

VICINITY MAP  
SCALE: 1"=500'

**GENERAL NOTES**

- There is direct access to the subject property via Vine Street & Market Street, both public right-of-ways.
- The locations of all utilities shown on the survey are from visible surface evidence only.
- The posted address on site is 300 Market Street.
- At the time of this survey, there was no observable evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of First American Title Insurance Company Title Commitment No. 2216009 with an effective date of August 7, 2015.
- By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone AE (Special Flood Hazard Area; Base flood elevations determined) according to the Flood Insurance Rate Map for the County of Cambria, Community Panel No. 4202103330. Approximate Base Flood Elevations 1170.3' (NAVD88)
- Basis of Bearings is the Northern property line of the subject property, being South 60°22'08" East, and is based on Pennsylvania State Plane Coordinate System Lambert South Zone.
- Zoning information from appropriate governmental agencies. For informational purposes only. The subject property is entirely zoned in zoning classification "C-3" and has no bulk and/or parking requirements.
- Surveyor's legal description has been prepared to consolidate original parcel nos. 71-004-101.000 & 71-004-102.000 to parcel no. 71-004-101.000.
- Elevations shown are based on NAVD88 per an OPUS Solution dated 9/11/2015. Benchmark #1: 1167.30' NAVD 88, a 3" Brass Disk located at the Northeast corner of the subject property. Benchmark #2: 1166.71' NAVD 88, a 3/8" Drill Hole located at the Northwest corner of the subject property.

**ENCROACHMENT STATEMENT**

- THE BUILDING OF APN: 71-005-200.000 ENCLOSED ONTO THE SUBJECT PROPERTY BY 0.1'.
- THE FENCE AND LANDSCAPING ENCLOSED INTO THE RIGHT-OF-WAY OF MARKET STREET.

**PARKING COUNT**

- HANDICAP SPACES
- REGULAR SPACES
- TOTAL PARKING SPACES

**FIRST AMERICAN TITLE INSURANCE COMPANY, SCHEDULE A:**

ALL that certain lot or tract of land situate in the 1st Ward of the City of Johnstown, County of Cambria and Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point located on the southwest intersection of the Vine Street (S.R. 3016) and Market Street right-of-way, said point being a 3/8-inch Drill Hole within the sidewalk and being the POINT OF BEGINNING.

Thence from said POINT OF BEGINNING along the Western right-of-way line of Market Street, South 29 degrees 27 minutes 59 seconds West a distance of 136.00 feet to a point, said point being a 3/8-inch Drill Hole;

Thence from said point along the Northern property line of lands now or formerly of Johnstown Associates, North 60 degrees 22 minutes 07 seconds West a distance of 274.53 feet to a point;

Thence from said point along the Western property line of lands now or formerly of Johnstown Associates, South 29 degrees 42 minutes 56 seconds West a distance of 136.42 feet to a point;

Thence from said point North 60 degrees 24 minutes 03 seconds West a distance of 8.25 feet to a point, said point being on the Eastern property line of lands now or formerly of Redevelopment Authority of Johnstown;

Thence from said point along the Eastern property line of lands now or formerly of Redevelopment Authority of Johnstown and Xena Corp, North 29 degrees 42 minutes 56 seconds East a distance of 272.42 feet to a point, said point being located on the southern right-of-way of Vine Street (S.R. 3016); said point is also referenced, North 59 degrees 44 minutes 15 seconds West a distance of 276.31 feet from a 3" Brass Disk "11C";

Thence from said point along the southern right-of-way of Vine Street (S.R. 3016) South 60 degrees 22 minutes 24 seconds East a distance of 8.25 feet to a point, said point being a 3/8-inch Drill Hole;

Thence from said point and along the same Southern right-of-way of Vine Street (S.R. 3016), South 60 degrees 22 minutes 08 seconds East a distance of 273.94 feet to a point, said point being a 3/8-inch Drill Hole within the sidewalk on the Southwest intersection of the Vine Street (S.R. 3016) and Market Street right-of-way and also being the POINT OF BEGINNING.

The above described lot 1" as described on SUBDIVISION - LOT CONSOLIDATION PLAN, prepared by Bl Companies, dated March 1, 2016.

TAX MAP NO. 71-004-101.000.

BEING the same premises which George D. Zomias and Marianne Zomias, husband and wife, by Stephen S. Zomias, their attorney-in-fact pursuant to those Durable Power of Attorney each dated October 16, 2013, by Deed dated 4/21/2016 and recorded 05/09/2016 in the Office of the Recorder of Deeds in and for Cambria County, Pennsylvania in Record Book 2745, Page 314, granted and conveyed unto G&H Johnstown, L.P., a Tennessee limited partnership.

**FIRST AMERICAN TITLE INSURANCE COMPANY, SCHEDULE B-2:**

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
14	DB 846 P 89 DB 872 P 91	TERMS AND CONDITIONS SET FORTH IN URBAN RENEWAL PLAN AS AMENDED BY MODIFICATION NO.1	BLANKET IN NATURE
15	DB 899 P 670	TERMS AND CONDITIONS SET FORTH IN CONTRACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT BY AND BETWEEN THE REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN AND GEORGE ZOMIAS	BLANKET IN NATURE
16	DB 900 P 1	RESTRICTIONS AND OTHER MATTERS, IF ANY, APPEARING OF RECORD, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, OR CONDITIONS, OR RESTRICTIONS VIOLATE 42 USC 3604(C)	BLANKET IN NATURE
17	DB 2746 P 632	TERMS AND CONDITIONS SET FORTH IN OPERATION AND MAINTENANCE AGREEMENT STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES BETWEEN GWH (JOHNSTOWN), L.P. AND THE CITY OF JOHNSTOWN	NOT PLOTTABLE
18	DB 2747 P 463	TERMS AND CONDITIONS SET FORTH IN HIGHWAY OCCUPANCY PERMIT	NOT PLOTTABLE
19	DB 2775 P 958	RIGHTS AND PRIVILEGES AS GRANTED TO VERIZON PENNSYLVANIA, LLC BY BUILDING ENTRANCE FACILITY GRANT	NOT PLOTTABLE
20	DB 2775 P 961	EASEMENT AS GRANTED TO VERIZON PENNSYLVANIA, LLC TO CONSTRUCT, OPERATE AND MAINTAIN COMMUNICATIONS FACILITIES	NOT PLOTTABLE
21	-	TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYS ALWAYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN	PLOTTED
22	-	ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LEIN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 OR THE PACKERS AND STOCKYARDS ACT OR UNDER SIMILAR STATE LAWS	NOT PLOTTABLE

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NO.: PNT17986PA EFFECTIVE DATE: 10/23/2017

**SURVEY CERTIFICATION**

To: First American Title Insurance Company, High Water Johnstown LLC, Pro National Title Agency, ALPHA Development New York LLC, and QTT REAL ESTATE FUNDING Inc., and its successors and/or assigns.

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 Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 19, & 20 of Table A thereof. The fieldwork was completed on January 1, 2017.

Date of Plat or Map: 12/11/2017



DATED: 12/11/2017 SIGNED: Jennifer Marks  
JENNIFER MARKS  
PROFESSIONAL LAND SURVEYOR SU-075317

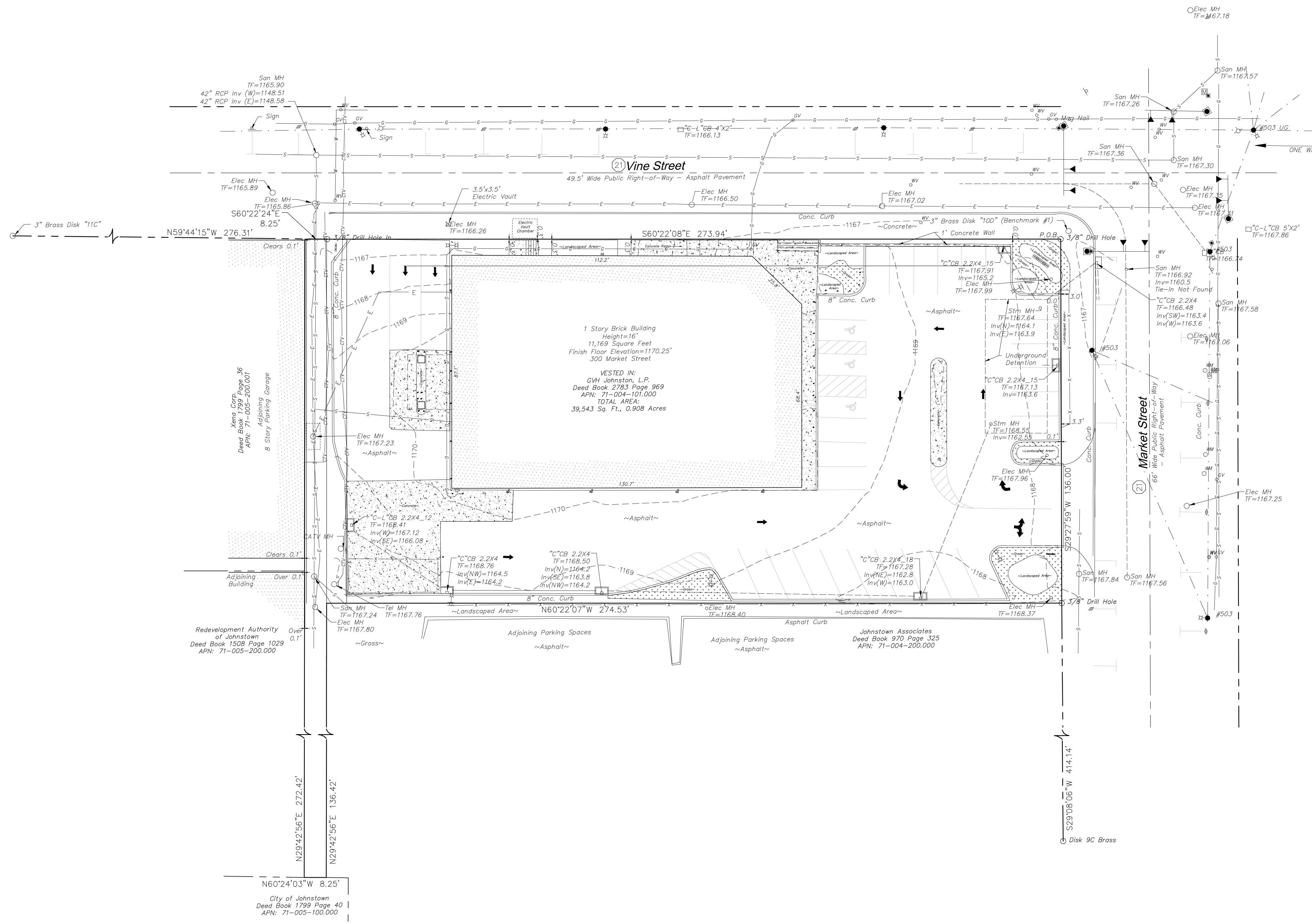
**BULK AREA REQUIREMENTS**

LOCATION: 300 MARKET STREET  
JOHNSTOWN, CAMBRIA COUNTY, PA

ZONE: C-3 CENTRAL BUSINESS DISTRICT

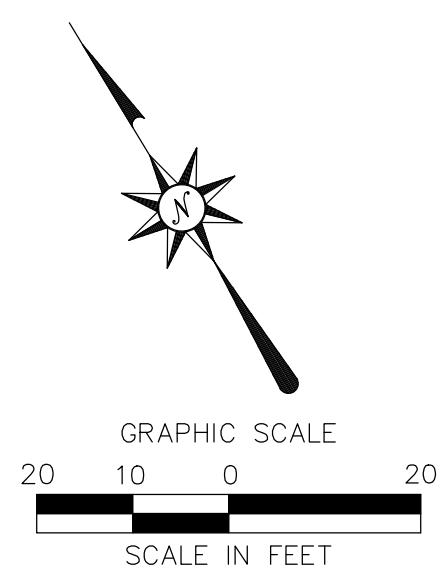
ITEM #	ITEM	REQUIREMENTS
1	MINIMUM FRONT SETBACK	NO MINIMUM
2	MINIMUM SIDE SETBACK	NO MINIMUM
3	MINIMUM REAR SETBACK	NO MINIMUM
4	MAXIMUM BUILDING HEIGHT	NOT RESTRICTED

REFERENCE: ZONING AND SITE REQUIREMENTS SUMMARY PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY, PZR SITE NUMBER: 107802-1, FINAL DATE: 11/29/2017



**SYMBOL LEGEND**

- Adjoining Parking Spaces
- Catch Basin (As Noted)
- Meter (As Noted)
- Fire Connection
- Ground Light
- Handicap Parking Space
- Fire Hydrant
- Survey Monument Found (As Noted)
- Light Post
- Parking Meter
- Power Pole with Light and Banners
- Shrub/Tree
- Ballard
- Sign
- Roof Drain
- Traffic Signal Pole
- Traffic Handhole
- Traffic Mast Arm
- Double Sided Sign
- Right-of-Way
- Subject Property Line
- Adjoiner Property Line
- Centerline
- Underground Sanitary
- Underground Storm
- Underground Electric
- Underground Cable TV
- Underground Gas
- (C.M.R) Calculated, Measured, Record
- Gas Valve
- Water Valve
- 1168--- 1' Contour Line
- Concrete
- Grass
- No Parking



PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20153340603



4242 Carlisle Pike, Suite 260  
Camp Hill, PA 17011  
(717) 651-9860  
(717) 651-9858 Fax



RITE AID #803 @ JOHNSTOWN  
300 MARKET STREET  
CITY OF JOHNSTOWN  
CAMBRIA COUNTY, PENNSYLVANIA



REVISIONS

No.	Date	Description
1	12/11/2017	Final

Drawn: WVV  
Checked: RC  
Approved: JM  
Project No.: 1505474-D  
Date: 11-22-2017  
Title: ALTA/NSPS LAND TITLE SURVEY

Sheet No. AL-1