



RAVI ENGINEERING & LAND SURVEYING, P.C.
 CONSULTING ENGINEERS & SURVEYORS
 2110 SOUTH CLINTON AVENUE, SUITE 1
 ROCHESTER, NEW YORK 14618
 TL: (585) 223-3660
 FX: (585) 223-4250



SURVEYOR'S CERTIFICATION
 WE RAVI ENGINEERING AND LAND SURVEYING, P.C. CERTIFY TO
 1) R&F Canandaigua, LLC;
 2) Beacon Federal, its successors and/or assigns;
 3) Stewart Title Insurance Company;
 4) Shulman Curtin & Grundner, P.C.; and
 5) Gilbert Stinziano Heintz & Smith, P.C.
 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 4, 6b, 7a, 8, 9, 11, 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 29, 2011.
 BY: *Joseph W. Paddock* DATE: 8/30/11
 JOSEPH W. PADDOCK, L.S. NO. 50405

DESCRIPTION OF LOT 2

All that tract or parcel of land containing 6.485 acres, more or less, situate in the town of Canandaigua, County of Ontario, State of New York, as shown on a plan entitled "R&F Canandaigua, LLC Subdivision-Parcel Map", prepared by Stantec Consulting Services, Inc., dated October 8, 2009, having Drawing Number 193500400 V-2 and being more particularly bounded and described as follows:

- Westerly, forming a deflection angle of 62°19'10" with the preceding course, a distance of 385.15 feet to a point of curvature; thence
- Southwesterly, on a curve to the left having a radius of 50.00 feet, through a central angle of 92°20'35", a distance of 80.58 feet to a point of tangency; thence
- Southwesterly, along lands now or formerly of Aldi, Inc., and Riedel of Canandaigua, Inc., forming an interior angle to the left of 226°10'18" with the long chord of Course No. 2, a distance of 576.45 feet to a point on the northerly right-of-way of Eastern Boulevard;
- Westerly, along said Eastern Boulevard, on a curve to the left having a radius of 7764.44 feet, through a central angle of 02°16'55", a distance of 309.24 feet to a point; the long chord of said curve forming an interior angle to the left of 91°28'50" with Course No. 3; thence along the boundary line of Lot 3 the following three courses:
- Northerly, forming an interior angle to the left of 85°00'29" with the long chord of Course No. 4, a distance of 180.00 feet to a point; thence
- Westerly, forming an angle to the right of 90°00'00" with Course No. 5, a distance of 125.00 feet to a point; thence
- Southwesterly, forming an angle to the right of 138°09'38", a distance of 120.45 feet to a point on the easterly line of Lot 1; thence the following three courses along the bounds of Lot 1:
- Northerly, forming an interior angle to the left of 49°36'47" with Course No. 7, a distance of 347.41 feet to a point; thence
- Easterly, forming an interior angle to the left of 89°48'01" with Course No. 8, a distance of 165.77 feet to a point; thence
- Northerly, forming an angle to the right of 90°05'03" with Course No. 9, a distance of 226.98 feet to the northerly boundary of said lands now or formerly of R&F Canandaigua, LLC; thence
- Easterly, along northerly boundary of said lands of R&F Canandaigua, LLC, forming an interior angle to the left of 90°00'00" with Course No. 10, a distance of 752.94 feet to a point in the aforementioned centerline of County Road 10; thence
- Southerly, along said centerline, forming an interior angle to the left of 117°40'50" with Course No. 11, a distance of 33.88 feet to the Point or Place of Beginning.

DESCRIPTION OF LOT 3

All that tract or parcel of land containing 0.680 acres, more or less, situate in the town of Canandaigua, County of Ontario, State of New York, as shown on a plan entitled "R&F Canandaigua, LLC Subdivision-Parcel Map", prepared by Stantec Consulting Services, Inc., dated October 8, 2009, having Drawing Number 193500400 V-2 and being more particularly bounded and described as follows:

Commencing at a point in the centerline of County Road 10 (ROW 66' wide) also known as Town Line Road, said point being intersected with lands now or formerly owned by R&F Canandaigua, LLC, on the north and land now or formerly owned by Aldi, Inc., to the south; thence

- Westerly, forming a deflection angle of 62°19'10" with the preceding course, a distance of 385.15 feet to a point of curvature; thence
- Southwesterly, on a curve to the left having a radius of 50.00 feet, through a central angle of 92°20'35", a distance of 80.58 feet to a point of tangency; thence
- Southwesterly, along lands now or formerly of Aldi, Inc., and Riedel of Canandaigua, Inc., forming an interior angle to the left of 226°10'18" with the long chord of Course B, a distance of 576.45 feet to a point on the northerly right-of-way of Eastern Boulevard;
- Westerly, along said Eastern Boulevard, on a curve to the left having a radius of 7764.44 feet, through a central angle of 02°16'55", a distance of 309.24 feet to the Point of Beginning; the long chord of said curve forming an interior angle to the left of 91°28'50" with Course C; thence

- Northerly, forming an angle to the left of 85°00'29" with the long chord of Course D, a distance of 180.00 feet to a point; thence
- Westerly, forming an angle to the right of 90°00'00" with Course No. 1, a distance of 125.00 feet to a point; thence
- Southwesterly, forming an angle to the right of 138°09'38", a distance of 120.45 feet to a point on the easterly line of Lot 1; thence
- Southeasterly, on a non-tangent curve to the right having a radius of 183.00 feet, through a central angle of 29°57'56", a distance of 95.71 feet to the northerly right-of-way of Eastern Boulevard; the long chord of said curve forming an interior angle to the right of 104°58'58" with Course No. 3 and being 94.62 feet in length; thence
- Easterly, along said northerly right-of-way of Eastern Boulevard, forming an interior angle to the right of 109°13'06" with the long chord of course 4, a distance of 67.64 feet to a point; thence
- Southeasterly, along said northerly right-of-way of Eastern Boulevard, forming an interior angle to the right of 200°38'18" with course 5, a distance of 107.71 feet to the Point or Place of Beginning.

SCHEDULE "A" DESCRIPTION OF PROPERTY:

All that tract or parcel of land situated in the Town of Canandaigua, County of Ontario, and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point in the centerline of Town Line Road, also known as Moran Road, said point being the intersection of the extension of the northerly property line of property now or formerly owned by the Columbia Banking, Savings and Loan Association and the center line of Town Line Road;

THENCE northerly along the center line of Town Line Road 311.12 feet to the point of beginning of the parcel herein described;

THENCE northwesterly making an exterior angle of 117 degrees 40 minutes 50 seconds in the southwest quadrant with the center line of Town Line Road, a distance of 385.15 feet to a point of curvature;

THENCE then southerly along an arc to the left with a radius of 50.00 feet, turning a delta angle of 92 degrees 20 minutes 35 seconds and a tangent length of 52.09 feet, an arc distance of 80.58 feet to a point of tangency;

THENCE southwesterly a distance of 576.45 feet to a point in the northerly right of way of Eastern Boulevard;

THENCE northwesterly along an arc to the left (making an interior angle of 90 degrees 32 minutes 47 seconds with the last described course to the chord line), with a radius of 7,764.44 feet and a delta angle of 02 degrees 16 minutes 55 seconds an arc distance of 309.24 feet to an angle point in said northerly right of way line;

THENCE northwesterly making an interior angle of 162 degrees 00 minutes 29 seconds with the chord line of the last described course, a distance of 107.71 feet along the northerly right of way line of Eastern Boulevard to an angle point;

THENCE northwesterly making an interior angle of 200 degrees 38 minutes 18 seconds with the last described course, a distance of 354.28 feet along the northerly right of way line of Eastern Boulevard to an angle point;

THENCE southwesterly making an interior angle of 214 degrees 39 minutes 47 seconds with the last described course, a distance of 63.98 feet along the northerly right of way line of Eastern Boulevard to an angle point;

THENCE northeasterly making an interior angle of 70 degrees 01 minutes 55 seconds with the last described course, a distance of 57.00 feet to a point;

THENCE northerly making an interior angle of 193 degrees 45 minutes 00 seconds with the last described course, a distance of 200.00 feet to a point;

THENCE northerly making an interior angle of 187 degrees 15 minutes 00 seconds with the last described course, a distance of 121.00 feet to a point;

THENCE northerly making an interior angle of 177 degrees 45 minutes 00 seconds with the last described course, a distance of 115.00 feet to a point;

THENCE northerly making an interior angle of 158 degrees 45 minutes 00 seconds with the last described course, a distance of 70.00 feet to a point;

THENCE northeasterly making an interior angle of 146 degrees 35 minutes 00 seconds (deed), 149 degrees 36 minutes 20 seconds (calculated), with the last described course, a distance of 63.00 feet to a point;

THENCE northeasterly making an interior angle of 206 degrees 30 minutes 00 seconds (deed), 202 degrees 40 minutes 50 seconds (calculated), with the last described course, a distance of 55.00 feet to a point;

THENCE northerly making an interior angle of 196 degrees 10 minutes 00 seconds with the last described course, a distance of 75.00 feet to a point;

THENCE northerly making an interior angle of 202 degrees 14 minutes 40 seconds with the last described course, a distance of 145.97 feet to a point;

THENCE southeasterly making an interior angle of 39 degrees 38 minutes 00 seconds (deed), 40 degrees 25 minutes 50 seconds (calculated), with the last described course, a distance of 1,666.45 feet to a point in the center line of Town Line Road;

THENCE southerly along the centerline of Town Line Road making an interior angle of 117 degrees 40 minutes 50 seconds with the last described course, a distance of 33.88 feet to the point or place of beginning.

EXCEPTING AND RESERVING THEREFROM the following premises:
 ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Canandaigua, County of Ontario, and State of New York, known and described as Lot 1 of the R&F Canandaigua, LLC Subdivision, as shown on a map entitled "R&F Canandaigua, LLC Subdivision Final Plat 10-200 R&F Plaza, Subdivision Lots 1 through 2" filed on February 1, 2010 in the Ontario County Clerk's Office as Map Number 31450.

SUBJECT TO:

- EASEMENT TO R&E PER LIBER 346 OF DEEDS, PAGE 280 (ALONG WEST SIDE OF HOPEWELL-CANANDAIGUA TOWN LINE ROAD). AS SHOWN HEREON (WIDTH INDETERMINATE). SCHEDULE B ITEM 1
- EASEMENT TO THE VILLAGE OF PALMYRA PER LIBER 379 OF DEEDS, PAGE 503 (15' WIDE WATERMAIN EASEMENT AS SHOWN HEREON). SCHEDULE B ITEM 2 ON LOT 1
- PERMANENT RIGHT-OF-WAY EASEMENT TO NEW YORK TELEPHONE PER LIBER 475 OF DEEDS, PAGE 379 TO CONSTRUCT, MAINTAIN, REPAIR AND OPERATE COMMUNICATION LINES ALONG, ACROSS AND OVER PROPERTY (AS SHOWN HEREON). SCHEDULE B ITEM 3
- EASEMENT TO THE VILLAGE OF NEWARK PER DRAWING NO. 1357.02.01, PREPARED BY SEAR, BROWN ET AL, DATED JULY 19, 1971 (AS SHOWN HEREON). L. 537, P. 469. SCHEDULE B ITEM 4 ON LOT 1.
- EASEMENT TO M.S.H. DEVELOPMENT CORPORATION PER LIBER 726 OF DEEDS, PAGE 249 (66' WIDE AS SHOWN HEREON). SCHEDULE B ITEM 5 ON LOT 1.
- EASEMENT TO R&E AND RTC PER LIBER 740 OF DEEDS, PAGE 597 (NO EXISTING UTILITIES WITHIN EASEMENT). SCHEDULE B ITEM 6
- EASEMENT TO NYS ELECTRIC & GAS CORPORATION PER LIBER 850 OF DEEDS, PAGE 718, AND PER LIBER 850 OF DEEDS, PAGE 721 (AS SHOWN HEREON). SCHEDULE B ITEM 7 AND 9.
- EASEMENT TO THE STATE OF NEW YORK PER LIBER 562 OF DEEDS, PAGE 556 (AS SHOWN HEREON). SCHEDULE B ITEM 8 ON LOT 1.
- EASEMENT AGREEMENT MADE BY AND BETWEEN R&F ASSOCIATES NO.1, L.P. AND ALDI INC. PER LIBER 975 OF DEEDS, PAGE 121. (PORTION OF EASEMENT SHOWN HEREON) SCHEDULE B ITEM 10.
- RECIPROCAL EASEMENT AND OPERATING AGREEMENT MADE BY R&F CANANDAIGUA, LLC DATED DECEMBER 14, 2009 AND RECORDED IN THE ONTARIO COUNTY CLERK'S OFFICE ON FEBRUARY 4, 2010 IN BOOK 1239 OF DEEDS AT PAGE 574. SCHEDULE B ITEM 11.

REV	DATE	DESCRIPTION	BY	SPONSOR

McFarland Johnson
 2525 STATE ROUTE 332, BOX 6, SUITE 101
 BINGHAMTON, NEW YORK 13902 www.mjinc.com

RAYMOUR AND FLANIGAN PLAZA
 4402 ROUTE 5&20, CANANDAIGUA, NY 14424

ALTA/ACSM LAND TITLE SURVEY

SCALE: 1" = 50'	DESIGN: JWP	SHEET: V-1
CHECKED: MCB	PROJECT: 20-11-081	
	DATE: AUGUST 30, 2011	