



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF BUFFALO, COUNTY OF ERIE, STATE OF NEW YORK, BEING PART OF LOT NO. 44, TOWNSHIP 11, RANGE 8 OF THE HOLLAND LAND COMPANY'S SURVEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF MAIN STREET AND THE WESTERLY LINE OF FILLMORE AVENUE; THENCE SOUTHERLY AND ALONG THE WESTERLY LINE OF FILLMORE AVENUE A DISTANCE OF 418.93 FEET TO A POINT; THENCE WESTERLY AND ALONG A LINE DRAWN AT A RIGHT ANGLES TO THE WESTERLY LINE OF FILLMORE AVENUE A MEASURED DISTANCE OF 147.38 FEET (147.69 FEET DEED) TO A POINT; THENCE NORTHERLY AT AN INTERIOR ANGLE OF 66°18'29" A MEASURED DISTANCE OF 22.11 FEET TO A POINT ON A LINE DRAWN AT A RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF MAIN STREET AND MEASURING 139.22 FEET (139.38 FEET DEED) THEREFROM; THENCE WESTERLY AT AN INTERIOR ANGLE OF 255°16'31" A MEASURED DISTANCE OF 139.22 FEET (139.38 FEET DEED) TO A POINT IN THE SOUTHEASTERLY LINE OF MAIN STREET; THENCE NORTHEASTERLY AT AN INTERIOR ANGLE OF 90°00'00" AND ALONG THE SOUTHEASTERLY LINE OF MAIN STREET A DISTANCE OF 398.43 FEET TO THE POINT OR PLACE OF BEGINNING, CONTAINING 1.337 ACRES MORE OR LESS.

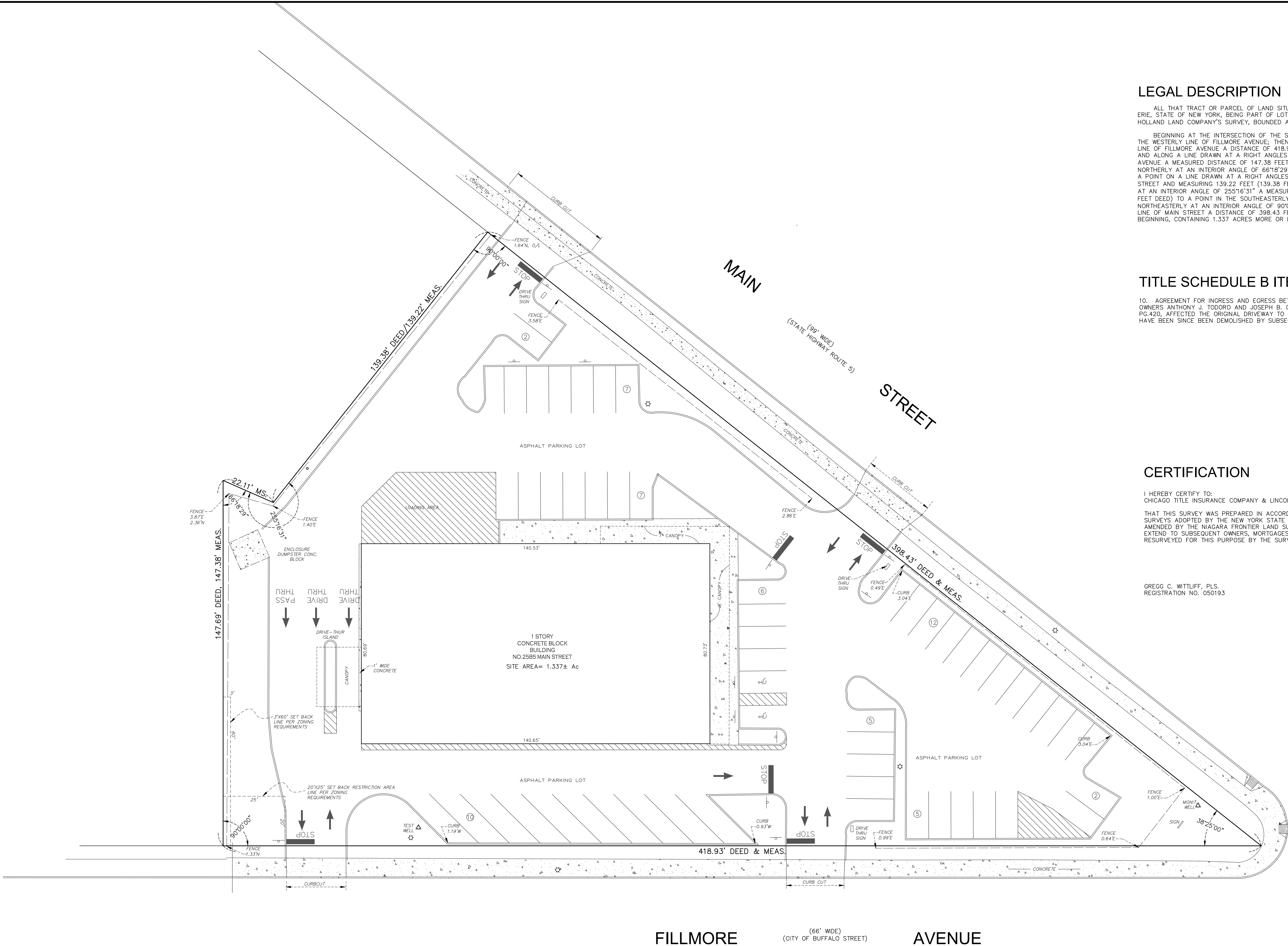
TITLE SCHEDULE B ITEMS

10. AGREEMENT FOR INGRESS AND EGRESS BETWEEN PREVIOUS OWNERS ANTHONY J. TODORO AND JOSEPH B. GIOVINO, L.9435, PG.420, AFFECTED THE ORIGINAL DRIVEWAY TO THE GARAGES WHICH HAVE BEEN SINCE BEEN DEMOLISHED BY SUBSEQUENT OWNERS.

CERTIFICATION

I HEREBY CERTIFY TO:
CHICAGO TITLE INSURANCE COMPANY & LINCOLN PARTNERSHIP 2015, LLC,
THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS AND AS AMENDED BY THE NIAGARA FRONTIER LAND SURVEYORS ASSOCIATION. THIS CERTIFICATION DOES NOT EXTEND TO SUBSEQUENT OWNERS, MORTGAGES, OR TITLE INSURERS, UNLESS THIS SURVEY HAS BEEN RESURVEYED FOR THIS PURPOSE BY THE SURVEYOR.

GREGG C. WITTLIFF, PLS.
REGISTRATION NO. 050193

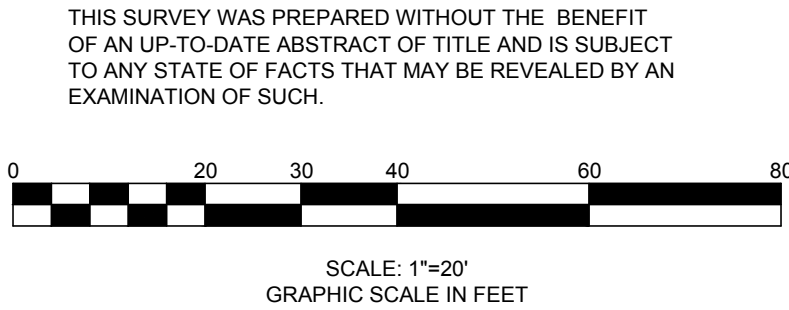


PARKING SPACES TABLE

TOTAL NUMBER OF PARKING SPACES 56
OF THOSE 2 ARE HANDICAP SPACES.

TABLE OF ENCROACHMENTS

1. FENCE LOCATED ON THE SOUTH LINE OF THE PROPERTY RUNNING ALONG FILLMORE AVENUE.



CITY OF BUFFALO
COUNTY OF ERIE, STATE OF NEW YORK
PART OF LOT 44, TOWNSHIP 11, RANGE 8
HOLLAND LAND COMPANY'S SURVEY
2585 MAIN STREET
BOUNDARY SURVEY

WM SCHUTT
ASSOCIATES
37 CENTRAL AVE.
LANCASTER, NY 14086-2143
PH. 716-683-5961
FAX 716-683-0189
WWW.WMSCHUTT.COM

DRAWING REVISIONS	
ITEM	DESCRIPTION
1	12/21/1993 AS-BUILT SURVEY
2	06/22/2016 RESURVEYED
3	06/22/2016 RESURVEYED

DESIGNED BY:	KCP
DRAWN BY:	KCP
CHECKED BY:	GCW
DATE:	FEBRUARY 7, 2000

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BS-1
DRAWING SCALE: 1"=20'
SURVEY FILE: D98006-04
WSA PROJECT NO. 98006