

ALTA/ACSM Land Title Survey

RACE

Surveyor Certification

Rite A

**420 Hamilton Street
Geneva, NY
County of Ontario**

to: MK and to Property Owner, LLC and its designees, successors and assigns; OS Commercial Real Estate LP and its designees, successors and assigns; The American Life Insurance Company and American National Life Insurance Company, both of which are licensed in the state of Maryland, and its designees, successors and assigns; and the 2011 Minimum Standard Detailing Requirements for ALTA/ACSM Land Title Surveys, jointly prohibited by ALTA and NSPS, and includes items 1 (unless prohibited by locally, 2, 3, 4, 6a, 6b, 7, 7a, 7b, 7c, 7d, 7e, 8, 9, 10a, 10b, 11, 13, 14, 16, 17, 18, 19, 20, 21 (1)(1,000,000) of Table A-7c).

The field work was completed on March 21, 2014.

Professional Land Surveyor Number 50495-1
State of New YorkDate of Plot or Map: March 25, 2014
Date of revision: March 27, 2014

Date of last revision: April 1, 2014

Network reference #20140150-10

Survey Prepared By

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Project No. 0200

Legal Description

All that tract or parcel of land, situate in the City of Geneva, County of Ontario and State of New York, bounded and described as follows:

At the beginning at the point of intersection of the northerly line of Hamilton Street (as a 100 foot wide public right of way), thence northerly along the easterly line of Alwood Avenue (as a 50 foot wide public right of way) with the easterly line of Alwood Avenue (as a 50 foot wide public right of way), thence northerly, at an exterior angle of 71 degrees 27.55", a distance of 20.72 feet, thence northwesterly, at an exterior angle of 71 degrees 27.55", a distance of 20.72 feet, thence northeasterly, at an interior angle of 90 degrees 52.17", a distance of 25.90 feet; thence southerly, at an interior angle of 160 degrees 35.38", a distance of 75.94 feet; thence southerly at right angles, a distance of 28.25 feet, to the northwest corner of the Ontario County Clerk's Office in Liber 723 of Deeds at Page 298; thence southerly at right angles and perpendicular to the West line of Spring Street (as a 50 foot wide public right of way), a distance of 207.54 feet to a point in the West line of Spring Street; thence southerly, at right angles and along the West line of Spring Street, a distance of 89.69 feet to the said westerly line of Spring Street; thence westerly, at an interior angle of 89 degrees 38.20", and along the said northerly line of Hamilton Street, a distance of 155.08 feet to the point and place of beginning.

The policy to be issued under this report will insure the title to such buildings on improvements erected on the premises, which by law constitute real property.

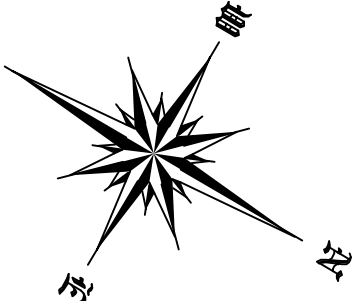
Being the same tract of land described in a Title Report prepared by First American Title Insurance Company, Commitment No. NCS-658077-PHX1, dated February 26, 2014.

Legend of Symbols & Abbreviations

[illegible]

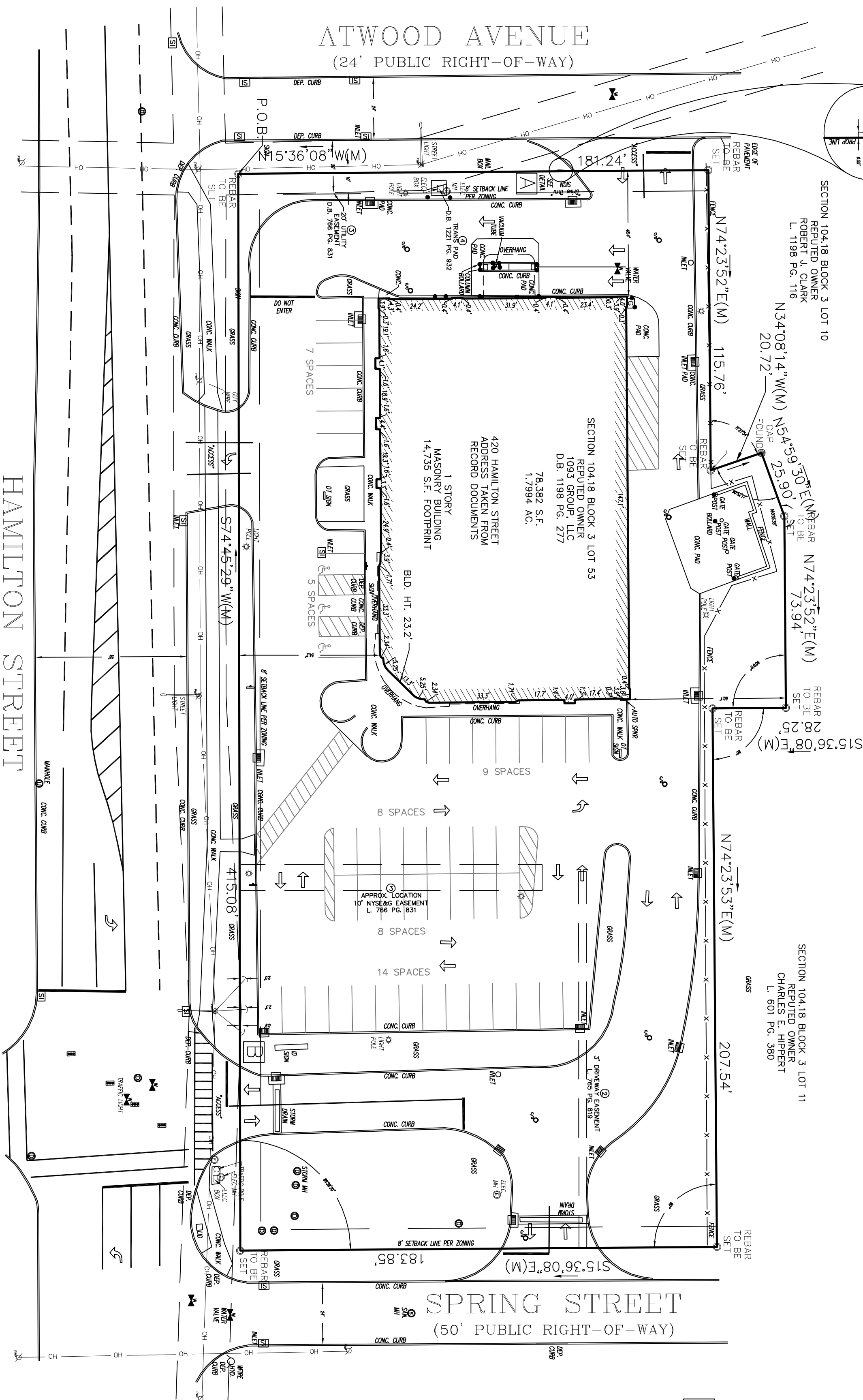
Notes Corresponding to Schedule B

Assignment Title Insurance Company, MCS-008077-ARX, Assignment Date February 26, 2014
Rights, burdens and obligations relating out of Assignment dated 3/18/77 and recorded 6/21/77 in Liber 755 of Deeds of
Page 189 - NO UNIFORM SUBJECT PROPERTY, DRIVEWAY SHOWN AS SHOWN ON SURFET.
Assignment dated to New York State Electric & Gas Corporation dated 5/25/77 and recorded 6/17/77 in Liber 766 of Deeds
of Page 681 - AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURFET.
Assignment dated to New York State Electric & Gas Corporation dated 5/25/77 and recorded 6/17/77 in Liber 766 of Deeds
of Page 682 - AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURFET.
Assignment dated to New York State Electric & Gas Corporation dated 11/19/08 and recorded 2/3/09 in Liber 1221 of Deeds
of Page 925 - AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURFET.



BASIS OF BEARING
SEE NOTE 9

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SEE NOTE 9

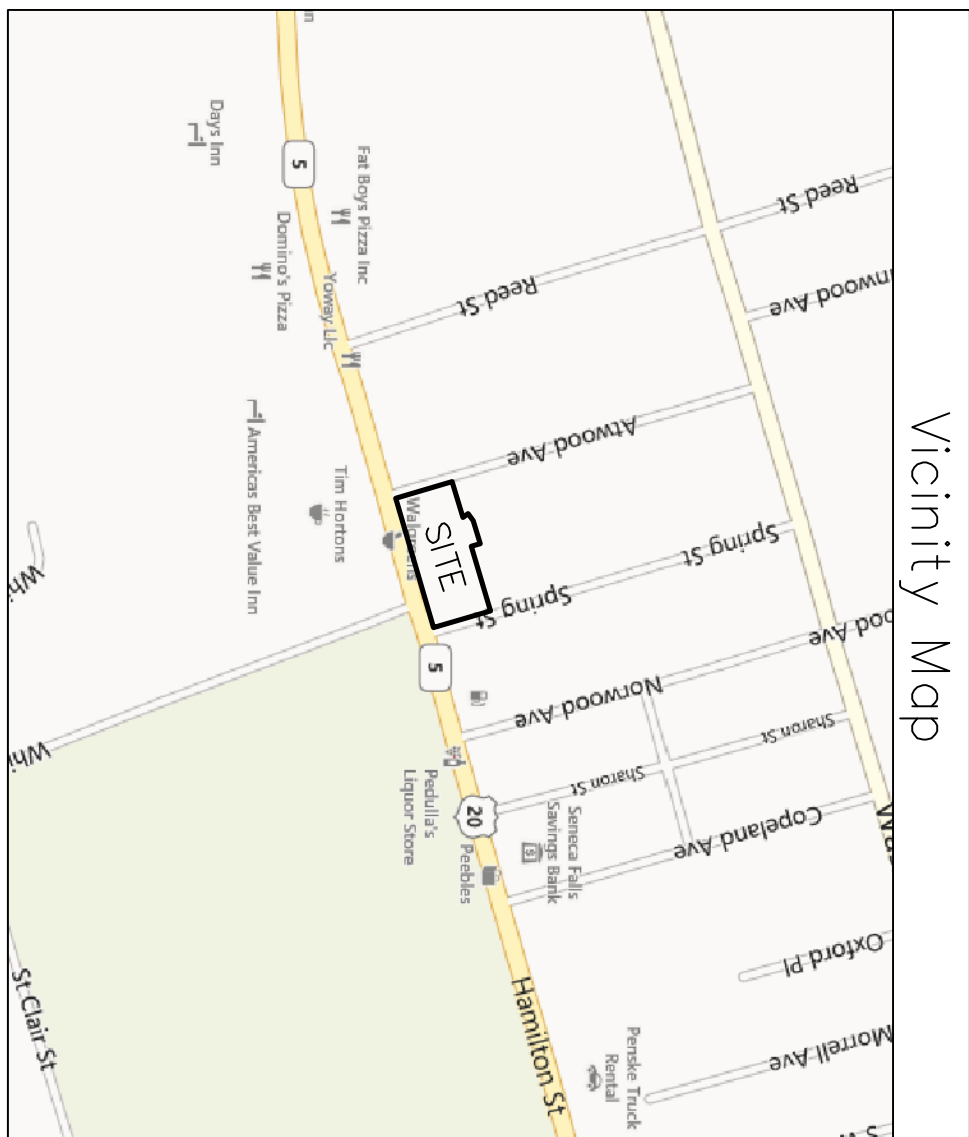


(NYS ROUTES 5 & 20)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

FLOOD NOTE: By graphic plotting only, this property is in Zone(s)

C of the Flood Insurance Rate Map, Community Panel No. 360599 0002 B, which bears an effective date of April 15, 1982 and is not in a Special Flood Hazard Area.

Encroachment Statement



General Notes

1. ZONING: THE ZONING MAP INFORMATION SHOWN BELOW WAS TAKEN FROM ZONING REPORT NUMBER 29862, PREPARED BY ZONING-INFO, INC., DATED MARCH 19, 2014.
- THE SUBJECT PROPERTY IS LOCATED "H" HIGHWAY DISTRICT.
- FRONT SETBACK: 8 FT.
SIDE SETBACK: 0 FT.
REAR SETBACK: 0 FT.
- HEIGHT RESTRICTIONS: 35 FT.
- MINIMUM LOT SIZE: NONE REQUIRED
MAXIMUM DENSITY: 60% BUILDING COVERAGE
- PARKING REQUIREMENTS: 1 PARKING SPACE PER 400 SQUARE FEET OF TOTAL GROSS FLOOR AREA REQUIRED: 37 TOTAL PARKING SPACES, PLUS 1 SPACE PER EMPLOYEE
- PARKING PROVIDED: 72 SPACES
-HANDICAP = 3 SPACES
TOTAL SPACES PROVIDED = 51
1. PROPERTY IS KNOWN AS TAX MAP NO. 10418-3-53 IN THE CITY OF GENEVA, ONTARIO COUNTY, NEW YORK.
2. LOT AREA = 78,382 S.F. OR 1.7994 AC.
3. IN RESPONSE TO ALTA/ACSM TABLE A ITEM 15, THERE WAS NO OBSERVABLE EVIDENCE OF EXISTING MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. IN RESPONSE TO ALTA/ACSM TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED.
5. OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
6. IN RESPONSE TO ALTA/ACSM TABLE A ITEM 18, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
7. IN RESPONSE TO ALTA/ACSM TABLE A ITEM 19, THE NATIONAL WETLANDS INVENTORY MAPS DO NOT INDICATE THE EXISTENCE OF WETLANDS ON THIS PROPERTY.
8. BASED ON VISUAL OBSERVATION, THE SUBJECT PROPERTY IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATIONS AND THE UTILITIES SHOWN HEREIN WERE DETERMINED BY THE SURVEYOR TO BE CORRECTLY LOCATED. THERE WERE NO MARKINGS PROVIDED WITH UNDERGROUND PLANS OR ABOVE GROUND MARKINGS TO DETERMINE ANY SUBSURFACE LOCATION. CONTACT LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.
9. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
10. BASIS OF BEARING TAKEN FROM AN AS-BUILT SURVEY PREPARED BY GENEVA SURVEYING, P.C., PROJECT NO. 108-127-R.

SCALE: 1" = 30'