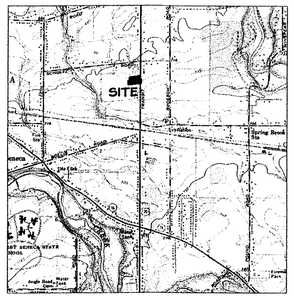


VICINITY MAP

(NOT TO SCALE)

SCHEDULE B EXCEPTIONS

4 RIGHT OF WAY GRANTED TO IROQUOIS GAS CORPORATION RECORDED ON JUNE 15, 1950, IN LIBER 4727 OF DEEDS, PAGE 69*PLOTTED HEREON.

5 EASEMENT TO COUNTY OF ERIE AND ERIE COUNTY SEWER DISTRICT NO. 1 RECORDED APRIL 1, 1969 IN LIBER 7572 OF DEEDS, PAGE 416-PLOTTED HEREON.

6 EASEMENT TO COUNTY OF ERIE AND ERIE COUNTY SEWER DISTRICT NO.1 RECORDED APRIL 1, 1969 IN LIBER 7572 OF DEEDS, PAGE 419-PLOTTED HEREON.

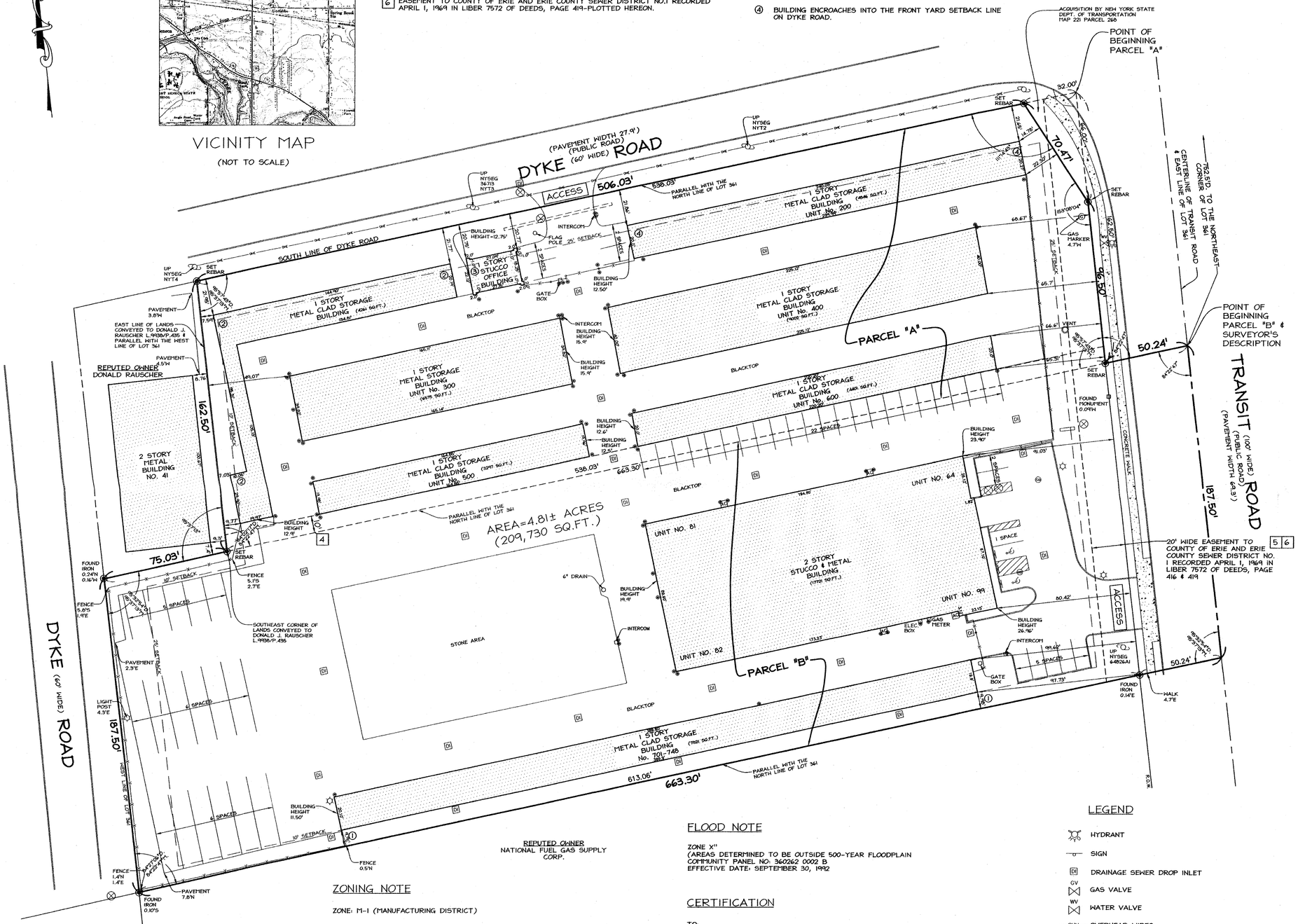
POTENTIAL ENCROACHMENTS

① BUILDING ENCROACHS INTO THE SIDE YARD SETBACK LINE.

② BUILDING ENCROACHES INTO THE SIDE YARD SETBACK LINE & THE FRONT YARD SETBACK LINE ON DYKE ROAD.

③ BUILDING ENCROACHES INTO THE FRONT YARD SETBACK LINE ON DYKE ROAD.

④ BUILDING ENCROACHES INTO THE FRONT YARD SETBACK LINE ON DYKE ROAD.



SCHEDULE A DESCRIPTION

THE TALON GROUP TITLE NO. 06-2662
EFFECTIVE DATE: 02/22/06

PARCEL A

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF WEST SENECA, COUNTY OF ERIE AND STATE OF NEW YORK BEING PART OF LOT 361 OF THE EBENEZER LANDS, SO CALLED, AS SHOWN ON MAP FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER COVER NO. 58, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF TRANSIT ROAD (100' WIDE) WITH THE SOUTHERLY LINE OF DYKE ROAD (60' WIDE);THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF TRANSIT ROAD AND PARALLEL WITH THE EAST LINE OF LOT 361 (CENTERLINE OF TRANSIT ROAD) A DISTANCE OF 162.50 FEET TO A POINT; THENCE WESTERLY AT AN INTERIOR ANGLE OF 95°57'43" AND PARALLEL WITH THE NORTH LINE OF LOT 361 A DISTANCE OF 538.03 FEET TO A POINT IN THE SOUTHEAST CORNER OF LANDS CONVEYED TO DONALD J RAUSCHER AS RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 9938 OF DEEDS AT PAGE 435; THENCE NORTHERLY AT AN INTERIOR ANGLE OF 84°02'17" ALONG SAID RAUSCHERS EASTERLY LINE AND PARALLEL WITH THE WEST LINE OF LOT 361 A DISTANCE OF 162.50 FEET TO A POINT IN THE SOUTHERLY LINE OF DYKE ROAD; THENCE EASTERLY AT AN INTERIOR ANGLE OF 95°57'43" ALONG THE SOUTHERLY LINE OF DYKE ROAD AND PARALLEL WITH THE NORTHERLY LINE OF LOT 361 A DISTANCE OF 538.03 FEET TO A POINT OR PLACE OF BEGINNING.

PARCEL B

ALL THAT TRACT OR PARCEL OF LAND, SITUATED IN THE TOWN OF WEST SENECA, COUNTY OF ERIE AND STATE OF NEW YORK, BEING PART OF LOT NO. 361 OF THE EBENEZER LANDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT NO.361, BEING THE CENTERLINE OF TRANSIT ROAD, SEVEN HUNDRED FIFTY-TWO AND ONE-HALF (752 1/2) FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT NO. 361 AS MEASURED ALONG THE SAID EASTERLY LINE; THENCE SOUTHERLY ON AND ALONG THE SAID EASTERLY LINE ONE HUNDRED EIGHTY-SEVEN AND FIFTY HUNDREDTHS FEET (187.50); THENCE WESTERLY AT AN INTERIOR ANGLE OF 95°32'54" AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT NO. 361, SIX HUNDRED AND SIXTY-THREE AND THIRTY-HUNDREDTHS (663.30) FEET TO THE WEST LINE OF SAID LOT NO. 361; THENCE NORTHERLY ON AND ALONG THE WEST LINE OF LOT NO. 361 AT AN INTERIOR ANGLE OF 84 °27'06", ONE HUNDRED EIGHTY-SEVEN AND FIFTY HUNDREDTHS FEET (187.50); THENCE EASTERLY AT AN INTERIOR ANGLE OF 95°32'54" AND PARALLEL WITH THE NORTH LINE OF SAID LOT NO. 361, SIX HUNDRED AND SIXTY-THREE AND THIRTY HUNDREDTHS (663.30) FEET TO THE POINT OR PLACE OF BEGINNING.

EXCEPTING THEREFROM THE PORTION WITHIN THE RIGHT-OF-WAY OF TRANSIT ROAD, A ONE HUNDRED FOOT WIDE STREET.

SURVEYOR'S DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF WEST SENECA, COUNTY OF ERIE AND STATE OF NEW YORK BEING PART OF LOT 361 OF THE EBENEZER LANDS, SO CALLED, AS SHOWN ON MAP FILED IN THE ERIE COUNTY CLERK'S OFFICE UNDER COVER NO. 58, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT NO. 361, BEING THE CENTERLINE OF TRANSIT ROAD, SEVEN HUNDRED FIFTY-TWO AND ONE HALF (752 1/2) FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER OF SAID LOT NO. 361 AS MEASURED ALONG THE SAID EASTERLY LINE;

THENCE SOUTHERLY ON AND ALONG THE SAID EASTERLY LINE 187.50 FEET;

THENCE WESTERLY AND AN INTERIOR ANGLE OF 95°37'13" AND PARALLEL WITH THE NORTHERLY LINE OF LOT 361, 663.30 FEET TO THE WESTERLY LINE OF SAID LOT NO. 361;

THENCE NORTHERLY ON AND ALONG THE WESTERLY LINE OF LOT NO. 361 AT AN INTERIOR ANGLE OF 84°22'47", 187.50 FEET;

THENCE EASTERLY AT AN INTERIOR ANGLE OF 95°37'13" AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT NO. 361, 75.03 FEET THE SOUTHEASTERLY CORNER OF LANDS CONVEYED TO DONALD J. RAUSCHER AS RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 9938 OF DEEDS AT PAGE 435;

THENCE NORTHERLY AT AN EXTERIOR ANGLE OF 95°37'13" ALONG SAID EASTERLY LINE OF RAUSCHER AND PARALLEL WITH THE WESTERLY LINE OF LOT 361, A DISTANCE OF 162.50 FEET TO A POINT IN THE SOUTHERLY LINE OF DYKE ROAD;

THENCE EASTERLY AT AN INTERIOR ANGLE OF 95°37'13" ALONG THE SOUTHERLY LINE OF DYKE ROAD AND PARALLEL WITH THE NORTHERLY LINE OF LOT 361 A DISTANCE OF 506.03 FEET TO THE NORTHWESTERLY CORNER OF LANDS ACQUIRED BY NEW YORK STATE DEPARTMENT OF TRANSPORTATION AS SHOWN ON MAP 221 PARCEL 268;

THENCE SOUTHEASTERLY AT AN INTERIOR ANGLE OF 111°14'43", ALONG THE SOUTHWESTERLY LINE OF MAP 221 PARCEL 268, A DISTANCE OF 70.47 FEET TO A POINT IN THE WESTERLY LINE OF TRANSIT ROAD, SAID POINT BEING THE SOUTHERLY CORNER OF MAP 221 PARCEL 268;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF TRANSIT ROAD AT AN INTERIOR ANGLE OF 153°08'04", A DISTANCE OF 96.50 FEET;

THENCE EASTERLY AT AN EXTERIOR ANGLE OF 84°22'47" 50.24 FEET TO THE POINT OR PLACE OF BEGINNING.

NOTES

1. NUMBER OF PARKING SPACES: 53 REGULAR SPACES
INCLUDING 2 HANDICAPPED SPACES

2. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

3. THERE IS NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

4. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ZONING NOTE

ZONE: M-1 (MANUFACTURING DISTRICT)

MAXIMUM BUILDING HEIGHT: 40 FEET

MINIMUM FRONT YARD SETBACK:25 FEET
MINIMUM SIDE YARD SETBACK:10 FEET
MINIMUM REAR YARD SETBACK:10 FEET

PARKING REQUIREMENTS: ONE SPACE FOR EACH 1,000 SQ.FT. OF GROSS FLOOR AREA USED FOR STORAGE, MANUFACTURING, OR OTHER INDUSTRIAL SITE, BUT SHALL NOT BE LESS THAN ONE SPACE FOR EACH TWO EMPLOYEES AND NEED NOT BE MORE THAN 1 FOR EACH 1.5 EMPLOYEES.

FLOOD NOTE

ZONE X"
(AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN
COMMUNITY PANEL NO: 360262 0002 B
EFFECTIVE DATE: SEPTEMBER 30, 1992

CERTIFICATION

TO:

- FIRST AMERICAN TITLE INSURANCE COMPANY AND SOVRAN ACQUISITION LIMITED PARTNERSHIP, THEIR SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 2005 AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN CLASS SURVEY, DEFINED THEREIN, AND INCLUDES THE FOLLOWING ITEMS FROM TABLE A: 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11, 13, 14, 16, 17, AND 18.

DATE: 10-26-06

MICHAEL J. ENNIS REGISTRATION NO. 50415

LEGEND

- HYDRANT
- SIGN
- DRAINAGE SEWER DROP INLET
- GAS VALVE
- WATER VALVE
- OVERHEAD WIRES
- LIGHT POST
- UTILITY POLE
- MANHOLE
- GAS MARKER
- FOUND MONUMENT
- CLEANOUT
- BOLLARD

NOTE: UNAUTHORIZED ALTERATIONS OR ADDITIONS TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN, OR REPORT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

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ALTA/ACSM LAND TITLE SURVEY OF 2802 TRANSIT ROAD

PART OF LOT(S) 361
EBENEZER LANDS
TOWN OF WEST SENECA
COUNTY OF ERIE STATE OF NEW YORK

Nussbaumer & Clarke, Inc.
Engineers and Surveyors

#334 – Storage Pros Transit – WS

DRAWN BY: KRA	REV. 10/26/06	SHEET NO. 1 OF 1
DATE: 06/22/06	JOB NO. 06.J2-0375	
SCALE: 1"=30'	DWG. NO. SC-3357	

MEMBER