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11

A B C D E F G H J K L M N O

PARKING SPACE TABLE

TYPE	COUNT
REGULAR PARKING SPACES	10
HANDICAPPED PARKING SPACES	1
TOTAL PARKING SPACES	11

STATEMENT OF ENCROACHMENTS

NO ABOVEGROUND ENCROACHMENTS OBSERVED AT THE TIME OF SURVEY.

SURVEY REFERENCES

- DEED BOOK 6973, PAGE 73
- MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF 538 AVIATION ROAD MADE FOR QUATTRO DEVELOPMENT LLC, TOWN OF QUEENSBURY, WARREN COUNTY, NEW YORK" PREPARED BY VAN LIJSEN & STEVES LAND SURVEYORS AND DATED JUNE 7, 2023.
- WARREN COUNTY COMMUNITY MAP, WARREN COUNTY, NEW YORK.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 25-7406-63564-WR DATED OF FEBRUARY 10, 2025 AND THE SUPPLEMENTAL DOCUMENTATION REFERRED TO THEREIN.

ZONING INFORMATION

SOURCE OF INFORMATION: ZONING REPORT / ZONING ADMINISTRATOR
PHONE NUMBER: 518-761-8218

THE CURRENT ZONING CLASSIFICATION IS "O", COMMERCIAL INTENSIVE DISTRICT WITHIN THE "T00" TRAVEL CORRIDOR OVERLAY DISTRICT.
THE CURRENT AUTOMOBILE SERVICE USE IS PERMITTED WITH SITE PLAN REVIEW UNDER SECTION 179 ATTACHMENT 3.

SITE REQUIREMENTS
MINIMUM LOT SIZE: 1 ACRE
MINIMUM LOT WIDTH/FRONTAGE AND DEPTH: 150 FT. LOT WIDTH: 50 FT. ROAD FRONTAGE: 200 FT. LOT DEPTH
MAXIMUM DENSITY: MINIMUM 30% PERMISSIBLE 0.3 FLOOR AREA RATIO
MAXIMUM BUILDING HEIGHT: 40 FT.

SETBACK REQUIREMENTS
FRONT SETBACK: 40 FT. AVIATION ROAD
STREET SIDE SETBACK: 75 FT.
INTERIOR SIDE SETBACK: 20 FT. MINIMUM ONE SIDE; 50 FT. SUM
REAR SETBACK: 25 FT.

PARKING REQUIREMENTS
MINIMUM NUMBER OF PARKING SPACES REQUIRED: AUTO SERVICE BODY/REPAIR SHOP: 2 PARKING SPACES + 2 PARKING SPACES PER BAY (2 PARKING SPACES X 3 BAYS = 6 PARKING SPACES) + 1 PARKING SPACE PER EMPLOYEE ON MAXIMUM SHIFT (1 PARKING SPACE X 5 EMPLOYEES = 5 PARKING SPACES) TOTAL: 13 PARKING SPACES

NOTES:
INFORMATION TAKEN FROM PRELIMINARY ZONING, COMPLIANCE REPORT, TAKE 5 - QUEENSBURY, NY, 538 AVIATION ROAD, QUEENSBURY, NEW YORK 12804 PREPARED BY GLOBAL ZONING, GLOBAL ZONING JOB # GZ 31174, DATED JUNE 25, 2023.
BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODE, WE REFER YOU TO THE TOWN OF QUEENSBURY.

SURVEY NOTES

- PROPERTY SUBJECT TO DOCUMENTS OF RECORD.
- ONLY SURFACE CONDITIONS ARE SHOWN, NO RESPONSIBILITY IS TAKEN FOR BURIED PIPES, WIRES, SEPTIC, WELLS, UST'S, ETC.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
- CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF, TO THE TITLE COMPANY, GOVERNMENTAL AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK AND BUILDING CONSTRUCTION AT THE TIME OF THE SITE VISIT. AT THE TIME OF THE FIELD VISIT, THE SIGN WAS BEING INSTALLED AND THE ENTIRE SITE WAS NEWLY CONSTRUCTED.
- THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM CONTROLLING JURISDICTION.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO OBSERVABLE EVIDENCES OF SITE USE AS A SOLID WASTE DUMP, SLUMP, SANITARY LANDFILL OR CEMETERY, BURIAL GROUNDS OR ISOLATED GROUNDSTES.
- ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY.
- THE PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT-OF-WAY OR VIA AN ON-SITE DETENTION BASIN.
- THE ADDRESS OF THE PROPERTY, 538 AVIATION ROAD, WAS PROVIDED PER RECORD DOCUMENTS. AT THE TIME OF THE SITE VISIT, THE ADDRESS WAS POSTED AND OBSERVED ON THE BUILDING.
- THERE IS DIRECT PHYSICAL PEDESTRIAN AND VEHICULAR ACCESS TO THE SUBJECT PROPERTY TO AVIATION ROAD, BEING A PUBLIC RIGHT-OF-WAY.
- THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
- THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT OR THE VESTING DEED, INSTRUMENT NO. 202407009.
- ALL CALLS HEREON ARE MEASURED AND RECORDED UNLESS OTHERWISE NOTED.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1 FOOT WITH NO GAPS, CORES OR OVERLAPS.
- THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING PROPERTIES, ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- THE PROPERTY CONSISTS OF ONE TAX PARCEL.
- NO WETLANDS FLAGS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY WETLANDS DELINEATION REPORT FOR THE SITE.
- THERE ARE NO OBSERVABLE PARTY WALLS ON THE SUBJECT PROPERTY.

LEGEND

MONUMENT	UNKNOWN MANHOLE	WATER VALVE
IRON PIPE/REBAR	ELECTRIC MANHOLE	WATER METER
BOOK	SANITARY MANHOLE	FIRE HYDRANT
PAGE	CLEAN OUT	WATER SHUT OFF
RIGHT OF WAY	TELEPHONE MANHOLE	WELL
SIGN	STORM MANHOLE	IRRIGATION CONTROL VALVE
FLAGPOLE	CATCH BASIN	GAS VALVE
MAILBOX	LIGHT POLE	GAS METER
DUMPSTER	WALL-MOUNTED LIGHT	UTILITY POLE
HANDICAP SYMBOL	BOLLARD	GUY WIRE
	TREE	ELECTRIC METER
PROPERTY LINE (PO)	WATER LINE	W
PROPERTY LINE	GAS LINE	G
SETBACK LINE	ELECTRIC LINE	E
WETLANDS BOUNDARY	TELEPHONE LINE	T
STREAM OR BROOK	OVERHEAD WIRES	OH WIRES
TREE LINE	SANITARY SEWER	SSAN
CHAIN LINK FENCE	STORM SEWER	ST
WOOD FENCE	GUIDE RAIL	

NOTES CORRESPONDING TO SCHEDULE B, SECTION II

- AGREEMENT MADE BETWEEN CHARLES REEVES WOOD, NORTHWAY RESTAURANT AND CATERING CO., INC. AND OTHERS, DATES AS OF DECEMBER 6, 1965 AND RECORDED IN LIBER 466 PAGE 465. WITH REGARD THERETO: MODIFICATION OF RESTRICTIVE COVENANTS MADE BY AND AMONG CHARLES REEVES WOOD, MEADOW RUN DEVELOPMENT CORPORATION AND OTHERS, DATED AS OF JANUARY 15, 1993 AND RECORDED JULY 8, 1993 IN LIBER 857 PAGE 138. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND THEREFORE CANNOT BE PLOTTED.
- NOTICE OF APPROPRIATION FILED BY THE PEOPLE OF THE STATE OF NEW YORK, DATED SEPTEMBER 17, 1968 AND RECORDED IN LIBER 499 PAGE 277. THE MAP REFERENCED IN THE DOCUMENT WAS NOT SUPPLIED TO THE SURVEYOR.
- EASEMENT GRANT MADE BY GULF OIL CORPORATION TO NIAGARA MOHAWK POWER CORPORATION, DATED DECEMBER 5, 1969 AND RECORDED IN LIBER 517 PAGE 406. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- RIGHT OF WAY AND EASEMENT MADE BY GOLUB PROPERTIES, INC. TO CENTRAL QUEENSBURY QUAKER ROAD SEWER DISTRICT, DATED APRIL 26, 1988 AND RECORDED MAY 3, 1989 IN LIBER 753 PAGE 66. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- RIGHT OF WAY AND EASEMENT MADE BY GOLUB PROPERTIES, INC. TO CENTRAL QUEENSBURY QUAKER ROAD SEWER DISTRICT, DATED APRIL 26, 1988 AND RECORDED MAY 3, 1989 IN LIBER 753 PAGE 71. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- RIGHT OF WAY AND EASEMENT MADE BY GOLUB PROPERTIES, INC. TO CENTRAL QUEENSBURY QUAKER ROAD SEWER DISTRICT, DATED APRIL 26, 1988 AND RECORDED OCTOBER 26, 1990 IN LIBER 807 PAGE 251. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

RECORD DESCRIPTION

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF QUEENSBURY, COUNTY OF WARREN, STATE OF NEW YORK, LYING SOUTHERLY OF AVIATION ROAD ROUTE 254 (S.H. NO. 9379) AND EAST OF INTERSTATE ROUTE 87 ADIRONDACK NORTHWAY, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY 1967 HIGHWAY BOUNDARY OF AVIATION ROAD ROUTE 254 (S.H. NO. 9379) AT ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF GOLUB PROPERTIES, INC. AS DESCRIBED IN BOOK 617 OF DEEDS AT PAGE 674 ON THE WEST AND THE LANDS NOW OR FORMERLY OF AVIATION MALL NEWCO, LLC AS DESCRIBED IN BOOK 4143 OF DEEDS AT PAGE 246 ON THE EAST; AND

RUNS THENCE FROM SAID POINT OF BEGINNING ALONG SAID DIVISION LINE AND ALONG THE WESTERLY BOUNDARY OF THE FORMER QUAKER HILL ROAD SOUTH 06 DEGREES 18 MINUTES 07 SECONDS WEST, 163.13 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS NOW OR FORMERLY OF GOLUB PROPERTIES, INC. ON THE NORTH AND THE LANDS NOW OR FORMERLY OF PCOF NEWCO, LLC AS DESCRIBED IN BOOK 4143 OF DEEDS AT PAGE 236 (PARCEL 5) ON THE SOUTH;

THENCE NORTH 82 DEGREES 20 MINUTES 53 SECONDS WEST ALONG THE LAST MENTIONED DIVISION LINE 160.00 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS NOW OR FORMERLY OF GOLUB PROPERTIES, INC. ON THE EAST AND THE LANDS NOW OR FORMERLY OF GRJH, INC. AS DESCRIBED IN BOOK 1420 OF DEEDS AT PAGE 48 ON THE WEST;

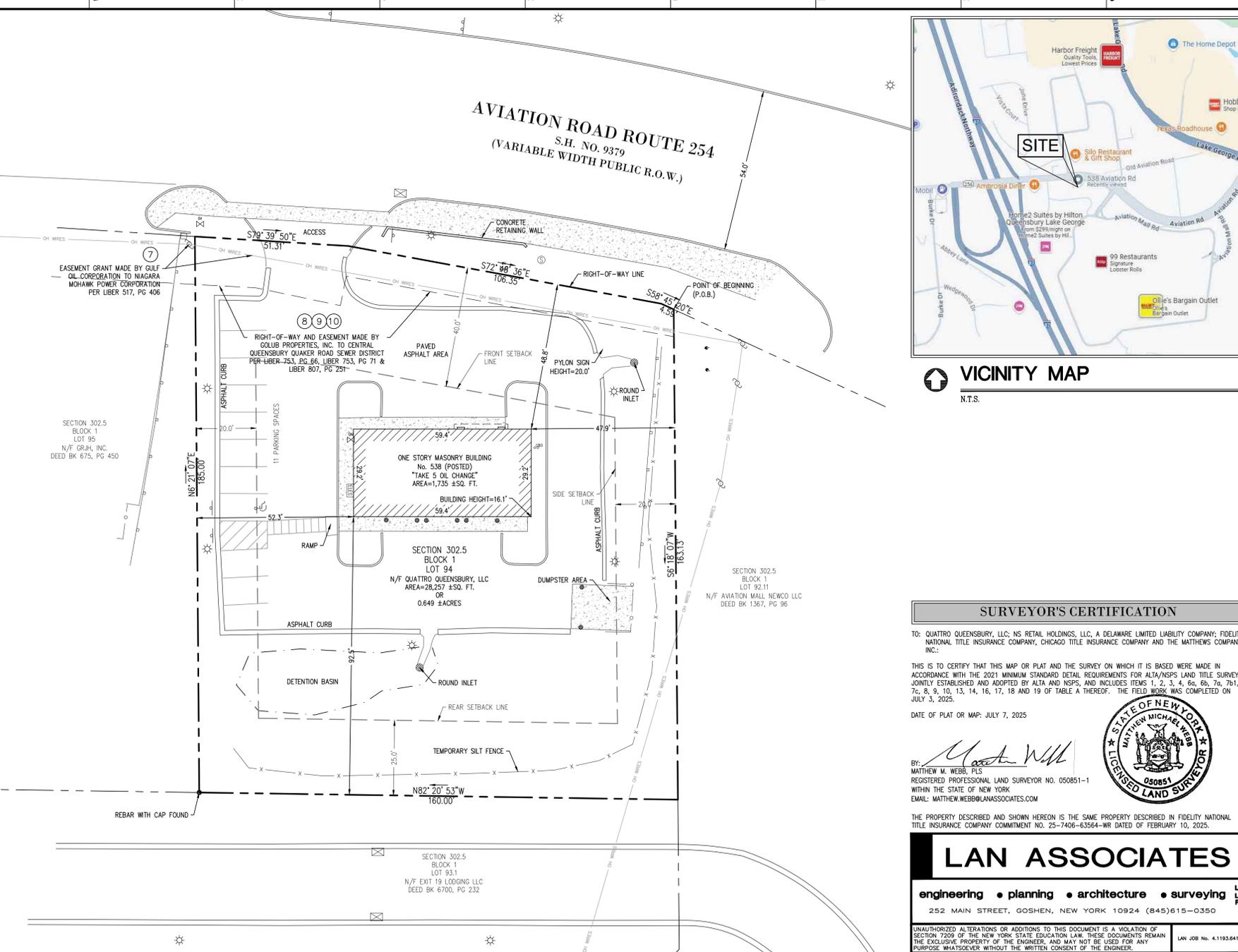
THENCE NORTH 06 DEGREES 21 MINUTES 07 SECONDS EAST ALONG THE LAST MENTIONED DIVISION LINE 185.00 FEET TO ITS POINT OF INTERSECTION WITH THE SOUTHERLY 1967 HIGHWAY BOUNDARY OF AVIATION ROAD ROUTE 254 (S.H. NO. 9379);

THENCE SOUTH 72 DEGREES 48 MINUTES 36 SECONDS EAST ALONG SAID SOUTHWESTLY 1967 HIGHWAY BOUNDARY, 106.35 FEET TO ITS POINT OF INTERSECTION WITH THE ABOVE MENTIONED SOUTHWESTERLY 1967 HIGHWAY BOUNDARY OF AVIATION ROAD ROUTE 254 (S.H. NO. 9379);

THENCE SOUTH 58 DEGREES 45 MINUTES 20 SECONDS EAST ALONG SAID SOUTHWESTERLY 1967 HIGHWAY BOUNDARY, 4.59 FEET TO THE POINT OR PLACE OF BEGINNING.

EXCEPTING OUT THEREFROM ALL THAT PORTION OF THE ABOVE DESCRIBED PREMISES CONVEYED BY GULF OIL CORPORATION TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND MORE PARTICULARLY DESCRIBED AS PROJECT AVIATION ROAD, S.H. NO. 9379, WARREN COUNTY, PROCEEDING NO. 4013, MAP NO. 3, PARCEL NO. 4.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 25-7406-63564-WR DATED OF FEBRUARY 10, 2025.



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATION

TO: QUATTRO QUEENSBURY, LLC; NS RETAIL HOLDINGS, LLC; A DELAWARE LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY, CHICAGO TITLE INSURANCE COMPANY AND THE MATTHEWS COMPANY, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 6a, 6b, 7a, 7b, 7c, 7d, 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 3, 2023.

DATE OF PLAT OR MAP: JULY 7, 2025

BY: *Matthew M. Webb, PLS*
MATTHEW M. WEBB, PLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 050851-1
WITHIN THE STATE OF NEW YORK
EMAIL: MATTHEW.WEBB@LANASSOCIATES.COM

THE STATE OF NEW YORK
MATTHEW MICHAEL WEBB
LICENSED LAND SURVEYOR
050851

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 25-7406-63564-WR DATED OF FEBRUARY 10, 2025.

LAN ASSOCIATES
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LAN JOB NO. 4.1193.641

"ALTA/NSPS LAND TITLE SURVEY"
PREPARED FOR:
THE MATTHEWS COMPANY Inc.[®]

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Tel: (714)-979-7181 Fax: (714)-641-2840
www.themattthewscompany.com

MARK	DATE	REVISION	BY	AP*VD

NetSTREIT

**538 Aviation Road
Queensbury, NY
(Take 5)**

SCALE: 1"=20'	CHKD./AP*VD:
DATE: JULY 7, 2025	APPROVED:
DWN. BY: MAW	
CHKD. BY: MMW	

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 360879000B, WHICH BEARS AN EFFECTIVE DATE OF JULY 16, 1984 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THIS SURVEY HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PARTIES SET FORTH IN THIS SURVEYOR'S CERTIFICATION AND MAY NOT BE QUOTED OR RELIED UPON BY, NOR MAY COPIES BE DELIVERED TO, ANY OTHER PARTY OR USED FOR ANY OTHER PURPOSE INCLUDING, WITHOUT LIMITATION, THE PREPARATION OF ZONING REPORTS OR ANY OTHER THIRD PARTY REPORTS, WITHOUT THE MATTHEWS COMPANY, INC. AND LAN ASSOCIATES, ENGINEERING, PLANNING, ARCHITECTURE, SURVEYING, LLP'S PRIOR WRITTEN CONSENT. THE MATTHEWS COMPANY, INC. AND LAN ASSOCIATES, ENGINEERING, PLANNING, ARCHITECTURE, SURVEYING, INC. EXPRESSLY DISCLAIMS ANY DUTY OR OBLIGATION TOWARDS ANY PARTY THAT IS NOT IDENTIFIED IN THIS SURVEYOR'S CERTIFICATION.
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