

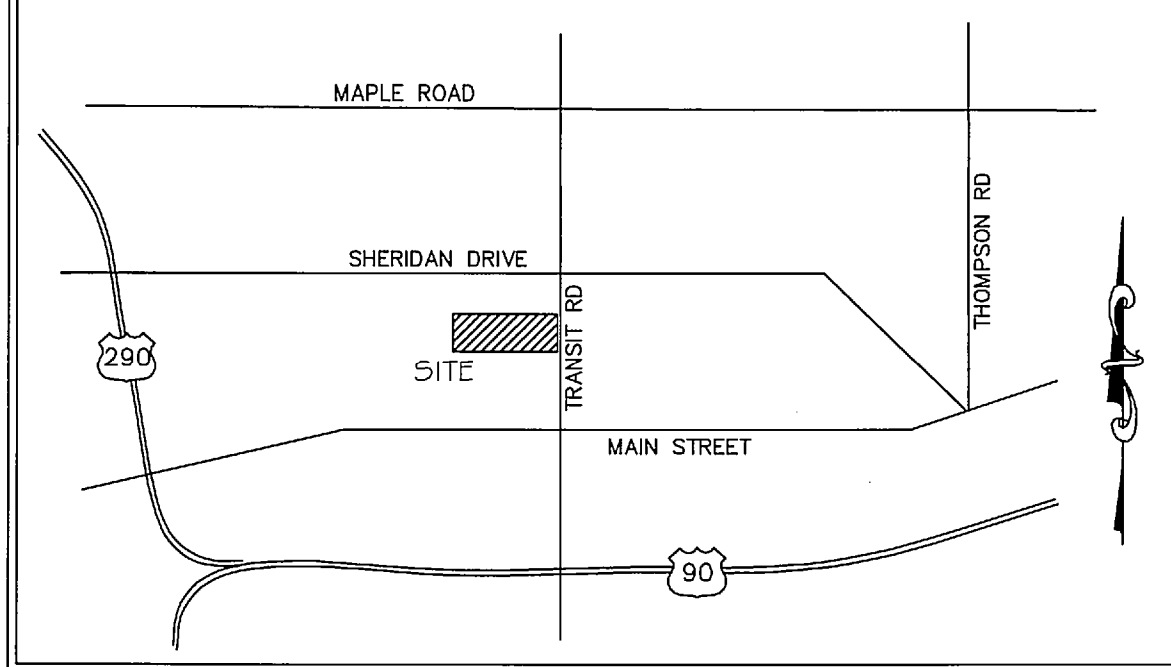
ITEMS CORRESPONDING TO SCHEDULE B-II

- ⑨ Right of Way by Sophia Campbell to Independent Union Telephone Company dated April 2, 1903 and recorded in the Erie County Clerk's Office in Liber 1056 of Deeds at page 307 on November 12, 1906. (Affects Parcel A, B and C) AFFECTS SUBJECT PROPERTY, BUT CANNOT BE PLOTTED. DOCUMENT PROVIDED IS NOT LEGIBLE.
- ⑩ Right of Way by Sophia Campbell to Independent Union Telephone Company recorded in the Erie County Clerk's Office in Liber 1056 of Deeds at page 313 on November 12, 1906. (Affects Parcels A, B and C) AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
- ⑪ Restrictions contained in deed from Erwin E. Grove and Joseph G. Blacklock to Barney Vatar recorded in the Erie County Clerk's Office in Liber 4133 of Deeds at page 408 on June 23, 1947. (Affects Parcels A, B and C) AFFECTS SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE INFORMATION.
- ⑫ Restrictions contained in deed from Erwin E. Grove and Joseph G. Blacklock to Barney Vatar recorded in the Erie County Clerk's Office in Liber 4051 of Deeds at page 458 on January 14, 1947. AFFECTS SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE INFORMATION.
- ⑬ Easement by Cinoveffa Monaco to Town of Amherst recorded in the Erie County Clerk's Office in Liber 7911 of Deeds at page 613 on May 2, 1972. APPLIES AND AFFECTS AS SHOWN HEREON.
- ⑭ Easement by Clara G. Vanderlinden to Town of Amherst recorded in the Erie County Clerk's Office on May 2, 1972 in Liber 7911 of Deeds at page 609. APPLIES AND AFFECTS AS SHOWN HEREON.
- ⑮ Easement granted to New York State Electric & Gas Corporation by instrument dated January 8, 1998, and recorded February 26, 1998, in Liber 10928 of Deeds, at page 1262. APPLIES AND AFFECTS AS SHOWN HEREON.
- ⑯ Easement granted to Verizon New York Inc. by instrument dated September 6, 2001, and recorded September 20, 2001, in Liber 10989 of Deeds, at page 1030. AFFECTS SUBJECT PROPERTY BUT LOCATION CANNOT BE SHOWN. LEGAL DESCRIPTION OF 10 FOOT EASEMENT AREA, REFERENCED IN SAID DOCUMENT, WAS NOT PROVIDED.
- ⑰ Easement granted to New York State Electric & Gas Corporation by instrument dated September 10, 2001, and recorded December 3, 2001, in Liber 10993 of Deeds, at page 6812. APPLIES AND AFFECTS AS SHOWN HEREON.

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND 1" PIPE
- FOUND 5/8" IRON
- CALCULATED (SET) 5/8" IRON
- SECTION CORNER
- POWER POLE
- FLAG POLE
- LIGHT POLE
- ELECTRIC TRANSFORMER BOX
- ELECTRIC MANHOLE
- GAS METER
- TELEPHONE PEDESTAL
- ELECTRIC METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY MANHOLE
- STORM CATCH BASIN (SQUARE)
- STORM CATCH BASIN (ROUND)
- STORM SEWER MANHOLE
- OVERHEAD ELECTRIC
- FENCE

VICINITY MAP - NOT TO SCALE



UTILITY NOTE

LOCATIONS OF UTILITIES BY OBSERVED EVIDENCE AT TIME OF FIELD SURVEY. NO UNDERGROUND UTILITY INFORMATION WAS PROVIDED.

SIGNIFICANT OBSERVATIONS

A FENCE NEAR WESTERLY PROPERTY LINE IS AS MUCH AS 10.9' EAST OF PROPERTY LINE AS DESCRIBED IN TITLE DESCRIPTION.

MISCELLANEOUS NOTES

- MN1 Some features shown on this plat may be shown out of scale for clarity.
- MN2 Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
- MN3 The basis of bearings is S03°14'56" W or Southerly (ASSUMED) being the West line of Transit Road, per record description.
- MN4 All of the various survey monuments shown on this plat as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.
- MN5 At the time of survey, there was no observable evidence of earth moving work, building construction, or building additions.
- MN6 At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
- MN7 At the time of survey, there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- MN8 At the time of survey, the site is not being used as a cemetery.
- MN9 All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.
- MN10 Subject parcel contains 2.60 Acres (113,129 square feet), more or less.
- MN11 There are 128 striped regular parking spaces and 10 handicap parking spaces observed in the field (138 total).
- MN12 Address 7520 Transit Road (from record documents).
- MN13 Subject property has direct access to Transit Road.

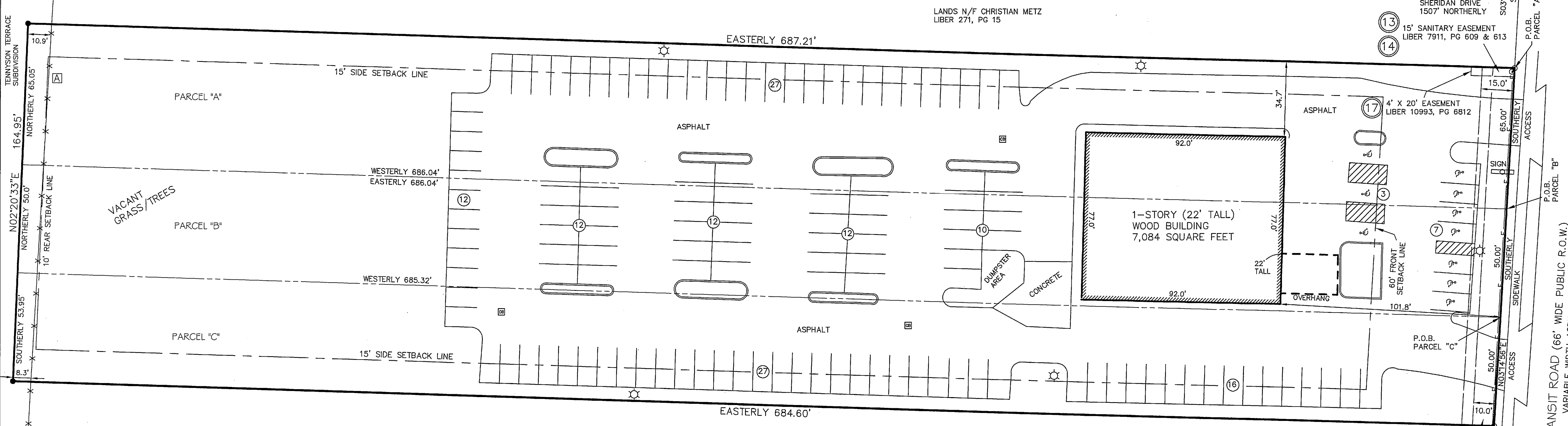
RECORD DESCRIPTION

Parcel "A"
ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie and State of New York, being part of Lot No. 90, Township 12, Range 7 of the Holland Land Company's Survey, described as follows:
BEGINNING at a point in the westerly line of Transit Road, 1,507 feet southerly from its intersection with the southerly line of Sheridan Drive; running thence southerly along the westerly line of Transit Road, 65 feet; running thence westerly along a line drawn parallel with the southerly line of Sheridan Drive, 686.04 feet more or less to the easterly line of lands conveyed to Christian Metz by deed recorded in the Erie County Clerk's Office in Liber 271 of Deeds at page 15; running thence northerly along the easterly line of lands so conveyed to Christian Metz, 65.05 feet more or less to its intersection with a line drawn parallel with the southerly line of Sheridan Drive through the place of beginning; running thence easterly along said line drawn parallel with the southerly line of Sheridan Drive, 687.21 feet to the westerly line of Transit Road at the point or place of beginning.

Parcel "B"
ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie and State of New York, being part of Lot No. 90, Township 12, Range 7 of the Holland Land Company's Survey, described as follows:
BEGINNING at a point in the westerly line of Transit Road as now laid out 66 feet wide distant 1,572 feet southerly from its intersection with the southerly line of Sheridan Drive as now laid out 66 feet wide; running thence southerly along the westerly line of Transit Road, 50 feet; thence westerly parallel with the southerly line of Sheridan Drive, 685.32 feet more or less to the easterly line of lands conveyed to Christian Metz by deed recorded in the Erie County Clerk's Office in Liber 271 of Deeds at page 15; thence northerly along the easterly line of lands so conveyed to Christian Metz, 50 feet more or less to its intersection with a line drawn parallel with the southerly line of Sheridan Drive through the point of beginning; thence easterly along said line so drawn parallel with the southerly line of Sheridan Drive, 686.04 feet more or less to the westerly line of Transit Road at the point or place of beginning.

Parcel "C"
ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Amherst, County of Erie and State of New York, being part of Lot No. 90, Township 12, Range 7 of the Holland Land Company's Survey, described as follows:
BEGINNING at a point in the westerly line of Transit Road, as now laid out 66 feet wide, 1,622 feet southerly from its intersection with the southerly line of Sheridan Drive as now laid out 66 feet wide; running thence westerly along a line drawn parallel with the southerly line of Sheridan Drive, 685.32 feet more or less to the easterly line of lands conveyed to Christian Metz by deed recorded in the Erie County Clerk's Office in Liber 271 of Deeds at page 15; thence southerly along the easterly line of lands so conveyed to Christian Metz, 53.95 feet more or less to the southerly line of lands conveyed to Barney Vatar by deed recorded in the Erie County Clerk's Office in Liber 4133 of Deeds at page 408; thence easterly along the southerly line of lands so conveyed to Barney Vatar, 684.60 feet to the westerly line of Transit Road; thence northerly along the westerly line of Transit Road, 50 feet to the point or place of beginning.

The above description describes the same property as that found in Chicago Title Insurance Company Commitment No. CTIC-14000782, dated March 13, 2014.



ZONING INFORMATION

ZONING CLASSIFICATION: GB-GENERAL BUSINESS DISTRICT

BUILDING SETBACK REQUIREMENTS:
FRONT: Height of structure up to 30'; 60' minimum
Height of structure 30' or more; 75' minimum
SIDE: Height of structure up to 30'; 15' minimum
Height of structure 30' or more; 25' minimum
REAR: Height of structure up to 30'; NONE or 10' if not on a lot line minimum. Height of structure 30' or more; 25'

MAXIMUM BUILDING HEIGHT: 65'
MINIMUM LOT AREA AND WIDTH: NONE

PARKING FORMULA: 1 SPACE PER EVERY 3 SEATS, PLUS 1 SPACE FOR EAQCH 100 SQ FT OF CUSTOMER TAKE OUT AREA.

MUNICIPAL CONTACT: CITY OF AMHERST;
RODERICK CAMERON (716) 631-7080

ZONING INFORMATION PROVIDED IN PZR REPORT, DATED APRIL 24, 2014, FOR SITE No. 7201400199.392.

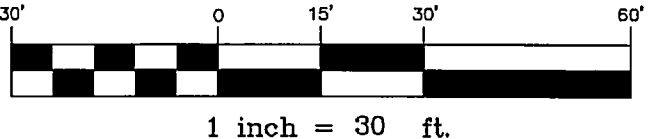
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FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 36057, MAP NUMBER 3605730025C WHICH BEARS AN EFFECTIVE DATE OF 4/17/1989 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Surveying & Mapping Performed By:
GLOBAL LAND SOLUTIONS, LLC
5065 12 MILE ROAD NE
ROCKFORD, MI
(800) 606-6836



ALTA/ACSM LAND TITLE SURVEY

Project Rocket
B&C Project No. 201400678, 392
CTIC-14000782
0228 Transit Rd - Amherst, NY
7520 Transit Road, Amherst, NY

Based upon Title Commitment CTIC-14000782
of Chicago Title Insurance Company
bearing an effective date of March 13, 2014

Surveyor's Certification

To: Chicago Title Insurance Company, a Nebraska corporation; GMRI, Inc., a Florida corporation; N and D Restaurants, Inc., a Florida corporation; Florida SE, Inc., a Florida corporation; Darden SW, LLC, a Florida limited liability company; Red Lobster Seafood, CO, a Florida corporation; Red Lobster Hospitality LLC, a Delaware limited liability company; Red Lobster Restaurants LLC, a Delaware limited liability company; Red Lobster Canada, Inc., a Delaware corporation; Kirkland & Ellis LLP; ARCP Acquisitions, LLC, and its successors and assigns; ARCP RL Portfolio III, LLC and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on March 30, 2014.

Thomas D. Strong, PLS
Registration No. 50410
In the State of New York
Date of Survey: March 30, 2014
Date of Last Revision: July 10, 2014
Network Project No. 201400678-392

