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REFERENCES:

- 3. SCHEDULE "B" OF TITLE REPORT AS PREPARED BY TITLE ASSOCIATES, HAVING NUMBER 0100 105 00069
- A MAP ENTITLED "TOWN LINE PLAZA" PARCEL MAP" PREPARED BY SEAR BROWN, HAVING PROJECT MUNBER 1357,04-01, AND A MAP ISSUE DATE OF JANUARY 22, 1973.
- GENERAL NOTES:
- THE SURVEYED PREMISES ARE WITHIN A "CC COMMUNITY COMMERCIAL" ZOHING DISTRICT.
- THE HORIZONTAL DATUM SHOWN HEREON IS RETERENCED TO AN ASSUMED SYSTEM.
- THE VERTICAL DATEM SHOWN HEREON IS REFERENCED TO THE NOVO OF 1929.

N ACCORDANCE TO THE TOWN OF CANADACUA PLANNING BOARD ACTION RESOLUTION RECORDED OCTOBER 27, 2009 THE MANBER OF REQUIRED PARKING SPACES SHALL BE 419.

AN APPROVED REA SHALL BE FLED AT THE ONTARIO COUNTY CLEPK'S OFFICE WITHIN 30 DAYS OF THE FINAL PLAT BEING FLED.

REQUIRED VARIANCES:

- AN AREA VARANCE FOR SIDE SETBACK SMALLER THAN THE 20" REQUIRED IN A "OC" ZONE. (0.00 FEET REQUESTED)
- AN AREA VARIANCE TO CREATE TWO LOTS SMALLER THAN THE TO ACRES REQUESTED IN A "CC" ZONE (6.4± ACRES AND 9.3± ACRES REQUESTED)
- 3 AN AREA VARIANCE FOR WINNAM LOT WIDTH SMALLER THAN THE 500 FEET REQUIRED IN A "CO" ZONE. (350.82" AND 309.24" REQUIRED)

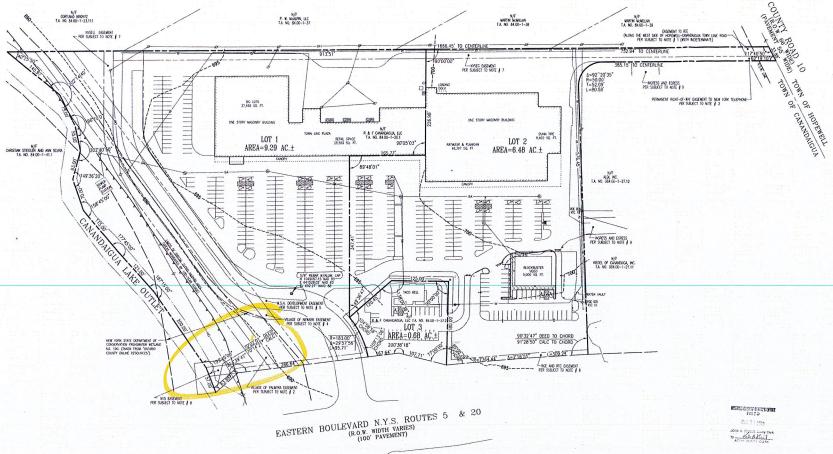
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RAYMOUR & FLANIGAN PLAZA TOWN OF CANANDAIGUA, ONTARIO CO., NY R & F CANANDAIGUA, LLC 7248 MORGAN ROAD LIVERPOOL, NY 13088

R & F CANANDAIGUA, LLC SUBDIVISION FINAL PLAT 10-200 R&F PLAZA, SUBDIVISION LOTS 1 THROUGH 2

Project No. 193500400	Scale 1*=50'	
Drawing No.	Steet	Revision
V-1	1 0 1	1



OF CANANDAIGUA DEVELOPMENT OFFICE E ROAD C

I. EASEMENT TO ROBE PER LIBER 346 OF DEEDS, PACE 280 (ALONG WEST SDE OF HOPEMELL-CANANDAGUA TOWN LINE ROAD). AS SHOWN HEREON (WOTH INDETERMANTS). 2. EASEMENT TO THE VILLAGE OF PALMITRA PER LIBER 379 OF DEEDS, PAGE 503 (15 WOE WATERMAN EASEMENT AS SHOWN HEREON). 4. EASEMENT TO THE VILLAGE OF NEWARK PER DRAWING NO. 1357.02-01 PREPARED BY SEAR, BROWN ET AL., DATED JULY 19, 1971 (AS SHOWN HERICN). L. 537, P. 469. 5. EASEMENT TO M.S.H. DEVELOPMENT CORPORATION PER LIBER 729 OF DEDS, PACE 249 (66"MDE AS SHOWN HEREON). 6. EASEMENT TO ROSE AND RTC PER LIBER 740 OF DEEDS, PAGE 597 (NO DISTING UTFUTES WITHIN EASEMENT). 7. EASEMENT TO NYS ELECTRIC & GAS CORPORATION PER LIBER 850 OF DEEDS, PAGE 716, AND PER LIBER 850 OF DEEDS, PAGE 721 (AS SHOWN RESEON). B EASEMENT TO THE STATE OF NEW YORK PER LIBER 562 OF DEEDS, PAGE 556 (AS SHOWN HEREON). 9. EASEMENT ACHERMENT MADE BY AND BETWEEN RAF ASSOCIATES NO.1, LP. AND ALDS INC. PER LIBER 975 OF DEEDS, PAGE 121. (FORTION OF EASEMENT SHOWN REPECTS)

B ARAKALL

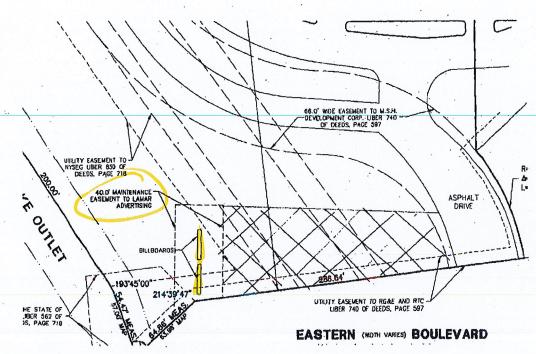
PLANNE BOARD CHARFESON PLANNING BOARD AT ZONING BOARD OF APPEALS ATTORNEY



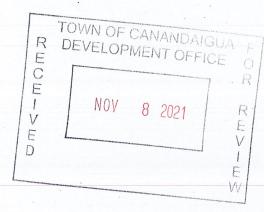
LEGEND

THE STATE OF THE S

EXHIBIT "A-1"
Sign Location Easement



Doo # 02-261134.3







Ontario County Clerk Recording Page

Return To

HARRIS BEACH PLLC 99 GARNSEY ROAD PITTSFORD, NY 14534

Document Type: EASEMENT

Grantor (Party 1)	
PELUSIO CANANDAIGUA LLC	

	Fees	
	Recording Fee	\$20.00
1	TP-584 Form Fee	\$5.00
1	Pages Fee	\$40.00
١	State Surcharge	\$20.00
-	Transfer Tax	\$254.00
1	Total Fees Paid:	\$339.00

John H. Cooley, County Clerk Ontario County Clerk 20 Ontario Street Canandaigua, New York 14424 (585) 396-4200

Receipt Number: 65939

Grantee (Party 2)	
TLC PROPERTIES INC	

Consideration: \$63,498.00				
Control #:	201112080170			
Ref #:	TX 2011 001103			

Property located in Town of Canandalgua

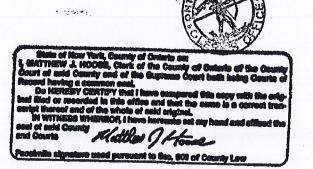
State of New York County of Ontario

Recorded on December 8th, 2011 at 3:20:08 PM in Liber 01270 of Deeds beginning at page 0675, ending at page 0682, with a total page count of 8.

Ontario County Clerk

This sheet constitutes the Clerk's endorsement required by section 319 of the Real Property Law of the State of New York

Do Not Detach



UNUUM Ontario County Online Resources Ontario County, New York 20 Ontario Street Canandaigua, NY 14424



NOTE: Inventory and assessment data originates with the respective local assessor **Property Information**

Tax Map ID:

84.00-1-26.120

Physical Address:

4406 Route 5 & 20

Community:

Town of Canandaigua

Easting:

641515

Northing:

1049315

Roll Section: 1 **Property Class:**

2021

452 Nbh shop ctr

School District:

Cdga City Sch Dist

Frontage: 0.00

Depth: 0.00

Heat:

WHERE TO VOTE:

Acres: 9.240

Fuel:

Water: Comm/public

5500 Airport Rd, Canandaigua (Canandaigua Schools Oper. Bldg.

Sewer: Comm/public

Owners:

NOTES:

BUILDING DETAILS (primary bldg only):

Year Built: 1960

Sq Ft. 53,024

Condition: Good

Style:

Shopping ctr/strip load sup

Stories:

Central Air:

Siding:

Basement:

Half Baths: Full Baths:

Bedrooms:

Fireplaces:

NOTE: Please see pages 5-6 of this report for details of additional buildings on this property.

Assessed Values:

Full Market Value:

\$3,026,737

Total Assessment:

\$2,875,400

Land Assessment:

\$581,700

Owner Information

GOAL INVESTMENTS, INC

Recent Sales

Residential Sales (Valid Only)

Address 1:

361 FRANKLIN AVE

City:

NUTLEY

Deed Book: 1390 Deed Page: 406

State, ZIP: NJ

07110

Date: 8/24/2017

Comments:



THIS MAP AND INFORMATION IS PROVIDED "AS IS" AND ONTARIO COUNTY MAKES NO WARRANTIES OR GUARANTEES, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF TITLE, NON-INFRINGEMENT, MERCHANTABILITY AND THAT OF FITNESS FOR A PARTICULAR PURPOSE CONCERNING THIS MAP AND THE INFORMATION CONTAINED HEREIN. USER ASSUMES ALL RISKS AND RESPONSIBILITY FOR DETERMINING WHETHER THIS INFORMATION IS SUFFICIENT FOR PURPOSES INTENDED.

Report Created:

9/01/2021

ON OTHER COUNTY UNLINE RESOURCES

Ontario County, New York 20 Ontario Street Canandaigua, NY 14424

Previous Owners

OWNER NAME(S): PELUSIO CANANDAIGUA LLC

DEED DATE: 5/17/2011

DEED BOOK: 1261

DEED PAGE: 28

CLERK NUMBER: 201105170089

COMMENTS:

OWNER NAME(S): R & F CANANDAIGUA, LLC

DEED DATE: 3/30/2001

DEED BOOK: 1052

DEED PAGE: 644

CLERK NUMBER: 200103300046

COMMENTS:



UNUUT Untario County Unline Resources

Ontario County, New York 20 Ontario Street Canandaigua, NY 14424

Tax Information

	SPECIAL DIST	TRICT TAX RATES		
Special District	Code	SD Tax Rate	UN Tax Rate	FE Tax Rate
Cdga Fire Prot	FD241	0.759749	\$0	\$0
Cdga Cons Water-ETC	WD247	0.620760	\$0	. \$0

EXEMPTIONS

Exemption Description Code County

Village Town

School

ESTIMATED TAXES WORKSHEET

The workspace below can be used to estimate the TRUE taxes for this property. Users are strongly urged to contact the Ontario County Treasurer's Office (585-396-4432) to verify exact total taxes. If the property is in one of the cities, please contact either the City of Canandaigua (585-396-5015) or the City of Geneva (315-789-2114) depending on the location.

	RATE		TAXABLE			TAX YEAR
School Tax:	19.213753	x	\$2,875,400	/ 1000 =	\$55,247.23	2020-2021
County Tax:	6.312662	x	\$2,875,400	/ 1000 =	\$18,151.43	2020
Town or City Tax:	1.022740	x	\$2,875,400	/ 1000 =	\$2,940.79	2020
Village Tax:	0.000000	x	\$2,875,400	/ 1000 =	\$0.00	2020

Municipal and School Taxes Subtotal:

\$76,339.44

Special District Taxes Subtotal:

TOTAL ESTIMATED TAXES:

SURVEYS

Survey Link (copy and paste in a browser) Survey ID 31450 https://oncorng.co.ontario.ny.us/surveys/31450.tiff

TAX BILLS

(copy and paste link in a browser)

https://oncorng.co.ontario.ny.us/TaxbillSchool/84.00-1-26.120_School.pdf

County/Town: https://oncorng.co.ontario.ny.us/TaxbillCountyTown/84.00-1-26.120_CountyTown.pdf

City:

Village:

School:

TAX MAP

https://oncorng.co.ontario.ny.us/taxmap322400/Town of Canandaigua_084.00.pdf





Ontario County, New York 20 Ontario Street Canandaigua, NY 14424

Additional Inventory

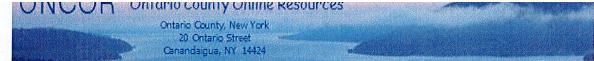
		IMI	PROVEM	ENTS			
Structure Description	Code	Year	Sqft	Dim1	Dim2	Condition	Grade
Pavng-asphlt	LP4	1971	100,	0	0	Good	Average
			396				
Bilbrd-dpole	BB1	1980	0	15	25	Normal	Economy

LAND DESCRIPTION

Notes: Soil Rating is assigned for tillable, pasture, woodland, muck, orchard and vineyard land types. Click on the Soil Rating heading for more information about how the rating was determined. Although unusual, there may be characteristics that affect the base land value. If so, this "Influence" description is indicated at the end of the table.

Land Type	Waterfront	Soil Rating	Acres	Depth	Frontage	Value
Primary			2.000	0	0	\$158,750
Secondary			2.000	0	. 0	\$343,050
Residual			5.000	0	0	\$79,375





Individual Building Details

RESIDENTIAL BUILDINGS



UNUUM Ontario County Online Resources

Good

Overall Condition:

Ontario County, New York 20 Ontario Street Canandaigua, NY 14424

COMMERCIAL BUILDINGS

Basement Type:

Building Number: Number of Stories: 1

Building Section: 1 Story Height (feet): 12

No. Identical Bldgs: % Air-Conditioned: 100.00 1

Actual Year Built: 1960 % Sprinkler: 100.00 **Effective Year Built:** 2010 % Alarmed: 50.00

Construction Quality: Number of Elevators: 0

Average

Basement Perimeter: 0 Perimeter: 1366

Gross Floor Area: 53024 **Basement Sqft:** 0

Wall A %: 0.00 Wall C %: 100.00 Wall B %: 0.00



UNUUM Ontario County Online Resources

Ontario County, New York 20 Ontario Street Canandaigua, NY 14424

Property Analysis

	1.10 p.s. 67		
Type	Description	% Coverage	Acres
Ecological Community	Successional Old Field	0.150%	0.0
Ecological Community	Floodplain Forest	7.651%	0.7
Ecological Community	Urban Structure Exterior	92.198%	8.5
Flood Zone	AE	10.5%	1.0
NRCS Soils	Wayland silt loam, 0 to 3 percent slopes	23.6%	2.2
NRCS Soils	Odessa silt loam, 0 to 3 percent slopes	55.6%	5.1
NRCS Soils	Schoharie silty clay loam, 0 to 3 percent slopes	11.5%	1.1
NRCS Soils	Water	2.5%	0.2
NRCS Soils	Palmyra gravelly sandy loam, 3 to 8 percent slopes	6.8%	0.6
Utilities - Electric	ROCHESTER GAS & ELECTRIC	100.0%	9.2
Utilities - Gas	NEW YORK STATE ELCTRIC & GAS	100.0%	9.2
Utilities - Telephone	Finger Lakes Technology Group	100.0%	9.2
Utilities - Telephone	Frontier Telephone of Rochester	100.0%	9.2
Watershed	Canandaigua Outlet	100.0%	9.2
Wetlands - NYSDEC	Class 1	20.1%	1.9



UNCUH Ontario County Online Resources

Ontario County, New York 20 Ontario Street Canandaigua, NY 14424

Local Zoning

Note: OnCOR users are strongly urged to contact the municipal planning/zoning office to confirm accuracy of the zoning information listed below.

Community Zoning Type	Description	% (Coverage
Town of Canandaigua Mixed Use Overlay	Mixed Use Overlay		100.0%
Town of Canandaigua Zoning	CC - Community Commercial		100.0%



UNCUM Ontario County Online Resources Ontario County, New York 20 Ontario Street Canandaigua, NY 14424



NOTE: Inventory and assessment data originates with the respective local assessor

Property Information

Tax Map ID: 84.00-1-26.120 **Physical Address:** 4406 Route 5 & 20

Community: Town of Canandaigua

Northing: 1049315 **Easting:** 641515

Acres: 9.240 Neighborhood: 24904

% Steep Slope: 3 Roll Section: 1 2021

(452) Nbh shop ctr **Property Class:** Cdga City Sch Dist **School District:**

Depth: 0.00 Frontage: 0.00

Heat: WHERE TO VOTE:

Water: Comm/public

5500 Airport Rd, Canandaigua (Canandaigua Schools Oper. Bldg.

Sewer: Comm/public

Fuel:

% NYS DEC Wetland: 20 % NWI Wetland: 0 **BUILDING DETAILS (primary bldg only):**

Year Built: 1960 **Sq Ft.** 53,024

Condition: Good

Shopping ctr/strip load sup Style:

Central Air: Stories:

Siding: **Basement:**

Full Baths: Half Baths:

Fireplaces: Bedrooms:

Please see Parcel Detail Report for complete info

Assessed Values:

\$3,026,737 **Full Market Value:**

Total Assessment: \$2,875,400

\$581,700 **Land Assessment:**

Owner Information

GOAL INVESTMENTS, INC

Recent Sales Residential Sales (Valid Only)

Address 1: 361 FRANKLIN AVE

City: **NUTLEY**

07110 State, ZIP: NJ

Date: 8/24/2017 Comments: Deed Book: 1390 Deed Page: 406



Owners:

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Report Created: 9/01/2021

ONCOR Ontario County Online Resources

Ontario County GIS Program 70 Ontario Street Canandaigua, NY 14424





NOTE: Inventory and assessment data originates with the respective local assessor

PROPERTY SUMMARY REPORT

20

0

Tax Map ID:

84.00-1-26.120

Physical Address:

4406 Route 5 & 20

Community:

Town of Canandaigua

Easting: 641515

Northing: 1049315

Acres: 9.24

2021

Neighborhood: 24904

.00

Roll Section: 1

Utilities: Gas & elec

Property Class: 452 Nbh shop ctr

School District:

Cdga City Sch Dist

Depth:

Heat:

Frontage:

.00

Fuel:

Water: Comm/public

% NYS DEC Wetland:

Obstructions:

% NWI Wetland:

% Steep Slope:

BUILDING DETAILS (primary building only)

Year Built: 1960

Square Feet:

53024

Condition: Good

Style:

Shopping ctr/strip load sup **Central Air:**

Stories:

Siding:

Basement:

Full Baths:

Half Baths:

Bedrooms:

Date:

Fireplaces:

Please see Parcel Detail Report for complete information

Assessed Values

Recent Residential Sales

Valid Sales Only within the past three years

Full Market Value:

\$3026737

Total Assessment:

\$2875400

Land Assessment:

\$581700

Owner Information

GOAL INVESTMENTS, INC

361 FRANKLIN AVE

Sewer: Comm/public

FI2

NUTLEY

NJ

Where to Vote:

Price:

Notes:

Book: 1390

Page: 406

07110

Date Filed: 8/24/2017

5500 Airport Rd, Canandaigua (Canandaigua

Schools Oper. Bldg.)

Comments:



Sale Type:

ONCOR Ontario County Online Resources

Ontario County GIS Program 70 Ontario Street Canandaigua, NY 14424





NOTE: Inventory and assessment data originates with the respective local assessor

PROPERTY SUMMARY REPORT

Tax Map ID:84.00-1-26.120Physical Address:4406 Route 5 & 20Community:Town of CanandaiguaEasting:641515Northing:1049315Acres:9.24Neighborhood:24904Roll Section:12021Utilities:Gas & elec

Property Class:452Nbh shop ctrSchool District:Cdga City Sch DistFrontage:.00Depth:.00

Heat: Obstructions:

Fuel: % NYS DEC Wetland: 20
Water: Comm/public % NWI Wetland: 0

Sewer: Comm/public % Steep Slope:

BUILDING DETAILS (primary building only)

Year Built: 1960 Square Feet: 53024

Condition: Good

Style: Shopping ctr/strip load sup

Stories: 1 Central Air:

Siding: Basement:

Full Baths: Half Baths: Bedrooms: Fireplaces:

Please see Parcel Detail Report for complete information

Assessed Values

Full Market Value:\$3026737Total Assessment:\$2875400Land Assessment:\$581700

Owner Information

GOAL INVESTMENTS, INC 361 FRANKLIN AVE

FI 2

NUTLEY NJ 07110

Notes:

Book: 1390 **Page:** 406 **Date Filed:** 8/24/2017

Recent Residential Sales

Valid Sales Only within the past three years

Date: Price: Sale Type:

Where to Vote:

5500 Airport Rd, Canandaigua (Canandaigua Schools Oper. Bldg.)

Comments:



