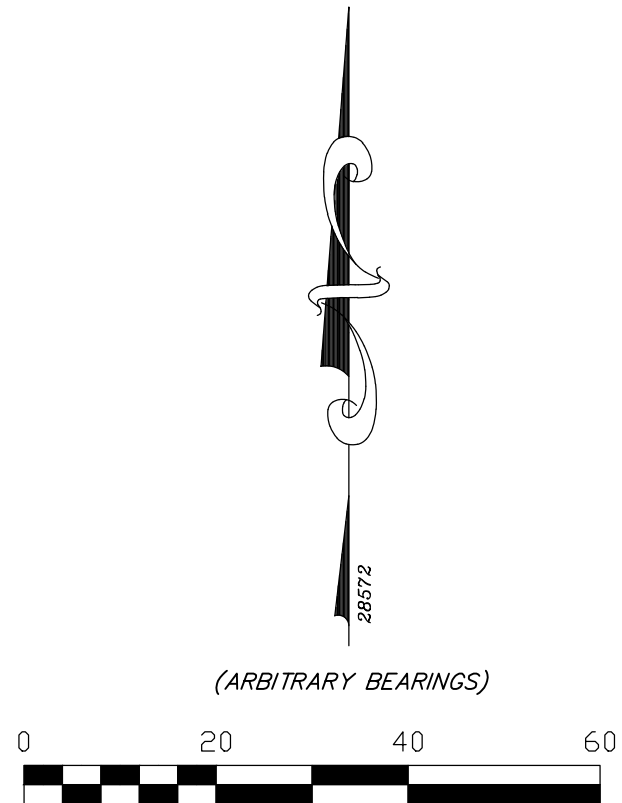


VICINITY MAP



ELEVATION DATUM

ELEVATIONS ON THIS MAP WERE DETERMINED UTILIZING GPS DATUM:
NAD83 (2011) EPOCH 2010.0 DATUM
STONEX 5900 GPS UNIT (CONUS 12B GEOD)
NAVDB8 VERTICAL DATUM

SITE BENCH MARK:
TOP SHUTOFF, FIRE HYDRANTS AS SHOWN HEREON

LEGAL DESCRIPTION

Stewart Title Insurance Company
Title No.: 5130185-S-NY-CP-MK, Effective Date February 5, 2024
Schedule "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot 85, Township 11, Range 8 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point in the easterly line of Elmwood Avenue (99 feet wide), at the distance of 790.71 feet northerly from the northerly line of Hartel Avenue (66 feet wide), said point of beginning being the westerly terminus of a boundary line fixed by Agreement between Frontier Lumber Co., Inc., first party, Dusing and Hunt, Inc., second party, and Manufacturers and Traders Trust Company, third party, dated January 13, 1951, and recorded in Erie County Clerk's Office on January 17, 1951, in Liber 4860 of Deeds at page 197;

THENCE N 89°40'24" E, along said boundary line as so fixed, a distance of 115.55 feet to a point;

THENCE N 00°09'41" E, a distance of 137.43 feet to a point on the southerly line of an easement for ingress and egress described as "Easement Area A-2" in a Declaration of Easement recorded in the Erie County Clerk's Office in Liber 11328 of Deeds at page 490;

THENCE WESTERLY along the southerly bounds of said ingress and egress easement the following three (3) courses and distances:

1. S 79°08'40" W, a distance of 29.13 feet to a point;
2. S 66°39'45" W, a distance of 41.90 feet to a point, and;
3. N 89°50'19" W, a distance of 48.53 feet to a point on said easterly line of Elmwood Avenue;

THENCE S 00°09'41" W along said easterly line of Elmwood Avenue, a distance of 116.14 feet to the point of beginning.

Said parcel containing an area of 14,242 square feet or 0.327 Acres of land, more or less.

SCHEDULE B EXCEPTIONS

Stewart Title Insurance Company
Title No.: 5130185-S-NY-CP-MK, Effective Date February 5, 2024
Schedule "B"

5. Easements recorded in Liber 1278, Page 338 (driveway easement, affects property to east)
6. Easement in Liber 3002, Page 1 (affects property to north, driveway no longer in use)
7. Boundary Line Agreement recorded in Liber 4860, Page 197 (affects property, plotted hereon)
8. Terms, conditions and covenants recorded in Liber 6551, Page 619 (not plottable)
9. Utility easement recorded in Liber 8101, Page 281 (affects property to north)
10. Utility easement recorded in Liber 9152, Page 239 (affects property to north)
11. Declaration of Easement recorded in Liber 11328, Page 490 (affects property, pylon sign, ingress/egress and sight easements plotted hereon)

NOTES
PREMISES LIES WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER F.E.M.A. FLOOD INSURANCE RATE MAP 36029C0184, REVISED 6-16-21

THERE ARE NO DESIGNATED PARKING SPACES ON THE SUBJECT PREMISES.

THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AS OF THE SURVEY DATE.

THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.

THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AS OF THE SURVEY DATE.

THERE ARE NO CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PREMISES.

SUBJECT PREMISES HAS DIRECT ACCESS TO ELMWOOD AVENUE, A DEDICATED PUBLIC RIGHT-OF-WAY THROUGH INGRESS/EGRESS EASEMENT

ZONING AND SETBACK

PREMISES IS ZONED "D-S" (STRIP RETAIL DISTRICT)

4.4.3 Lot

① Lot area (sq ft)	5,000 SF
② Lot width (feet)	50'
③ Lot depth (feet)	100'

Lot Coverage

① Building coverage (max)	90%
② Impervious coverage (max)	90%

4.4.4 Siting

① Front yard (minimum)	5' (minimum)
② Corner side yard (minimum)	5' (minimum)
③ Interior side yard (feet)	5' (minimum)
④ Rear yard (feet)	10'

Supplemental Standards:

- Where adjacent to and on the same block face, or across a public right-of-way and within 100' of a Neighborhood Zone, front and corner side yards must have no more than 100'.
- Additional front or corner yard depth is permitted where an outbuilding of at least 30 feet in width as measured along the front lot line, is proposed more than 20' from the front lot line and a corner side lot line (where applicable). An outbuilding must also comply with Supplemental Standard No. 1, where applicable.

4.4.5 Height

Building Height

① Building height (max)	4 stories
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Story Height

② Finished ground floor level (min/max)	0'2"
③ Ground story height (min)	15'

4.4.6 Activation

Transparency

① Ground floor transparency, front facade (min)	30% (min)
② Ground floor transparency, corner side facade (min)	25% (min)
③ Upper floor transparency, front and corner side facades (min)	20%

CERTIFICATION

I hereby certify to LNNACI SI-B, LLC, a Delaware limited liability company, its successors and assigns AS THEIR RESPECTIVE INTERESTS MAY APPEAR, and Quattro Elmwood, LLC, 1238 Group LLC, and Stewart Title Insurance Company that the survey prepared by me entitled "ALTA/NSPS Land Title Survey" was actually made upon the ground and that the information, courses and distances shown hereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said building and improvements; that there are no easements, encroachments or use affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcels described hereon do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps". This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2021 for Class A Urban Survey and includes items 1,2,3,4,5,6(a),6(b),7(a),8,9,11(a),13,14,16,17 & 18 of Table A. The field work was completed on 3-25-24.

Date of Plat or Map: 4-4-24

Christopher J. Barr Registration No. 051068

UTILITIES

The underground utilities shown have been located from field survey information & existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.

National Fuel Attn: Ed Kulpa (716) 857-7967
City of Buffalo Water Div. Attn: James Campalongo (716) 851-4782
Verizon Attn: Robert McCarthy (716) 840-8748
Time Warner Cable Attn: Thomas Trigilio (716) 558-8615
National Grid Attn: Lawrence Bernas (716) 857-4220
Buffalo Sewer Authority Attn: James Eagan (716) 851-4664

LEGEND

UTILITY / SERVICE POLE	R.O.W. RIGHT OF WAY
WATER LINE VALVE	CONC. CONCRETE
FIRE HYDRANT	INV. INVERT
D.I. (DROP INLET - STORM)	M.H. MANHOLE
MANHOLE (STORM)	— GAS LINE
MANHOLE (ELECTRIC)	— WATER LINE
MANHOLE (TRAFFIC)	— TELEPHONE LINE
MANHOLE (SANITARY)	— ELECTRIC LINE
MANHOLE (TELEPHONE)	— UTILITY LINES
GASLINE MARKER	— CABLE LINES
GAS LINE VALVE	D. DEED
LIGHT STANDARD	M. MEASURED
SIGN	L. LIBER
H.C. HANDICAP	P. PAGE
DEED/RECORD BEARINGS	ELECTRIC HANDHOLE
MEASURED (ARBITRARY) BEARINGS	

INSTRUMENT(S) UTILIZED IN DETERMINING LOCATION OF BOUNDARY LINES: Schedule A, Stewart Title Insurance Company, Title No. 5130185-S-NY-CP-MK

COPYRIGHT 2024 BY: TRUE NORTH LAND SURVEYING, PLLC 150 AERO DRIVE BUFFALO, NEW YORK 14225 (716) 631-5140 ~ Truenorthpllc@aol.com	AMEND: SURVEY DATE: 3-25-24 DRAWING DATE: 4-4-24 SCALE: 1" = 20' "ALL RIGHTS RESERVED"
PART OF LOT 85 SECTION 11 TOWNSHIP 11 RANGE 8 OF THE: HOLLAND LAND COMPANY'S SURVEY - Erie COUNTY, N.Y.	
SURVEY OF: 1941 Elmwood Avenue, City of Buffalo	
SBL No. Pt. 78.53-2-5.121	