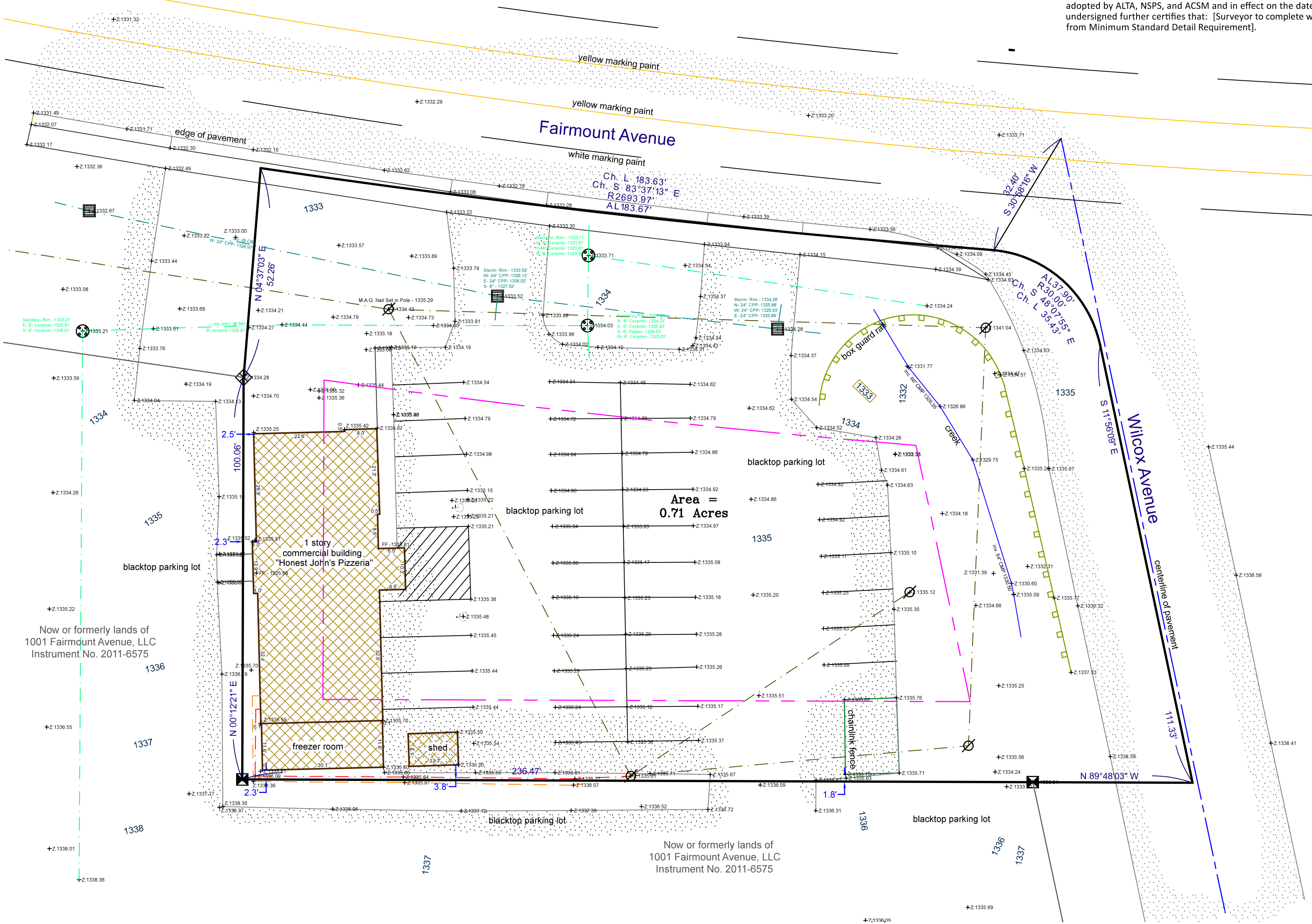


Town of Olean Zoning District : "I-2" General Business District					Information obtained from Town of Ellicott, Zoning Law Dated: March 7, 2002				
Dimensional Regulations :									
Zoning District	Minimum Lot Size (SF)	Minimum Frontage (Feet)	Minimum Lot Depth (Feet)	Minimum Setback Requirements (Feet)				Maximum Height (Feet)	Maximum Lot Coverage
				Front	Side (each)	Rear			
						Principal	Accessory	Principal Structure	
Mercantile	N/A	N/A	N/A	50	20	20	20	2 stories	25%



I hereby certify to LNNACI S-IA, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR, and Quattro Jamestown, LLC; IFKA Realty Investments Corp., a Florida corporation, and Stewart Title Insurance Company that the survey prepared by me entitled "ALTA/NSPA Survey of 995 Fairmount Avenue" was actually made upon the ground and that it and the information, courses and distances shown thereon 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 heron 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 ACSM in 1999 for Class A Urban Survey and includes items 1-4 and 6-16 of Table A. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further certifies that: [Surveyor to complete with appropriate choice from Minimum Standard Detail Requirement].

LEGEND	
	iron pin set
	iron pin found
	pipe found
	power pole
	measured distance
	distance per deed
	sewer manhole
	drain / catch basin
	zoning setback
	underground sanitary
	underground storm
	overhead utility
	underground electric
	underground telephone



ALL THAT TRACT OR PARCEL OF LAND, situate in the-Town of Ellicott, County of Chautauqua, State of New York, being part of Lot 57, Township 2, Range 11 of the Holland Land Company, said parcel being more particularly bounded and described as follows: **BEGINNING** at a point on the south bounds of Fairmount Avenue S 30°58'16" W a distance of 32.40' from the centerline intersection of said Fairmount Ave with the extended centerline of Wilcox Avenue; thence

1. Along a curve to the right with an arc length of 37.90', radius of 30.00', chord bearing of S 48°07'55" E, and a chord length of 35.43' to a point near the centerline of said Wilcox Avenue; thence
2. S 11°56'09" E a distance of 111.33' to a point near said centerline; thence
3. N 89°48'03" W and passing through a found iron pin on the west bounds of said Wilcox Ave an overall distance of 236.47' along the lands of 1001 Fairmount Avenue, LLC to a found iron pin; thence
4. N 00°12'21" E a distance of 100.06' continuing along said lands of 1001 Fairmount Avenue, LLC to a found iron pipe; thence continuing
5. N 04°37'03" E a distance of 52.26' to a pint on the south bounds of Fairmount Avenue; thence
6. Along a curve to the left with an arc length of 183.67', a radius of 2693.97', a chord bearing of S 83°37'13" E, and a chord length of 183.63' to the point of beginning;

FOR INFORMATION ONLY : 997 Fairmount Avenue, Section 386.10, Block 1, Lot 2, Containing 0.71 Acre of Land.

To Quattro Development, LLC
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 5, 6a, 6b, 7a, 8, 9, 11a, 13, 14, 16, 17, 18 of Table A thereof. The fieldwork was completed on February 28, 2023.

Date of Plat or Map: March 13, 2023

Kera A. Mariotti, LS No. 050600

American Land Title Association (ALTA) / National Society of Professional Surveyors (NSPS) "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys - Effective 2021 TABLE A ITEMS - Optional Survey Responsibilities & Specifications :

- 1.) Plotted on Map herein.
- 2.) Plotted in the Title Block herein.
- 3.) See Flood Zone Classification below.
- 4.) Gross land area plotted on Map herein.
- 5.) Plotted on Map herein.
- 6a.) See chart shown herein.
- 6b.) Plotted on Map herein.
- 7a.) Plotted on Map herein.
- 8.) Plotted on Map herein.
- 9.) Total parking spaces- 35
Accessible parking spaces- 2
Other - 33
- 11a.) Plotted on Map herein.
- 13.) Plotted on Map herein.
- 14.) Plotted on Map herein.
- 16.) No recent improvements were visible during the field survey
- 17.) No proposed
- 18.) Easements are subject to an updated abstract of title.
Easements shown on map herein are as per visible encumbrances and NY Dig Safe Ticket No. 02213-001-150

FEMA ZONE CLASSIFICATION:

per Community Panel Number 3610730017A
Effective August 1, 1984
The subject parcel is located in Zone C

Tax Map No. 386.10-1-2

ALTA/NSPS Survey of
995 Fairmount Ave.
to be Conveyed by
IFKA Realty Investment Corp.

Part of Lot 57, Township 2,
Range 11 of the Holland Land
Company's Survey
Town of Ellicott
Chautauqua County, New York
Date: March 13, 2023
Revised: May 31, 2023 to include
title commitment
Revised: November 14, 2023 descrip
Revised: December 5, 2023 to add
attorney certification.

Scale: 1" = 20'

Copies Invalid Unless Embossed
Certificate of No Change Voids Survey

MARIOTTI
SURVEYING & ENGINEERING, PC
2336 Meservey Hill Road
Wellsville, New York 14895
585-593-7830
NYS License No. 050600
PA License No. SU 075200



Job Number: 11828

- Notes:
- 1) It is a violation of the NYS Education Law Article 145, Section 7209, Subdivision 1 to alter a survey map without authorization.
 - 2) Only visible encumbrances are shown.
 - 3) Adjoiner information obtained from County GIS website
 - 4) This survey is subject to any facts exposed.
an up to date title search was not provided.
 - 5) Elevations are as per NGVD 88, Geoid 18.
 - 6) Contours are at a 1 ft. interval, unless otherwise noted.
 - 7) All areas near the road are subject to appropriation maps
an updated abstract of title may show.

- References:
- 1.) Deed - Khofo to IFKA Realy Investment Corp.
Liber 2633 @ Page 571
Recorded: August 21, 2007
 - 2.) Title Commitment No. 5136186-S-NY-CP-MK
Dated: January 24, 2023
Stewart Title Insurance Company