NOTES:

1. PROPERTY TAX I.D. NO. 135.10-1-1 AS SHOWN ON THE PROPERTY IDENTIFICATION MAPS OF THE TOWN OF GATES, COUNTY OF MONROE, STATE OF NEW YORK.
2. AREA OF PARCEL I = 359,471 SQ. FT. OR 8.252 ACRES
   AREA OF PARCEL II = 84,236 SQ. FT. OR 1.934 ACRES
   TOTAL AREA OF PARCELS = 443,707 SQ. FT. OR 10.186 ACRES
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO COMMENCE, ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES (NEW YORK ONE CALL-CALL 811).
4. THIS PARCEL MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND OR EASEMENTS, EITHER WRITTEN OR IMPLIED.
5. THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" (AREAS OF MINIMAL FLOODING) PER REF. NO. 1.
6. THE UNDERSIGNED IS NOT QUALIFIED TO MAKE ANY DETERMINATION OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR CONTAMINATION AFFECTING THIS SURVEY. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED NOR SHOULD IT BE CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR CONTAMINATION IS SHOWN.
7. NO EASEMENT PROVIDED FOR OVERHEAD UTILITIES AND UNDERGROUND UTILITIES AS LOCATED IN THE FIELD AN SHOWN ON SAID PLAN.
8. DURING OUR FIELD SITE VISIT, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILD ADDITIONS WITHIN RECENT WEEKS.
9. THERE WAS NOT ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
10. DURING OUR FIELD SITE VISIT, THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
11. THERE WAS NO EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS.
12. ACCESS TO THE SITE WILL BE THROUGH THE PUBLIC WAY.
13. ACCESS TO THE SITE WILL BE THROUGH THE PRIVATE WAY.
14. GROUND FEATURES WHERE LOCATED WITH SIGNIFICANT SNOW ACCUMULATION ON THE SITE.
15. ORIGINAL SURVEY COMPLETED DECEMBER 2014

LEGEND:

- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM WATER INLET
- EXISTING HYDRANT
- EXISTING BOLLARD LIGHT
- UNKNOWN MAN HOLE
- EXISTING SIGN
- IRON PIN FOUND
- CURB
- FENCE LINE
- NUMBER OF REGULAR PARKING SPACES
- TITLE REPORT EXCEPTIONS
- GAS VALVE OR METER

ZONING

PROPERTY TAX PARCEL NO. 135.10-1-1 AS SHOWN ON THE PROPERTY IDENTIFICATION MAPS OF THE TOWN OF GATES, COUNTY OF MONROE, STATE OF NEW YORK

RESTRICTIONS / REQUIREMENTS:
ZONE: GB GENERAL BUSINESS DISTRICT

AREA AND YARD REQUIREMENTS

MINIMUM LOT WIDTH:
N/A
MAXIMUM LOT COVERAGE
N/A
MINIMUM FRONT YARD:
FRONT SET BACK NOT LESS THAN 100 FT.
REAR & SIDE YARD:
SHALL BE THE HEIGHT OF THE TALLEST STRUCTURE OR 25 FEET WHICH EVER IS GREATER
MAXIMUM HEIGHT:
A. PRINCIPAL STRUCTURE SHALL NOT EXCEED 40 FT.
B. ACCESSORY STRUCTURES SHALL NOT EXCEED 20 FT
NUMBER OF PARKING SPACES
1 PER GUST ROOM & 1 PER VERY 2 EMPLOYEES

TITLE LEGAL DESCRIPTION

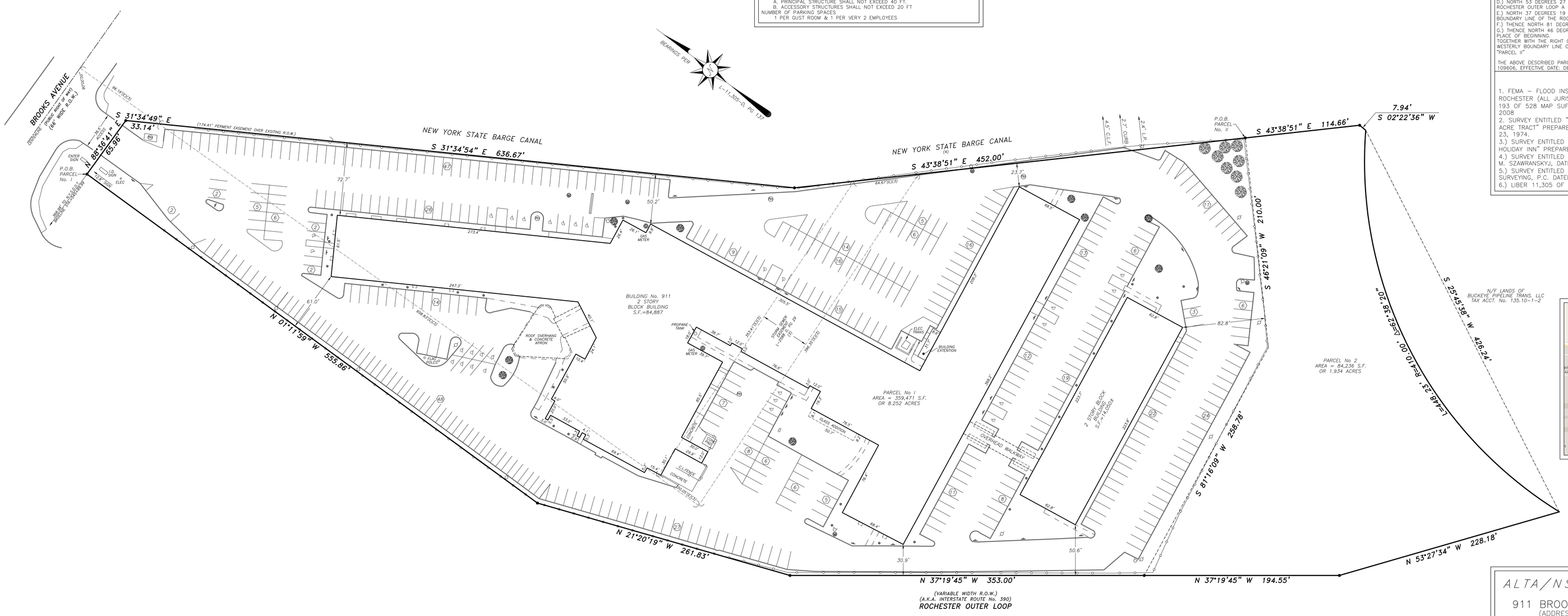
PARCEL 1
ALL THAT CERTAIN PLOT PIECE OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF GATES, COUNTY OF MONROE AND STATE OF NEW YORK AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT BEING THE INTERSECTION OF THE EASTERLY HIGHWAY BOUNDARY LINE OF THE ROCHESTER OUTER LOOP AND THE SOUTHERLY HIGHWAY BOUNDARY LINE OF BROOKS AVENUE PER STATE OF NEW YORK MAP FILED IN MONROE COUNTY CLERK'S OFFICE IN LIBER 1102 OF MAPS, PAGE 55, SAID POINT BEING 368.98 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM SURVEY BASE LINE FOR THE CONSTRUCTION OF TH. ROCHESTER OUTER LOOP STATION 545+89.99;
1.) THENCE NORTH 88 DEGREES 36 MINUTES 41 SECONDS EAST AND ALONG THE SOUTHERLY HIGHWAY BOUNDARY LINE OF BROOKS AVENUE AS ESTABLISHED BY NEW YORK STATE AND FILED IN MONROE COUNTY CLERK'S OFFICE IN LIBER 1102 OF MAPS, PAGE 55, A DISTANCE OF 65.96 FEET TO A POINT;
2.) THENCE SOUTH 31 DEGREES 34 MINUTES 49 SECONDS EAST AND ALONG THE WESTERLY PROPERTY LINE OF NEW YORK STATE BARGE CANAL, A DISTANCE 33.14 FEET TO A POINT;
3.) THENCE SOUTH 31 DEGREES 34 MINUTES 54 SECONDS EAST AND CONTINUING ALONG THE WESTERLY PROPERTY LINE OF THE NEW YORK STATE BARGE CANAL A DISTANCE OF 636.67 FEET TO A POINT;
4.) THENCE SOUTH 43 DEGREES 38 MINUTES 51 SECONDS EAST AND CONTINUING ALONG THE WESTERLY BOUNDARY LINE OF THE NEW YORK STATE CANAL A DISTANCE OF 452.00 FEET TO A POINT;
5.) THENCE SOUTH 46 DEGREES 21 MINUTES 09 SECONDS WEST A DISTANCE OF 210.00 FEET TO A POINT;
6.) THENCE SOUTH 81 DEGREES 16 MINUTES 09 SECONDS WEST A DISTANCE OF 258.78 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE ROCHESTER OUTER LOOP;
7.) THENCE NORTH 37 DEGREES 19 MINUTES 45 SECONDS WEST ALONG THE EASTERLY BOUNDARY LINE OF ROCHESTER OUTER LOOP A DISTANCE OF 353.00 FEET TO A POINT;
8.) NORTH 21 DEGREES 20 MINUTES 19 SECONDS WEST AND CONTINUING ALONG THE EASTERLY HIGHWAY BOUNDARY LINE OF THE ROCHESTER OUTER LOOP, A DISTANCE OF 261.83 FEET TO A POINT;
9.) THENCE NORTH 01 DEGREES 11 MINUTES 59 SECONDS WEST ALONG THE EASTERLY BOUNDARY LINE OF THE ROCHESTER OUTER LOOP A DISTANCE OF 555.86 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH A PERMANENT EASEMENT OVER THE EXISTING RIGHT OF WAY, ADJOINING THE SECOND AND THIRD COURSES OF THE PREMISES SET FORTH ABOVE AS "PARCEL 1" AND SHOWN ON THE SURVEY ABOVE REFERRED TO AS AN "EXISTING RIGHT OF WAY"AND RUNNING FROM BROOKS AVENUE ALONG ITS SOUTHERLY SIDE A DISTANCE OF 174.41 FEET ALONG SAID SECOND AND THIRD COURSES, TO BE USED BY PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS, EMPLOYEES. AGENTS, CUSTOMERS AND BUSINESS AND OTHER INVITEES, SOLELY FOR THE PURPOSE OF INGRESS & EGRESS FROM BROOKS AVENUE TO THE PREMISES SET FORTH ABOVE AS "PARCEL 1".

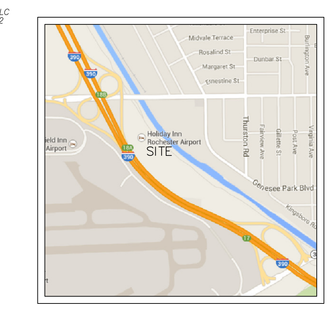
PARCEL 11
ALL THAT CERTAIN PLOT PIECE OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF GATES, COUNTY OF MONROE AND STATE OF NEW YORK AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT BEING THE INTERSECTION OF THE EASTERLY HIGHWAY BOUNDARY LINE OF THE ROCHESTER OUTER LOOP AND THE SOUTHERLY HIGHWAY BOUNDARY LINE OF BROOKS AVENUE PER STATE OF NEW YORK MAP FILED IN MONROE COUNTY CLERK'S OFFICE IN LIBER 1102 OF MAPS, PAGE 55, SAID POINT BEING 368.98 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM SURVEY BASE LINE FOR THE CONSTRUCTION OF THE ROCHESTER OUTER LOOP STATION 545+89.99;
1.) THENCE NORTH 88 DEGREES 36 MINUTES 41 SECONDS EAST AND ALONG THE SOUTHERLY HIGHWAY BOUNDARY LINE OF BROOKS AVENUE AS ESTABLISHED BY NEW YORK STATE AND FILED IN MONROE COUNTY CLERK'S OFFICE IN LIBER 1102 OF MAPS, PAGE 55, A DISTANCE OF 65.96 FEET TO A POINT;
2.) THENCE SOUTH 31 DEGREES 34 MINUTES 49 SECONDS EAST (PER PARCEL No. 1 & REFENCE No. 2) AND ALONG THE WESTERLY PROPERTY LINE OF NEW YORK STATE BARGE CANAL, A DISTANCE 33.14 FEET TO A POINT;
3.) THENCE SOUTH 31 DEGREES 34 MINUTES 54 SECONDS EAST AND CONTINUING ALONG THE WESTERLY PROPERTY LINE OF THE NEW YORK STATE BARGE CANAL A DISTANCE OF 636.67 FEET TO A POINT;
4.) THENCE SOUTH 43 DEGREES 38 MINUTES 51 SECONDS EAST AND CONTINUING ALONG THE WESTERLY BOUNDARY LINE OF THE NEW YORK STATE CANAL A DISTANCE OF 452.00 FEET TO A POINT;
A.) CONTINUING SOUTH 43 DEGREES 38 MINUTES 51 SECONDS EAST ALONG THE WESTERLY PROPERTY LINE OF THE NEW YORK STATE BARGE CANAL, A DISTANCE OF 114.66 FEET TO A POINT;
B.) THENCE SOUTH 02 DEGREES 22 MINUTES 36 SECONDS WEST AND ACROSS LANDS NOW OR FORMERLY OF MOBILE OIL CORPORATION A DISTANCE OF 7. 94 FEET TO A POINT;
C.) THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT, WHICH CURVES IS SUBTENDED BY A CHORD BEARING SOUTH 25 DEGREES 45 MINUTES 38 SECONDS WEST AND HAVING A LENGTH OF 426.24 FEET, SAID CURVE HAVING A RADIUS OF 410.00 FEET AND A CENTRAL ANGLE OF 62 DEGREES 38 MINUTES 20 SECONDS, AN ARC DISTANCE OF 448.23 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE ROCHESTER OUTER LOOP;
D.) NORTH 53 DEGREES 27 MINUTES 34 SECONDS WEST ALONG THE EASTERLY BOUNDARY LINE OF THE ROCHESTER OUTER LOOP A DISTANCE OF 228.18 FEET TO A POINT;
E.) NORTH 37 DEGREES 19 MINUTES 45 SECONDS WEST AND CONTINUING ALONG THE EASTERLY HIGHWAY BOUNDARY LINE OF THE ROCHESTER OUTER LOOP A DISTANCE OF 194.55 FEET TO A POINT;
F.) THENCE NORTH 81 DEGREES 16 MINUTES 09 SECONDS EAST A DISTANCE OF 258.78 FEET TO A POINT;
G.) THENCE NORTH 46 DEGREES 21 MINUTES 09 SECONDS EAST A DISTANCE OF 210.00 FEET TO THE POINT AND PLACE OF BEGINNING.
TOGETHER WITH THE RIGHT OF WAY IN AND TO A 25 FOOT RIGHT OF WAY FOR INGRESS AND EGRESS ALONG THE WESTERLY BOUNDARY LINE OF OTHERS LANDS, JOINING AND IMMEDIATELY TO THE PREMISES SET FORTH ABOVE AS "PARCEL II"

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, TITLE No. 109606, EFFECTIVE DATE: DECEMBER 14, 2014

REFERENCES:

1. FEMA – FLOOD INSURANCE RATE MAP: TOWNS OF CHILI & GATES & CITY OF ROCHESTER (ALL JURISDICTIONS) COMMUNITY NUMBER 360412, 360416 & 360431 PANEL 193 OF 528 MAP SUFFIX "G", MAP No. 36055C0193G, EFFECTIVE DATE, AUGUST 28, 2008
2. SURVEY ENTITLED "MAP OF A PARCEL OF LAND, BEING A PART OF LOT 45, 4000 ACRE TRACT" PREPARED BY DENLUCK, THOMAS, MCGRAIL & ASSOCIATES, DATED AUGUST 23, 1974.
3.) SURVEY ENTITLED "INSTRUMENT SURVEY MAP SHOWING AN ADDITION TO THE AIRPORT HOLIDAY INN" PREPARED BY HERMAN J. KLINGENBERGER, DATED NOV. 23, 1983.
4.) SURVEY ENTITLED "SITE PLAN PROPOSED ALAMO CAR FACILITY" PREPARED BY WILLIAM M. SZAWRANSKYJ, DATED 5-22-90.
5.) SURVEY ENTITLED "HOILIDAY INN-ROCHESTER PROJECT" PREPARED BY GENZEL LAND SURVEYING, P.C. DATED APRIL 10, 2013.
6.) LIBER 11,305 OF DEEDS, PAGE 137 (RECORDED DEED)





VICINITY MAP

NEW YORK STATE ONE CALL

SERIAL No. 610-904-4409
ATLANTIC SURVEYING & MAPPING DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS, NOR DOES ATLANTIC SURVEYING & MAPPING GUARANTEE THAT ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. ARE SHOWN.

CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL SUBSURFACE UTILITY LINES, STRUCTURES, ETC. BEFORE THE START OF WORK, BY CALLING THE NEW YORK DIG SAFELY AT 811.

UTILITIES NOTIFIED

BUCKEYE PIPELINE COMPANY	(NOTIFIED)
CITY OF ROCHESTER WATER DEPARTMENT	(NOTIFIED)
FRONTIER TELEPHONE OF ROCHESTER	(NOTIFIED)
MONROE COUNTY HIGHWAY LIGHTING	(NOTIFIED)
MONROE COUNTY WATER AUTHORITY	(NOTIFIED)
ROCHESTER GAS & ELECTRIC WEST	(NOTIFIED)
SUNOCO PIPELINE LP	(NOTIFIED)
TIME WARNER CABLE/ROCHESTER	(NOTIFIED)
TOWN OF GATES	(NOTIFIED)

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 193 OF 528, DATED AUGUST 28, 2008 AND IS IN A FLOOD ZONE AREA "X" THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON DECEMBER 28, 2014 BY WEB SITE (WWW.FEMA.GOV).

GARPHIC SCALE

0' 40' 80' 120'

1 INCH = 40 FEET

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B OF THE TITLE COMMITMENT

THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD (APRIL 2017) BY ATLANTIC SURVEYING & MAPPING... AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY WEB TITLE, TITLE No. WTA-17-008813, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE "B":

3. EASEMENT GRANTED TO THE COUNTY OF MONROE BY INSTRUMENT RECORDED IN LIBER 2588 OF DEEDS, PAGE 29. (STORM SEWER EASEMENT SHOWN)
4. RIGHTS TO OTHERS RESERVED IN LIBER 1511 OF DEEDS, PAGE 109
   (STATE OF NEW YORK RESERVES RIGHT TO OPERATE ELECTRICAL TRANSMISSION LINES OR TELEPHONE LINES AND THE RIGHT TO ENTER SUBJECT PROPERTY FOR THE PURPOSE OF REPAIRING THE BARGE CANAL. RIGHT & RESERVATIONS ARE BLANKET IN NATURE-NOT SHOWN)
5. RIGHTS OF OTHERS REVERED IN LIBER 1037 OF DEEDS, PAGE 155.
   (DOES NOT AFFECT SUBJECT PROPERTY- NOT SHOWN)

PARKING

REGULAR	HANDICAP	TRAILER	PARTIAL	TOTAL
429	27	0	0	460

ATLANTIC SURVEYING & MAPPING
34 EAST AVENUE
LeROY NEW YORK, 14482
PHONE (585)-530-9359

ALTA/NSPS LAND TITLE SURVEY

FOR

911 BROOKS AVENUE, ROCHESTER, NY 14624
(ADDRESS OBSERVED IN THE FIELD ON SITE I.D. SIGN)

PARTNER PROJECT NUMBER 17-185684.2 SITE NAME HOLIDAY INN

ALTA SURVEY BASED AND RELIED ON WEB TITLE, TITLE COMMITMENT, NUMBER WTA-17-008813, CONTAINING AN EFFECTIVE DATE APRIL 5, 2017

CERTIFICATION

F.M. Butt Hotels Corp.
Access Point Financial, Inc.
Fidelity National Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6B,7A,7B1,7C,8,9,13,14,16,17,18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 27, 2017

DATE OF PLAT OR MAP: MAY 5, 2017

PROPERTY ADDRESS: 911 BROOKS AVENUE, GATES NEW YORK 14624

SURVEY PREPARED BY:
ATLANTIC SURVEYING & MAPPING
34 EAST AVENUE.
LeROY, N.Y. 14482
585-530-9359
EMAIL:
ohodge@frontiernet.net

SURVEYOR: ANDREW M. HODGE
REGISTRATION NUMBER 50619
STATE OF REGISTRATION NY
FIELD DATE OF SURVEY 4-27-17
LATEST REVISION DATE

SIGNATURE

STAMP

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