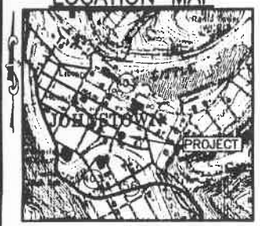
LEGEND

- IRON PIN FOUND
- R.R. SPIKE FOUND
- P.K. NAIL FOUND
- STONE FOUND
- FENCE POST FND. & USED
- CONCRETE MONUMENT FOUND (CITY)
- PARKING METER
- ELECTRIC MANHOLE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- IRON PIN SET
- R. R. SPIKE SET
- P. K. NAIL SET
- BREAK POINT (CITY MON. LINE)
- DRILL HOLE SET
- (R) RECORDED DIMENSION
- (M) MEASURED DIMENSION
- TRAFFIC FLOW
- TELEPHONE MANHOLE
- LIGHT STANDARD
- CATCH BASIN
- FIRE HYDRANT

LOCATION MAP



SCALE : 1" = 2000'

UTILITY NOTES

THE UTILITIES SHOWN WERE PLOTTED FROM FEILD SURVEY AND/OR RECORDS OBTAINED FROM THE FOLLOWING UTILITY COMPANIES:

TELEPHONE – GTE
ELECTRIC – PENELEC
SANITARY SEWER SEWER – CITY OF JOHNSTOWN
STORM SEWER – CITY OF JOHNSTOWN
GAS – PEOPLES NATURAL GAS COMPANY
WATER – LAUREL WATER COMPANY

STATEMENT OF ENCROACHMENTS

Ⓐ THE SUBJECT PROPERTY'S BUILDING ENCROACHES 1.33 FEET ONTO FRANKLIN STREET AT IT'S NORTHWESTERLY CORNER.

Ⓑ THE SUBJECT PROPERTY'S BUILDING ENCROACHES 0.77 FEET ONTO FRANKLIN STREET AT IT'S SOUTHWESTERLY CORNER.

Ⓒ THE SUBJECT PROPERTY'S BUILDING 10' WIDE CANOPY ENCROACHES 11.33 FEET ONTO FRANKLIN STREET AT A MAXIMUM POINT NEAR IT'S NORTHWESTERLY CORNER.

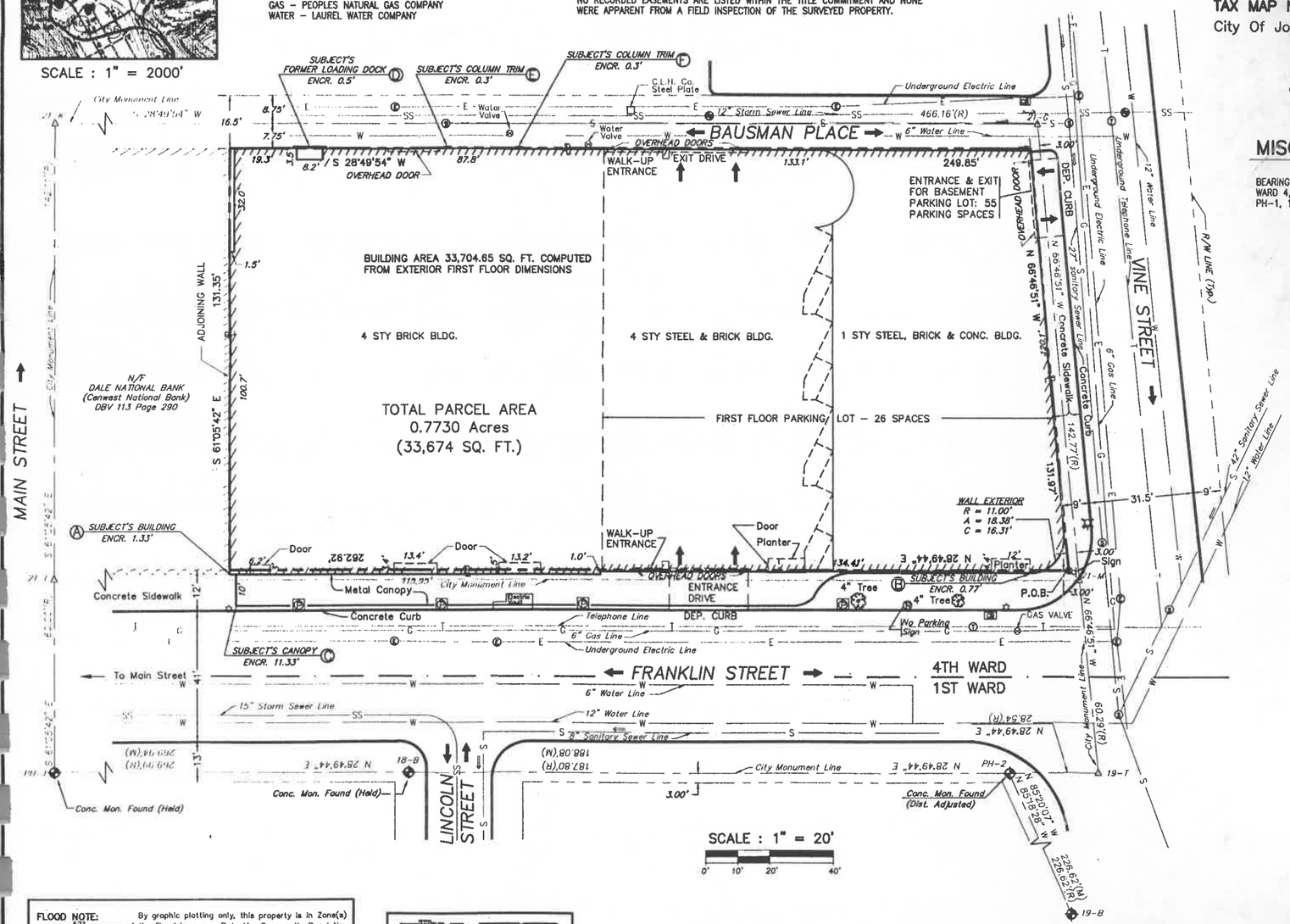
Ⓓ THE SUBJECT PROPERTY'S FORMER LOADING DOCK ENCROACHES 0.5 FEET ONTO BAUSMAN PLACE.

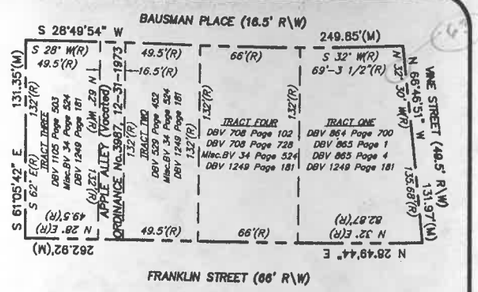
Ⓔ THE SUBJECT PROPERTY'S COLUMN TRIM ENCROACHES 0.3 FEET ONTO BAUSMAN PLACE.

Ⓕ THE SUBJECT PROPERTY'S COLUMN TRIM ENCROACHES 0.3 FEET ONTO BAUSMAN PLACE.

STATEMENT OF EASEMENTS

NO RECORDED EASEMENTS ARE LISTED WITHIN THE TITLE COMMITMENT AND NONE WERE APPARENT FROM A FIELD INSPECTION OF THE SURVEYED PROPERTY.





REGISTRATION OF REAL ESTATE PLAN
WARD 4, BLOCK 2, PARTIAL PLAT
TAX MAP No. 74–01, PARCEL 123
City Of Johnstown, Cambria Co., PA

SCALE : 1" = 50'

0' 25' 50' 100'

MISCELLANEOUS NOTES

BEARINGS ARE REFERED TO THE CITY OF JOHSNTOWN'S WARD 4, BLOCK 2 PLAN BETWEEN CONCRETE MONUMENTS PH-1, 18-B & PH-2.

LEGAL DESCRIPTION

All that certain lot or parcel of land, Tax Parcel Number 74–01–123 situate, lying and being in the 4th Ward of the City of Johnstown, County of Cambria and State of Pennsylvania, being more particularly bounded and described as follows:

Beginning at a drilled hole in the concrete sidewalk at the intersection of the northerly right–of–way line of Vine Street and the easterly right–of–way line of Franklin Street; thence,

1) Along the easterly right–of–way line of Franklin Street on a bearing of North 28°–49'–44" East a distance of 262.92 feet to a point at the southwesterly corner of lands now or formerly of Dale National Bank; thence,

2) Through adjoining walls between Dale National Bank and lands herein described on a bearing of South 61°–05'–42" East a distance of 131.35 feet to a point on the westerly right–of–way line of Bausman Place; thence,

3) Along the westerly right–of–way line of Bausman Place on a bearing of South 28°–49'–54" West a distance of 249.85 feet to a point on the northerly right–of–way line of Vine Street; thence,

4) Along the northerly right–of–way line of Vine Street on a bearing of North 66°–46'–51" West a distance of 131.97 feet to a point and place of beginning, containing 0.7730 acres (33,674 square feet), as surveyed by Kenneth R. Feather, P.L.S., Registration No.25782–E of The EADS Group (Consulting Engineers) dated February 2, 1994.

This description is intending to describe all that property described in the title commitment identified as Commonwealth Land Title Insurance Company, File No. K127582CA with an Effective Date of December 14, 1993 and all that property as described in Deed Book Volume 864 Page 700, and Deed Book Volume 865 Page 1, and Deed Book Volume 865 Page 4, and Deed Book Volume 1249 Page 181, and Deed Book Volume 708 Page 102, and Deed Book Volume 708 Page 728, and Miscellaneous Book Volume 34 Page 524, and Deed Book Volume 529 Page 452, and Deed Book Volume 1105 Page 503, and City of Johnstown Alley Vacation Ordinance No.3987 dated December 31, 1973.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) A21 of the Flood Insurance Rate Map,Community Panel No. 420231 0010 C ,which bears an effective date of August 1, 1982, and is in a Special Flood Hazard Area. By telephone call dated Feb. 14, 1994 to the National Flood Insurance Program (800–638–6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

The EADS Group
CORPORATE OFFICE
Altoona, PA 16602
TEL: 814–944–5035

ZONING NOTE: This property is zoned "C3 – Central Business District". Building Setback Requirement: 0 Feet from all Boundary Lines.

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ALTA/ACSM LAND TITLE SURVEY

for

Midland Loan Service, Inc. and RTC

B&C Site No. 93545–50
RTC Asset No. 7267–3176
MAMI No. 616
Asset Name: 225–227 Franklin
225 Franklin St., Johnstown PA

Based Upon Title Report/Commitment No. K 127582 CA of Commonwealth Land Title Insurance Company bearing an effective date of 12-14-93

Surveyor's Certification

The undersigned hereby certifies to the best of his professional knowledge, information and belief that this map or plat and Survey on which it is based (together the "Survey") was made on the ground as per the field notes on this Survey, and (i) correctly shows the boundary lines, dimensions and area of the land indicated hereon, (ii) correctly shows the location of all visible existing improvements, monuments and other visible items on such land, (iii) correctly shows the location and dimensions of all alleys, streets, roads, rights–of–way, easements and other matters with the Title Commitment issued by Commonwealth Land Title Insurance Company, of which the undersigned has been advised, affecting such land according to the legal description in such easements and other matters (with instrument, book and page number indicated); (iv) except as shown, there are no visible easements, rights–of–way, party walls or conflicts, and there are no visible encroachments on or upon adjoining premises, streets or alleys by any such improvements situated on adjoining premises; and (v) the Flood Note on the Survey correctly reports the flood zones cited on the referenced Flood Insurance Rate Map produced by the Federal Insurance Administration.

The undersigned certifies to the best of his professional knowledge, information and belief that this map or plat and Survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992; (ii) in accordance with the requirements of the ALTA/ACSM Land Title Requirement for an Urban Survey as defined therein, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 10, 11, 13, 14, 16, and 17 of Table A, specifically defined therein; and (iii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification of an Urban Survey, except that the accuracy and precision requirements may have been modified to meet the current minimum angular and linear tolerance requirements of the state in which the Property is located.

COMMONWEALTH OF PENNSYLVANIA REGISTERED KENNETH R. FEATHER SURVEYOR

Kenneth R. Feather, P.L.S.
Registration No. 25782–E
within the State of Pennsylvania
Date of Survey February 2, 1994
Date of Last Revision

B & C PROJECT NO. 93545–50 SHEET 1 OF 1

BOCK & CLARK'S NATIONAL SURVEYORS NETWORK
ENGINEERS & SURVEYORS (800–787–8397) (FAX: 216–666–3608)
537 N.CLEVELAND – MASSILLON RD.,AKRON,OHIO 44333