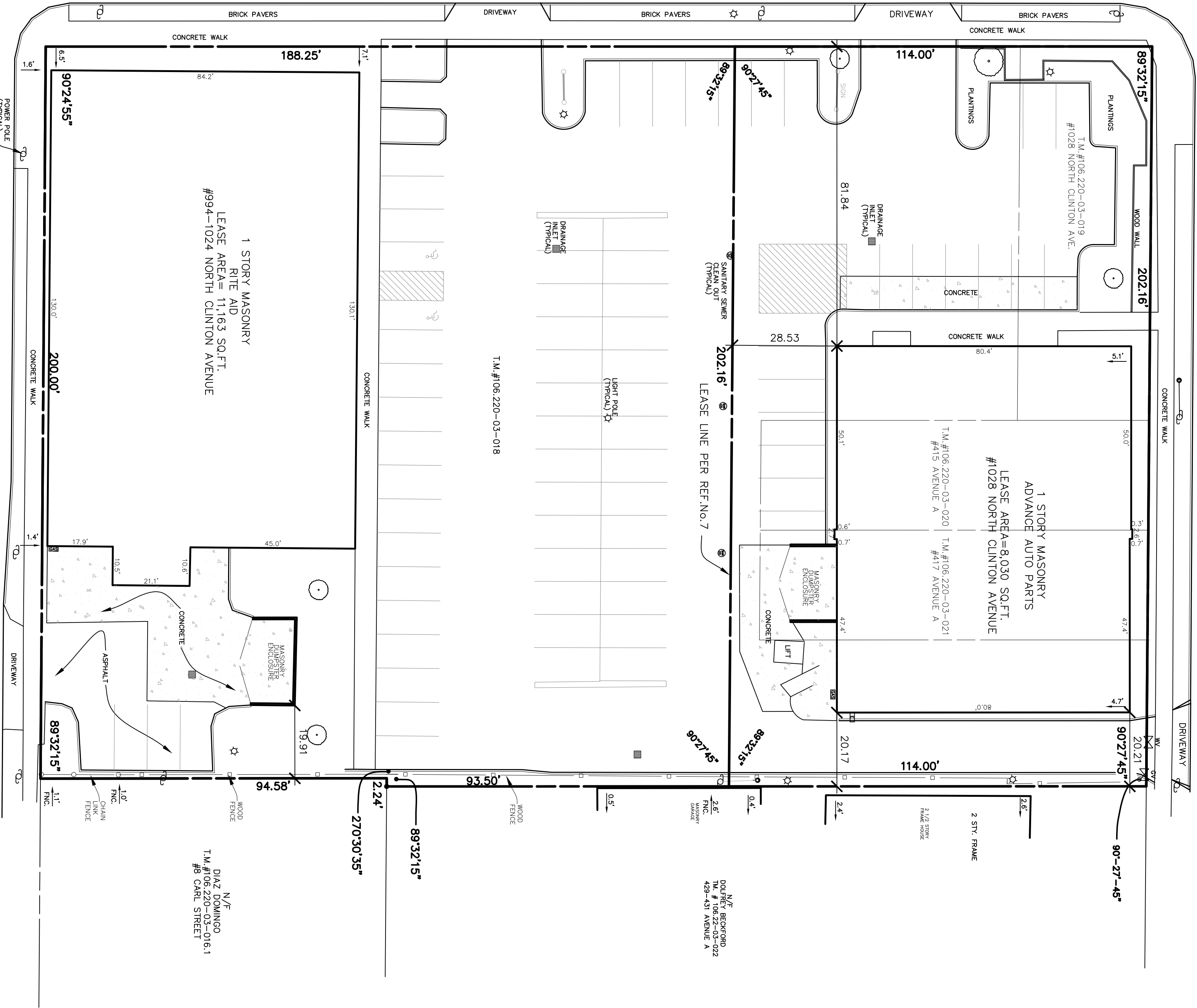


NORTH CLINTON AVENUE
(66' WIDE)

AVENUE A
(50' WIDE)

CARL STREET
(45' WIDE)



SCALE 1" = 20'



REFERENCES

1. WESTERN AUTO SUPPLY COMPANY (PARTS AMERICA) - ALTA/ACSM LAND TITLE SURVEY PREPARED BY ENVIRONMENTAL DESIGN & RESEARCH, P.C. BEING DWG. #18-01 LAST DATED AUGUST 1997.
2. MONROE COUNTY SUBDIVISION OF THE BLUMENTHAL TRACT FILED AS LIBER 6 OF MAPS PAGE 56.
3. CHARLES A. GRECO SUBDIVISION FILED AS LIBER 1 OF MAPS PAGE 34.
4. GIFFORD TRACT FILED AS LIBER 3 OF MISC. RECORDS PAGE 218.
5. LAWYER'S TITLE INSURANCE CORPORATION COMMENT #119850 EFFECTIVE DATE JULY 21, 1997.

SITE NOTES

- TAX MAP #106-220-03-18, 19, 20 & 21
- #994-1028 NORTH CLINTON AVENUE
- FRONT: 171 EXISTING SPACES
- PARKING: 171 EXISTING SPACES (5 ARE HANDICAP)
- UTILITIES SERVICED BY:
- WATER - MONROE COUNTY WATER AUTHORITY
- GAS & ELECTRIC - ROCHESTER GAS & ELECTRIC CO.
- SEWER - TOWN OF RONDEQUOIT
- EXISTING ZONING: GENERAL COMMERCIAL, GC
- SETBACKS: FRONT: REQUIRED REAR: 5' SIDE: 80' 80' 60' 5'

BEARINGS SHOWN HEREON BASED ON LEGAL DESCRIPTION PER TIGOR TITLE INSURANCE CORPORATION TITLE NO. 99-2137 EFFECTIVE DATE AUGUST 6, 1999

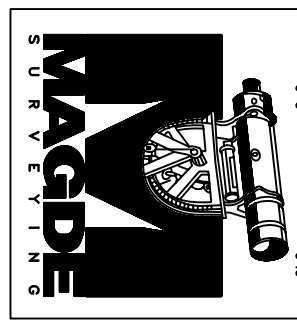
CERTIFY TO:
1. FINE STAR BANK, its successors and/or assigns
2. TRAIL REALTY GROUP, LLC



WE, MAGDE LAND SURVEYING, P.C., HEREBY CERTIFY THAT THE FOREGOING SURVEY AND INSTRUMENT WERE PREPARED BY US OR UNDER OUR CLOSE PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL RELEVANT STATUTES AND REGULATIONS. WE HAVE REVIEWED JULY 6, 2016 AND FROM THE REFERENCES LISTED HEREON, SUBJECT TO ANY FACTS AN UPDATED ASSYCT OF TITLE MAPS REV. 11/16/16.

DOUGLAS W. MAGDE, L.S. LIC. #4949957

INSTRUMENT SURVEY MAP
PREPARED FOR
994-1028 NORTH CLINTON AVENUE
CITY OF ROCHESTER, MONROE COUNTY, NEW YORK



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