



**VICINITY MAP**  
1"=500'

SCALE : 1" = 20'  
0' 20' 40'

**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 11, 2015.

DATE OF PLAN OR MAP: JUNE 18, 2015

BY: *Matthew Well*  
MATTHEW M. WELL, 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-732697N3-PHX1 DATED JUNE 5, 2015.

**LAN ASSOCIATES**  
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LAN JOB No. 4.1.193.128

**"ALTA/ACSM LAND TITLE SURVEY"**  
PREPARED FOR:

**THE MATTHEWS COMPANY** Inc.<sup>®</sup>

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MARK	DATE	REVISION	BY	AP'VD

**RAD Elmira NY, LLC**

**119 W. Second Street**  
**Elmira, NY**  
**(Rite Aid)**

SCALE: 1"=20'	CHKD./AP'VD:
DATE: JUNE 18, 2015	APPROVED:
DWN. BY: MAP	
CHKD. BY: MMW	

**SURVEY REFERENCES**

- CONTROL No. 20094210023
- GIS PORTAL ONLINE, CITY OF ELMIRA, CHEMUNG COUNTY, NEW YORK
- FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-732697N3-PHX1 DATED JUNE 5, 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 "BB" 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	49
HANDICAPPED PARKING SPACES	4
TOTAL PARKING SPACES	53

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 GUARTEE THE LOCATION 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 SUCCESSOR 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, SLUMP 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, 119 W. MAIN STREET, WAS PROVIDED FOR RECORD DOCUMENTS. AT THE TIME OF THE SITE VISIT, THE ADDRESS WAS NOT POSTED OR OBSERVED AT THE PROPERTY.
- THERE IS DIRECT PHYSICAL ACCESS TO THE SUBJECT PROPERTY VIA WEST SECOND STREET, NORTH MAIN STREET AND WEST FIRST STREET, EACH 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 FIGURE WITHIN +/-0.1 FOOT.
- THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL 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 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**

NO SURVEY-RELATED MATTERS.

**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
PROPERTY LINE (PO)	TREE	ELECTRIC METER
PROPERTY LINE (PO)	WATER LINE	
SETBACK LINE	GAS LINE	
WETLANDS BOUNDARY	ELECTRIC LINE	
STREAM OR BROOK	TELEPHONE LINE	
TREE LINE	OVERHEAD WIRES	
CHAIN LINK FENCE	SANITARY SEWER	
WOOD FENCE	STORM SEWER	
	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 A DRILL HOLE SET AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF WEST FIRST STREET AND THE EASTERLY BOUNDARY OF NORTH MAIN STREET;  
RUNNING THENCE NORTH 21° 15' 54" WEST ALONG SAID EASTERLY BOUNDARY OF NORTH MAIN STREET, A DISTANCE OF 256.64 FEET TO A DRILL HOLE SET AT ITS INTERSECTION WITH THE SOUTHERLY BOUNDARY OF WEST SECOND STREET;  
THENCE NORTH 68° 55' 30" EAST ALONG SAID SOUTHERLY BOUNDARY OF WEST SECOND STREET, A DISTANCE OF 210.24 FEET TO AN IRON PIN SET AT THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF "ROBERTS" (SEE FICHE 536 OF DEEDS, PAGE 29);  
THENCE SOUTH 21° 46' 30" EAST ALONG THE WESTERLY BOUNDARY OF SAID LANDS OF "ROBERTS", A DISTANCE OF 256.33 FEET TO AN IRON PIN SET ON THE AFORESAID NORTHERLY BOUNDARY OF WEST FIRST STREET;  
THENCE SOUTH 68° 17' 51" WEST ALONG SAID NORTHERLY BOUNDARY OF WEST FIRST STREET, A DISTANCE OF 212.54 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-732697N3-PHX1 DATED JUNE 5, 2015.

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 301550000G, 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.

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