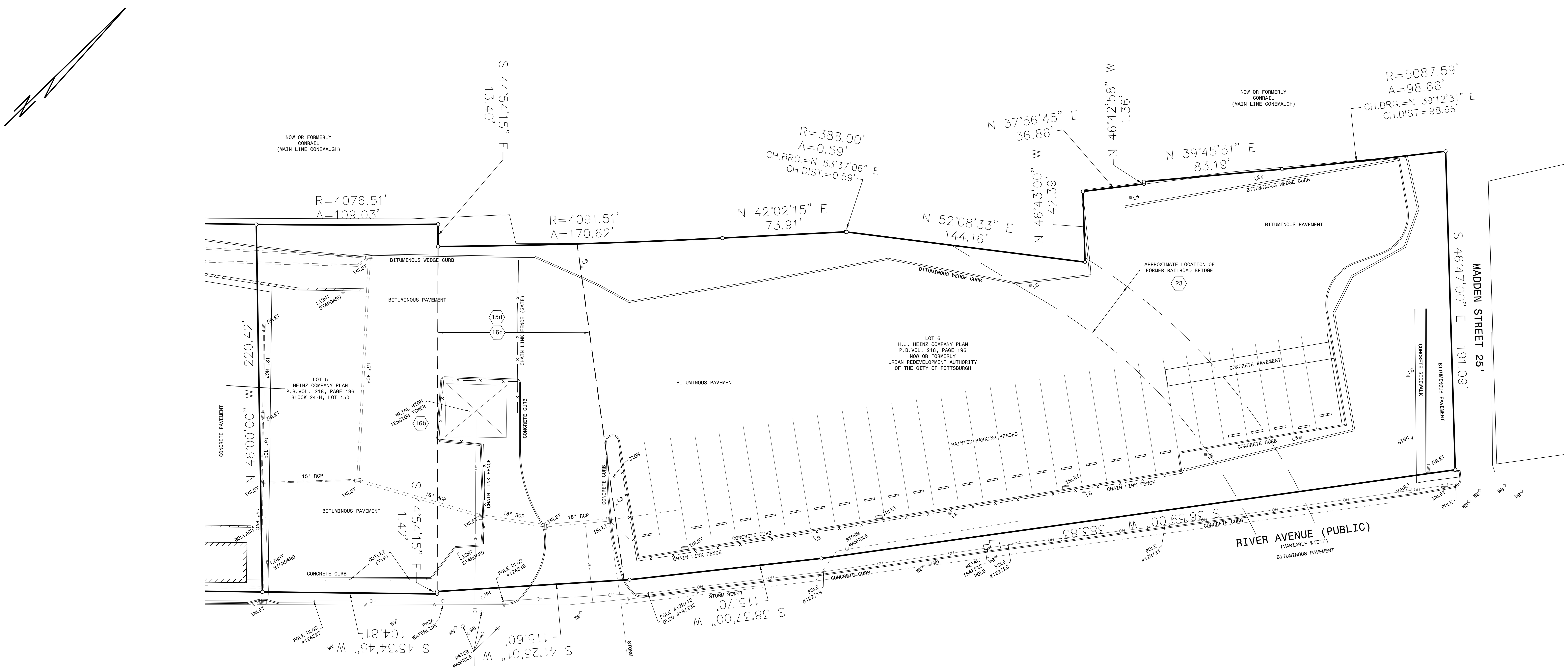

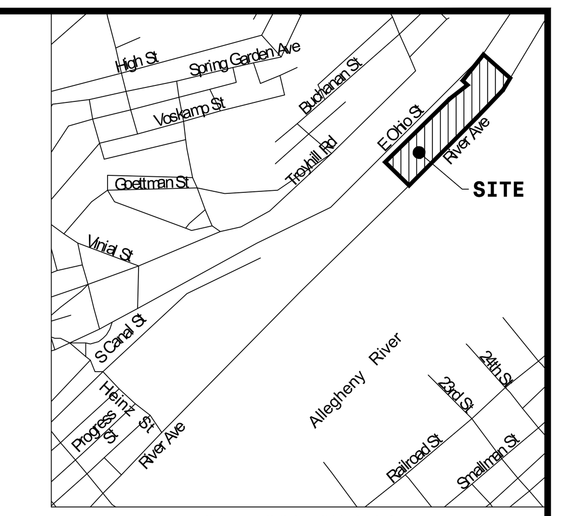

SITE LOCATION MAP
NOT TO SCALE

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 ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
2. THE ADDRESS OF THE SUBJECT PROPERTY IS 1062-1080 RIVER AVENUE, PITTSBURGH, PA 15212.
3. THE SUBJECT PROPERTY LIES IN ZONE AE WHICH IS DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE X WHICH IS DETERMINED TO BE AREAS OF ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD ITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAT 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND OTHER ZONE X AREAS WHICH ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 42003C0353H, DATED SEPTEMBER 26, 2014.
4. AT THE TIME OF THE SURVEY THERE WERE NO PARTY WALLS ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY LIES AT THE INTERSECTION OF RIVER AVENUE AND MADDEN STREET.
6. AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE OF RECENT EARTHMOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
7. AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NOR WAS THERE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THE ZONING OF THE SUBJECT PROPERTY IS RIV-IMU - RIVERFRONT INDUSTRIAL MIXED USE AND HAS THE FOLLOWING REQUIREMENTS AS PER A ZONING REPORT PREPARED BY CBRE ASSESSMENT & CONSULTING SERVICES DATED JANUARY 7, 2021:

REQUIRED BUILD TO ZONE:	60% OF THE BUILDING FRONTAGE OR FACADE MUST BE LOCATED IN THE BUILD TO ZONE OF 0 TO 10 FEET
MINIMUM SIDEYARD SETBACK:	NONE SPECIFIED
MINIMUM REAR SETBACK:	NONE REQUIRED
MINIMUM RIPARIAN BUFFER ZONE:	NO DEVELOPMENT IS PERMITTED WITHIN 125 FEET OF THE PROJECT POOL ELEVATION OF THE RIVER, EXCEPT AS PROVIDED (REFER TO ZONING REPORT)
MINIMUM HEIGHT:	24 FEET
MAXIMUM HEIGHT:	55 FEET, BUT UP TO 90 FEET PER THE HEIGHT MAP, PROVIDED THE FOLLOWING CONDITIONS ARE MET (REFER TO ZONING REPORT)
MINIMUM LOT SIZE:	NONE SPECIFIED
MAXIMUM FAR (FLOOR AREA RATIO):	NONE SPECIFIED
MAXIMUM BUILDING LENGTH:	500 FEET

9. AT THE TIME OF THE SURVEY THERE WERE 29 VISIBLE PAINTED PARKING STALLS ON THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO RIVER AVENUE, A PUBLIC RIGHT OF WAY.

DESCRIPTION AS PER TITLE REPORT

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE TWENTY-FOURTH WARD OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT 6 IN H.J. HEINZ COMPANY PLAN OF LOTS AS RECORDED IN THE DEPARTMENT OF REAL ESTATE OF ALLEGHENY COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 218, PAGES 196 AND 197.

TO: 1800 RIVER PARCEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
LANDMARK ABSTRACT AGENCY LLC, AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 6a, 7a, 8, 9, 10, 11a, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 10, 2022.

DATE

JAMES A. BRETHAUER, P.L.S.
REG. No. SU-054763-E

REPLIES TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO. OR2258107, DATED JUNE 1, 2022
SCHEDULE B - II

ITEM NUMBER 1 THROUGH 14 AND ITEM NUMBER 37 HAVE BEEN INTENTIONALLY OMITTED

ITEM 15 RIGHTS OF WESTERN PENNSYLVANIA RAILROAD COMPANY OR PENNSYLVANIA RAILROAD COMPANY OVER THE LAND AS SET FORTH IN THE FOLLOWING:

a. CONDEMNATION PROCEEDINGS FILED AT CASE NO. 421 OCTOBER TERM 1902 (COPY NOT AVAILABLE)

b. CONDEMNATION PROCEEDINGS FILED IN CASE NO. 251 JANUARY TERM 1905 (COPY NOT AVAILABLE)

c. DEED FROM LUTZ AND SCHRAM COMPANY TO THE PENNSYLVANIA RAILROAD COMPANY RECORDED IN DEED BOOK VOLUME 2277 PAGE 651.

RESPONSE: AFFECTS A PORTION OF THE SUBJECT PROPERTY.

d. DEED FROM URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH TO STEVEN L. MONTEVERDE RECORDED IN DEED BOOK VOLUME 9525 PAGE 128.

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

ITEM 16 RIGHTS OF DUQUESNE LIGHT COMPANY AS SET FORTH IN THE FOLLOWING:

a. PROCEEDINGS FILED IN CASE NO. 743 JANUARY TERM 1930 (COPY NOT AVAILABLE)

b. AGREEMENT BETWEEN LUTZ & SCHRAM, INC. AND DUQUESNE LIGHT COMPANY AS SET FORTH IN DEED BOOK VOLUME 3236 PAGE 16.

RESPONSE: ITEM 16b AFFECTS THE SUBJECT PROPERTY AND HAS BEEN SHOWN AND CITED ON THE PLAN.

c. DEED FROM URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH TO STEVEN L. MONTEVERDE RECORDED IN DEED BOOK VOLUME 9525 PAGE 128.

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

ITEM 17 LEGAL OPERATION AND EFFECT OF ALL MATTERS INCLUDING, BUT NOT LIMITED TO, APPLICABLE EASEMENTS, NOTES, SETBACK LINES, AND CONDITIONS RELATIVE TO PLANS AS SET FORTH IN PLAN BOOK VOLUME 1 PAGE 23; PLAN BOOK VOLUME 1 PAGE 115; PLAN BOOK VOLUME 2 PAGE 68; PLAN BOOK VOLUME 188 PAGES 153-154 AND IN PLAN BOOK VOLUME 218 PAGES 196-197.

RESPONSE: AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.

ITEM 18 INTENTIONALLY DELETED

ITEM 19 INTENTIONALLY DELETED

ITEM 20 INTENTIONALLY DELETED

ITEM 21 INTENTIONALLY DELETED

ITEM 22 INTENTIONALLY DELETED

ITEM 23 RAILROAD BRIDGE TO HERR'S ISLAND CROSSING THE LAND AS RECITED IN DECLARATION OF TAKING AND NOTICE OF CONDEMNATION FILED AUGUST 6, 1985 IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA, A CERTIFIED COPY OF WHICH RECORDED IN DEED BOOK VOLUME 7133 PAGE 235.

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

ITEM 24 HERR'S ISLAND PROPOSAL AND REDEVELOPMENT AREA PLAN AS SET FORTH IN DEED BOOK VOLUME 7660 PAGE 289; AS AMENDED BY WASHINGTON'S LANDING AT HERR'S ISLAND MODIFICATION NO. 1 TO THE HERR'S ISLAND PROPOSAL AND REDEVELOPMENT AREA PLAN AS SET FORTH IN DEED BOOK VOLUME 8354 PAGE 293; AND AS FURTHER AMENDED IN DEED BOOK VOLUME 8420 PAGE 403.

RESPONSE: DOES NOT AFFECT THE SUBJECT PROPERTY.

ITEM 25 RIGHT OF WAY AGREEMENT BETWEEN THE URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH AND THE BELL TELEPHONE COMPANY OF PENNSYLVANIA AS SET FORTH IN DEED BOOK VOLUME 8018 PAGE 106.

RESPONSE: MAY AFFECT THE SUBJECT PROPERTY, HOWEVER THE EXACT LOCATION IS UNKNOWN.

ITEM 26 INTENTIONALLY DELETED

ITEM 27 INTENTIONALLY DELETED

ITEM 28 INTENTIONALLY DELETED

ITEM 29 PROPOSAL FOR REDEVELOPMENT ACTIVITIES IN REDEVELOPMENT AREA NO. 48 IN THE HERR'S ISLAND REDEVELOPMENT PROJECT AREA AS SET FORTH IN DEED BOOK VOLUME 11071 PAGE 584.

RESPONSE: AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.

ITEM 30 INTENTIONALLY DELETED

ITEM 31 INTENTIONALLY DELETED

ITEM 32 INTENTIONALLY DELETED

ITEM 33 INTENTIONALLY DELETED

ITEM 34 INTENTIONALLY DELETED

ITEM 35 INTENTIONALLY DELETED

ITEM 36 INTENTIONALLY DELETED

LEGEND

TYP	- TYPICAL
WV	- WATER VALVE
WB	- WATER BOX
GV	- GAS VALVE
FH	- FIRE HYDRANT
W/	- WITH
DLCO	- DUQUESNE LIGHT COMPANY
—OH—	- OVERHEAD WIRES
(9)	- TYPICALLY DENOTES TITLE EXCEPTION

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

TOTAL AREA = 140,685 SQ.FT. or 3.230 ACRES

GATEWAY®

The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
gatewayengineers.com 855-634-9284

REVISIONS:

ALTA/NSPS LAND TITLE SURVEY

SITUATE IN
24TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PA
MADE FOR
1080 RIVER HOLDINGS, LLC

PM: JAB DB: JAB CB: KPH

DATE: JANUARY 26, 2022
SCALE: 1" = 30'

PROJECT No.: C-14271-0025
DRAWING No.: _______

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Plot Date=7/5/2022 3:30 PM James A. Brethauer, P.L.S., PMP Save Date=7/5/2022 12:56 PM