Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA	Parcel No. 78, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Indenture, Document No. 079669, recorded in Deed Book Volume 11056, Pages 005 through 014, filed on May 25, 2001
	COMMUNITY NO.: 420063	
AFFECTED MAP PANEL	NUMBER: 42003C0353F	Parcel No. 83, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in a General Warranty Deed, recorded in Deed Book Volume 11191, Pages128 through 132, filed on November 5, 2001
	NAME: ALLEGHENY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)	Parcel No. 84, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in an Indenture, recorded in Deed Book Volume
	DATE: 07/05/2000	
FLOODING SOURCE: ALLEGHENY RIVER; HERRS ISLAND BACK CHANNEL		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.462, -79.979 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 3.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
—	—	—	78 Waterfront Drive	Structure on Parcel 78	X (shaded)	733.1 feet	734.1 feet	—

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE FLOODWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at http://www.fema.gov/nfip/.

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LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

10555, Pages 206 through 213, filed on August 13, 1999

Parcel No. 85, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in an Indenture, recorded in Deed Book Volume 10525, Pages 173 through 181

Parcel No. 86, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Deed, Document No. 094885 recorded in Deed Book Volume 11076, Pages 276 through 279, filed on June 19, 2001

Parcel No. 87, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Indenture, Document No. 159590, recorded in Deed Book Volume 10574, Pages 577 through 585, filed on September 7, 1999

Parcel No. 88, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Deed, Document No. 032997, recorded in Deed Book Volume 11269, Pages 562 through 565, filed on February 14, 2002, all deeds filed by the Recorder of Deeds, Allegheny County, Pennsylvania

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in a NFIP regulatory floodway that may cause an increase in the base flood elevation. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/about/regoff.htm.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at http://www.fema.gov/nfip/.

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LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA	Parcel No. 78, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in Indenture, Document No. 079669, recorded in Deed Book Volume 11056, Pages 005 through 014, filed on May 25, 2001
	COMMUNITY NO.: 420063	
AFFECTED MAP PANEL	NUMBER: 42003C0353F	Parcel No. 83, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in a General Warranty Deed, recorded in Deed Book Volume 11191, Pages128 through 132, filed on November 5, 2001
	NAME: ALLEGHENY COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)	Parcel No. 84, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in an Indenture, recorded in Deed Book Volume
	DATE: 07/05/2000	
FLOODING SOURCE: ALLEGHENY RIVER; HERRS ISLAND BACK CHANNEL		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.462, -79.979 SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 3.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
—	—	—	83 Waterfront Drive	Structure on Parcel 83	X (shaded)	733.1 feet	734.1 feet	—

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
DETERMINATION TABLE (CONTINUED)
INADVERTENT INCLUSION IN FLOODWAY 1

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the NFIP regulatory floodway or the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the NFIP regulatory floodway and the SFHA located on the effective NFIP map; therefore the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at http://www.fema.gov/nfip/.

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LETTER OF MAP REVISION FLOODWAY DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

10555, Pages 206 through 213, filed on August 13, 1999

Parcel No. 85, Subdivision Site Plan of Washington's Landing at Herr's Island plan No. 2, as described in an Indenture, recorded in Deed Book Volume 10525, Pages 173 through 181

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DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
—	—	—	84 Waterfront Drive	Structure on Parcel 84	X (shaded)	733.1 feet	734.0 feet	—
—	—	—	85 Waterfront Drive	Structure on Parcel 85	X (shaded)	733.1 feet	734.1 feet	—
—	—	—	86 Waterfront Drive	Structure on Parcel 86	X (shaded)	733.1 feet	734.4 feet	—
—	—	—	87 Waterfront Drive	Structure on Parcel 87	X (shaded)	733.1 feet	734.7 feet	—
—	—	—	88 Waterfront Drive	Structure on Parcel 88	X (shaded)	733.1 feet	734.6 feet	—

INADVERTENT INCLUSION IN THE FLOODWAY 1 (PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY)
(This Additional Consideration applies to the preceding 6 Properties.)
A portion of this property is located within the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination Document, while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in a NFIP regulatory floodway that may cause an increase in the base flood elevation. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, P.O. Box 2210, Merrifield, VA 22116-2210. Additional information about the NFIP is available on our web site at http://www.fema.gov/nfip/.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

Therefore, the NFIP regulatory floodway modification described in the Determination Document, while acceptable to the Federal Emergency Management Agency (FEMA), must also be acceptable to the community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/about/regoff.htm.

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