of Symbols & Abbreviations

- UTILITY POLE
- LIGHT POLE
- ELECTRICAL MANHOLE
- GAS UTILITY
- GAS VALVE
- SANITARY MANHOLE
- STORM MANHOLE
- INLET–GRATE
- WATER VALVE
- WATER HYDRANT
- CURB LINE
- CHAIN LINK FENCE
- BOLLARD
- 5' TREE GRATE
- PROPERTY LINE
- MEASURED OR SURVEYED PROPERTY DIMENSIONS
- RECORD DIMENSIONS (MAY INCLUDE INCREMENTAL TOTAL WHERE MULTIPLE PARCELS ARE PRESENT)

Statement of Encroachments

A FRONT OF BRICK BUILDING EXTENDS UP TO 0.5' INTO RIGHT–OF–WAY FOR BALTIMORE STREET.

B ABOVE GROUND EVIDENCE SUGGESTS THAT WATER LINE, SANITARY SEWER, STORM SEWER, GAS LINE, ETC. RUN THROUGH THE WESTERLY SIDE OF THE PROPERTY NEAR THE FORMER CANAL STREET RIGHT–OF–WAY. NO PUBLIC UTILITY EASEMENT HAS BEEN PROVIDED TO THE SURVEYOR FOR UTILITIES, OTHER THAN THOSE SERVING THE WESTERN MARYLAND DEPOT. IT IS NOT KNOWN WHETHER ORDINANCE NO. 2084, DATED APRIL 28, 1958, FOR THE CLOSURE OF CANAL STREET, CONTAINS EASEMENT RESERVATIONS.

C OVERHEAD UTILITY WIRES/POLE OCCUPY THE PROPERTY WITHOUT BENEFIT OF RECORDED EASEMENT.

D STREET PAVEMENT, CURB, SIDEWALK AND FIRE HYDRANT LIE WITHIN THE QUIT CLAIM PARCEL WITHOUT THE BENEFIT OF A RECORDED EASEMENT.

General Notes

GN1) THE LOCATION OF UTILITIES AND OTHER IMPROVEMENTS SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. EVIDENCE OF THE FOLLOWING UTILITIES HAS BEEN OBSERVED IN ABUTTING STREETS AND/OR WITHIN THE PAVED PORTION OF THE WEST SIDE OF THE PROPERTY (FORMER ROAD BED OF CANAL ST.): OVERHEAD ELECTRIC, TELEPHONE, SANITARY SEWER, WATER, STORM SEWER AND GAS.

GN2) THE SURVEY MERIDIAN FOR THIS PLAT IS DERIVED FROM THE LEGAL DESCRIPTION CONTAINED IN LIBER 432 AT FOLIO 57 (PARCEL 10).

GN3) THE PROPERTY CONTAINS 108 MARKED SPACES. (STRIPING IS APPROXIMATE DUE TO PAVEMENT CONDITION).

GN4) THE EXISTING BUILDING HEIGHTS ARE AS INDICATED, NO INTERIOR INSPECTION WAS MADE TO DETERMINE THE NUMBER OF STORIES INVOLVED.

GN5) NO INTERIOR BUILDING INSPECTION WAS MADE TO DETERMINE VARIETY OF USAGE

GN6) INTENTIONALLY DELETED.

GN7) PARCEL 8 OF THE TITLE COMMITMENT IS NOT PART OF THIS SURVEY. IT IS LOCATED IN FROSTBURG, MD.

GN8) THE LEASE AND ASSOCIATED EASEMENT CONTAINED IN PARCEL 9 OF THE COMMITMENT (L.305 F.159), NOW LIES ENTIRELY WITHIN THE FEE SIMPLE HOLDINGS OF THE SUBJECT OWNER, AND HAS NOT BEEN ADDRESSED AS SEPARATE PARCEL HEREON. THE LEASED AREA IS CURRENT PARCELS 2 & 3. THE EASEMENT RUNS ACROSS CURRENT PARCEL 10.

Notes Corresponding to Schedule B

THE FOLLOWING ITEMS, LISTED IN SCHEDULE B–PART I OF COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 1000079, HAVE BEEN ADDRESSED AS FOLLOWS:

ITEM 2 – LIBER 288 FOLIO 136 – AGREEMENT RELATING TO EASEMENTS FOR AIR/LIGHT AND A 6–INCH SEWER LINE CANNOT BE LOCATED FROM THE DESCRIPTION. AFFECTS ADJOINING L.506 F.578.

ITEM 3 – LIBER 305 FOLIO 168 – LOCATION OF 6–INCH SEWER LINE MENTIONED CANNOT BE DETERMINED BY FIELD INSPECTION OR LOCATED BY DESCRIPTION. AFFECTS PARCEL 6.

ITEM 4 – LIBER 297 FOLIO 246 – ELECTRIC RIGHT–OF–WAY DOES NOT APPLY TO THIS PROPERTY.

ITEM 5 – LIBER 432 FOLIO 057 – COVENANTS/EASEMENTS REGARDING INGRESS/EGRESS, UTILITIES, TRACK OPERATION, ETC. CANNOT BE LOCATED DUE TO THE ABSENCE OF EXHIBIT "A" MENTIONED THEREIN. AFFECTS PARCEL 10.

ITEM 6 – LIBER 542 FOLIO 350 – INGRESS/EGRESS EASEMENT BENEFITING THE WESTERN MARYLAND STATION CENTER (SOUTHERLY ADJOINED HAS BEEN SHOWN. AFFECTS PARCEL 10).

ITEM 7 – LIBER 432 FOLIO 063 – LOCATION OF EXCEPTIONS/RESERVATIONS CANNOT BE SHOWN DUE TO THE ABSENCE OF EXHIBIT "A" MENTIONED THEREIN. AFFECTS PARCEL 11.

ITEM 8 – LIBER 338 FOLIO 232 – EASEMENT FOR DELIVERIES BENEFITING LAND NOW OWNED BY THE CITY OF CUMBERLAND, HAS BEEN SHOWN (EXTENDS SOUTHWARD FOR 200' OVER THE FORMER RIGHT–OF–WAY FOR CANAL STREET).

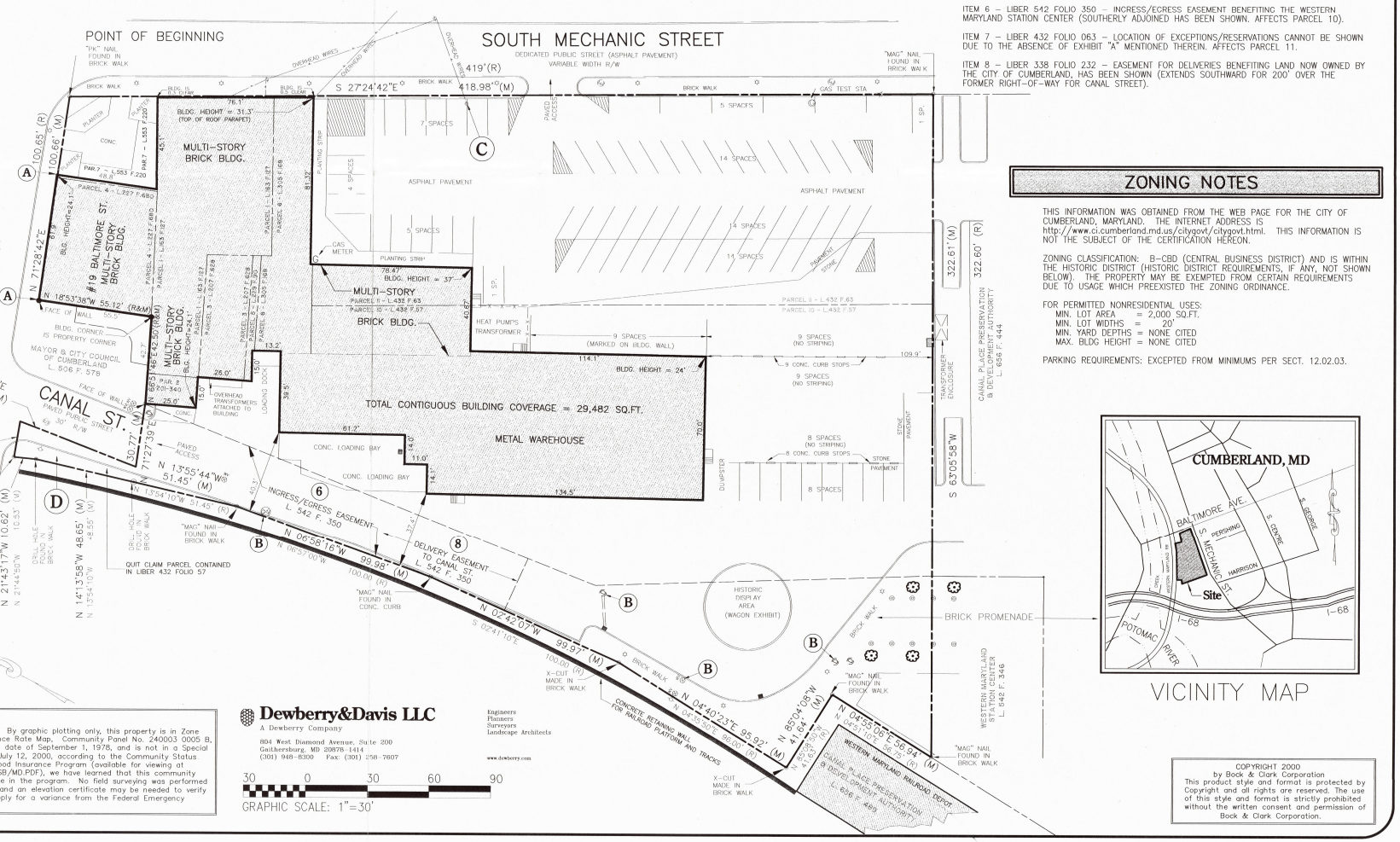
ZONING NOTES

THIS INFORMATION WAS OBTAINED FROM THE WEB PAGE FOR THE CITY OF CUMBERLAND, MARYLAND. THE INTERNET ADDRESS IS http://www.ci.cumberland.md.us/citygovt/citygovt.html. THIS INFORMATION IS NOT THE SUBJECT OF THE CERTIFICATION HEREON.

ZONING CLASSIFICATION: B–CBD (CENTRAL BUSINESS DISTRICT) AND IS WITHIN THE HISTORIC DISTRICT (HISTORIC DISTRICT REQUIREMENTS, IF ANY, NOT SHOWN BELOW). THE PROPERTY MAY BE EXEMPTED FROM CERTAIN REQUIREMENTS DUE TO USAGE WHICH PREEXISTED THE ZONING ORDINANCE.

FOR PERMITTED NONRESIDENTIAL USES:
- MIN. LOT AREA = 2,000 SQ.FT.
- MIN. LOT WIDTHS = 20'
- MIN. YARD DEPTHS = NONE CITED
- MAX. BLDG HEIGHT = NONE CITED

PARKING REQUIREMENTS: EXCEPTED FROM MINIMUMS PER SECT. 12.02.03.



VICINITY MAP

By graphic plotting only, this property is in Zone ce Rate Map, Community Panel No. 240003 0005 B, date of September 1, 1978, and is not in a Special uly 12, 2000, according to the Community Status od Insurance Program (available for viewing at B/MD.PDF), we have learned that this community e in the program. No field surveying was performed and an elevation certificate may be needed to verify ply for a variance from the Federal Emergency

Dewberry&Davis LLC
A Dewberry Company
804 West Diamond Avenue, Suite 200
Gaithersburg, MD 20878–1414
(301) 948–8300 Fax: (301) 258–7607
Engineers
Planners
Surveyors
Landscape Architects
www.dewberry.com

GRAPHIC SCALE: 1"=30'

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Legal Description

#19 BALTIMORE STREET
CITY OF CUMBERLAND
(4TH ELECTION DISTRICT)
ALLEGANY COUNTY, MARYLAND

BEING ALL OF THE FOLLOWING SEVEN (7) CONVEYANCES TO THE TIMES AND ALLEGANIAN COMP AMONG THE LAND RECORDS OF ALLEGANY COUNTY, MARYLAND: i) BY WESTERN MARYLAND RAILWAY DEED DATED APRIL 18, 1930, RECORDED IN LIBER 163 AT FOLIO 127; ii) BY WESTERN MARYLAND COMPANY BY DEED DATED JULY 25, 1944, RECORDED IN LIBER 201 AT FOLIO 340; iii) BY WESTER RAILWAY COMPANY BY DEED DATED MARCH 11, 1946, RECORDED IN LIBER 207 AT FOLIO 628; iv) STREET CORPORATION BY DEED DATED JANUARY 26, 1950, RECORDED IN LIBER 227 AT FOLIO 682; MARYLAND RAILWAY COMPANY BY DEED DATED JANUARY 9, 1950, RECORDED IN LIBER 229 AT FOLIO WESTERN MARYLAND RAILWAY COMPANY BY DEED DATED NOVEMBER 18, 1958, RECORDED IN LIBER 168; vii) BY DOROTHY M. FELDSTEIN BY DEED DATED NOVEMBER 13, 1985, RECORDED IN LIBER 5 AND ALSO BEING ALL OF THE FOLLOWING TWO (2) CONVEYANCES MADE TO WESTERN MARYLAND HOL i) BY WESTERN MARYLAND RAILWAY FOUNDATION, INC. BY DEED DATED JUNE 27, 1969, RECORDED FOLIO 057, SAVING AND EXCEPTING THE QUIT CLAIM PARCEL DESCRIBED THEREIN; AND ii) BY WEST COMPANY BY DEED DATED JUNE 27,1969, RECORDED IN LIBER 432 AT FOLIO 063, MORE PARTICULA AS FOLLOWS, IN THE MERIDIAN OF THE AFOREMENTIONED DEED RECORDED IN LIBER 432 AT FOLIO 5 DIMENSIONS NOTED IN PARENTHESIS:

BEGINNING FOR THE OUTLINE OF THE ABOVE PARCELS AT A "PK" NAIL FOUND SET IN THE BRI INTERSECTION OF THE SOUTHERLY RIGHT–OF–WAY LINE OF BALTIMORE STREET AND THE WESTERLY R LINE OF SOUTH MECHANIC STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING OF SAID DEED LIBER 553 AT FOLIO 220; THENCE RUNNING WITH SAID LINE OF SOUTH MECHANIC STREET

1) SOUTH 27° 24' 42" EAST, 418.98 FEET, (419') TO A "MAG" NAIL FOUND SET IN THE BRICK POINT BEING THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN SAID LIBER 432 AT FOLIO LEAVING SOUTH MECHANIC STREET AND RUNNING WITH THE LINES BETWEEN THE SUBJECT PROPERTY BELONGING TO CANAL PLACE PRESERVATION & DEVELOPMENT AUTHORITY (CONTAINING THE WESTERN RAILROAD DEPOT AND ASSOCIATED PARKING LOT AND OPERATING RAIL LINES) BY THE FOLLOWING SIX DISTANCES

2) SOUTH 63° 05' 58" WEST, 322.61 FEET (322.60') TO A "MAG" NAIL FOUND SET IN THE B

3) NORTH 04° 55' 06" EAST, 56.94 FEET (N 04° 51' 10" E, 56.75') TO A "MAG" NAIL FOUND BRICK SIDEWALK; THENCE

4) NORTH 85° 04' 08" WEST, 41.64 FEET (N 85° 08' 50" W, 41.63') TO A "X"–CUT NOW M BRICK SIDEWALK; THENCE

5) NORTH 04° 40' 23" EAST, 95.92 FEET (N 04° 35' 50" E, 96.00') TO A "X"–CUT NOW MAD SIDEWALK; THENCE

6) NORTH 02° 42' 07" WEST, 99.97 FEET (N 02° 41' 10" W, 100.00') TO A "MAG" NAIL FOUN TOP OF A CONCRETE CURB LINE; THENCE

7) NORTH 06° 58' 16" WEST, 99.98 FEET (N 06° 57' 00" W, 100.00') TO A "MAG" NAIL FOUN BRICK SIDEWALK; THENCE

8) NORTH 13° 55' 44" WEST, 51.45 FEET (N 13° 54' 10" W, 51.45') TO A DRILL HOLE FOUN SIDEWALK, SAID HOLE LYING AT THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN SAID LIB 057; THENCE RUNNING WITH THE OUTLINE OF THE QUIT CLAIM PARCEL IN SAID DEED, BY THE FOLLO

9) NORTH 14° 13' 58" WEST, 48.65 FEET (N 13° 54' 10" W, 48.55') TO A DRILL HOLE FOUN

10) NORTH 21° 43' 17" WEST, 10.62 FEET (N 21° 44' 50" W, 10.53') TO A "MAG" NAIL FOUND

11) NORTH 72° 54' 10" EAST, 17.44 FEET (N 72° 24' 40" E, 17.44') TO A POINT IN THE PAVE STREET; THENCE RUNNING IN SAID STREET PAVEMENT

12) SOUTH 05° 55' 43" EAST, 60.13 FEET (S 05° 40' 10" E, 60.13') TO THE SOUTHERLY TERM THENCE RUNNING WITH THE SOUTHERLY LINE OF THE PUBLIC PORTION OF CANAL STREET

13) NORTH 71° 27' 39" EAST, 30.77 FEET (N 71°29'13"E, 30.77') TO A POINT ON THE FACE ON THE SUBJECT PROPERTY; THENCE RUNNING WITH THE FACE OF SAID BUILDING ALONG THE LINE PROPERTY AND PARCEL 16 OF THE LAND CONVEYED TO THE MAYOR AND CITY COUNCIL OF CUMBER MARCH 28, 1979, RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 506 AT FOLIO 578, FOLLOWING TWO (2) LINES

14) North 66° 51 46" East, 42.50 FEET (42.50') TO THE CORNER OF THE BUILDING; THENCE

15) North 18° 53 38" West, 55.12 FEET (55.12') TO A POINT ON THE WESTERLY FACE OF SAI RUNNING THROUGH THE BRICK FACING ON SAID BUILDING

16) North 71° 28 42" East, 100.66 FEET (100.65') TO THE POINT OF BEGINNING, CONTAINING OR 2.3895 ACRES OF LAND.

BEING THE SAME PROPERTY DESCRIBED AS PARCELS 1, 2, 3, 4, 5, 6, 7, 10 & 11 IN CO COMPANY COMMITMENT NO. 1000079.

ALTA/ACSM Land Title Survey

for
Community Holdings, Inc. Project
Site No. 24

19 Baltimore Street
Cumberland, Maryland

Based Upon Title Commitment No. 100079
of Commonwealth Land Title Insurance Company
bearing an effective date of March 14, 2000

Surveyor's Certification

This survey is made for the benefit of: Community Newspaper Holdings, Inc.; Community Holdings, Inc.; Commonwealth Land Title Insurance Company, The Teachers' Retirement System of Alabama, as Agent, and Bock & Clark Corporation.

I, Eric v. Day, a Registered Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth below, that I have made a careful survey of a tract of land described hereon as follows: (SEE LEGAL DESCRIPTION HEREON)

I further certify that:

1. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other visible improvements situated on the hereon described premises, and that the property described hereon is the same as the property described in Commitment No. 1000079, dated March 14, 2000, (EXCEPTING PARCEL 8) and that all easements, covenants and restrictions referenced in said title commitment have been plotted hereon or otherwise noted as to their affect on the subject property; that there are no building encroachments on the subject property or upon adjacent land abutting said property, unless shown hereon.

2. This map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992 and meets the accuracy requirements of an Urban Survey, as defined therein, with accuracy and precision requirements modified to meet current minimum angular and linear tolerance requirements of the state in which the subject property is located, and including Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11 and 13 in Table A contained therein.

3. Said described property is located within an area having a Zone Designation "C" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 0005 B with a date of identification of September 1, 1978 for Community No. 240003 in Allegany County, State of Maryland, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

4. The Property has direct access to South Mechanic Street and Canal Street, dedicated public streets or highways.

Eric V. Day
Registration No. 10771
In the State of Maryland
Date of survey: July 6, 2000
Date of Last Revision: August 25, 2000
Network Project No.200004I4-24 Sheet 1 of 1

STATE OF MARYLAND ERIC VINCENT DAY No. 10771 REGISTERED PROFESSIONAL LAND SURVEYOR SEAL