

LEGEND OF SYMBOLS & ABBREVIATIONS

	MONUMENT FOUND		UTIL. POLE		SAN-SEWER LINE
	IRON PIPE/CAP FOUND		GUY WIRE		SEWER MANHOLE
	TREE		BURIED ELECTRIC		CLEAN OUT
	LANDSCAPING		WIRES OVERHEAD ELECTRIC		STORM DRAIN LINE
	HANDICAP		ELEC. MANHOLE		STORM DRAIN MANHOLE
	STOP SIGN		ELECTRIC METER		STORM INLET
	SIGN		WATER LINE		CURB INLET
	NUMBER OF PARKING		WATER VALVE		DOUBLE CATCH BASIN
	WALL-MOUNTED LIGHT		WATER METER		PAY PHONE
	GAS VALVE		HYDRANT		TELEPHONE BOX
	GAS METER		LIGHT POLE		TELEPHONE MANHOLE
	UNDERGROUND GAS MARKER		BOLLARD		TELEPHONE POLE
	GAS LINE		UNKNOWN MANHOLE		UNDERGROUND TELEPHONE MARKER
	NORTH SOUTH EAST WEST DEGREES		FEET OR MINUTES		PAGE CALC. RECORD RIGHT-OF-WAY

ITEMS CORRESPONDING TO SCHEDULE B-II

- 1

EASEMENT AND RIGHT OF WAY GRANTED TO TOWN OF SALINA BY INSTRUMENT DATED SEPTEMBER 2, 1955, AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON NOVEMBER 21, 1955, IN LIBER 1782 OF DEEDS, AT PAGE 152. THIS ITEM IS LOCATED ON THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 2

EASEMENT AND RIGHT OF WAY GRANTED TO TOWN OF SALINA BY INSTRUMENT DATED OCTOBER 1, 1955, AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON NOVEMBER 21, 1955, IN LIBER 1782 OF DEEDS, AT PAGE 156. THIS ITEM IS LOCATED ON THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
- 3

RESTRICTIONS CONTAINED IN DEED BY AND BETWEEN HILLS AND COMPANY, INC., PARTY OF THE FIRST PART AND LEON E. LEE AND MAUDE E. LEE, PARTIES OF THE SECOND PART DATED APRIL 3, 1923 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON JUNE 20, 1923 IN LIBER 528 OF DEEDS AT PAGE 211. THIS ITEM DOES REFER TO THE SUBJECT PROPERTY, BEING A PORTION OF LOT 14 AS DEPICTED ON FILED MAP NO. 1684. RESTRICTION LINES ARE PLOTTED HEREON AND OTHER RESTRICTIONS ARE BLANKET IN NATURE.

UTILITY NOTES

- UN1

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. NO RESPONSIBILITY IS TAKEN FOR BURIED PIPES, WIRES, SEPTIC, WELLS, UST'S, ETC.
- UN2

ALL UTILITY SERVICES EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF CERTAIN UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND AS DISCLOSED BY THE TITLE DOCUMENTS.

STRIPED PARKING SPACES	
REGULAR SPACES	64
HANDICAP SPACES	4
TOTAL SPACES	68

ZONING INFORMATION

THE SUBJECT PROPERTY IS ZONED "C-2", HIGHWAY COMMERCIAL DISTRICT.

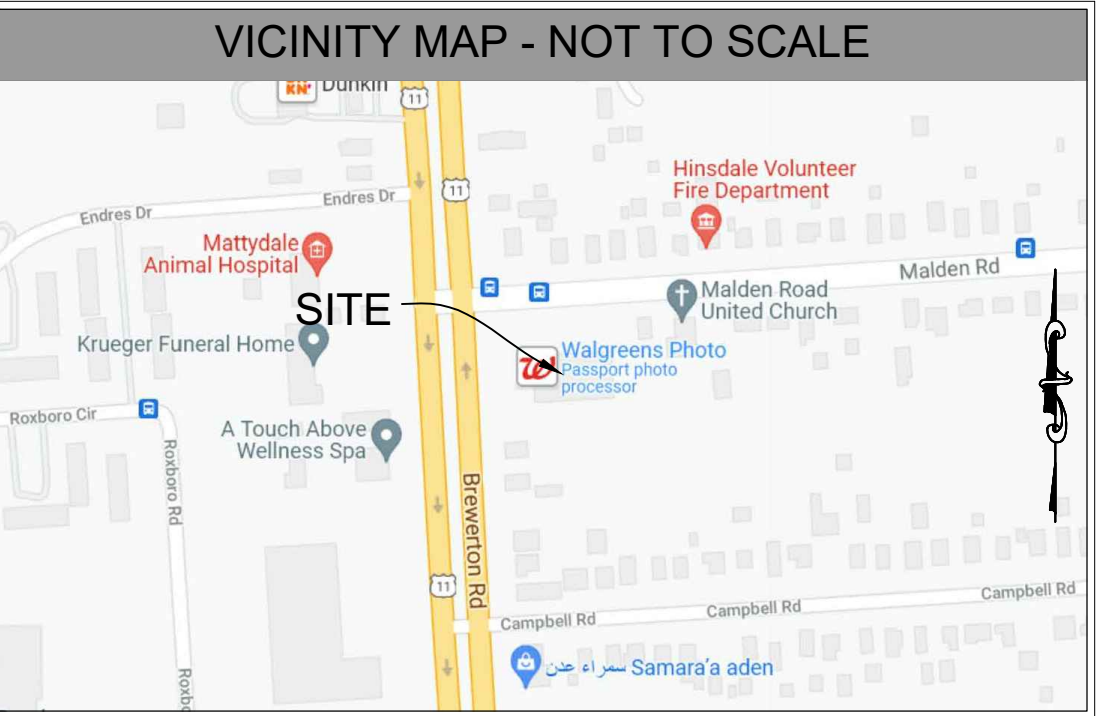
THE SUBJECT'S USE IS PERMITTED BY RIGHT WITHIN THE SUBJECT DISTRICT.

AREA REGULATIONS
MINIMUM FRONT YARD SETBACK: 40 FT.
MINIMUM SIDE YARD SETBACK: 15 FT.
MINIMUM REAR YARD SETBACK: 20 FT.
MINIMUM LOT WIDTH: 60 FT.
MINIMUM LOT AREA: 10,000 SQ. FT.
MAXIMUM IMPERVIOUS SURFACE: 50%
MAXIMUM HEIGHT: 30 FT.

PARKING
FOR RETAIL: USE 1 PARKING SPACE/100 SF USED FOR SALES PURPOSES
EQUATION: ESTIMATE 6,500 SF USE FOR SALES PURPOSES / 100 = 65 SPACES

ZN1

ZONING DATA OBTAINED FROM ZONING REPORT, PARTNER PROJECT NUMBER: 21-334636.1, DATED SEPTEMBER 8, 2021 AND BEARING A LATEST REVISION DATE OF OCTOBER 28, 2021, PREPARED BY PARTNER ASSESSMENT CORPORATION.



MISCELLANEOUS NOTES

- MN1

SURVEY PREPARED BY MATTHEW M. WEBB, PLS, LAN ASSOCIATES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING, LLP, 252 MAIN STREET, GOSHEN, NY 10924, PHONE: 845-615-0350 FAX: 845-615-0351, EMAIL: MATTHEW.WEBB@LANSSOCIATES.COM
- MN2

PROPERTY SUBJECT TO DOCUMENTS OF RECORD.
- MN3

THE SUBJECT PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS, OR EXCEPTIONS, OR CONVEYANCES THAT MAY EXIST.
- MN4

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.
- MN5

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.
- MN6

AT THE TIME OF THE ALTA SURVEY, THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORKS, BUILDING CONSTRUCTION, OR ADDITIONS WITHIN THE RECENT MONTHS.
- MN7

AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE LOCATION OF CEMETERIES AND BURIAL GROUNDS.
- MN8

AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- MN9

AT THE TIME OF THE ALTA SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
- MN10

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, EXCEPT AS NOTED HEREON.
- MN11

ALL CALLS HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.
- MN12

THE ADDRESS OF THE PROPERTY, 2616 BREWERTON ROAD, WAS PROVIDED PER RECORD DOCUMENTS. THE ADDRESS WAS NOT POSTED OR OBSERVED IN THE FIELD AT THE TIME OF THE SITE VISIT.
- MN13

THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA BREWERTON ROAD AND MALDEN ROAD, BOTH BEING PUBLIC RIGHT-OF-WAYS.
- MN14

THE PROPERTY CONSISTS OF ONE TAX PARCEL.
- MN15

AT THE TIME OF THE SITE VISIT, NO PARTY WALLS WERE PRESENT ON THE SUBJECT PROPERTY.

SURVEY REFERENCES

- 1

LIBER 5376 OF DEEDS, PAGE 91
- 2

HINSDALE FARMS MAP FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON MARCH 31, 1920 AS MAP NO. 1684.
- 3

HINSDALE FARMS SECTION B MAP FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON OCTOBER 30, 1995 AS MAP NO. 8216.
- 4

MAP ENTITLED "LOT NO. 1, ECKERO, ROUTE 11 & MALDEN, PART OF MILITARY LOT NO. 3, TOWN OF SALINA, ONONDAGA COUNTY, NEW YORK" PREPARED BY WALUIZ & ROMANS, P.C., DATED JUNE 14, 1999 AND BEARING A LATEST REVISION DATE OF APRIL 14, 2006.
- 5

TAX MAP, SECTION MAP 59, TOWN OF SALINA, ONONDAGA COUNTY, NEW YORK.
- 6

CHICAGO TITLE INSURANCE COMPANY COMMITMENT No. 2117-4838NCS BEARING AN EFFECTIVE DATE OF OCTOBER 25, 2021 AND THE SUPPLEMENTAL DOCUMENTATION REFERRED TO THEREIN.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (SHADED) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 36087020077 IN ONONDAGA COUNTY, STATE OF NEW YORK WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 4, 2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY CONTACT DATED OCTOBER 19, 2021 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/> 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.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
11/17/21	PER COMMENTS	12/8/21	PER COMMENTS
11/19/21	PER COMMENTS		
11/22/21	PER COMMENTS		
FIELD WORK: JPM/TM	DRAFTED: MAW	CHECKED BY: MMW	FB & PG:

SIGNIFICANT OBSERVATIONS

NO SIGNIFICANT OBSERVATIONS MADE AT THE TIME OF THE SURVEY.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF SALINA, COUNTY OF ONONDAGA AND STATE OF NEW YORK, BEING PART OF MILITARY LOT NO. 3 IN SAID TOWN, BEING PART OF LOT NO. 14 AND LOT NOS. 77 THROUGH 80 IN HINSDALE FARMS ACCORDING TO A MAP OF SAID TRACT FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON MARCH 31, 1920 AS MAP NO. 1684, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF MALDEN ROAD WITH THE EASTERLY BOUNDARY OF BREWERTON ROAD (U.S. ROUTE NO. 11); RUNNING THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY OF MALDEN ROAD, A DISTANCE OF 295.00 FEET TO THE NORTHWESTERLY CORNER OF LOT NO. 13 IN SAID HINSDALE FARMS;

THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT NO. 13, A DISTANCE OF 300 FEET TO A POINT THEREIN;

THENCE WESTERLY PARALLEL WITH SAID SOUTHERLY BOUNDARY OF MALDEN ROAD, THROUGH THE AFOREMENTIONED LOT NO. 14 A DISTANCE OF 120.00 FEET TO A POINT IN THE WESTERLY BOUNDARY THEREOF, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT NO. 81 IN SAID HINSDALE FARMS;

THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT NO. 81 A DISTANCE OF 60.00 FEET TO THE NORTHEASTERLY CORNER THEREOF;

THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID LOT NO. 81, A DISTANCE OF 175.00 FEET TO THE AFOREMENTIONED EASTERLY BOUNDARY OF BREWERTON ROAD;

THENCE NORTHERLY ALONG SAID EASTERLY BOUNDARY OF BREWERTON ROAD, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

FOR INFORMATION ONLY: THIS PROPERTY IS KNOWN AS 2616 BREWERTON ROAD AND IS DESIGNATED AS SBL NO. 59-3-5.1

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 2117-4838NCS BEARING AN EFFECTIVE DATE OF OCTOBER 25, 2021.

ALTA/NSPS LAND TITLE SURVEY

Walgreens Mattydale

NV5 Project No. 202105467-001

2616 Brewerton Road, Mattydale, NY 13211

Based upon Title Commitment No. 2117-4838NCS of Chicago Title Insurance Company bearing an effective date of October 25, 2021.

Surveyor's Certification

To: ExchangeRight Real Estate, LLC, a California limited liability company; ExchangeRight Net-Leased Portfolio 53 DST, a Delaware statutory trust; Citi Real Estate Funding Inc., a New York corporation, its successors and/or assigns as their respective interests may appear; Chicago Title Insurance Company and Bock & Clark Corporation, an NV5 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on October 15, 2021.

Matthew M. Webb, PLS
Registration No. 050851-1
In the State of New York
Date of Survey: October 22, 2021
Date of Last Revision: December 8, 2021
NV5 Network Project No. 202105467-001 ICW
LAN Project No. 4.1225.170

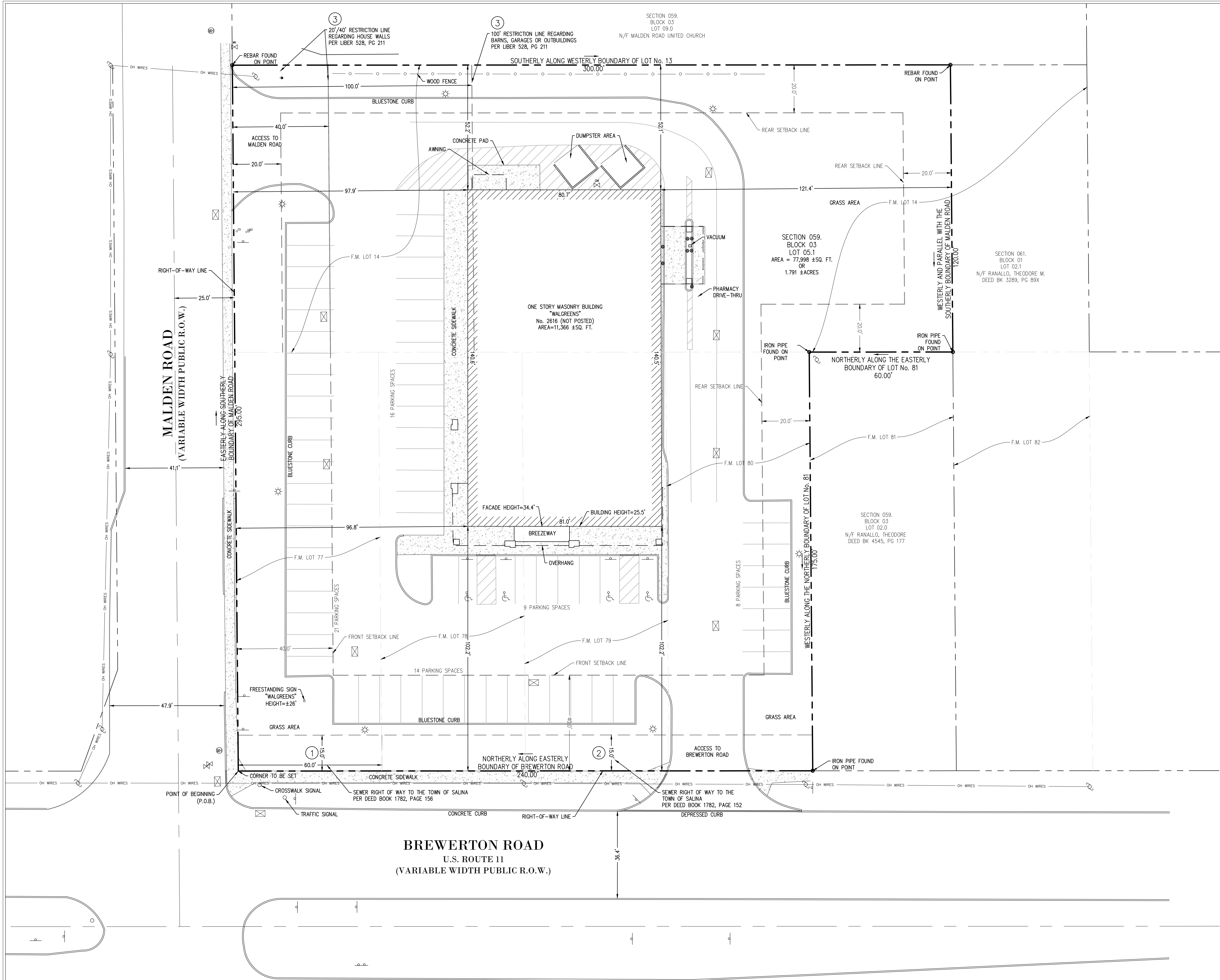
SHEET 1 OF 2

Bock & Clark Corporation
an NV5 Company

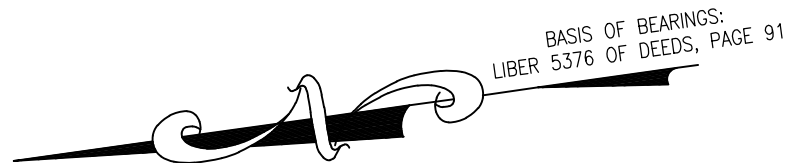
NV5

Transaction Services1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.commaywehelpyou@bockandclark.comwww.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT



LEGEND OF SYMBOLS & ABBREVIATIONS					
	MONUMENT FOUND		UTIL. POLE	-SAN-	SAN/SEWER LINE
	IRON PIPE/CAP FOUND		GUY WIRE		SEWER MANHOLE
	TREE		BURIED ELECTRIC		CLEAN OUT
	L/S LANDSCAPING		OH WIRES OVERHEAD ELECTRIC	-ST-	STORM DRAIN LINE
	HANDICAP		ELEC. MANHOLE		STORM DRAIN MANHOLE
	STOP SIGN		ELECTRIC METER		STORM INLET
	SIGN		WATER LINE		CURB INLET
24	NUMBER OF PARKING		WATER VALVE		DOUBLE CATCH BASIN
	WALL-MOUNTED LIGHT		WATER METER		PAY PHONE
	GAS VALVE		HYDRANT		TELEPHONE BOX
	GAS METER		LIGHT POLE		TELEPHONE MANHOLE
	UNDERGROUND GAS MARKER		BOLLARD		TELEPHONE POLE
	GAS LINE		UNKNOWN MANHOLE		UNDERGROUND TELEPHONE MARKER
N S E W	NORTH SOUTH EAST WEST DEGREES	FEET OR MINUTES	FEET OR MINUTES	PAGE	PAGE
		SQ. FT.	SQUARE FEET	CALC. REC.	CALCULATED RECORD
		BOOK	BOOK	R.O.W.	RIGHT-OF-WAY



SCALE : 1" = 20'

SHEET 2 OF 2

NV5

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
WALGREENS MATTYDALE
DATE OF FIELD SURVEY: OCTOBER 15, 2021
NETWORK PROJECT NUMBER: 202105467-001 ICW
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.backandclark.com maynehelppou@backandclark.com www.NV5.com