

1 TITLE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE VILLAGE AND TOWN OF LEROY, COUNTY OF GENESEE, AND STATE OF NEW YORK, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH BOUNDARY OF MAIN STREET IN THE VILLAGE OF LEROY AT A POINT WHICH IS 44.52 FEET WEST OF THE INTERSECTION OF SAID NORTH BOUNDARY OF MAIN STREET WITH THE WEST LINE OF MILL STREET, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF PREMISES CONVEYED BY WILLIAM H. BARTHOLOMEW TO VICTOR L. BLOOD BY DEED RECORDED IN THE GENESEE COUNTY CLERK'S OFFICE IN LIBER 395 OF DEEDS, PAGE 66;

RUNNING THENCE NORTH 84° 30' WEST ALONG THE NORTH BOUNDARY OF MAIN STREET A DISTANCE OF 113.5 FEET TO THE SOUTHWEST CORNER OF PREMISES CONVEYED TO THE BANK OF LEROY BY DEED RECORDED IN SAID CLERK'S OFFICE IN LIBER 268 OF DEEDS, PAGE 199;

THENCE NORTH 5° 40' 40" EAST ALONG THE WEST LINE OF SAID PREMISES CONVEYED TO BANK OF LEROY, A DISTANCE OF 161.58 FEET TO THE SOUTH LINE OF BACON STREET;

THENCE SOUTH 85° 13' 20" EAST ALONG THE SOUTH LINE OF BACON STREET A DISTANCE OF 111.58 FEET TO THE NORTHWEST CORNER OF THE PREMISES CONVEYED BY WILLIAM H. BARTHOLOMEW TO VICTOR L. BLOOD AS AFORESAID;

THENCE SOUTH 5° WEST ALONG THE WEST LINE OF SAID VICTOR L. BLOOD PREMISES (WHICH IS ALSO THE EAST LINE OF PREMISES CONVEYED TO THE BANK OF LEROY BY DEED RECORDED IN SAID CLERK'S OFFICE IN LIBER 410 OF DEEDS AT PAGE 308) A DISTANCE OF 163 FEET TO THE POINT OR PLACE OF BEGINNING.

EXCEPTING THEREFROM ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE VILLAGE AND TOWN OF LEROY, GENESEE COUNTY, NEW YORK, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH BOUNDARY OF MAIN STREET IN THE VILLAGE OF LEROY AT A POINT WHICH IS 44.52 FEET WESTERLY FROM THE INTERSECTION OF THE NORTH BOUNDARY OF MAIN STREET WITH THE WEST LINE OF MILL STREET, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF PREMISES CONVEYED BY WILLIAM H. BARTHOLOMEW TO VICTOR L. BLOOD BY DEED RECORDED IN THE GENESEE COUNTY CLERK'S OFFICE IN LIBER 395 OF DEEDS AT PAGE 66;

RUNNING THENCE NORTH 5° EAST ALONG THE WEST LINE OF SAID VICTOR L. BLOOD PREMISES (WHICH IS ALSO THE EAST LINE OF PREMISES CONVEYED TO THE BANK OF LEROY BY DEED RECORDED IN SAID CLERK'S OFFICE IN LIBER 410 OF DEEDS AT PAGE 308) A DISTANCE OF 163 FEET TO THE SOUTH BOUNDARY OF BACON STREET, SAID POINT BEING 43.25 FEET WESTERLY ALONG THE SOUTH BOUNDARY OF BACON STREET FROM ITS INTERSECTION WITH THE EAST LINE OF MILL STREET;

THENCE NORTH 85° 13' 20" WEST ALONG THE SOUTH LINE OF BACON STREET, A DISTANCE OF 0.4 OF A FOOT;

THENCE SOUTH 4° 51' 40" WEST, A DISTANCE OF 163 FEET TO THE POINT OR PLACE OF BEGINNING.

BEING THE SAME TRACT OF LAND AS DESCRIBED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-401470-333-KCTY, DATED NOVEMBER 27, 2013.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- Party Wall Agreement dated 6/18/1855 and recorded on 8/13/1855 in (as) Liber 93 Page 32. Policy insures that the building on the premises described in Schedule "A" herein may remain undisturbed for so long as it stands. Affects subject property as shown on survey.
- Terms, covenants, conditions and agreements contained in an unrecorded lease made by and between Fanny Reese, Lessor, and Pavilion Natural Gas Company, Lessee, dated 11/10/1906, referred to in the Deed as set forth below. Affects subject property, blanket in nature.

4 SURVEYOR CERTIFICATION

To: First American Title Insurance Company and Bank of America.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 (except in states that require record monument plotting), 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a) (location of utilities per visible, above-ground, observed evidence), 13, 14, 16, 18, 21, 23 (to the extent possible, graphically depict on survey drawing the zoning setback lines), and 24 of Table A thereof. The field work was completed on November 25, 2013.

Date: December 17, 2013.

Douglas R. Lehr

Registration No. 49223

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "C" of the Flood Insurance Rate Map, Community Panel No. 360281 0001 B, which bears an effective date of August 03, 1981 and is not in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "C" denotes areas of minimal flooding.

2 TITLE INFORMATION

The Title Description and Schedule B Items hereon are from First American Title Insurance Company, commitment No. NCS-401470-333-KCTY, Dated November 27, 2013.

13 LAND AREA

18,231 sq.ft.
0.419 acres

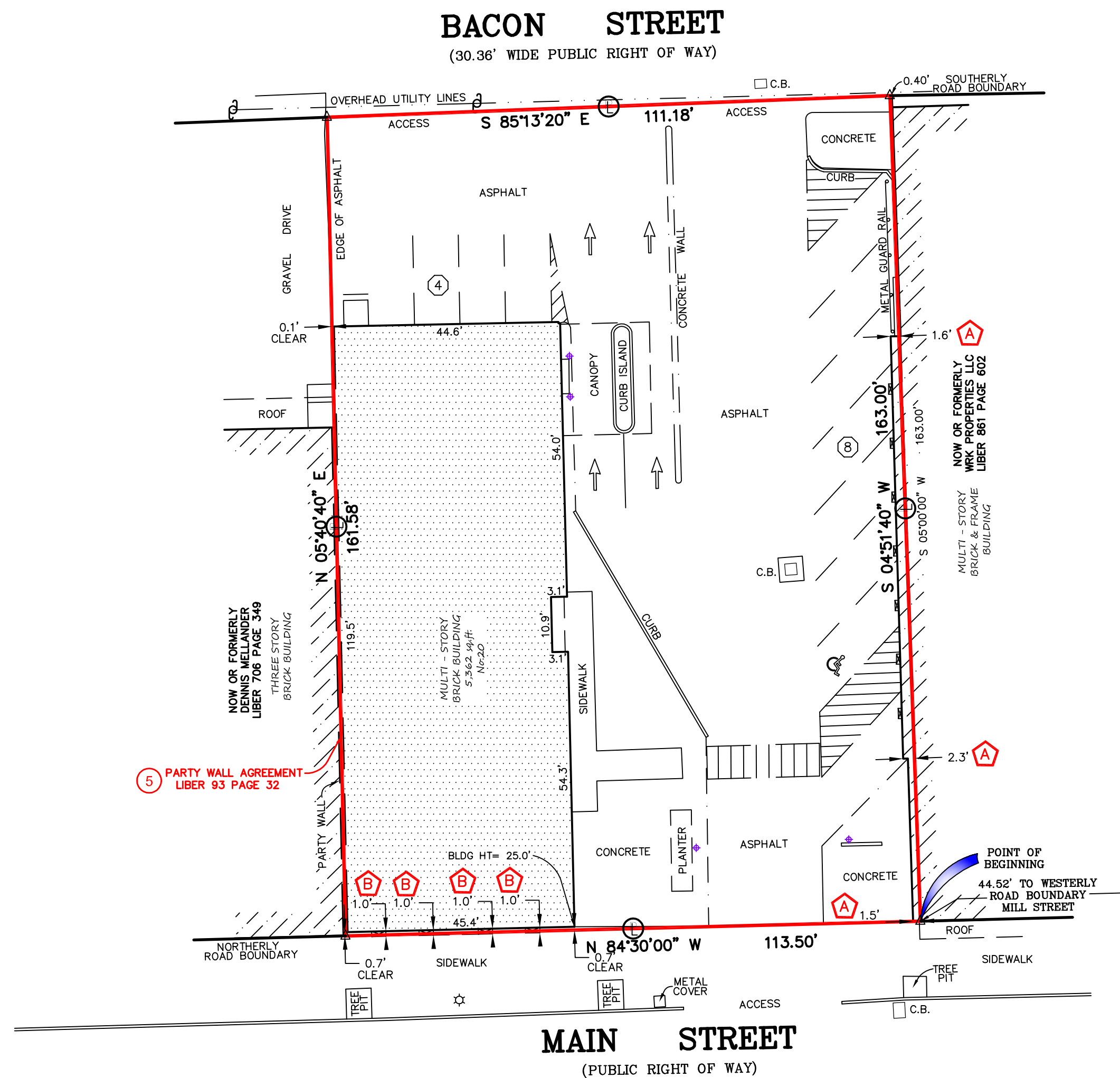
14 BUILDING AREA

5,362 sq.ft.

15 BUILDING HEIGHT

25 Feet

19 SURVEY DRAWING



8 ZONING INFORMATION

ZONED: C-2 (COMMERCIAL 2)

SITE RESTRICTIONS

FRONT, SIDE AND REAR BUILDING OFFSETS DETERMINED BY SITE PLAN REVIEW, PER VILLAGE OF LEROY ZONING REGULATIONS.

HEIGHT - 45 FEET
MAX COVERAGE - 100%

PARKING - 1 SPACE FOR EVERY MOTOR VEHICLE USED DIRECTLY IN THE BUSINESS, PLUS 1 SPACE FOR EVERY 200 sq.ft. OF BUSINESS AREA.

ALL SITE RESTRICTIONS WERE OBTAINED BY JEFF STEINBRENNER, CODE ENFORCEMENT OFFICER, (585)768-6910 ext.223

9 LEGEND

- C.B. = CATCH BASIN
- = DIRECTIONAL ARROW
- ♿ = HANDICAP PARKING
- ① = PROPERTY LINE
- ⑤ = PARKING SPACES
- △ = SURVEY NAIL SET
- ⊕ = UTILITY POLE
- = BUILDING LINE
- ⊙ = BOLLARD
- ☆ = LIGHT POLE

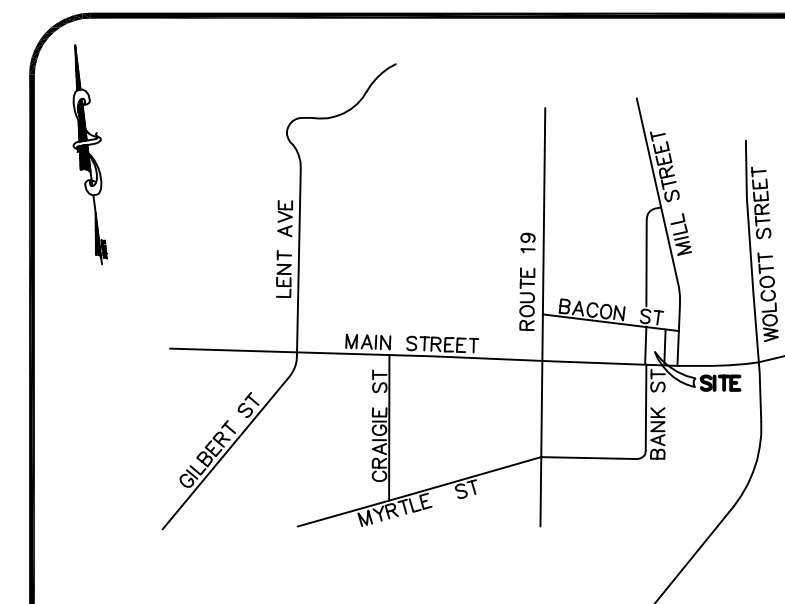
6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

7 POSSIBLE ENCROACHMENTS

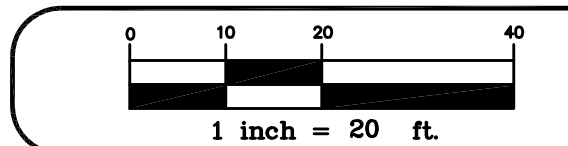
- A - BUILDING PROTRUDES UP TO 2.3' ONTO SUBJECT PROPERTY.
- B - PILLARS PROTRUDES 1.0' INTO MAIN STREET.

16 VICINITY MAP



VICINITY MAP
NO SCALE

17 NORTH ARROW / SCALE



12 PARKING INFORMATION

- 11 Standard Spaces
- 1 Handicap Spaces
- 12 Total Parking Spaces

10 BASIS OF BEARING

The bearing N 83°40'00" W being the northerly road boundary of Main Street per Liber 446 page 351 was used as the basis of bearings.

11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- Property has direct access Bacon Street and Main Street.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based safely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

Key to CDS ALTA Survey

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18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011)"

This Work Coordinated By:



1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5800 - Fax: 405.703.1851
Toll Free: 888.457.7878

| | |
|-------------------------------|-----------|
| Drwn By: KRH | Date: |
| Surveyor Ref. No: 13-K-88 "D" | Revision: |
| Aprvd By: DRL | Date: |
| Field Date: 11/25/13 | Revision: |
| Scale: 1" = 20' | Date: |
| | Revision: |

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS:

20 Main Street, Le Roy, NY

Project Name:

BOA NY7- 139 Le Roy NY

CDS Project Number:

13-11-864

Approved CDS Surveyor
LEHR LAND SURVEYORS
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