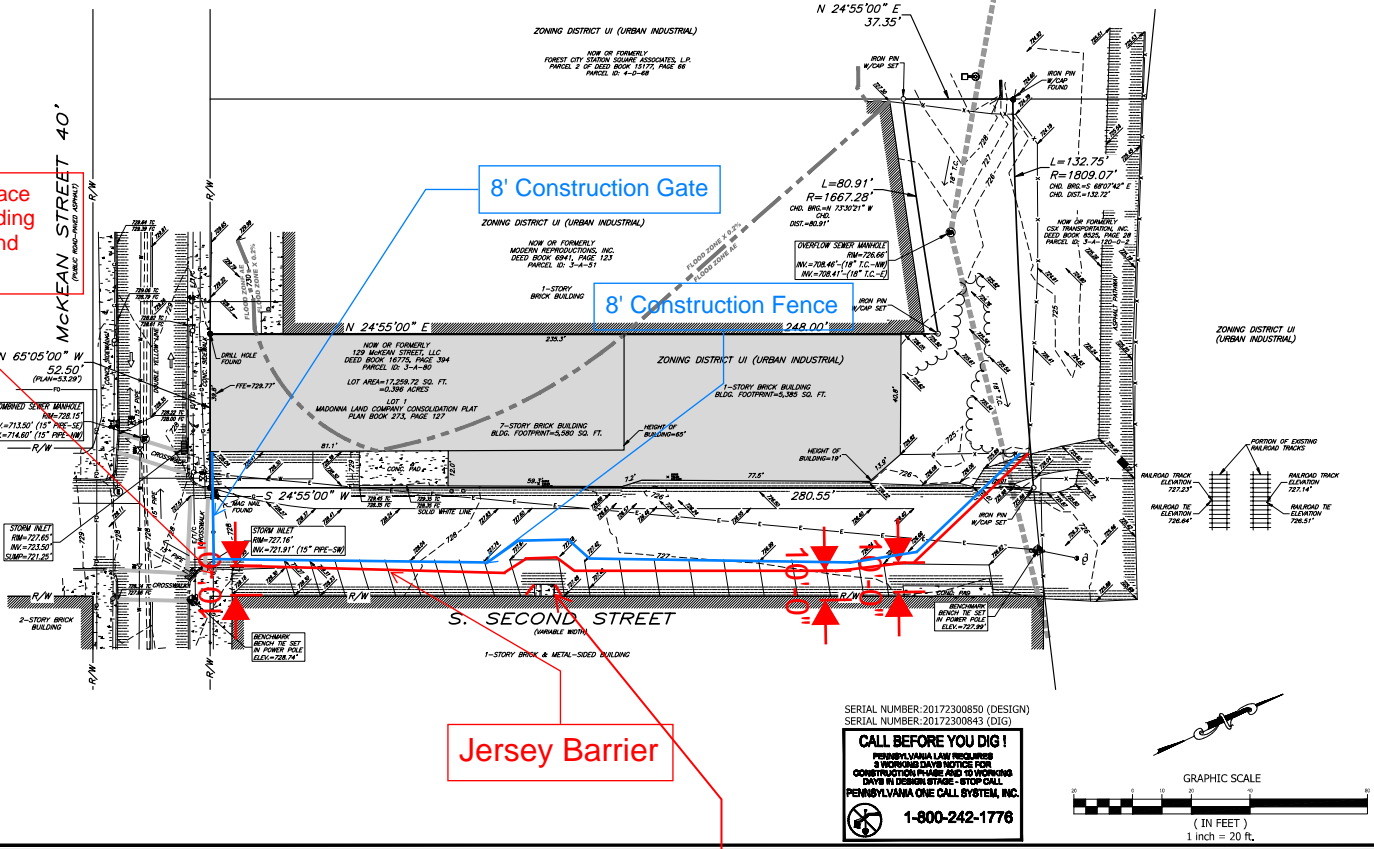
Signage to face McKean Street guiding bikers to S2nd detour

8' Construction Gate

8' Construction Fence

Jersey Barrier

Steps to have jersey barriers on each side to block off steps



SERIAL NUMBER: 20172300850 (DESIGN)  
 SERIAL NUMBER: 20172300843 (DIG)

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