

EXHIBIT "A" LEGAL DESCRIPTION

All those certain lots or pieces of ground situate in the Richland Township, Cambria County, Pennsylvania, bounded and described as follows:

Beginning at an iron pin along the right of way for S.R. 0056 known as Scalp Avenue and lands now or formerly of Charles McCullough; thence South 77° 17' 00" West 15.76 feet to a point in the aforementioned right of way; thence through said right of way North 15° 10' 00" West 100.01 feet to a point; thence along lands now or formerly of Moxham-National Bank North 77° 17' 00" East 200.21 feet to an iron pin; thence along lands now or formerly of William W. Turner South 15° 04' 00" East 150.00 feet to an iron pin; thence along the Northern edge of right of way for Harrison Street South 77° 16' 52" West 50.04 feet to an iron pin; thence along lands of Charles McCullough North 15° 04' 00" West 50 feet to an iron pin and South 77° 17' 00" West 134.24 feet to an iron pin, the place of beginning.

Excepting therefrom and thereout all that certain lot or piece of ground taken in an eminent domain proceedings by the Commonwealth of Pennsylvania, Department of Transportation as recited in deed recorded in Deed Book Volume 1320, page 795.

Being designated as Tax Parcel No. 50-029-615.000

Being the same property that was conveyed by Timothy J. Bezek and Toni A. Bezek, husband and wife, to Timothy J. Bezek and Toni A. Bezek, husband and wife, dated June 24, 1998 and recorded in Record Book Volume 1544, page 662.

SCHEDULE B - SECTION II

- Items 1-6 - NOT A MATTER OF SURVEY
- 7. The following rights of way granted to:
 - a. Pennsylvania Electric Company by instrument from Edmund G. Rowland et ux., dated August 14, 1951 and recorded in Deed Book Volume 623, page 539. - LOCATION CANNOT BE DETERMINED. AMBIGUOUS DESCRIPTION
 - b. American Television and Communications Corporation by instrument from Robert E. Berkey et ux., dated September 18, 1984 and recorded in Deed Book Volume 1142, page 298. - NOT LOCATED ON SURVEYED PROPERTY
- 8. All matters set forth on Land Merger Plan made for Legend Holdings Inc. recorded in Plan Book Volume 7, page 689. - PLOTTED AND SHOWN ON SURVEYED PROPERTY
- 9. All matters set forth on Laurel Bank Subdivision recorded in Plan Book Volume 7, page 756. - PLOTTED AND SHOWN ON SURVEYED PROPERTY

"AS-SURVEYED" LEGAL DESCRIPTION

Situated in the Township of Richland, County of Cambria, Commonwealth of Pennsylvania, and being more fully described as follows:

COMMENCING at the northwesterly corner of a parcel conveyed to Susan E. McCullough Stewart, the easterly right-of-way line of Scalp Avenue (S.R. 3016) (80') (public) and the TRUE PLACE OF BEGINNING;

Thence North 20°57'35" West, with the easterly right-of-way line of Scalp Avenue, a distance of 100.04 feet to the southwest corner of a parcel conveyed to Harry J. and Susan Skylar-Graham;

Thence North 71°23'56" East, with the southerly line of said Skylar-Graham parcel, a distance of 200.37 feet to the northwesterly corner of a parcel conveyed to Harry J. and Brian J. Graham;

Thence South 20°52'21" East, with the westerly line of said Graham parcel, a distance of 150.11 feet to the northerly right-of-way line of Harrison Street (30') (public);

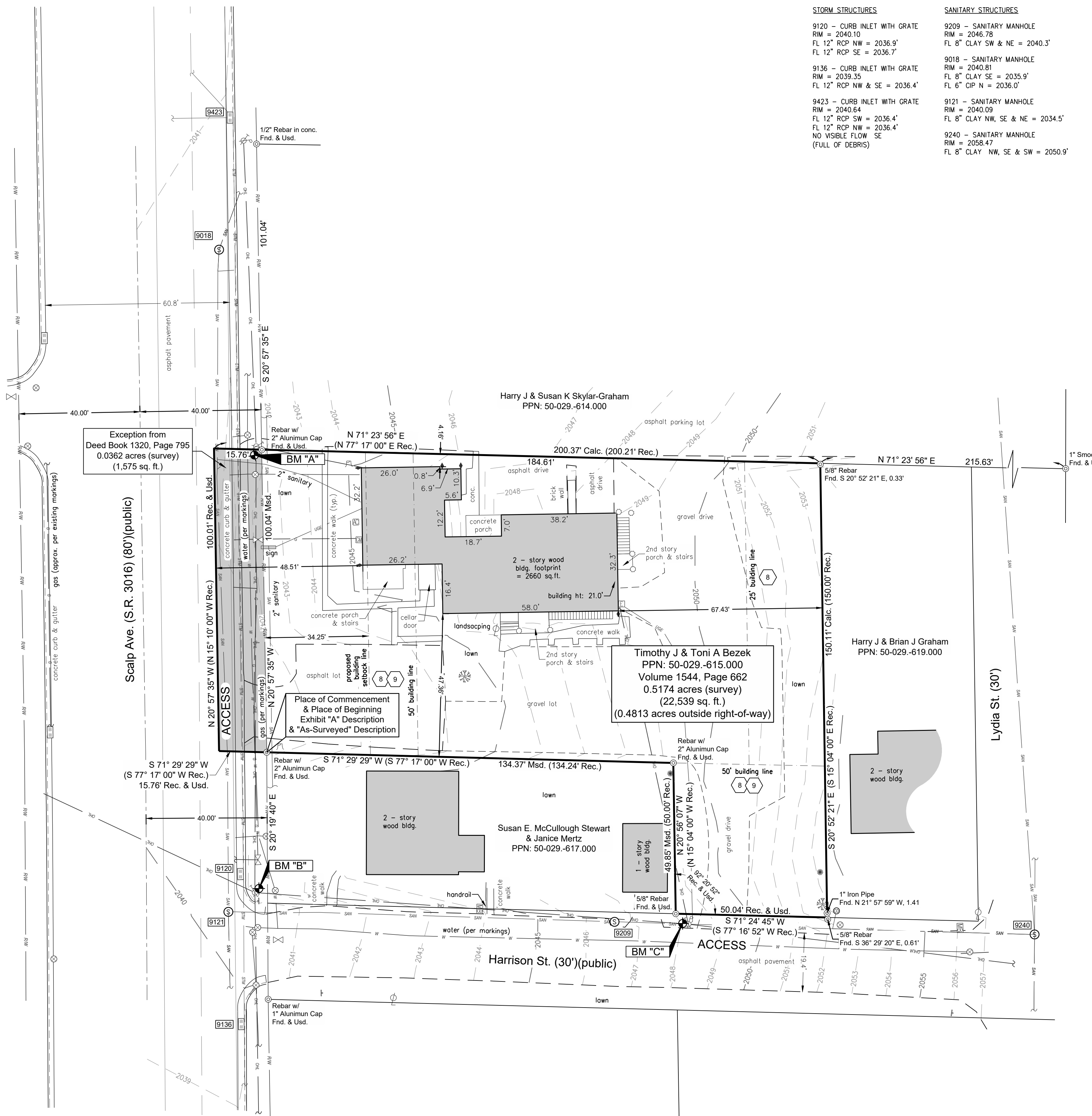
Thence South 71°24'45" West, with the northerly right-of-way line of Harrison Street, a distance of 50.04 feet to the southeasterly corner of said McCullough Stewart parcel;

Thence North 20°56'07" West, with the easterly line of said McCullough Stewart parcel, a distance of 49.85 feet to the northeasterly corner thereof;

Thence South 71°29'29" West, with the northerly line of said McCullough Stewart parcel, a distance of 134.37 feet to the TRUE PLACE OF BEGINNING and containing 0.4813 acres, more or less, as surveyed by Steven W. Clutter, P.S. 7655, for and on behalf of CESO, Inc. in December 2024.

All deed references are from the Cambria County Recorder's records.

The basis of bearings for this description is Pennsylvania South Zone (NAD 83, 2011) derived from GPS Observations.



- STORM STRUCTURES**
- 9120 - CURB INLET WITH GRATE
RIM = 2040.10
FL 12" RCP NW = 2036.9'
FL 12" RCP SE = 2036.7'
 - 9136 - CURB INLET WITH GRATE
RIM = 2039.35
FL 12" RCP NW & SE = 2036.4'
 - 9423 - CURB INLET WITH GRATE
RIM = 2040.64
FL 12" RCP SW = 2036.4'
FL 12" RCP NW = 2036.4'
NO VISIBLE FLOW SE
(FULL OF DEBRIS)
- SANITARY STRUCTURES**
- 9209 - SANITARY MANHOLE
RIM = 2046.78
FL 8" CLAY SW & NE = 2040.3'
 - 9018 - SANITARY MANHOLE
RIM = 2040.81
FL 8" CLAY SE = 2035.9'
FL 6" CP N = 2036.0'
 - 9121 - SANITARY MANHOLE
RIM = 2040.09
FL 8" CLAY NW, SE & NE = 2034.5'
 - 9240 - SANITARY MANHOLE
RIM = 2058.47
FL 8" CLAY NW, SE & SW = 2050.9'

SURVEYOR NOTES:

- This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by Fidelity National Title Insurance Company, Commitment Number GLW2401367 and bearing an effective date of August 6, 2024.
 - Direct access to the subject parcel is available via Scalp Ave.
 - No roadway improvement plans were disclosed to CESO during the survey.
 - The utilities shown are located from field survey information, POCS Ticket #20243130309, Underground Detective Utility Locate Scan #11-13-2024, and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available.
- Utilities were marked by the a 3rd party utility locating service, Underground Detective Utility Locate Scan, Project number 11-13-2024.
- Parcel is located within Zone "X" (Area of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 42021C0413D, effective date: 6/19/2012 published by the Federal Emergency Management Agency.
 - There are 11 regular parking spaces & and 0 handicap spaces on the subject parcel.
 - The closest intersection is Scalp Ave. & Harrison St. located approximately 60 feet southeast of the site.
 - There was no observed evidence of current earth moving work, building construction or building additions at the time of this survey.
 - No proposed changes in street right of way lines were provided to the surveyor. No evidence of street or sidewalk construction or repairs observed at time of survey.
 - A field delineation of wetlands survey was not conducted at the time of survey.
 - No response from gas and water utility providers.

- Zoning report provided by: NDDS National Due Diligence Services
Project No: 2421679-52402
Dated: August 29, 2024
- Zoning District -Richland Township -C-2, General Commercial District
- Adjacent Property Zoning
-North: (C-2) General Commercial District
-South: (C-2) General Commercial District
-East: (C-2) General Commercial District
-West: (C-2) General Commercial District
- Building Setback Requirements
Minimum Front from Street Required: 50'
Minimum Corner Side Required: 50'
Minimum Interior Side Required: None
Minimum Rear Required: 25'
- Building Height
Maximum (measured in feet) 35'
Maximum (number of stories) None Stated
- Area Requirements
Minimum Lot Area: 20,000 sq/ft
Minimum Lot Width (a building line): None Stated
Minimum Lot Frontage (at right-of-way): None Stated
- Density Requirements
Maximum Floor Area Ratio: None Stated
Maximum Dwelling Units per Acre: N/A
Maximum Lot Coverage (for building): 40%
Minimum Lot Coverage (impervious): None Stated
- Parking Standards
Parking Use Category: Repair shops, plumbing shops, electrical shops, roofing shops, and other service establishments
Parking Space Formula: Parking or storage space for all vehicles used directly in the conduct of such business, plus two parking spaces for each person regularly employed on the premises

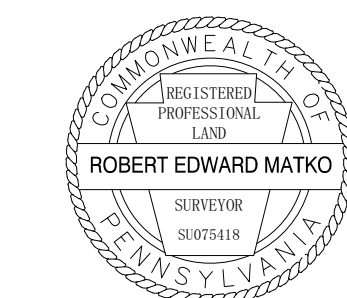
SURVEYOR'S CERTIFICATION:

TO: Fidelity National Title Insurance Company; Valvoline LLC, a Delaware limited liability company; Quattro Johnstown LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a)(b), 13, 14, 16, 17, 18, & 20 of Table A thereof. The fieldwork was completed on November 14, 2024.

Date of Plat or Map December 12, 2024

Robert Matko, P.E., P.S.
Pennsylvania PS #SU075418
13060 S. US Highway 27, Suite D
Dewitt, MI 48820
(517) 622-3000



TOPOGRAPHIC LEGEND

- Air Conditioner
- Guy Wire
- Bollard
- Catch Basin
- Cleanout
- Column
- Curb Inlet
- Down Spout
- Deciduous Tree
- Pine Tree
- Electric Meter
- Gas Meter
- Gas Valve
- Light Pole
- Power Telephone Light Pole
- Power Telephone Pole
- Sanitary Manhole
- Sign
- Water Valve
- Stump
- Mailbox
- G - Gas Line
- W - Water Line
- UGE - Underground Electric
- UGT - Underground Communications
- OHL - Overhead Utility Line
- STM - Storm Sewer
- SAN - Sanitary Sewer
- R/W - Right-of-Way

SURVEY LEGEND

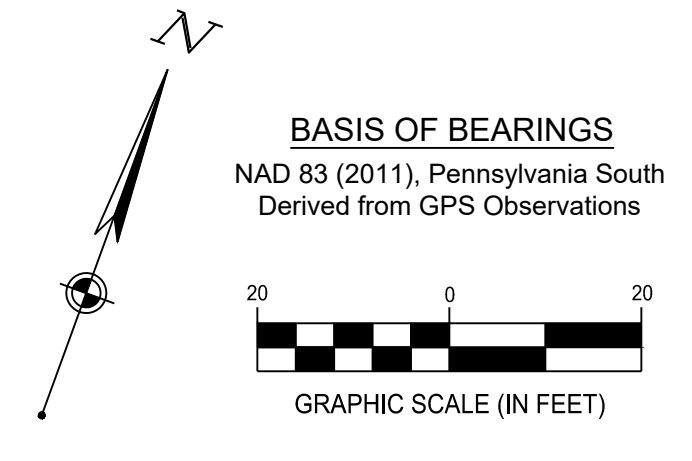
- Iron Pin Found as Described
- Fnd. (F) - Found
- Usd. (U) - Used
- Rec. (R) - Deed
- Calc. (C) - Calculated

BENCHMARK DATUM: NAVD 88

BM "A": MAG. NAIL SET IN POWER TELEPHONE LIGHT POLE LOCATED APPROXIMATELY 165' NORTHWEST OF CENTERLINE OF HARRISON ST. AND APPROXIMATELY 35' NORTHEAST OF CENTERLINE OF SCALP AVE. ELEVATION = 2042.73'

BM "B": MAG. NAIL SET IN POWER TELEPHONE LIGHT POLE LOCATED APPROXIMATELY 20' NORTHWEST OF CENTERLINE OF HARRISON ST. AND APPROXIMATELY 47' NORTHEAST OF CENTERLINE OF SCALP AVE. ELEVATION = 2042.01'

BM "C": MAG. NAIL SET IN POWER TELEPHONE POLE LOCATED APPROXIMATELY 12' NORTHWEST OF CENTERLINE OF HARRISON ST. AND APPROXIMATELY 180' EAST OF CENTERLINE OF SCALP AVE. ELEVATION = 2040.01'



VALVOLINE LLC

ALTA / NSPS LAND TITLE SURVEY
1235 SCALP AVE., JOHNSTOWN, PA 15804
COUNTY OF CAMBRIA

Revisions / Submissions

ID	Description	Date

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Project Number: 765664
Scale: 1" = 20'
Drawn By: MSD
Checked By: SWC
Date: February 19, 2025
Issue:

Drawing Title:

1 of 1