

NOTES CORRESPONDING TO SCHEDULE B

- AS PER COMMITMENT NO. 160826285242P, DATED 5/10/2024.
5. Access Easements Book of Deeds 1646 Page 368, as amended by Book of Deeds 2338 Page 470.
6. Cross-Default Agreement Book of Deeds 1647 Page 247.
7. Electric, Telephone, and Communications Easement Book of Deeds 1650 Page 39.
8. Lighting, Electric, Gas, and Communications Easement Book of Deeds 1650 Page 49.
9. Access Easement Book of Deeds 1657 Page 77.
10. Gas Pipeline Easement Book of Deeds 1769 Page 512, lender's consent thereto in Book of Deeds 1796 Page 628.
11. Sanitary Sewer Easement Book of Deeds 1784 Page 21.
12. Vehicular, Commercial, and Pedestrian Traffic Easement Book of Deeds in Liber 2338 Page 463.
13. Underground Gas Pipeline Easements Book of Deeds 2337 Page 179, Book of Deeds 2337 Page 200, Book of Deeds 2347 Page 534, Book of Deeds 2379 Page 499.
14. Underground Electric, Gas, and Communications Easement Book of Deeds 2368 Page 388.
15. Telephone Easement Book of Deeds 2382 Page 605.

LEGAL DESCRIPTION

All that tract or parcel of land, situate in the City of Binghamton, County of Broome and State of New York, bounded and described as follows:
Beginning of the northeast corner of lands now or formerly of 10 Glenwood Associates Limited Partnership (Liber 1586 of Deeds, Page 328), said point located at the intersection of the easterly right-of-way of Glenwood Avenue (as appropriated to the State of New York by Liber 428 of Deeds, page 453) with the southerly line of the Erie Lackawanna Railroad; thence, South 55 degrees 54 minutes 39 seconds East, on the southerly line of the Erie Lackawanna Railroad, a distance of 1318.30 feet to the northeast corner of lands now or formerly of Robert H. Lane & Richard A. Johnson, as Trustees of Hioah Gardens Realty Trust (Liber 2297 of Deeds, page 490);

ALTA/NSPS LAND TITLE SURVEY

North 53 degrees 47 minutes 44 seconds West, a distance of 51.65 feet to an iron pin found; thence, South 35 degrees 14 minutes 12 seconds West, a distance of 4.00 feet to an iron pin found; thence, North 53 degrees 47 minutes 44 seconds West, a distance of 60.00 feet to an iron pin found; thence, North 15 degrees 14 minutes 12 seconds East, a distance of 80.00 feet to an iron pin found; thence, North 53 degrees 45 minutes 48 seconds West, a distance of 80.00 feet to an iron pin found; thence, South 35 degrees 14 minutes 12 seconds West, a distance of 60.00 feet to a point; thence, North 53 degrees 45 minutes 48 seconds West, a distance of 142.20 feet to the northeast corner of lands now or formerly of 10 Glenwood Associates Limited Partnership (Liber 1599 of Deeds, page 249);

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.
1. ZONING: C-1 SERVICE COMMERCIAL.
SETBACKS: -FRONT= 0' -SIDE= 0' -REAR= 20'
HEIGHT RESTRICTIONS= 65'
PARKING PROVIDED: -REGULAR= 351 SPACES -HANDICAP= 20 SPACES TOTAL SPACES PROVIDED= 371

STANDARD LEGEND

- MONUMENT FOUND
2" X 2" IRON PIN
4" X 4" IRON PIN
6" X 6" IRON PIN
8" X 8" IRON PIN
12" X 12" IRON PIN
16" X 16" IRON PIN
24" X 24" IRON PIN
36" X 36" IRON PIN
48" X 48" IRON PIN
60" X 60" IRON PIN
84" X 84" IRON PIN
108" X 108" IRON PIN
132" X 132" IRON PIN
156" X 156" IRON PIN
180" X 180" IRON PIN
216" X 216" IRON PIN
240" X 240" IRON PIN
264" X 264" IRON PIN
288" X 288" IRON PIN
312" X 312" IRON PIN
336" X 336" IRON PIN
360" X 360" IRON PIN
384" X 384" IRON PIN
408" X 408" IRON PIN
432" X 432" IRON PIN
456" X 456" IRON PIN
480" X 480" IRON PIN
504" X 504" IRON PIN
528" X 528" IRON PIN
552" X 552" IRON PIN
576" X 576" IRON PIN
600" X 600" IRON PIN

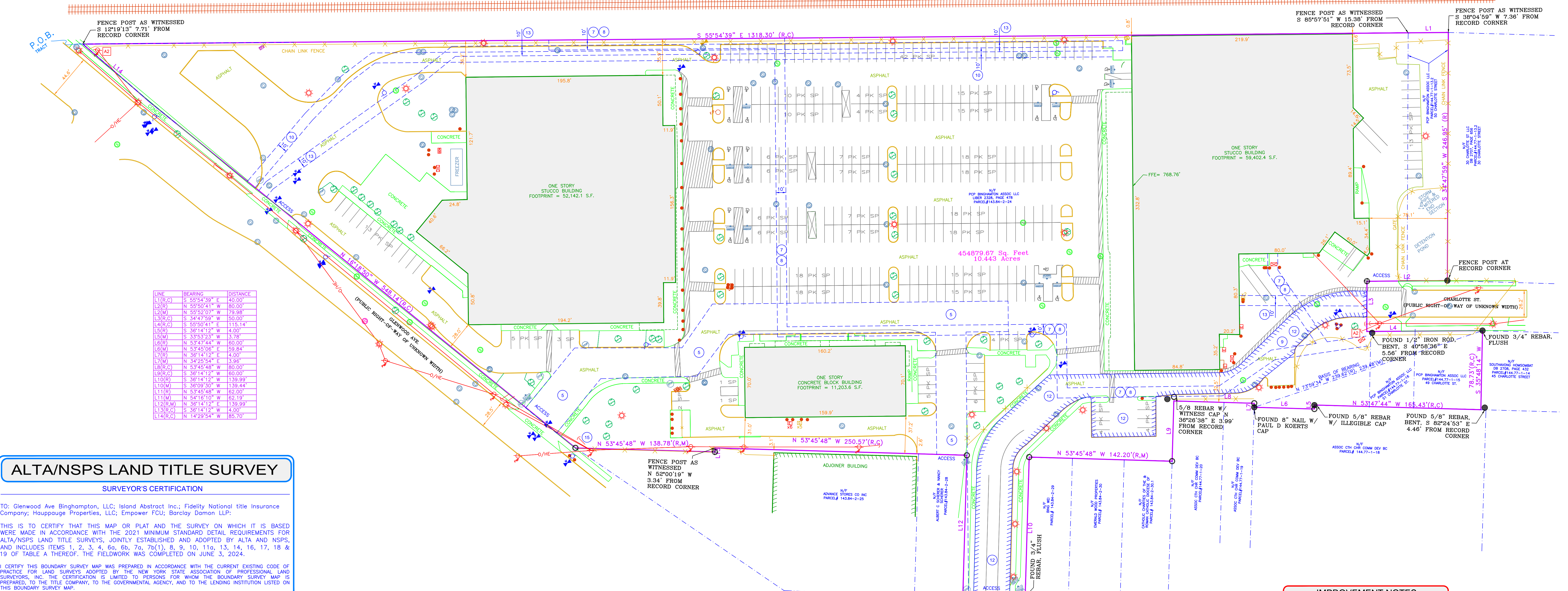
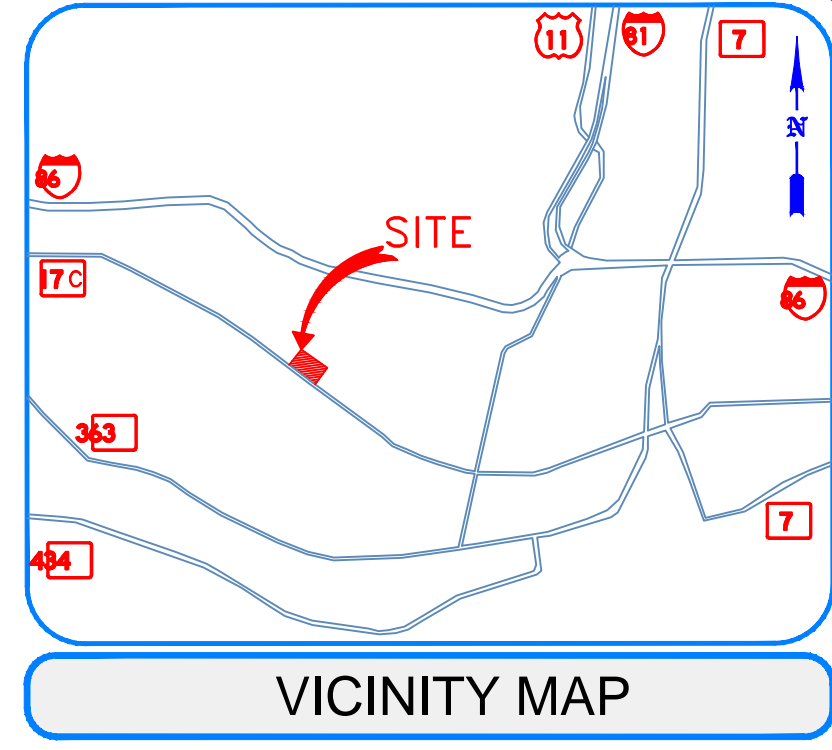
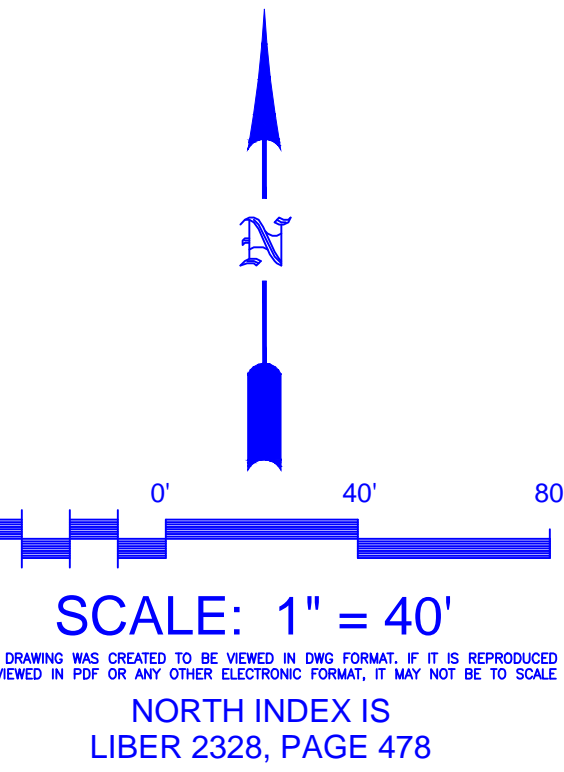


Table with 3 columns: LINE, BEARING, DISTANCE. Lists boundary lines L1 through L14 with their respective bearings and distances.

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION
TO: Glenwood Ave Binghamton, LLC; Island Abstract Inc.; Fidelity National title Insurance Company; Hauppauge Properties, LLC; Empower FCU; Barclay Damon LLP.
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b(1), 8, 9, 10, 11a, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 3, 2024.

U.S. SURVEYOR logo and contact information: 4929 Riverwind Pointe Drive, Evansville, Indiana 47715. 1-800-TO-SURVEY.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OPEN MUST BE ESTIMATED IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN. THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

PREPARED FOR: HAUPPAUGE PROP. PROJECT LOCATION: BROOME COUNTY, STATE OF NEW YORK. PROJECT ADDRESS: 10 GLENWOOD AVENUE, BINGHAMTON, NY 13905. PROJECT TYPE: ALTA/NSPS LAND TITLE SURVEY.

COPYRIGHT NOTE: THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR THE REUSE OR REPRODUCTION OF ANY PART OF THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE SURVEYOR AND DOES NOT INCLUDE THE LIABILITY OF AN ENGINEER OR ARCHITECT.

NOT VALID WITHOUT ORIGINAL SIGNATURE. Copyright 2024 U.S. Surveyor. Rodney K Young, Licensed Land Surveyor. SHEET 1 OF 1. JOB NUMBER: S556703.DWG. DATE OF CERTIFICATION: 06/12/2024.

FLOOD DATA: This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 3600380002C, which has an effective date of 8/1/1977 and is NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

811 Know what's below. Call before you dig. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

IMPROVEMENT NOTES
THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.
A1 NONE

SURVEYOR NOTES
THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIONS, COVENANTS, ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS.
A2 POWER POLE AND GUY WIRE

Table with 4 columns: REVISION, DATE, and FIELD SURVEY. Includes record closure information: RECORD CLOSURE 1:323479.1, MEASURED CLOSURE 1:50,000.