

PA C-PACE

PROPERTY ASSESSED CLEAN ENERGY

COUNTY C-PACE
PROGRAM DEAL NOTICE:

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PUBLIC NOTICE

Notice is hereby given that the property owner ~~045-1~~ has completed a C-PACE transaction as per Act 30 of 2018 (12 Pa. C. S. A. § 4301) chapter 43 of Title 12 of the Pennsylvania Consolidated Statutes.

Legal Description

The legal description of the property located at 129 McKean Street, Pittsburgh, Pennsylvania in Allegheny County includes: The Development, known as The Distillery at South Shore, is a mixed- use redevelopment located to the south of the Monongahela River, in Pittsburgh, Pennsylvania. The building is located just west of the Liberty Bridge. The subject is an existing industrial property containing 28,022 square feet of shell space as of the January 27, 2021, effective date. The proposed renovations and construction of a five-story addition are extensive and increase the gross building area to 55,780 square feet.

ALL that certain parcel or piece of ground situate in the Seventeenth Ward of the City of Pittsburgh, County of Allegheny, and Commonwealth of Pennsylvania, being known as Lot 1 in the Madonna Land Company Consolidation Plan of Lots as recorded in Plan Book Volume 273, Page 127 on February 27, 2012, in the Department of Real Estate of Allegheny County, Pennsylvania Tax ID/ Parcel: 3-A-80

Legal Description

Property owner is 129 McKean Street LLC

Conservation Measures

129 McKean Street, LLC is expected to achieve energy and water savings through proposed improvements across the building's systems, including HVAC systems, lighting building envelope, and elevators. This project's ECM Survey meets the Allegheny County Program Guidelines by demonstrating whole building level energy savings as part of a Substantial Renovation Project.

The annual assessment amount is equal to \$384,338.80. The principal amount financed was \$5,176,100.96 with a fixed interest rate equal to 5.54%. Financing charges were equal to \$99,751 with a capitalized interest of \$63,723.55



4250 Independence Drive, Suite 100
Schnecksville, PA 18078
610-264-4440
cpace@thesef.org

