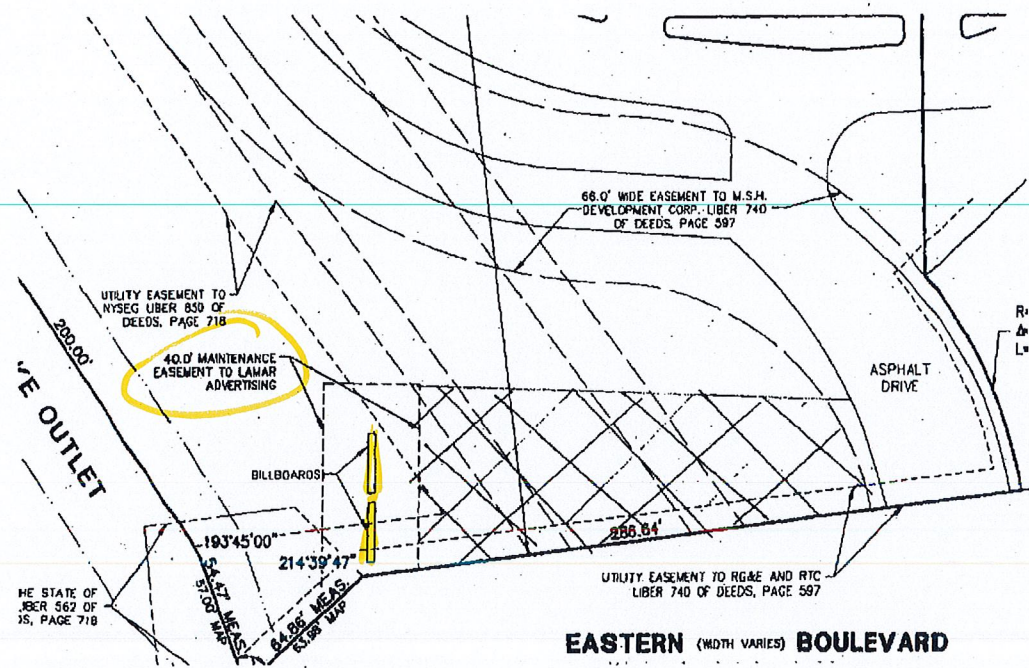
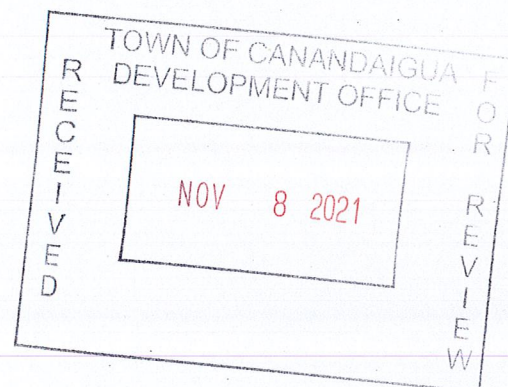


EXHIBIT "A-1"
Sign Location Easement



Doc # 02-261134.3





Ontario County Clerk Recording Page

Return To

HARRIS BEACH PLLC
99 GARNSEY ROAD
PITTSFORD, NY 14534

John H. Cooley, County Clerk

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

Document Type: **EASEMENT**

Receipt Number: 65939

Grantor (Party 1)
PELUSIO CANANDAIGUA LLC

Grantee (Party 2)
TLC PROPERTIES INC

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

Consideration: \$63,498.00

Control #:	201112080170
Ref #:	TX 2011 001103

Property located in **Town of Canandaigua**

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

SC

Do Not Detach



State of New York, County of Ontario ss
I, **MATTHEW J. MOORE**, Clerk of the County of Ontario of the County
Court of said County and of the Supreme Court both being Courts of
Record having a common seal.
Do HEREBY CERTIFY that I have compared this copy with the orig-
inal filed or recorded in this office and that the same is a correct tran-
script thereof and of the whole of said original.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the
seal of said County and Court

Facsimile signature used pursuant to Sec. 809 of County Law



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 2021 **Acres:** 9.240
Property Class: 452 Nbh shop ctr
School District: Cdga City Sch Dist
Frontage: 0.00 **Depth:** 0.00

Heat:

WHERE TO VOTE:

Fuel:

Water: Comm/public

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

Sewer: Comm/public

NOTES:

BUILDING DETAILS (primary bldg only):

Year Built: 1960 **Sq Ft.** 53,024
Condition: Good
Style: Shopping ctr/strip load sup
Stories: 1 **Central Air:**
Siding:
Basement:
Full Baths: **Half 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

Owners: GOAL INVESTMENTS, INC

Recent Sales

Residential Sales (Valid Only)

Address 1: 361 FRANKLIN AVE

City: NUTLEY

State, ZIP: NJ 07110

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



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:



Tax Information

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

TAX BILLS

(copy and paste link in a browser)

School: 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:

TAX MAP

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



Additional Inventory

IMPROVEMENTS							
Structure Description	Code	Year	Sqft	Dim1	Dim2	Condition	Grade
Pavng-asphlt	LP4	1971	100,396	0	0	Good	Average
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



COMMERCIAL BUILDINGS

Building Number:	1	Number of Stories:	1
Building Section:	1	Story Height (feet):	12
No. Identical Bldgs:	1	% Air-Conditioned:	100.00
Actual Year Built:	1960	% Sprinkler:	100.00
Effective Year Built:	2010	% Alarmed:	50.00
Construction Quality:	Average	Number of Elevators:	0
Overall Condition:	Good	Basement Type:	
Perimeter:	1366	Basement Perimeter:	0
Gross Floor Area:	53024	Basement Sqft:	0
Wall A %:	0.00	Wall B %:	0.00
		Wall C %:	100.00



Property Analysis

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



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%





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
Acres: 9.240 **Neighborhood:** 24904
Roll Section: 1 2021 **% Steep Slope:** 3
Property Class: (452) Nbh shop ctr
School District: Cdga City Sch Dist
Frontage: 0.00 **Depth:** 0.00
Heat:
Fuel:
Water: Comm/public
Sewer: Comm/public
% NYS DEC Wetland: 20 **% NWI Wetland:** 0

BUILDING DETAILS (primary bldg only):

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

Assessed Values:

Full Market Value: \$3,026,737
Total Assessment: \$2,875,400
Land Assessment: \$581,700

Owner Information

Owners: GOAL INVESTMENTS, INC

Recent Sales

Residential Sales (Valid Only)

Address 1: 361 FRANKLIN AVE

City: NUTLEY

State, ZIP: NJ 07110

Deed Book: 1390 **Deed Page:** 406 **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



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

PROPERTY SUMMARY REPORT

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 **Neighborhood:** 24904
Roll Section: 1 2021 **Utilities:** Gas & elec
Property Class: 452 Nbh shop ctr
School District: Cdga City Sch Dist
Frontage: .00 **Depth:** .00
Heat: **Obstructions:**

Fuel: % NYS DEC Wetland: 20
Water: Comm/public % NWI Wetland: 0
Sewer: Comm/public % Steep Slope: 3

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: \$3026737
Total Assessment: \$2875400
Land Assessment: \$581700

Owner Information

GOAL INVESTMENTS, INC
361 FRANKLIN AVE
FI 2
NUTLEY NJ 07110 -

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.)

Notes:

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

Comments:



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:	84.00-1-26.120	BUILDING DETAILS (primary building only)	
Physical Address:	4406 Route 5 & 20	Year Built:	1960
Community:	Town of Canandaigua	Square Feet:	53024
Easting:	641515	Condition:	Good
Acres:	9.24	Style:	Shopping ctr/strip load sup
Roll Section:	1 2021	Stories:	1
Property Class:	452	Central Air:	
School District:	Cdga City Sch Dist	Siding:	
Frontage:	.00	Basement:	
Heat:		Full Baths:	
Fuel:		Half Baths:	
Water:	Comm/public	Bedrooms:	
Sewer:	Comm/public	Fireplaces:	
		<i>Please see Parcel Detail Report for complete information</i>	
		Assessed Values	
		Full Market Value:	\$3026737
		Total Assessment:	\$2875400
		Land 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

Comments:

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.)



