

LOCATION MAP N.T.S.

Miscellaneous Notes

- 1.) DRAWING NORTH ORIENTATION IS BASED ON GRID NORTH PER RTK GPS OBSERVATIONS. RECORD DEED FOR PARCEL - D.B. 5296, Pg. 364 USES CARDINAL DIRECTIONS.
2.) VERTICAL DATUM IS BASED ON NAVD 1988 DATUM FROM RTK GPS OBSERVATIONS.
3.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY C. T. MALE ASSOCIATES ENGINEERING, SURVEYING ARCHITECTURE, LANDSCAPE ARCHITECTURE & GEOLOGY, D.P.C., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
4.) PARCEL LIES IN "ZONE X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) COMMUNITY PANEL 36067C0088F; EFFECTIVE DATE OF NOVEMBER 4, 2016.
5.) FIELD WORK PERFORMED ON DECEMBER 8, 2022. UPDATED IN FIELD ON FEB. 28, 2024.
6.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROL TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY.
7.) THERE ARE 6 STRIPED PARKING SPACES ON THE SUBJECT PARCEL - 5 REGULAR SPACES AND 1 HANDICAP SPACE.
8.) THIS PARCEL IS ZONED "LUC-1" - LIMITED USE/GASOLINE SERVICES DISTRICT ACCORDING TO THE ZONING MAP FOUND ON THE TOWN OF CLAY WEBSITE.
9.) C.T. MALE MAINTAINS PROFESSIONAL LIABILITY INSURANCE AND E80 COVERAGE OF A MINIMUM OF \$1,000,000.
10.) SITE WAS RECENTLY CONSTRUCTED.
11.) NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS NOTED.
12.) NO PROPOSED CHANGES TO STREET RIGHT OF WAY OR RECENT REPAIRS TO STREET WERE FOUND FOR LONG BRANCH ROAD AND OLD ROUTE 57 (C.R. No. 91).
13.) BOUNDARY LINE DIMENSIONS AS SHOWN ON THE SURVEY FORM A MATHEMATICALLY CLOSED FIGURE WITH A CLOSURE ERROR OF LESS THAN 0.1 FOOT +/-.

Encroachments

NO ENCROACHMENTS OBSERVED

The subject property lies within flood zone "X" as plotted on FEMA Firm Map Community Panel 36067C0088F dated November 4, 2016 and, based thereon except as specially noted on the survey, no part of the subject property lies within any area designated as "flood prone area," "special flood hazard area" or 100-year flood plain by the Federal Emergency Management Agency, the United States Army Corps of Engineers, the U.S. Department of Housing and Urban Development, the State of New York, Town of Clay and County of Onondaga or any other governmental agency or authority having jurisdiction over the subject property nor is any portion of the subject property located within any lake or any creek, stream, river or other watercourse required to be undisturbed by an appropriate governmental agency or authority.

Notes to Title Commitment No. 5131787-S-NY-CP-MK

- 5. Grant of Right of Way and Easement recorded in Book 2539, Page 1038. (Plotted)

Modern Legal Description

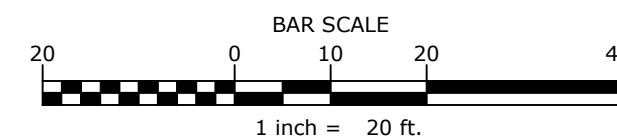
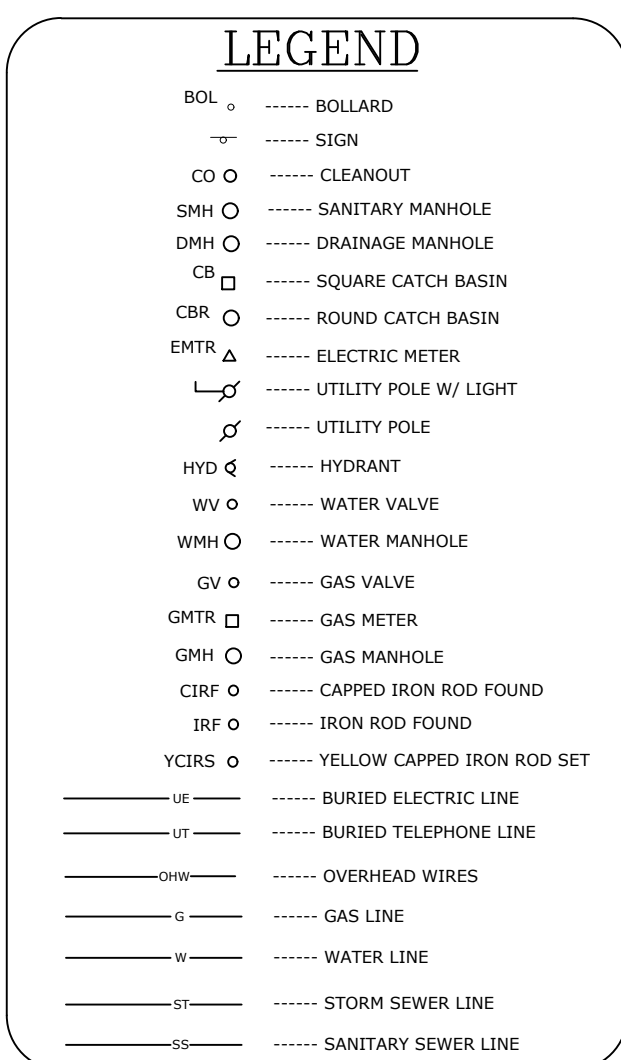
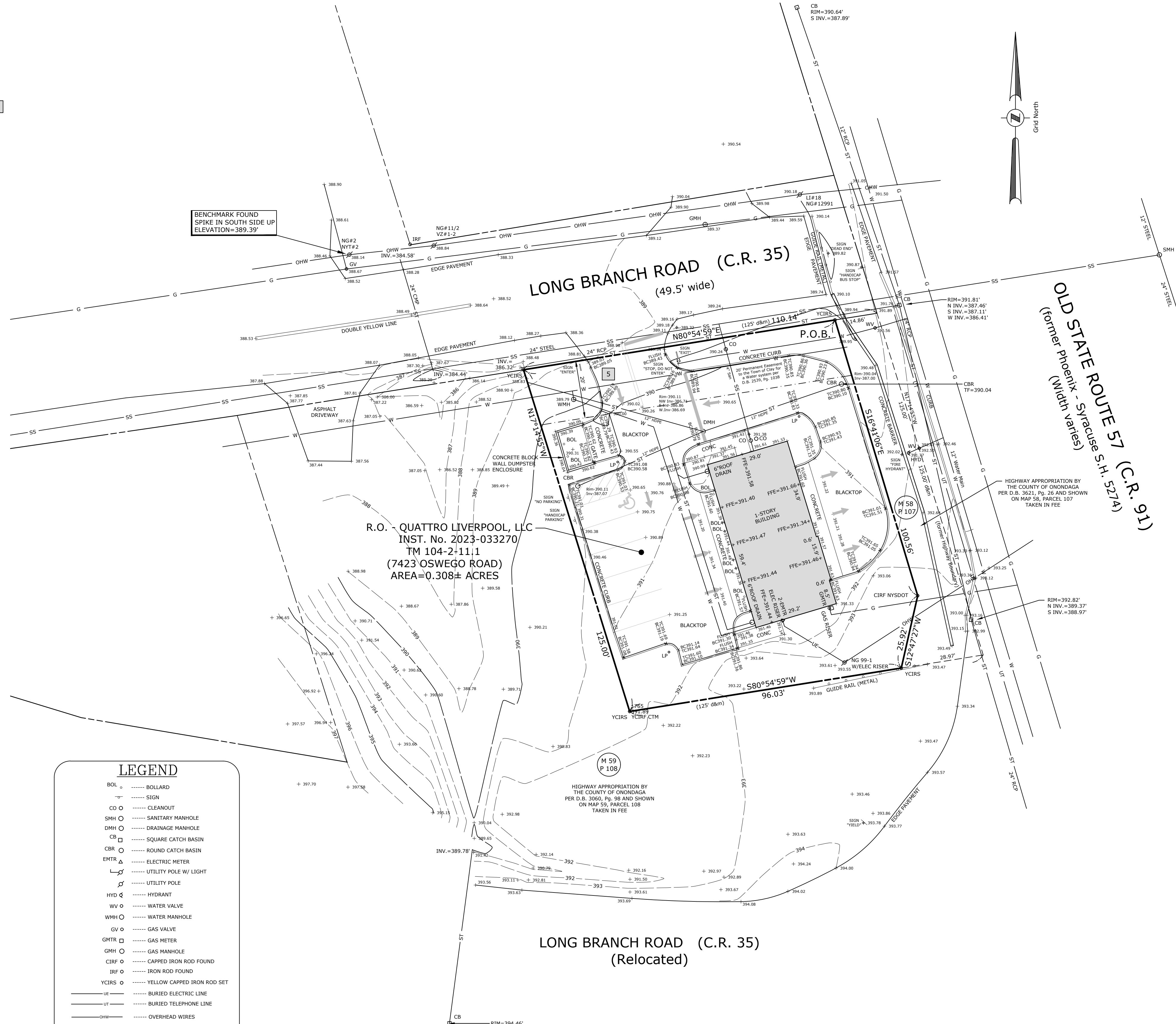
All that tract or parcel of land situate in the Town of Clay, County of Onondaga, State of New York, and being part Farm Lot 75; being more particularly bounded and described as follows: BEGINNING at a point on the southerly line of Long Branch Road (a.k.a. County Road 35) at its intersection with the westerly line of Old State Route 57 (a.k.a. Oswego Road & County Road 91) as shown on Onondaga County Highway Appropriation Map 58, Parcel 107; thence along the said westerly line of Old State Route 57 (a.k.a. Oswego Road & County Road 91), the following line (2) courses and distances: 1.) South 16 deg. 41 min. 06 sec. East a distance of 100.56 feet to a point; and 2.) South 12 deg. 47 min. 27 sec. West a distance of 25.92 feet to a point on the division line between the northerly line of Old State Route 57 (a.k.a. Oswego Road & County Road 91) as shown on Onondaga County Highway Appropriation Map 59, Parcel 108 on the south and the lands now or formerly of Margaret G. Bersani as described in Book 5296 of Deeds at Page 364 on the north; thence South 80 deg. 54 min. 59 sec. West along said division line, a distance of 96.03 feet to a point on the division line between the easterly line of Old State Route 57 (a.k.a. Oswego Road & County Road 91) as shown on Onondaga County Highway Appropriation Map 59, Parcel 108 on the west and the said lands of Bersani on the east; thence North 17 deg. 14 min. 52 sec. West along said division line, a distance of 125.00 feet to a point on the said southerly line of Long Branch Road (a.k.a. County Road 35); thence North 80 deg. 54 min. 59 sec. East along said southerly line of Long Branch Road (a.k.a. County Road 35), a distance of 110.14 feet to point of beginning. Containing 0.308 acres of lands, more or less. Subject to easements, covenants and restrictions of record.

Schedule "A" - Legal Description (Commitment No.: 5131787-S-NY-CP-MK)

All that tract or parcel of land, situate in the Town of Clay, County of Onondaga, and State of New York being part of Farm Lot No. 75 in said Town bounded and described as follows: BEGINNING at the intersection of the southerly line of Long Branch Road with the westerly line of Oswego Road (New York State Route #57); THENCE RUNNING westerly along the southerly line of said Long Branch Road 125 feet to a point; THENCE southerly and parallel with said Oswego Road, 125 feet to a point; THENCE RUNNING easterly and parallel to Long Branch Road, 125 feet to a point in the westerly line of Oswego Road; THENCE RUNNING northerly along the westerly line of said Oswego Road, 125 feet to the place of BEGINNING. Excepting therefrom land taken by the County of Onondaga pursuant to Notice of Pendency recorded in (Book 24, Page 367), to acquire real property necessary for the improvement of Old Route 57.

I hereby certify to Quattro Development, L.L.C., an Illinois limited liability company; Kensington Vanguard National Land Services of NY, LLC/Quattro Liverpool, LLC, a New York limited liability company, LNNAC1 S-1A, LLC a Delaware limited liability company, its successors and/or assigns as their respective interests may appear, Stewart Title Insurance Company and Michael G. Bersani as Executor of the Estate of Margaret G. Bersani that this survey prepared by me 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 based on the information provided by the client, there are no apparent violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said building and improvements; that based on the information provided by the client, there are no apparent easements, encroachments or use affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that the utility services shown 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 apparent storm drainage systems for the collection and disposal of apparent roof and surface drainage; that any apparent 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 - FEMA Firm Map Community Panel 36067C0088F dated November 4, 2016. 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. 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 the closure error is better than 1:30,000.

DATE OF MAP: April 30, 2024
SIGNED: David M. Sliski, P.L.S.
Registration No. - NY 50105 - expires 2/28/2027



\*ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C. T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY\*.

Table with columns: DATE, REVISIONS RECORD/DESCRIPTION, DRAFTER, CHECK, APPR. Includes a table for revisions and a title block for ALTA/NSPS LAND TITLE SURVEY MAP FOR TAKE 5 OIL CHANGE FACILITY, 7423 OSWEGO ROAD, PART OF FARM LOT 75, ONONDAGA COUNTY, NEW YORK. Includes C.T. MALE ASSOCIATES logo and contact information.