



VICINITY MAP
1"=500'

SURVEY REFERENCES

- CONTROL No. 19991227040
- GIS PORTAL ONLINE, CITY OF ELMIRA, CHEMUNG COUNTY, NEW YORK.
- FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-732697N8-PHX1 DATED MAY 27, 2015 AND THE SUPPLEMENTAL DOCUMENTATION REFERRED TO THEREIN.

STATEMENT OF ENCROACHMENTS

NO ENCROACHMENTS OBSERVED AT THE TIME OF THE SURVEY.

ZONING INFORMATION

SOURCE OF ZONING INFORMATION: CODE ENFORCEMENT DEPARTMENT
PHONE NUMBER: 607-737-5653

THE CURRENT ZONING CLASSIFICATION IS "B1" CENTRAL BUSINESS DISTRICT.

THE CURRENT ZONING CLASSIFICATION ALLOWS FOR THE CURRENT USE OF THE SUBJECT PROPERTY.

THE EFFECTIVE ZONING ORDINANCE WAS ADOPTED DECEMBER 21, 1998 AND UPDATED FEBRUARY 2010.

TYPE	COUNT
REGULAR PARKING SPACES	60
HANDICAPPED PARKING SPACES	4
TOTAL PARKING SPACES	64

THE CURRENT PARKING REQUIREMENTS ARE:
RETAIL STORE - 1 PARKING SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA.

BUILDING SETBACK REQUIREMENTS
FRONT SETBACK: NO REQUIREMENT
SIDE SETBACK: NO REQUIREMENT
REAR SETBACK: NO REQUIREMENT

BUILDING HEIGHT RESTRICTIONS: 8 STORES OR 100 FT.

NOTES:
BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF ELMIRA AND THE APPLICABLE ZONING CODES.

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 DIRECTION 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 AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ISSUING OF A NEW TITLE POLICY OR RE-DATING OF AN EXISTING POLICY REFERENCING THIS SURVEY WITHOUT THE BENEFIT OF AN UPDATE OF THIS SURVEY BY LAN ASSOCIATES E.P.A.S., LLP SHALL TERMINATE ANY LIABILITY EXPRESSED OR IMPLIED HEREON.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION AT THE TIME OF THE SITE VISIT.
- 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 IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.
- ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR A UTILITY EASEMENT.
- THE PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT-OF-WAY.
- ALL CALLS HEREON ARE MEASURED AND RECORDED UNLESS OTHERWISE NOTED.
- THE ADDRESS OF THE PROPERTY, 209 MOUNT ZOAR STREET, WAS PROVIDED PER RECORD DOCUMENTS. AT THE TIME OF THE SITE VISIT, THE ADDRESS WAS POSTED OR OBSERVED AT THE PROPERTY.
- THERE IS DIRECT PHYSICAL ACCESS TO THE SUBJECT PROPERTY VIA MOUNT ZOAR STREET AND SOUTH MAIN STREET, BOTH BEING PUBLIC RIGHT-OF-WAYS.
- 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.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED POLYGON WITHIN +/-0.1 FOOT.
- THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJACENT 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 EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

NOTES CORRESPONDING TO SCHEDULE B, SECTION II

- UTILITY COMPANY AGREEMENT RECORDED 09/20/1999 (N/A/S) FICHE 1112 PAGE 47 CODE D AND AS INSTRUMENT NO. 199909245. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON AS AFFECTED UTILITIES.
- ASSIGNMENT OF AGREEMENT FROM ALBERT OLSON, D/B/A OLSON REAL ESTATE TO DALE F. THORNTON DATED 12/17/1970 AND RECORDED 12/17/1970 (N/A/S) LIBER 607 OF DEEDS AT PAGE 534 AND AS INSTRUMENT NO. 197000381. THIS ITEM DOES AFFECT THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE OVER THE ENTIRETY OF THE PROPERTY AND THEREFORE CANNOT BE PLOTTED.

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	
PROPERTY LINE	GAS LINE	
SETBACK LINE	ELECTRIC LINE	
WETLANDS BOUNDARY	TELEPHONE LINE	
STREAM OR BROOK	OVERHEAD WIRES	
TREE LINE	SANITARY SEWER	
CHAIN LINK FENCE	STORM SEWER	
WOOD FENCE	GUIDE RAIL	

RECORD DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF ELMIRA, COUNTY OF CHEMUNG AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN THE SOUTHERLY BOUNDARY OF MOUNT ZOAR STREET AT THE NORTHEASTELY CORNER OF LANDS NOW OR FORMERLY OF "SM FLOCKINGER CO., INC." (SEE LIBER 621 OF DEEDS, PAGE 671);

THENCE NORTH 84° 18' 49" EAST ALONG SAID SOUTHERLY BOUNDARY OF MOUNT ZOAR STREET, A DISTANCE OF 218.66 FEET TO ITS INTERSECTION WITH THE WESTERLY BOUNDARY OF SOUTH MAIN STREET;

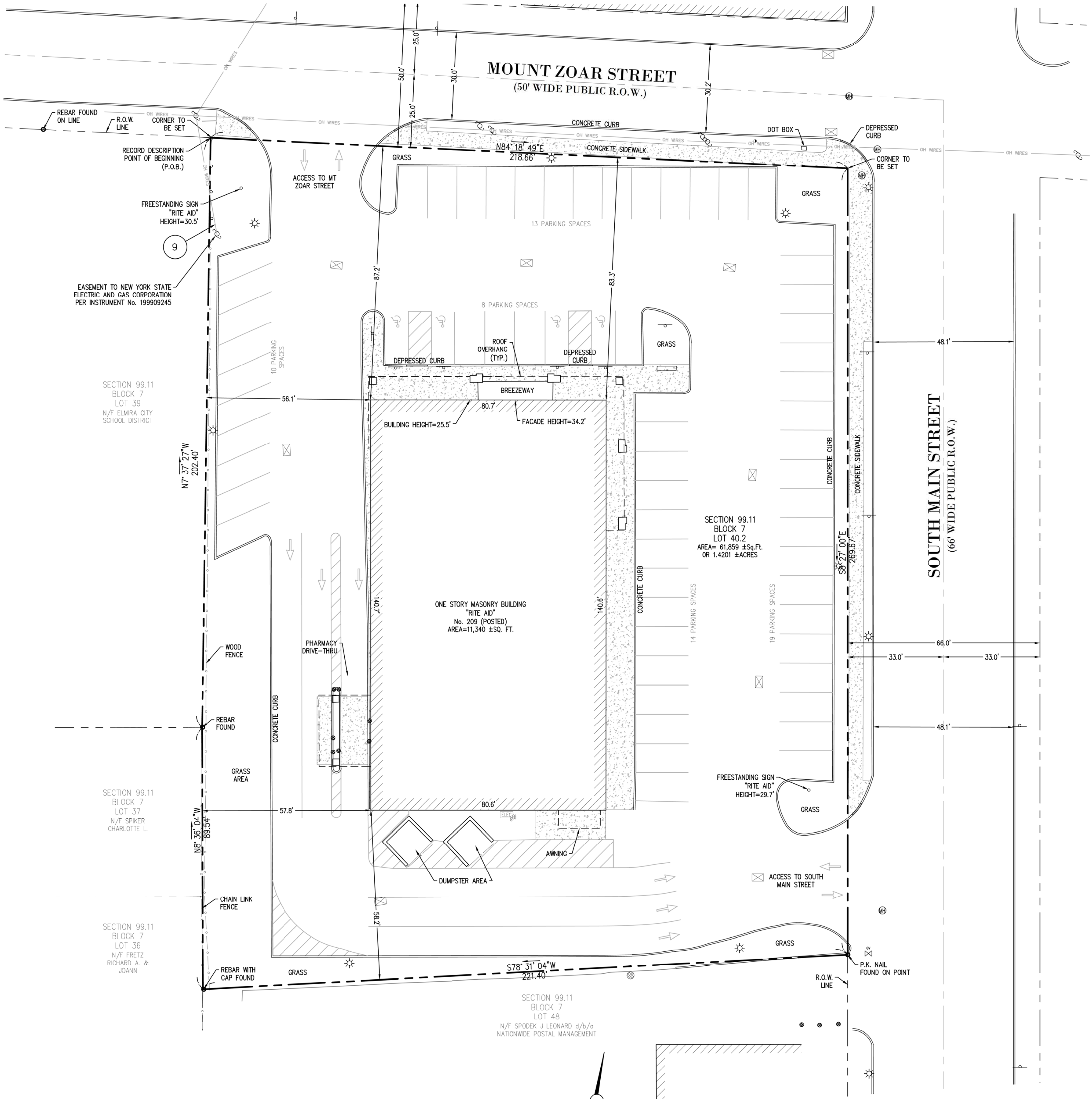
THENCE SOUTH 08° 27' 00" EAST ALONG SAID WESTERLY BOUNDARY OF SOUTH MAIN STREET, A DISTANCE OF 269.67 FEET TO A P.K. NAIL SET;

THENCE SOUTH 78° 31' 04" WEST PASSING THROUGH LANDS NOW OR FORMERLY OF "TWO TO TEN DISCOUNT CORPORATION" (SEE LIBER 570 OF DEEDS, PAGE 461), A DISTANCE OF 221.40 FEET TO AN IRON PIN SET IN THE EASTERLY BOUNDARY OF LANDS NOW OR FORMERLY OF "FRETZ" (SEE LIBER 845 OF DEEDS, PAGE 48);

THENCE NORTH 08° 36' 04" WEST ALONG SAID WESTERLY BOUNDARY OF "FRETZ" LANDS AND THE EASTERLY BOUNDARY OF LANDS NOW OR FORMERLY OF "SPIKER" (SEE FICHE 587 OF DEEDS, PAGE 40), A DISTANCE OF 89.54 FEET TO AN IRON PIN FOUND;

THENCE NORTH 07° 37' 27" WEST ALONG THE EASTERLY BOUNDARY OF THE AFORESAID LANDS OF "SM FLOCKINGER CO., INC.", A DISTANCE OF 202.40 FEET TO THE POINT OR PLACE OF BEGINNING.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-732697N8-PHX1 DATED MAY 27, 2015.



SURVEYOR'S CERTIFICATION

TO: RAD ELMIRA NY, LLC; PIN PARTNERS 4, LLC, A DELAWARE LIMITED LIABILITY COMPANY; FIRST AMERICAN 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 10(g), 11(g), 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 10, 2015.

DATE OF PLAN OR MAP: JUNE 16, 2015

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

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-732697N8-PHX1 DATED MAY 27, 2015.

LAN ASSOCIATES
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LAN JOB NO. 4-1193-131

"ALTA/ACSM LAND TITLE SURVEY"
PREPARED FOR:
THE MATTHEWS COMPANY Inc.
17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.themathewscopany.com

MARK	DATE	PER COMMENTS	REVISION	MMW BY	MMW AP'VD
1	7/14/15				

RAD Elmira NY, LLC

**209 Mount Zoar Street
Elmira, NY
(Rite Aid)**

SCALE: 1"=20'
DATE: JUNE 16, 2015
DWN. BY: MAP/ER
CHKD. BY: MMW

CHKD./AP'VD:
APPROVED:

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3801550000S, WHICH BEARS AN EFFECTIVE DATE OF APRIL 2, 1997 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, LLP EXPRESSLY DISCLAIMS ANY DUTY OR OBLIGATION TOWARDS ANY PARTY THAT IS NOT IDENTIFIED IN THIS SURVEYOR'S CERTIFICATION.

PLEASE BE ADVISED THAT THE MATTHEWS COMPANY, INC. AND LAN ASSOCIATES, ENGINEERING, PLANNING, ARCHITECTURE, SURVEYING, LLP WILL NOT INCLUDE THE PROVIDERS OF ANY THIRD PARTY REPORTS IN THE SURVEYOR'S CERTIFICATION.

