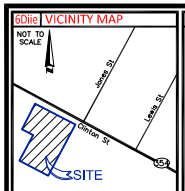
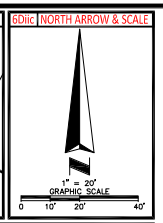
6Diie VICINITY MAP

NOT TO SCALE



6Diic NORTH ARROW & SCALE



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

NONE APPARENT AT THE TIME OF SURVEY UNLESS OTHERWISE DEPICTED ON THIS SURVEY

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 36029C0214H), WHICH BEARS AN EFFECTIVE DATE OF JUNE 7, 2019, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Diid LEGEND AND ABBREVIATIONS

- CONCRETE SURFACE
- NO PARKING AREA
- HANDICAP PARKING
- X PS — PARKING SPACE
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- ELECTRIC METER
- DRAIN GRATE
- DRAIN GRATE
- GAS METER
- WATER VALVE
- CHAIN LINK FENCE
- WOOD FENCE

(R) RECORD DESCRIPTION
SQ.FT. SQUARE FEET

6Civii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei SCHEDULE "B" ITEMS

(5) — 5. Covenants, conditions, easements, leases, agreements of record, etc., as follows:

a. Notes, Covenants and Easements shown on Filed Map Cover No. 342.
AFFECTS, NO PLOTTABLE ITEMS

b. Transfer, Release and Restrictive Covenant Agreement made by Robert E. Glanville, Trustee for the Clinton Bender Real Property Trust and the City of Buffalo, dated 9/12/2003 and recorded 11/26/2003 in Liber 11063 at Page 6166.
AFFECTS, NO PLOTTABLE ITEMS

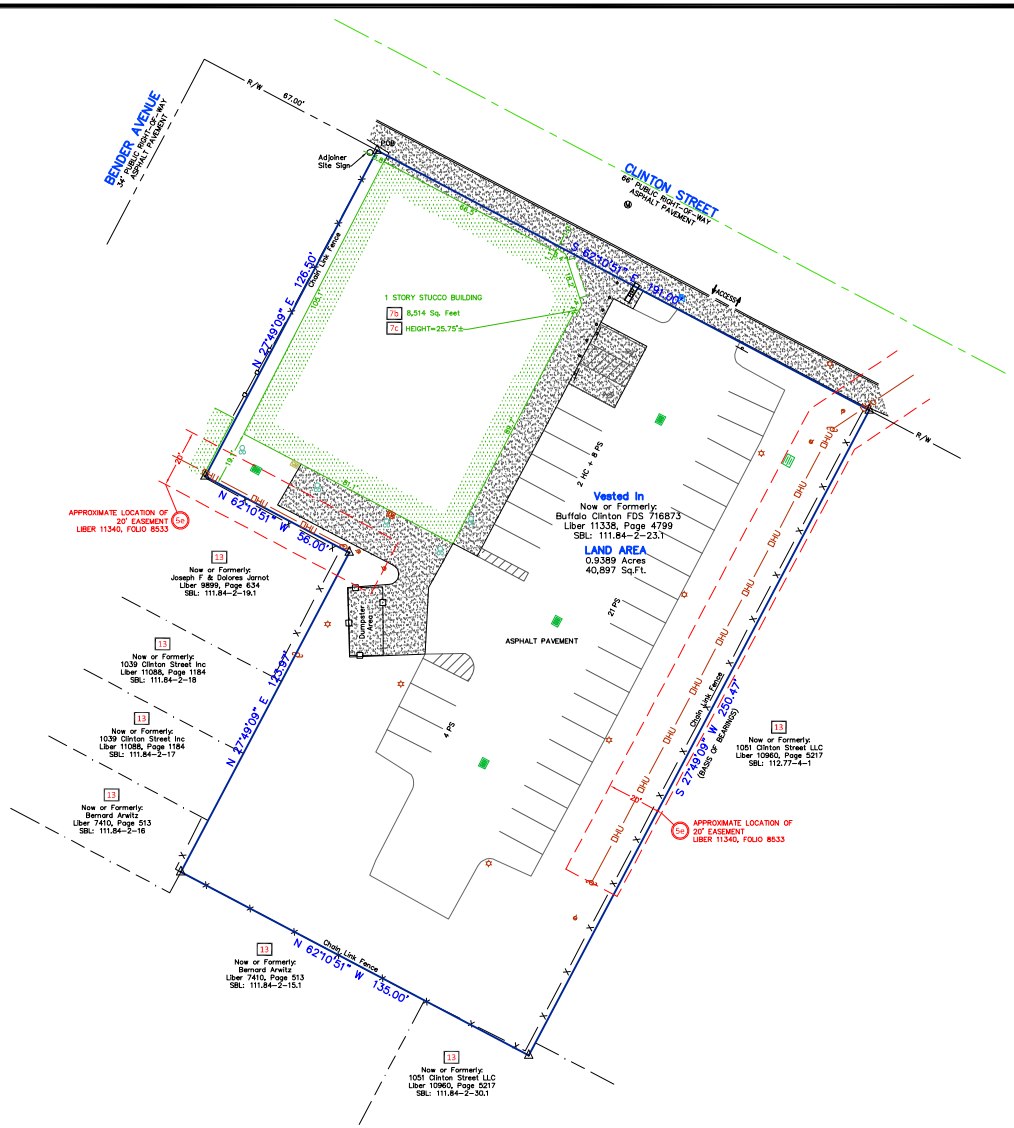
c. Access Easement and Restrictive Covenants as recited in Deed recorded in Liber 11088 at Page 1184.
DOES NOT AFFECT

d. Short Form Lease dated 1/22/2018, made by and between Buffalo-Clinton FDS 716873, LLC, Landlord, and Family Dollar Stores of New York, Inc., Tenant, recorded 12/12/2018 in Liber 11338 at Page 4840.
AFFECTS, NO PLOTTABLE ITEMS

e. Grant of Easement recorded 2/8/2019 in Liber 11340 at Page 8533.
AFFECTS, AS SHOWN

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Biv	BEARING BASIS	7	SURVEYOR'S CERTIFICATE
3	"TABLE A" FLOOD INFORMATION	6Bvii	CONTIGUITY STATEMENT	7b	"TABLE A" BUILDING AREA
4	"TABLE A" LAND AREA	6Bxii	TITLE COMMITMENT INFORMATION	7c	"TABLE A" BUILDING HEIGHT
5Biii	ACCESS TO PROPERTY	6Civii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	9	"TABLE A" PARKING SPACES
5Ciii	SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS	6Diic	NORTH ARROW & SCALE	13	"TABLE A" ADJOINING OWNERS
5Ei	SCHEDULE "B" ITEMS	6Diid	LEGEND & ABBREVIATIONS	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Diie	VICINITY MAP	16	"TABLE A" EARTH MOVING NOTE
6Bi	TITLE DESCRIPTION	6Diig	SURVEYOR'S NOTES		
		6Dvi	TYPE OF SURVEY		



6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: TITLEVEST AGENCY, LLC, COMMITMENT NO.: TER739077, HAVING AN EFFECTIVE DATE OF MARCH 13, 2020.

SHEET 1 OF 1

6Bi TITLE DESCRIPTION

ALL that tract or parcel of land situate in the City of Buffalo, County of Erie, and State of New York being part of Lot No. 36 Township 10 Range 8 of the Buffalo Creek Reservation; being more particularly bounded and described as follows:

BEGINNING at a point on the southerly right of way line of Clinton Street (66' wide) at the northeasterly corner of Lot 2 as shown on a map filed in the Erie County Clerk's Office under Map Cover 342, lands now or formerly of 1039Clinton Street, Inc. (Liber 11088 of Deeds, Page 1184) said point being 67.00 feet southeasterly, on said southerly right of way line of Clinton Street, from the easterly right of way line of Bender Avenue (34' wide);

THENCE South 62-10'-51" East, on said southerly right of way line of Clinton Street, a distance of 191.00 feet to a point on the division line between said lands of 1039 Clinton Street, Inc. on the northwest and lands now or formerly of 1051 Clinton Street LLC (Liber 10960 of Deeds, Page 5217) on the southeast;

THENCE South 27-49'-09" West, on said division line, a distance of 250.47 feet to a point;

THENCE North 62-10'-51" West, continuing on said division line and on the division line between said lands of 1039 Clinton Street, Inc. on the northeast, and lands now or formerly of Bernard Arwitz (Liber 7410 of Deeds, Page 513) on the southwest, a distance of 135.00 feet to a point on the division line between said lands of 1039 Clinton Street, Inc. on the southeast and lands now or formerly of the City of Buffalo (Liber 9081 of Deeds, Page 257) on the northwest;

THENCE North 27-49'-09" East, on said division line and on the division line between said lands of 1039 Clinton Street, Inc. on the southeast and lands now or formerly of Joseph F. & Dolores Jarnot (Liber 9899 of Deeds, Page 634) on the northwest, a distance of 123.97 feet to a point;

THENCE North 62-10'-51" West, continuing on said division line between said lands of 1039 Clinton Street, Inc. on the northeast and Joseph F. & Dolores Jarnot on the southwest, a distance of 56.00 feet to a point;

THENCE North 27-49'-09" East, continuing on said division line, a distance of 126.50 feet to the Point of BEGINNING.

FOR INFORMATION ONLY: Said premises also known as 1029-1043 Clinton Street, Buffalo, NY 14206.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Diig SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
5. Only title surveys bearing the makers electronic red seal should be relied upon since other than electronic red seal copies may contain unauthorized and undetectable modifications, deletions, additions and changes.
6. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.
7. A copy of this document without a proper application of the surveyor's electronic red seal should be assumed to be an unauthorized copy.
8. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Sub-division 2 of the New York State Education Law.
9. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc.
10. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency and to the lending institution listed on the boundary survey map.

4 LAND AREA

40,897± SQUARE FEET 0.9389± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE SUBJECT PROPERTY, WHICH BEARS S 27°49'09" W, PER LIBER 11338 AT PAGE 4799.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 33 HANDICAP = 2 TOTAL = 35

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CLINTON STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

To: Clinton Street Buffalo LLC; David Keshavjee and Laura L. Keshavjee; Dubin Singer P.C.; Stronghill Capital, LLC and Titlevest Agency, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 7a, 7b1, 7c, 8, 9, 13, 14, 16 and 20 of Table A thereof. The fieldwork was completed on March 17, 2020.

Raymond B. Dawber
PLS# 49350
In the State of New York
For the benefit and use of LMS Surveying, LTD.

Date of Preliminary Plat: March 30, 2020
Date of Final Plat: April 10, 2020

Network Reference No. 2010542

Surveyor:
LMS Surveying, LTD.
Job No. B-200332

STATE OF NEW YORK · RAYMOND B. DAWBER · LICENSED LAND SURVEYOR · NO. 49350

6Dvi ALTA/NSPS LAND TITLE SURVEY

2

FAMILY DOLLAR – BUFFALO NY
1031 CLINTON STREET
BUFFALO, NY
ERIE COUNTY

AMERICAN SURVEYING & MAPPING INC.
3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FLORIDA 32803
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LMS SURVEYING LTD
Professional Commercial & Residential Land Surveys
P.O. Box 65 • Sharon Center • OH • 44274
330.329.6812 / Surveys@LMSsurveying.com

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	3.17.20	DRAWING SCALE	1"=20'
4.8.20	CLIENT COMMENTS	AL	.	.	.	DRAWN BY	BB/AL	QC BY	TRD
4.10.20	CERTIFICATION	LMS	.	.	.	DRAWING NAME	B-200332(1).DWG		
.	.	.	.	.	.				

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