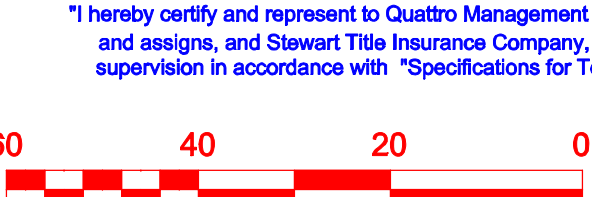


North as determined by GPS Observation



I hereby certify and represent to Quattro Management LLC and to Quattro Clean LLC, its affiliates, successors and assigns, and Stewart Title Insurance Company, insuring their interest in this title, that this is a true and correct Plat of Survey made under my supervision in accordance with "Specifications for Topographic and Boundary Land Surveys", a copy of which has been delivered to me of:

SURVEYOR'S CERTIFICATE

The undersigned being a registered surveyor of the State of New York, certifies to (i) Wintrust Bank, (ii) Stewart Title Insurance Company, (iii) Quattro Management LLC and to Quattro Development LLC and to Quattro Clean LLC (borrowers) as follows:
1. The map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for the ALTA / ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 2011 and meets the accuracy requirements for an Urban Survey, as defined therein.
2. The survey was made on the ground on the 28th day of July, 2014 by me or under my supervision and correctly shows the metes and bounds description and the land area of the subject property, the location and type of all buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject property, and any other matters situated on the subject property.
3. (Except as shown on the survey) there are no visible easements or rights of way of which the undersigned has been advised.
4. (Except as shown on the survey) there are no party walls and no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject property.
5. The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject property and listed in the title insurance commitment No. 52-225530 dated: August 13, 2014, issued by Stewart Title Insurance Company with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback, side yard and rear yard lines, provisions and restriction of record for the subject property referenced in such title report.
6. The subject property has direct access to and from a duly dedicated and accepted public street or highway.
7. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities, structural support or ingress or egress.
8. The record description of the subject property forms a mathematically closed figure.
9. The current zoning ordinance of Town of Allegany is C-2 Highway Commercial.
The subject property does not meet the current zoning ordinance requirements.
10. Except as shown on the survey no portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community which the subject property is located.
The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

D. Michael Canada Dated: April 16, 2015
(Name of Surveyor)
D. Michael Canada
(SEAL) NY Registration No. 49215

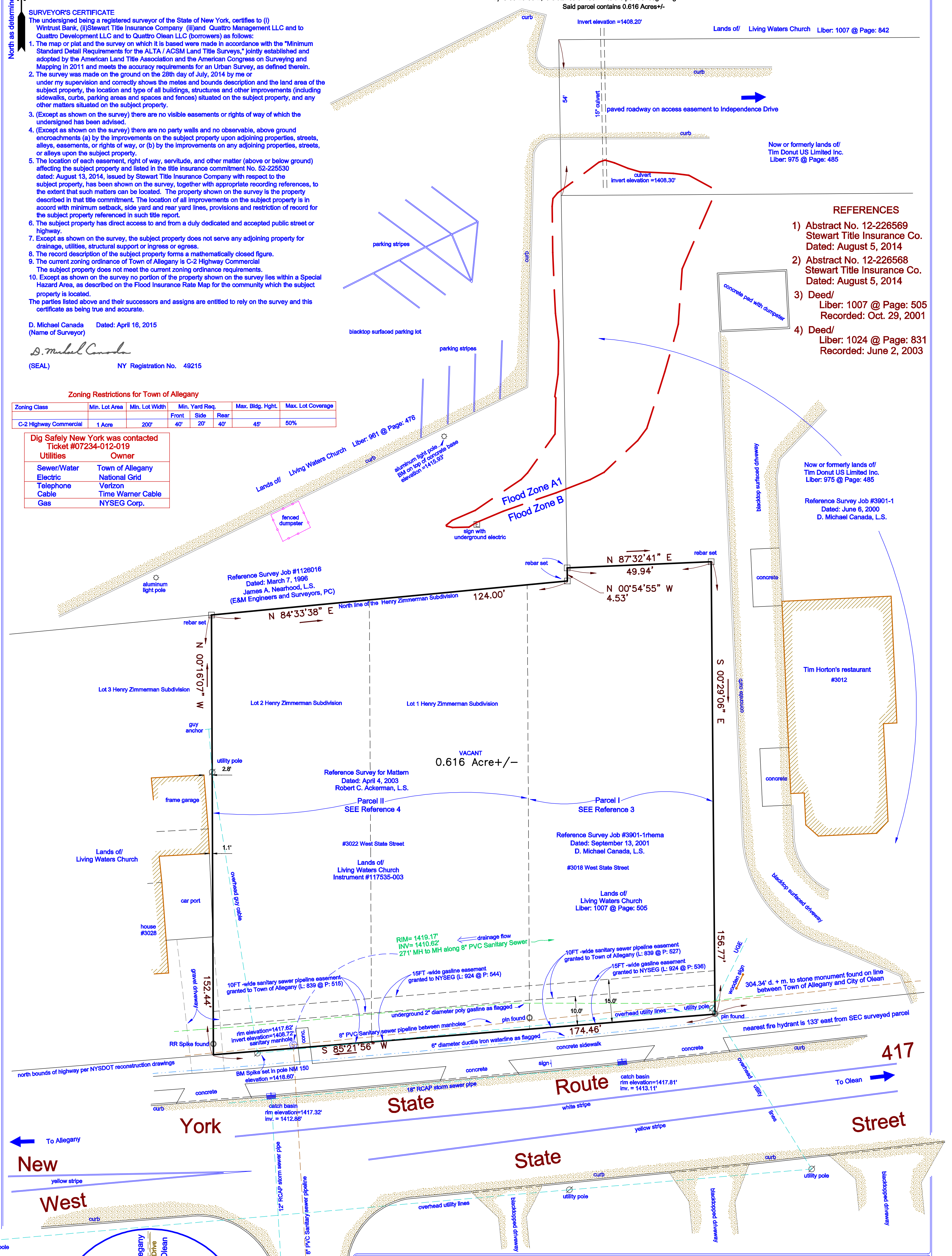
Zoning Restrictions for Town of Allegany

Zoning Class	Min. Lot Area	Min. Lot Width	Min. Yard Req.	Max. Bldg. Hght.	Max. Lot Coverage
C-2 Highway Commercial	1 Acre	200'	40' 20' 40'	45'	50%

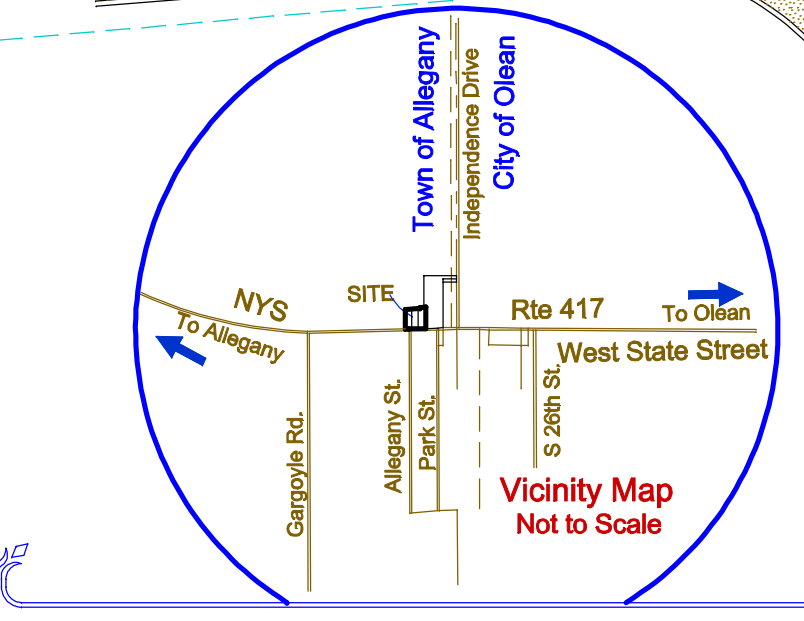
Dig Safely New York was contacted
Ticket #07234-012-019

Utilities	Owner
Sewer/Water	Town of Allegany
Electric	National Grid
Telephone	Verizon
Cable	Time Warner Cable
Gas	NYSEG Corp.

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Allegany, County of Cattaraugus and State of New York, being part of Lot 2, Section 4, Township 1, Range 5, Holland Land Company Survey - bounded and described as follows:
Beginning at a pin found on the north bounds of NYS Route 417, being 304.34' westerly measured along said bounds from a stone monument at the boundary between Town of Allegany/City of Olean; thence S 85°21'56" W, along the north bounds of Route 417, a distance of 174.46'; thence N 00°16'07" W, along the east bounds of Living Waters Church, a distance of 152.44' to a rebar set thence through lands of Living Waters Church:
1) N 84°33'38" E, a distance of 124.00' to a rebar set
2) N 00°54'55" W, a distance of 4.53' to a rebar set
thence along the bounds of lands now or formerly of Tim Donut US Limited, Inc.
1) N 87°32'41" E, a distance of 49.94' to a rebar set
2) S 00°29'06" E, a distance of 156.77' to the point of beginning
Said parcel contains 0.616 Acres +/-



- REFERENCES**
- 1) Abstract No. 12-226569
Stewart Title Insurance Co.
Dated: August 5, 2014
 - 2) Abstract No. 12-226568
Stewart Title Insurance Co.
Dated: August 5, 2014
 - 3) Deed/
Liber: 1007 @ Page: 505
Recorded: Oct. 29, 2001
 - 4) Deed/
Liber: 1024 @ Page: 831
Recorded: June 2, 2003



ALTA/ACSM Land Title Survey:
Quattro Management LLC
Quattro Development LLC
Quattro Clean LLC
of lands at: 3018 and 3022 NY State Route 417

Notes:
1) 1/2" Contour Interval
2) NGVD 1988 from NYS DOT network
3) Add 1400FT to all spot elevations for actual elevation
4) Surveyed parcel falls in Flood Zone B as shown on FIRMS for Town of Allegany, New York. Refer to Community Panel 360061 0010 B
Dated: November 15, 1978

Prepared By:
D. Michael Canada
New York State
Licensed Land Surveyor
483 North Union Street
Olean, NY 14760
N.Y.S. Lic. No. 49215
716-378-7918

Adjoiner information obtained from County GIS website

d. = deed distance
m. = measured distance

Part of Lot 2, Section 4, Twp. 1, Range 5 of Holland Land Company's Survey also part of Lot 17 of Rollin Pratt's re-survey of the Allegany City Tract also being Lots 1 & 2 of the Henry Zimmerman Subdivision
Town of Allegany, Cattaraugus County, New York
Date: April 16, 2015
Scale: 1" = 20 FT
Job Number: 7638

Alteration of This Document is Illegal Under Sec. 7209 Subdivision 2 of the New York State Education Law
(Copies Invalid Unless Embossed)