

ALTA Notes:

FEMA flood:

The subject property is located in Zone X which is determined to be areas outside the 0.2% annual chance floodplain.

Existing monuments shown were located by direct observation using a Topcon GR3 GPS system referenced to an onsite base station, and solved to grid coordinates using CORS and OPUS solutions.

Title certificate issued by Frontier Abstract and Research Services, Inc. as agent for Chicago Title Insurance Company, Commitment number:5206761, dated JUNE 19, 2024.

Reference Information:

Maps:

- Map of the Village of Youngstown, by Jesse P. Haines, Surveyor, dated 1848. Filed in Niagara County Clerks Office under Cover No. 171 in book 8 of microfilmed maps at page 784
- Map Showing Boundary Survey of Property Owned by Diane M. Melloni, prepared by Niagara Boundary and Mapping Services, Job no. 10402-19, dated June 7, 2019.

Deeds:

- DeGiulio, Richard and James, INST#: 2016-22150, TMP# 45.18-3-51
- DeGiulio, Richard and James, INST#: 2021-25079, TMP# 45.18-3-51

Deed of Record:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Porter, Village of Youngstown, County of Niagara and State of New York, being part of Lot No. 1 of the Mile Reserve and according to a map filed in Niagara County Clerk's Office under Cover No. 171, now in Book 8 of Microfilmed Maps at page 784, is known and distinguished as parts of Lots Nos. 94, 95 and 96, bounded and described as follows: BEGINNING at a point in the northerly line of Lockport Street (66 feet wide) 90 feet east of the point of intersection of the north line of said Lockport Street with the east line of Second Street (66 feet wide); thence northerly at right angles to the northerly line of said Lockport Street 300 feet to a point; thence easterly at right angles to the last mentioned line 114 feet to a point; thence southerly at right angles to the last mentioned line 300 feet to the northerly line of said Lockport Street; thence westerly along the northerly line of said Lockport Street 114 feet to the point or place of beginning.

Notes:

- Vertical Datum is based on NAVD-88 established by GPS observation using OPUS and/or CORS solution.
- With regard to Table A, item 11, source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate request may be necessary.
- Parcels IS located 90 ft from the northeast intersection of Lockport Street and Second Street.
- There was no wetland delineation performed on the subject property.
- Offsite easements and servitude's, Utility Easement L.1465 P.21
- There was no evidence of cemeteries or burial grounds.
- There was no evidence of any solid waste dump, sump or sanitary landfill.
- Posted speed limit on Lockport Street is 30 miles per hour.
- At the time of this ALTA survey there is an observable encroachment by means of Storm Sewer Lines at the Northeast Corner of the Parcel

Zoning Notes:

Zoning requirements as listed on Town of Cochecon website as of March 26, 2025

- Zoning district: C - General Commercial
- Minimum lot area: Not Provided
- Minimum lot frontage: Not Provided
- Minimum lot width: Not Provided Maximum Building Height: 35 feet
- Set backs:
 - Front: Not Provided
 - Rear: Not Provided
 - Side: Not Provided

Parking requirements: Not Provided

Adjoining Property owners:

- Adjoining property owners are shown based on Niagara County Real Property and Assessment information as of MARCH 26, 2025.

Schedule B Notes:

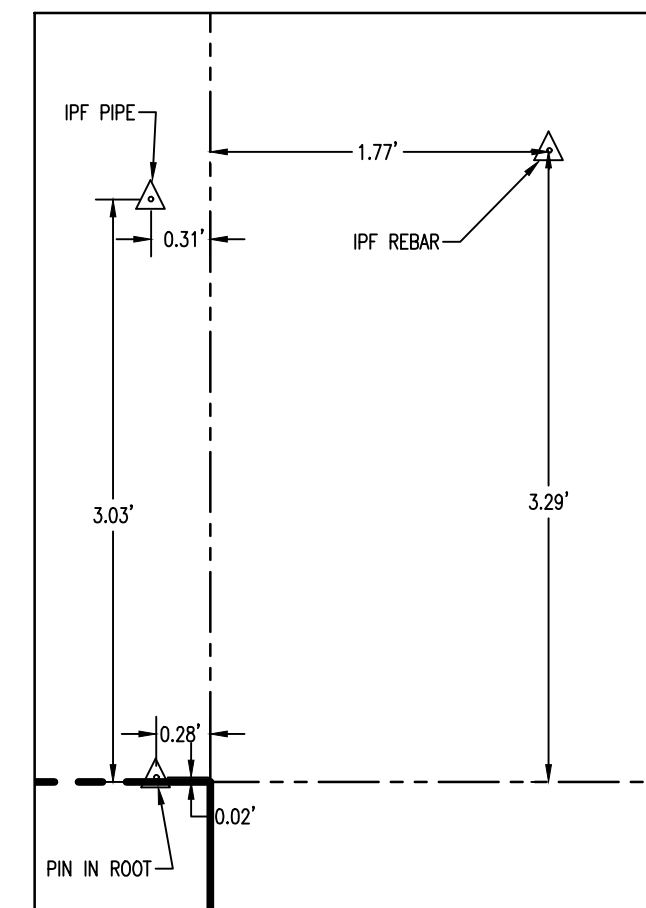
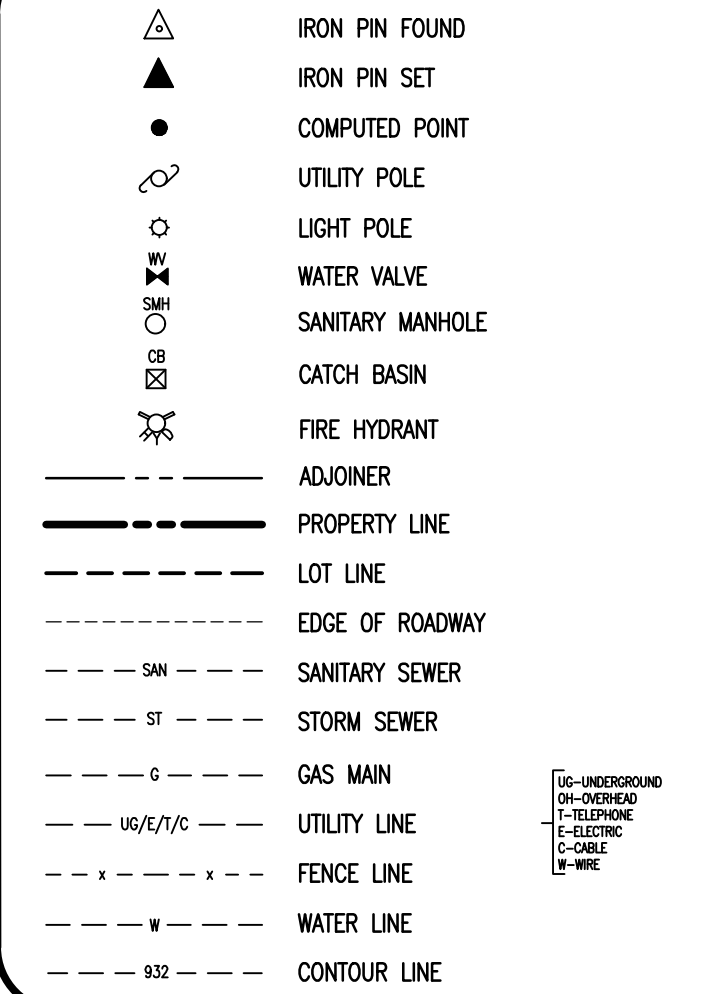
EXCEPTIONS WHICH WILL APPEAR IN TITLE POLICY:

- Those taxes and assessments which become due and payable subsequent to the date of policy.
- Any state of facts an inspection of the premises would disclose. Owner's Policy only
- Rights of tenants or persons in possession, if any. (Owner's Policy only)
- Terms and conditions of Agreement by and between Allan L. Barnum, Jr. and T. A. Buscaglia Equipment Co., Inc. recorded November 28, 1966 in Liber 1459 of Deeds, page 89. (163 Frontage Setback Plotted)
- Terms and conditions of Easement Agreement by and between Allan L. Barnum, Jr. and Dopset Realty Co. recorded June 14, 1967 in Liber 1465 of Deeds, page 21. (Plotted)
- Pending disbursement of the full proceeds of the loan secured by the mortgage insured, this policy insures only to the extent of the amount actually disbursed but increases as each disbursement is made in good faith and without knowledge of any defect in or objections to the title up to the face amount of the policy.

At the time of each disbursement of the proceeds of the loan, the title must be continued down to such time for possible liens or objections intervening between the date hereof and the date of such disbursement.

Upon receipt of an updated survey, each report of continuation requested in connection with insurance of future advances will include a statement showing survey variations or encroachments, if any, since the date of the preceding report. In the absence of an updated survey, the final policy will be subject to any state of facts an accurate survey and inspection of the premises would disclose.

LEGEND



**DETAIL A
NORTHEAST CORNER**

Certification:

To: "The Broadway Group, LLC dba TBG Alabama, LLC., TBD, its successors and/or assigns".
This is to certify that this map or plat which it is based were made in accordance with the 2021 Minimum Standard Detail requirements for ALTA/NSPS Land Title Surveys, jointly adopted by ALTA and the NSPS, and includes items 1-5,6(a), 8, 11, 13,14, 16, 17 and 19. The fieldwork was completed on March 10, 2025.

Date of plat or map: March 26, 2025.

Mark E. Flora
Mark E. Flora - LS# 051097

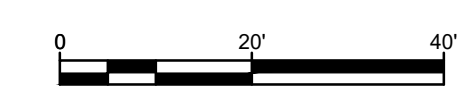
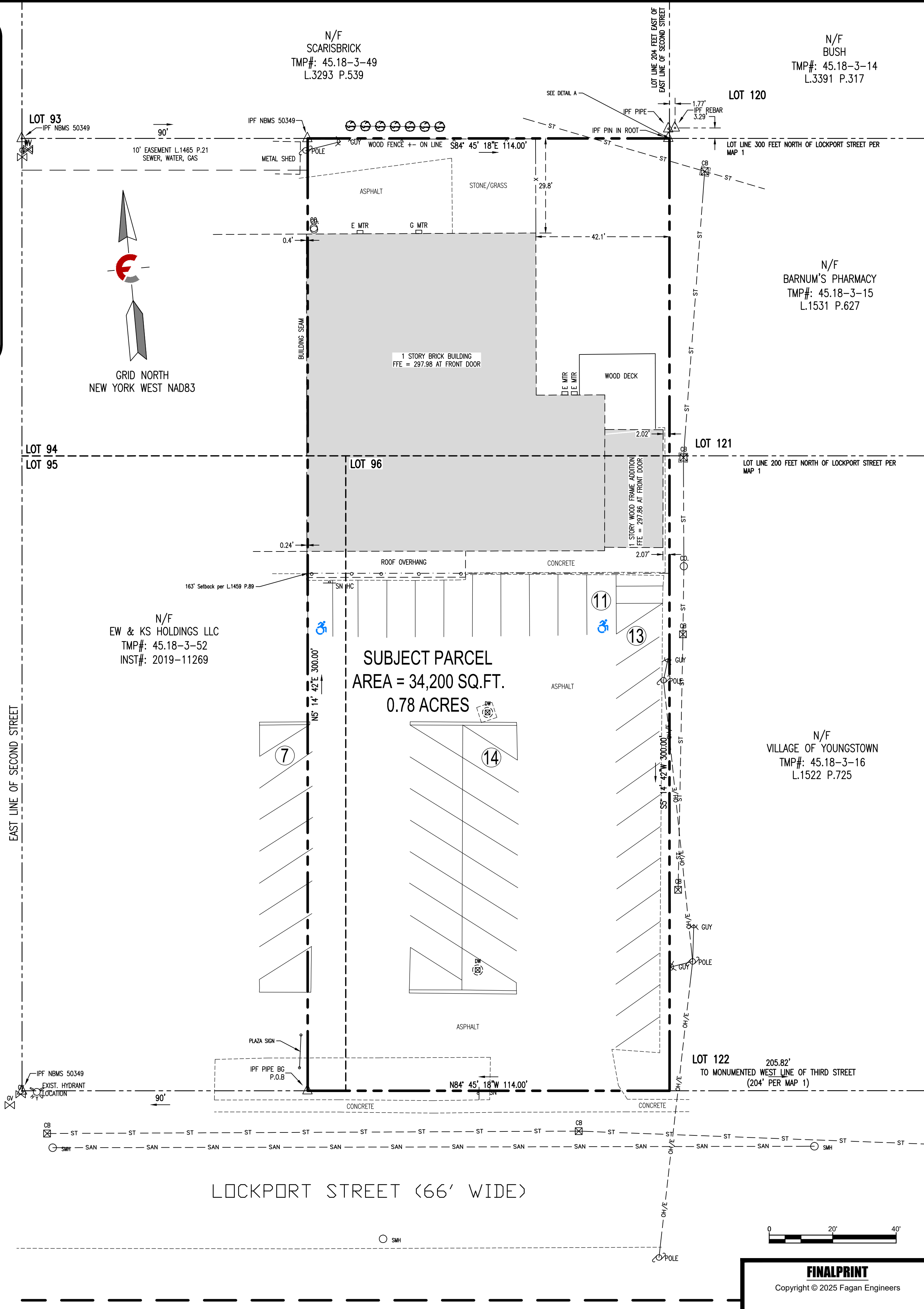
March 26, 2025

Date

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, subdivision 2, of the New York State Education Law."

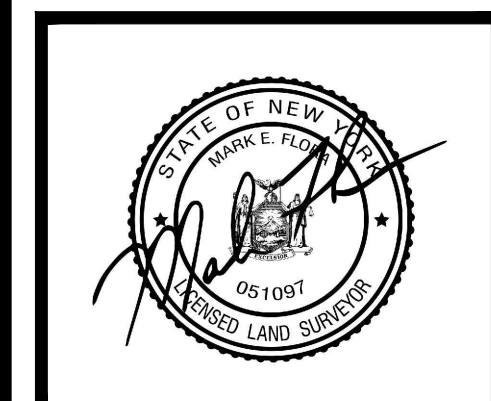
"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or his embossed seal shall not be considered to be a valid copy."

This is a true and accurate survey, prepared in accordance with the existing Code and Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors.



FINALPRINT
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Rev.	Date	Revision Description
1		



ALTA/NSPS LAND TITLE SURVEY
214 Lockport St. Youngstown(V), Porter(T), Niagara(Co.) New York



Scale:	1" = 20'
	11x17 Prints are 1/2 Size
Date:	3/26/2025
Design By:	JMC
Drawn By:	JMC
Checked By:	MEF
Project No.:	2017.023.041
Drawing Name:	17023.041.dwg

ALTA/NSPS LAND TITLE SURVEY
1 OF 1