

Consultants:

Consultants:

Seal:

Seal:

Project Identification:

ALTA LAND TITLE SURVEY
OF LAND OF
LEVEL 3 COMMUNICATIONS,
LLC IN THE
BOROUGH OF GEISTOWN,
CAMBRIA COUNTY, PA

No.: Date: Description:

Sheet Title:

NOTATION SHEET

Project No.: 2026-1265.01

Cadd Drawing File: 261265 ALTA.dwg

Drawn By: C.M.FYOCK

Checked By: C.M.FYOCK

Date: 09/02/2026

Drawing Number

ALTA1

Sheet 1 of 2

LEGAL DESCRIPTION OF SCHEDULE C

ALL THAT certain lot or piece of ground located in the Borough of Geistown, County of Cambria and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake on the northeasterly corner of Oakmont Boulevard East and Lamber Avenue at corner of Lot No. 5 on the hereinafter mentioned Plan of Lots; thence along the easterly side of Lamber Avenue North 10 degrees 51' West 279.19 [s.b. North 01 degrees 51' West 279.19] feet to a point at corner of a fifteen (15) foot alley; thence along the southerly side of said 15' alley South 85 degrees 00' East 244.88 feet to a point; thence through land of which this is a part South 00 degrees 47' West 205.11 feet to a point on the westerly side of a fifteen (15) foot alley; thence along said 15 foot alley South 19 degrees 53' West 126.40 feet to a stake on the northerly side of Oakmont Boulevard East; thence along said Oakmont Boulevard East North 70 degrees 07' West 188.17 feet to a stake at the northeast corner of Oakmont Boulevard East, the place of BEGINNING.

BEING marked, known and numbered as part of Lots No. 1, 2 and 3 and all of Lots No. 4 and 5 on the Sunshine Plan of Lots.

BEING the same premises which Geistown Volunteer Fire Company, a Pennsylvania non-profit corporation, by Deed dated May 13, 2010 and recorded May 26, 2010 in Cambria County at Record Book 2396 Page 198, granted and conveyed unto Richland Township Fire Department, a Pennsylvania nonprofit corporation, in fee, as more particularly shown on Boundary Retracement Survey prepared by Curtiss Michael Fyock dated October 30, 2023, incorporated herein by reference for boundary location purposes.

Together with the free and common use, right, liberty and privilege of the aforesaid alley as and for a passageway and water-course at all times hereafter forever.

TITLE EXCEPTION NOTES

- 8 STREAM OF WATER FLOWS THROUGH PREMISES HEREON, SUBJECT TO RIGHT OF OTHER RIPARIAN OWNERS ABUTTING STREAM.
- SAM'S RUN FLOWS THROUGH THE SURVEYED PROPERTY AS SHOWN HEREON.
- 9 SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF CAMBRIA COUNTY, PENNSYLVANIA IN PLAT BOOK 4 PAGE 97
- THIS PLAN DEPICTS ALLEYS THAT HAVE NOT BEEN OPENED TO THE PUBLIC. SUNSHINE AVENUE HAS BEEN OPENED TO THE PUBLIC AND IS NOW KNOWN AS OAKMONT BOULEVARD. THE ALLEYS ARE PRIVATE ACCESS EASEMENTS TO ALL LOTS SHOWN ON THIS PLAN. WHERE THE SUBJECT PROPERTY ADJOINS THESE ALLEYS OR OAKMONT BOULEVARD, TITLE OF THE SURVEYED PROPERTY EXTENDS INTO THE RIGHTS OF WAY SUBJECT TO PUBLIC AND PRIVATE ACCESS EASEMENTS.
- 10 RIGHTS GRANTED TO PENNSYLVANIA ELECTRIC COMPANY AS SET FORTH IN DEED BOOK 666 PAGE 124
- THE SURVEYED PROPERTY WAS ONCE PART OF A LARGER PARENT TRACT OWNED BY THE SCHOOL DISTRICT OF RICHLAND TOWNSHIP. THIS ELECTRIC LINE ENTERED THE SCHOOL PROPERTY FROM BEDFORD STREET AND ENDED AT THEIR SCHOOL BUILDING. THIS BUILDING IS NOW THE ADJACENT HARMONY HOUSE MANOR. THE SURVEYED PROPERTY IS NEITHER OCCUPIED NOR TOUCHED BY THIS EASEMENT.
- 11 RIGHT OF WAY AGREEMENT AND EASEMENT BY AND BETWEEN THE GEISTOWN VOLUNTEER FIRE COMPANY AND THE BOROUGH OF GEISTOWN AS SET FORTH IN DEED BOOK 1060 PAGE 453
- AN EASEMENT IN GROSS WAS GRANTED TO THE BOROUGH OF GEISTOWN FOR THE SAMS RUN STREAM CHANNEL CULVERT LOCATED AS SHOWN HEREON. THE ASSOCIATED TEMPORARY CONSTRUCTION EASEMENT WAS EXTINGUISHED BY THE COMPLETION OF ALL CONSTRUCTION WORK FOR THIS CULVERT.
- 12 THIS ITEM HAS BEEN INTENTIONALLY DELETED
- 13 ACCESS EASEMENT BY AND BETWEEN RICHLAND TOWNSHIP FIRE DEPARTMENT AND BOROUGH OF GEISTOWN AS SET FORTH IN INSTRUMENT NO. 2025-00010609

THE LOCATION OF THIS 15 FOOT ACCESS EASEMENT IS NOT DEFINED BY THIS DOCUMENT. THUS IT ESSENTIALLY BLANKETS THE SURVEYED PROPERTY. A POST AND CABLE ON THE LAND OWNED BY THE BOROUGH ROUGHLY INDICATES THE TERMINATING POINT OF THIS PATH.

TABLE A NOTES

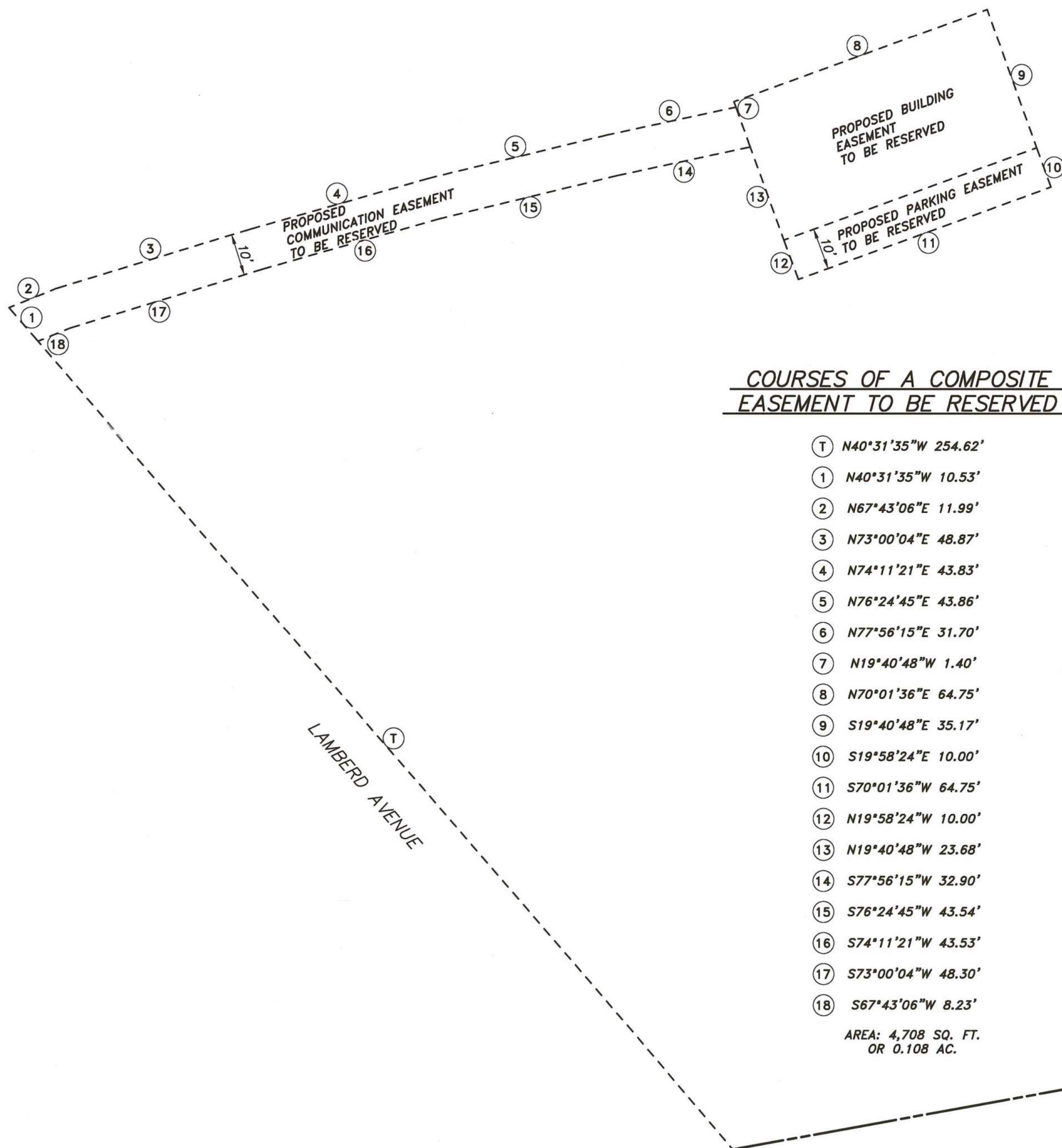
2. THE CAMBRIA COUNTY GIS VIEWER LISTS A 911 ADDRESS FOR TAX PARCEL 32-032. -101.000 OF 631 LAMBERD AVENUE, JOHNSTOWN, PA 15904.
3. FLOOD INSURANCE RATE MAP NUMBER 42021C0411D, EFFECTIVE DATE JUNE 19, 2012 SHOWS A PORTION OF THE SURVEYED PROPERTIES ALONG SAMS RUN TO BE IN SPECIAL FLOOD HAZARD ZONE AE, AREAS SUBJECT TO THE 1% ANNUAL CHANCE FLOOD, AS SHOWN HEREON. THE BULK OF THE SURVEYED PROPERTY IS SHOWN AS OTHER AREAS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. GROSS AREA INCLUDES AREAS WITHIN PUBLIC ROADS THAT ARE EASEMENTS UPON THE UNDERLYING LAND. NET AREA EXCLUDES SUCH LAND. THE GROSS AREA OF THE SURVEYED PROPERTY IS 86,927 SQ. FT. OR 1.996 AC.
- 9 19 STANDARD PARKING SPACES ARE LINED UPON THE SURVEYED PROPERTIES. AN ACCESSIBLE PARKING AREAS HAS TWO BLUE PAINT STRIPES AND TWO ACCESSIBLE PARKING SIGNS, BUT INDIVIDUAL PARKING SPACES ARE NOT MARKED.
- 11 PA ONE CALL SERIAL NO.

REFERENCE DRAWINGS

2. SUNSHINE PLAN OF LOTS SITUATE IN RICHLAND TWP., CAMBRIA CO., PA. LAID OUT FOR W. H. SUNSHINE, APRIL 20, 1922, O. P. THOMAS, ENGR, CAMBRIA COUNTY PLAT BOOK VOLUME 4, PAGE 97 AND DEED BOOK VOLUME 636, PAGE 1317.
2. NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, CAMBRIA COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 411 OF 535, MAP NUMBER 42021C0411D, EFFECTIVE DATE JUNE 19, 2012
3. RICHLAND TOWNSHIP FIRE DEPARTMENT, 629 & 631 LAMBERD AVE., GEISTOWN BOROUGH, BOUNDARY RETRACEMENT SURVEY, H.F. LENZ COMPANY PROJECT NO. 2023-0411.01, DATE 10/30/2023, CAMBRIA COUNTY INSTRUMENT NO. 2025-00010609



LOCATION MAP
SCALE: 1" = 1,000'



COURSES OF A COMPOSITE
EASEMENT TO BE RESERVED

- 1 N40°31'35"W 254.62'
1 N40°31'35"W 10.53'
2 N67°43'06"E 11.99'
3 N73°00'04"E 48.87'
4 N74°11'21"E 43.83'
5 N76°24'45"E 43.86'
6 N77°56'15"E 31.70'
7 N19°40'48"W 1.40'
8 N70°01'36"E 64.75'
9 S19°40'48"E 35.17'
10 S19°58'24"E 10.00'
11 S70°01'36"W 64.75'
12 N19°58'24"W 10.00'
13 N19°40'48"W 23.68'
14 S77°56'15"W 32.90'
15 S76°24'45"W 43.54'
16 S74°11'21"W 43.53'
17 S73°00'04"W 48.30'
18 S67°43'06"W 8.23'

AREA: 4,708 SQ. FT.
OR 0.108 AC.

SURVEYOR'S CERTIFICATE

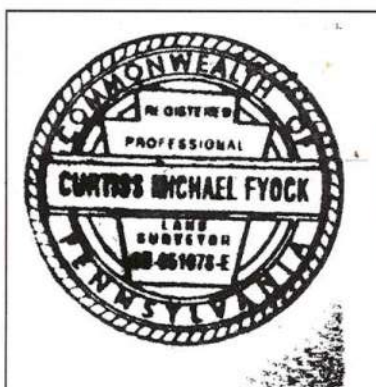
To Level 3 Communications, LLC, a Delaware limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 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, 7a, 7b1, 9, 11a, 13 and 19 of Table A thereof. The fieldwork was completed on May 13, 2026.

Date: September 2, 2026

Curtiss Michael Fyock (signed)
cfyock@hlrenz.com

SU-051078-E
Registration No.



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PLAN SHEET

Project No.: 2026-1265.01

Cadd Drawing File: 261265 ALTA.dwg

Drawn By: C.M.FYOCK

Checked By: C.M.FYOCK

Date: 09/02/2026

Drawing Number

ALTA2

Sheet 2 of 2

TP# 32-030. -400.000
NEIL G. S. AND
SHEILA R. HARRISON
DBV 1824 P 1055

HARMONY HOUSE MANOR

TP# 32-032. -100.000
BOROUGH OF GEISTOWN
DBV 826 P 167

TP# 32-032. -101.001
LEVEL 3
COMMUNICATIONS, LLC
I# 2026-00000911

AREA: 71,823 SQ. FT.
OR 1.649 AC.

TP# 32-032. -100.001
BOROUGH OF GEISTOWN
DBV 1162 P 607

LEGEND

//////	BUILDING FACE	---	PROPERTY LINE
---	UNDERGROUND COMMUNICATION LINE	---	RIGHT OF WAY LINE
---	ELECTRIC LINE	---	LOT LINE
---	UNDERGROUND ELECTRIC LINE	---	CORRUGATED METAL PIPE
---	GAS PIPELINE	---	WITH
---	SANITARY SEWER	---	UNDERGROUND CONDUITS
---	STORM SEWER	---	TP# TAX PARCEL NUMBER
---	TELEPHONE LINE	---	DBV DEED BOOK VOLUME
---	WATER PIPELINE	---	P PAGE
---	SANITARY MANHOLE	---	APPROX. APPROXIMATE
---	WATER VALVE	---	BFE BASE FLOOD ELEVATION
---	GAS VALVE	---	
---	UTILITY POLE	---	
---	GUY ANCHOR	---	
---	ACCESSIBLE PARKING SIGN	---	
---	CLEAN OUT	---	
---	FENCING	---	
---	FOUND SURVEY MONUMENT	---	
---	PROPERTY CORNER	---	

SCALE: 1" = 20'