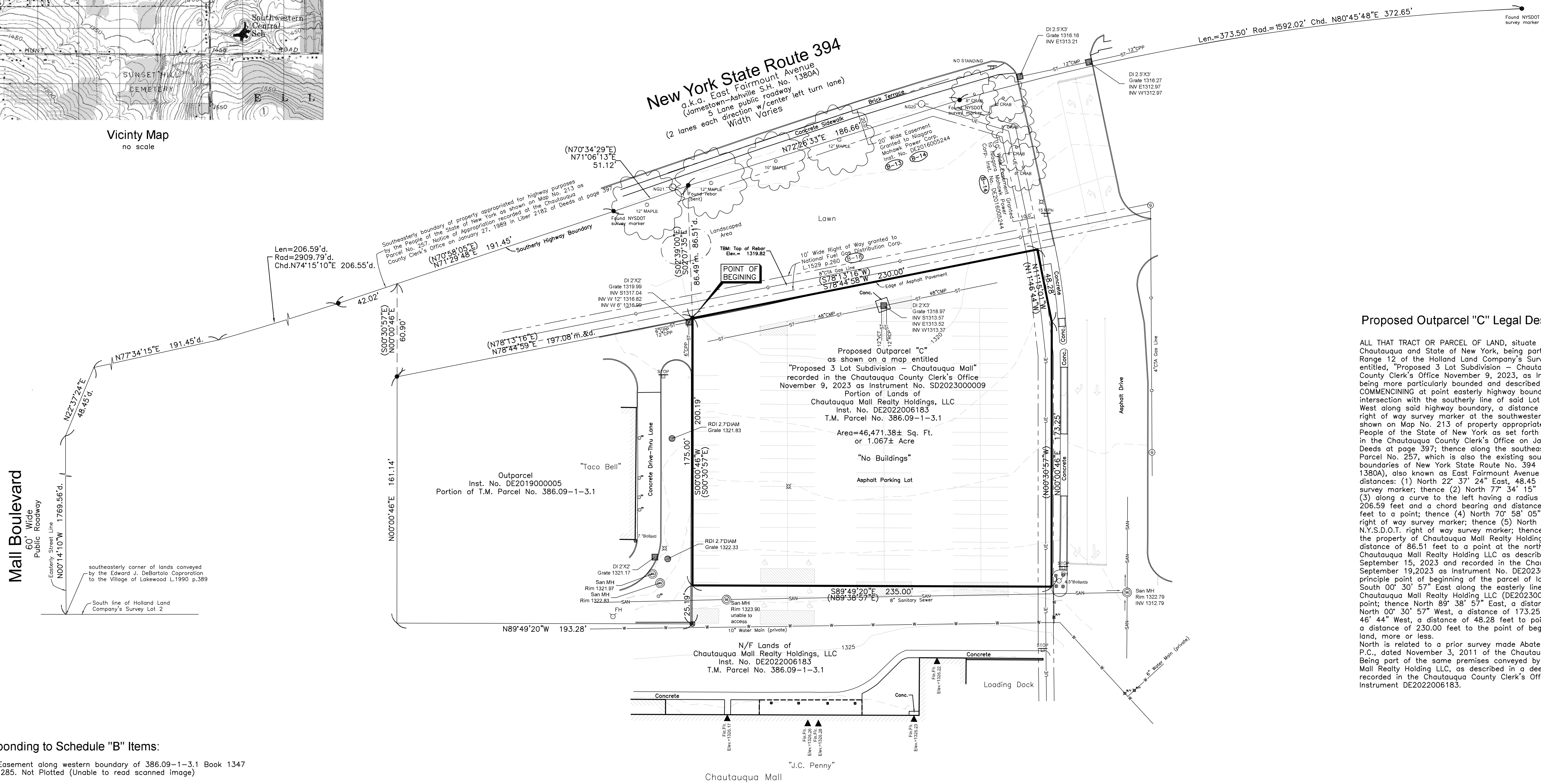


Vicinity Map  
no scale



#### Proposed Outparcel "C" Legal Description

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Lakewood, County of Chautauque and State of New York, being part of Lot No. 2, Township 2 and Range 12 of the Holland Land Company's Survey, being graphically depicted a map entitled, "Proposed 3 Lot Subdivision - Chautauque Mall", filed in the Chautauque County Clerk's Office November 9, 2023, as Instrument No. SD2023000009, and being more particularly bounded and described as follows:

COMMENCING at point easterly highway boundary of Mail Boulevard at its intersection with the southerly line of said Lot No. 2; thence North 00° 14' 10" West along said highway boundary, a distance of 1,769.56 feet to a N.Y.S.D.O.T. right of way survey marker at the southwesterly corner of Parcel No. 257 as shown on Map No. 213 of property appropriated for highway purposes by The People of the State of New York as set forth in a Notice of Appropriation recorded in the Chautauque County Clerk's Office on January 27, 1989 in Liber 2182 of Deeds at page 397; thence along the southeasterly and southerly lines of said Parcel No. 257, which is also the existing southeasterly and southerly highway boundaries of New York State Route No. 394 (Jamestown - Ashville, S. H. No. 1380A), also known as East Fairmount Avenue the following five (5) courses and distances: (1) North 22° 37' 24" East, 48.45 feet to a N.Y.S.D.O.T. right of way survey marker; thence (2) North 77° 34' 15" East, 191.45 feet to point; thence (3) along a curve to the left having a radius of 2,909.79 feet, an arc length of 206.59 feet and a chord bearing and distance of North 74° 18' 10" East, 206.55 feet to a point; thence (4) North 70° 58' 05" East, 191.45 feet to a N.Y.S.D.O.T. right of way survey marker; thence (5) North 70° 34' 29" East, 51.12 feet to a N.Y.S.D.O.T. right of way survey marker; thence South 02° 39' 00" East through the property of Chautauque Mall Realty Holding LLC, hereinafter referenced, a distance of 86.51 feet to a point at the northeasterly corner of lands conveyed to Chautauque Mall Realty Holding LLC as described in a Quit Claim Deed dated September 15, 2023 and recorded in the Chautauque County Clerk's Office on September 19, 2023 as Instrument No. DE2023005909, said point being at the principal point of beginning of the parcel of land hereinafter described; thence South 00° 30' 57" East along the easterly line of said lands conveyed to Chautauque Mall Realty Holding LLC (DE2023005909), distance of 175.00 feet to a point; thence North 89° 38' 57" East, a distance of 235.00 feet to a point; thence North 00° 30' 57" West, a distance of 173.25 feet to a point; thence North 11° 48' 44" West, a distance of 48.28 feet to point; thence South 78° 13' 16" West, a distance of 230.00 feet to the point of beginning. Containing 1.067 acres of land, more or less.

North is related to a prior survey made Abate Associates Engineers & Surveyors, P.C., dated November 3, 2011 of the Chautauque Mall property. Being part of the same premises conveyed by Chautauque Mall, LLC to Chautauque Mall Realty Holding LLC, as described in a deed dated August 26, 2022 and recorded in the Chautauque County Clerk's Office on September 20, 2022 as Instrument DE2022006183.

#### Notes Corresponding to Schedule "B" Items:

- (B-1) Water Easement along western boundary of 386.09-1-3.1 Book 1347 page 285. Not Plotted (Unable to read scanned image)
- (B-12) Water Easement along eastern boundary of 386.00-1-3 Book 1347 page 289. Not Plotted (Unable to read scanned image)
- (B-13) Electric and Telephone Easement in Book 1347 page 535, for both lots superseded by Inst. No. DE2016005644. Shown on Plan.
- (B-14) Electric and Telephone Easement in Book 1372 page 539, for 386.09-1-3.1 superseded by Inst. No. DE2016005644. Shown on Plan.
- (B-15) Gas Easement/ROW for both lots Book 1382 page 349. Not Plotted (Unable to read scanned image)
- (B-17) Electric and Telephone Easement in Book 1382 page 467, for both lots, supplements 1372-535 & superseded by Inst. No. DE2016005644. Not Plotted. Does not affect proposed outparcel.
- (B-18) Gas Easement for 386-09-1-3.1 in Book 1529 page 260, supersedes Book 1382 page 349, as assigned by Book 1544 page 39. Shown on Plan.
- (B-19) Gas Easement for 386.00-1-3 in Book 1865 page 494. Not Plotted. Does not affect proposed outparcel.
- (B-20) Pedestrian and Vehicular Easement in Book 1961 page 474 of 386.00-1-3. Not Plotted. Does not affect proposed outparcel.
- (B-27) Electric and Communication Easement for 386.09-1-3.1, in Book 2521 page 880. Not Plotted. Does not affect proposed outparcel.

#### Reference:

Certificate of Title No. IA08092UPS23CP QD issued by Fidelity National Title Insurance Company, with an effective date of April 12, 2023.

#### Notes:

- 1- Contour interval = 1 foot
- 2- Vertical Datum: NAVD88 (OPUS derived)
- 3- TBM: Top of Rebar (noted on plan)  
Elev = 1319.82
- 4- All Finished Floor Elevations were taken on the outside door sill.
- 5- For clarity, some symbols are shown out of scale.
- 6- Bearings shown in parenthesis are per deed.

#### Utility Notes:

- A- Underground Utilities other than those shown may exist.
- B- Underground utilities shown are plotted from above ground observation only. The location as shown should be considered approximate only. Contact the appropriate authority prior to any excavation. No sub-surface investigation or location was performed during the course of this survey.
- C- Reference: UDig NY Ticket No.06073-000-949

#### Zoning Notes:

Surveyed area is located in Zone B2.1 (Highway Business Auto Sales Overlay) per Zoning Law of the Village of Lakewood, NY.

#### Flood Zone Note:

By graphics plating only, this property is in Zone "B" of the Flood Insurance Rate Map, Community Panel No. 3601420001B effective date November 2, 1977.

#### Legend:

- - Iron Stake Found
- - Iron Stake Set
- m. - Measured
- d. - Deeded
- calc. - Calculated
- N/F - New or Formerly
- W/F - Wood Frame
- - Clean Out
- - Utility Pole
- - Light Pole
- ⊕ - Sign Post
- ⊕ - Manhole
- ⊕ - Sanitary Sewer Manhole
- ⊕ - Fire Hydrant
- ⊕ - Drop Inlet
- ⊕ - Gas Meter
- ⊕ - Gas Valve
- ⊕ - Water Valve
- △ - Monitoring Well
- ⊕ - Electric Pedestal
- ⊕ - Telephone pedestal
- SAN- - Sanitary Sewer
- ST- - Storm Sewer
- G- - Gas Line
- W- - Water Line
- TC - Top of Curb
- BC - Bottom of Curb
- TW - Top of Wall
- BS - Bottom of Wall
- DS - Downspout
- OT - Overhead Telephone Service
- OE - Overhead Electric Service
- CTV - Cable TV Service
- UE - Underground Electric Service
- UT - Underground Telephone Service
- DH - District Heat

To:

Quattro Development, L.L.C.  
Quattro Chautauque, LLC, a New York limited liability company  
Radar Capital Partners, LLC, or its successors or assigns  
Fidelity National Title Insurance Company

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,7a,8, 9,11a,13,14,16,17 and 18 of Table A thereof.  
The field work was completed on June 23, 2023.

Date of Plat or Map: December 14, 2023

By: Kevin M. Rodgers NYS Lic. No.:50247

Plan Revised: December 20, 2023  
added certification  
Plan Revised: December 14, 2023  
revised configuration of Outparcel "C"

0 40 80 120

ALTA/NSPS Land Title Survey  
Quattro Development, L.L.C.

"Chautauque Mall"  
East Fairmount Avenue  
Village of Lakewood  
County of Chautauque  
State of New York

Being part of Lot 2 - Town 2 - Range 12 of the Holland Land Company's Survey

DATE OF SURVEY: June 23, 2023 SCALE: 1" = 40' DR. BY: KMR  
DATE OF PLAN: August 1, 2023 F.B.: SHEET NO.: 1 of 1

**RODGERS**  
LAND SURVEYING

583 FALCONER STREET - JAMESTOWN, NY 716-665-2828 ph. www.rodderssurveying.com  
KEVIN RODGERS LS NYS Lic. No. 50247