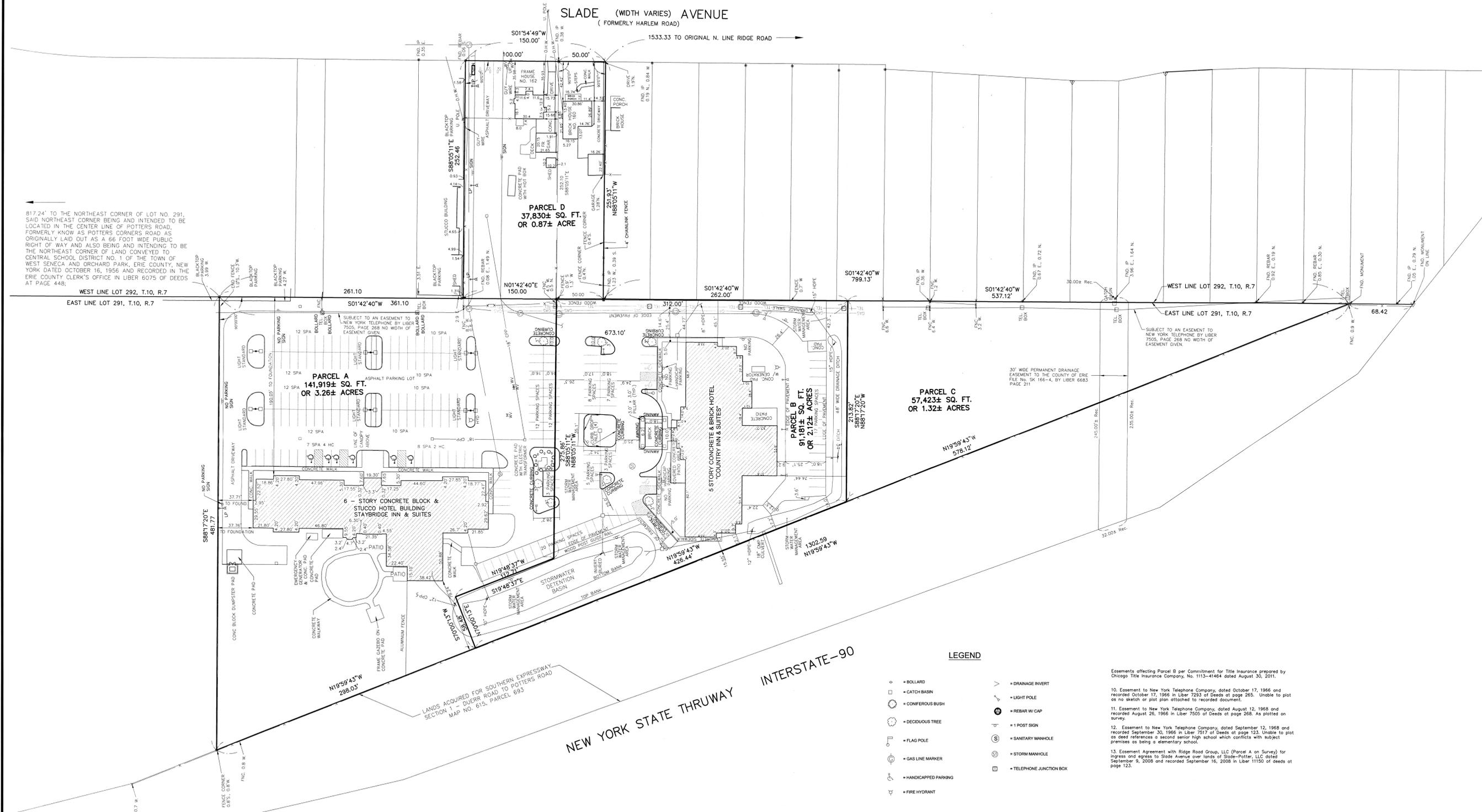


NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



817.24' TO THE NORTHEAST CORNER OF LOT NO. 291, SAID NORTHEAST CORNER BEING AND INTENDED TO BE LOCATED IN THE CENTER LINE OF POTTERS ROAD, FORMERLY KNOWN AS POTTERS CORNERS ROAD AS ORIGINALLY LAID OUT AS A 66 FOOT WIDE PUBLIC RIGHT OF WAY AND ALSO BEING AND INTENDING TO BE THE NORTHEAST CORNER OF LAND CONVEYED TO CENTRAL SCHOOL DISTRICT NO. 1 OF THE TOWN OF WEST SENECA AND ORCHARD PARK, ERIE COUNTY, NEW YORK DATED OCTOBER 16, 1956 AND RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 6075 OF DEEDS AT PAGE 448;

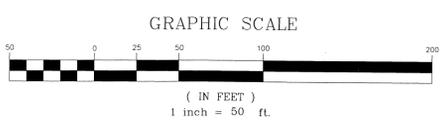
PARCEL A
141,919± SQ. FT.
OR 3.26± ACRES

PARCEL D
37,830± SQ. FT.
OR 0.87± ACRE

PARCEL B
81,160± SQ. FT.
OR 2.72± ACRES

PARCEL C
57,423± SQ. FT.
OR 1.32± ACRES

TOTAL AREA
329,353 SQ. FT.
OR 7.56± ACRES



GENERAL NOTES:

1. THE PROPERTY LIES WITHIN A FLOOD ZONE DESIGNATED AS AN "X" ZONE - AREAS OF 500 YEAR FLOOD, AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITHIN DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD. PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 3602620003 B WITH AN EFFECTIVE DATE OF 9/30/1992.

LEGEND

- ◊ = BOLLARD
- = CATCH BASIN
- = CONIFEROUS BUSH
- = DECIDUOUS TREE
- = FLAG POLE
- = GAS LINE MARKER
- = HANDICAPPED PARKING
- = FIRE HYDRANT
- ▽ = DRAINAGE INVERT
- = LIGHT POLE
- = REBAR W/ CAP
- = 1 POST SIGN
- = SANITARY MANHOLE
- = STORM MANHOLE
- = TELEPHONE JUNCTION BOX

Easements affecting Parcel B per Commitment for Title Insurance prepared by Chicago Title Insurance Company, No. 113-81464 dated August 30, 2011.

10. Easement to New York Telephone Company, dated October 17, 1966 and recorded October 17, 1966 in Liber 7293 of Deeds at page 265. Unable to plot as no sketch or plot plan attached to recorded document.

11. Easement to New York Telephone Company, dated August 12, 1968 and recorded August 26, 1968 in Liber 7505 of Deeds at page 268. As plotted on survey.

12. Easement to New York Telephone Company, dated September 12, 1968 and recorded September 30, 1968 in Liber 7517 of Deeds at page 123. Unable to plot as deed references a second senior high school which conflicts with subject premises as being an elementary school.

13. Easement Agreement with Ridge Road Group, LLC (Parcel A on Survey) for ingress and egress to Slade Avenue over lands of Slade-Potter, LLC dated September 9, 2008 and recorded September 16, 2008 in Liber 11150 of deeds at page 123.

To: MANUFACTURERS AND TRADERS TRUST COMPANY,
CHICAGO TITLE INSURANCE COMPANY
CI RIDGE, LLC

We hereby certify that this survey was prepared in accordance with the current standards adopted by the Niagara Frontier Land Surveyors Association and the Bar Association of Erie County, New York.

DOUGLAS R. HAGER
Lic No. 050204

REV	DATE	DESCRIPTION
1	10/18/2011	ISSUED FOR PERMITS
2	12/29/2011	REVISED PER TITLE COMMITMENT
3	12/29/2011	REVISED PER TITLE COMMITMENT
4	9/7/2012	COUNTRY INN AS-BUILT INFORMATION
5	12/29/2011	REVISED PER TITLE COMMITMENT
6	10/18/2011	REVISED PER TITLE COMMITMENT

COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY IS A VIOLATION OF APPLICABLE LAWS.

NOTE: UNLESS NOTED OTHERWISE, THIS SURVEY IS SUBJECT TO ANY SURVEY, DRAWING, DESIGN SPECIFICATION, CONTRACT, OR ANY OTHER INSTRUMENT OF SECTION 2209 PROVISION 2 OF NEW YORK STATE EDUCATION LAW.

Field Date: 6/29/2011
Office Date: 6/22/2011
Job No.: 2011.0295.00
Book: 390
Page: 56
Map: 59556
File Name: 59556 10-18-11.dwg
Drawn by: JWP
Checked by: JWP
Dwg Scale: 7'-50'
Vert: N/A

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www.tvogac.com

ERIE COUNTY, NEW YORK
TOWN OF WEST SENECA
**BOUNDARY SURVEY
COUNTRY INN HOTEL
SLADE AVENUE
PART OF LOT 291 & 292, TOWNSHIP 10, RANGE 7
BUFFALO CREEK RESERVATION**

MAP NUMBER:
59556