

NORTH

GRAPHIC SCALE

0 30' 60'

1 INCH = 30 FT.



Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 48496

PC: JLL
PM: JAR Drafter: CRI

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 2017-7482NCS - SCHEDULE A:

All that tract or parcel of land situate in the City of Syracuse, County of Onondaga and State of New York, bounded and described as follows:

Beginning at a point being the intersection of the southerly street line of West Brighton Avenue and the westerly street line of South Salina Street; and running thence South 19 degrees 28 minutes 24 seconds East, 205.00 feet along the westerly street line of South Salina Street to a point; thence South 81 degrees 47 minutes 01 second West, 135.21 feet to a point; thence South 08 degrees 32 minutes 38 seconds East, 3.50 feet to a point; thence South 81 degrees 27 minutes 26 seconds West, 79.09 feet to a point; thence North 08 degrees 32 minutes 38 seconds West, 10.00 feet to a point; thence South 81 degrees 27 minutes 26 seconds West, 40.00 feet to a point; thence North 08 degrees 32 minutes 38 seconds West, 32 feet to a point; thence South 81 degrees 28 minutes 38 seconds West, 21.33 feet to a point; thence North 08 degrees 32 minutes 38 seconds West, 162.00 feet to a point in the southerly street line of West Brighton Avenue; thence North 81 degrees 27 minutes 26 seconds East, 236.76 feet along the southerly street line of West Brighton Avenue to the point and place of beginning.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 2017-7482NCS - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

2. Stormwater Control Facility Maintenance Agreement between the City of Syracuse and South Salinas Properties, LLC recorded in the Onondaga County Clerk's Office on July 19, 2016 in Liber 5381 of Deeds, page 703.
(AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)

3. Easement granted to City of Syracuse by instrument and recorded in the Onondaga County Clerk's Office on July 19, 2016, in Liber 5381 of Deeds, at page 716.
(AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)

MISCELLANEOUS NOTES:

- There is direct access to the subject property via West Brighton Avenue and South Salina Street, both being public rights-of-way.
- With regard to Table A item 11, an 811 utility locate request was made and markings found at the site, if any, have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
- The posted address on site is 2826 South Salina Street, Syracuse, New York.
- At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
- The Property surveyed and shown hereon is the same property described in Schedule A of Chicago Title Insurance Company Title Commitment No. 2017-7482NCS with an effective date of December 1, 2020.
- At the time of the survey, no party walls were observed.
- The subject property is comprised of Tax Parcel ID 311500 077.-17-11.1 & 311500 077.-17-10.0.

BASIS OF BEARING:

The basis for all bearings shown hereon is the west right-of-way line of South Salina Street, assumed as being S 19°28'24" E, and is used to denote angles only.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain.) according to the Flood Insurance Rate Map for the County of Onondaga, State of New York, Community Panel No. 36067C0219F, Effective Date November 4, 2016.

TOTAL LAND AREA:

50,600 Square Feet
1.162 Acres

PARKING:

26 Parking Spaces
2 Handicapped Spaces
28 Total Parking Spaces

CERTIFICATION:

To: Bank of America, N.A. and its successors and assigns; ExchangeRight Real Estate, LLC, a California limited liability company and ExchangeRight Net Leased Portfolio 42 DST, a Delaware statutory trust; and Chicago Title Insurance Company.

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, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on November 24, 2020.

Date of Plat or Map: December 11, 2020.

Unauthorized alterations or additions to any survey, drawing, design, specification, plan or report is a violation of section 7209, provision 2 of the New York State Education Department.

By: *Michael D. Masters*
Michael D. Masters, LS
New York Registered Land Surveyor
L.S. License No. 50004
For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

BY:	DATE:	COMMENT:
EMG	12/22/2020	REVISED TITLE, ZONING & CLIENT COMMENTS

ZONING:

Zoning Classification: BA (Local Business District, Class A and RAA, Residential District, Class AA)
Minimum Building Setbacks:

Front (South Salina Street)=None required

Front (Brighton Avenue)=Where the frontage on one side of a street between two (2) intersecting streets or between an intersecting street and the dead end of a street or a cul-de-sac is partly in a residential and partly in a nonresidential use district the setback requirements of the residential district shall apply to the nonresidential frontage - 20 ft.

Side=Along the side lot line of a nonresidential use lot adjoining a residential district there shall be provided a yard of at least the minimum width required for side yards for residential structures of equal height in such residential district - 4 ft.

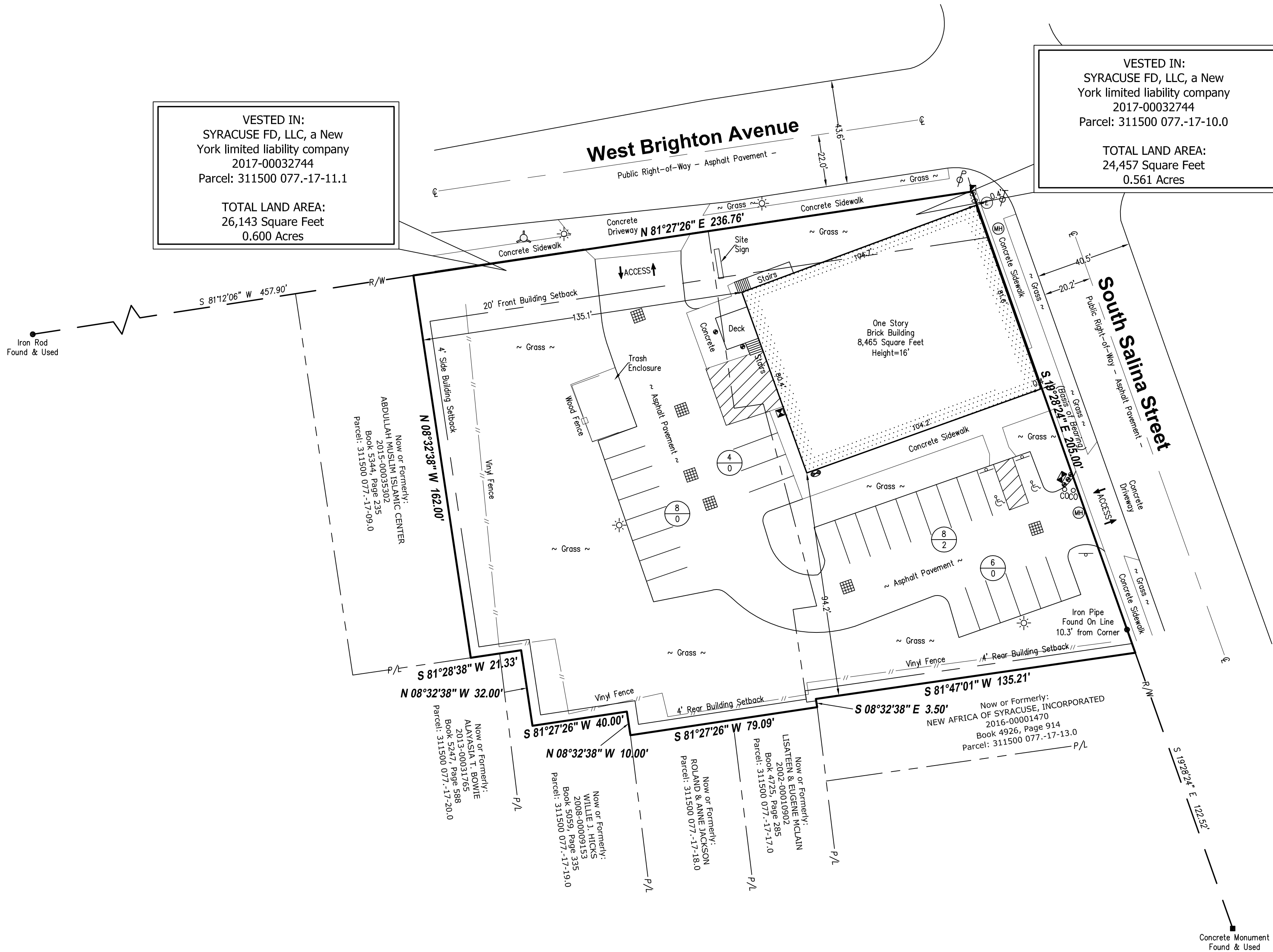
Rear=Along the butt lot line of a nonresidential use lot abutting on the side lot line of a lot in a residential district there shall be provided a rear yard of at least the minimum width required for the side yard for residential structures of equivalent height in such residential district

Maximum Building Height: N/A

Parking Ratio: 1 space per 300 square feet of floor area (8,320 / 300) x 1 = 27.73)

Required Parking: 28 total spaces

This zoning information is taken from a zoning report compiled by Partner under Partner Project Number: 20-299357.2, dated November 17, 2020, December 7, 2020.



VESTED IN:
SYRACUSE FD, LLC, a New
York limited liability company
2017-00032744
Parcel: 311500 077.-17-11.1

TOTAL LAND AREA:
26,143 Square Feet
0.600 Acres

VESTED IN:
SYRACUSE FD, LLC, a New
York limited liability company
2017-00032744
Parcel: 311500 077.-17-10.0

TOTAL LAND AREA:
24,457 Square Feet
0.561 Acres