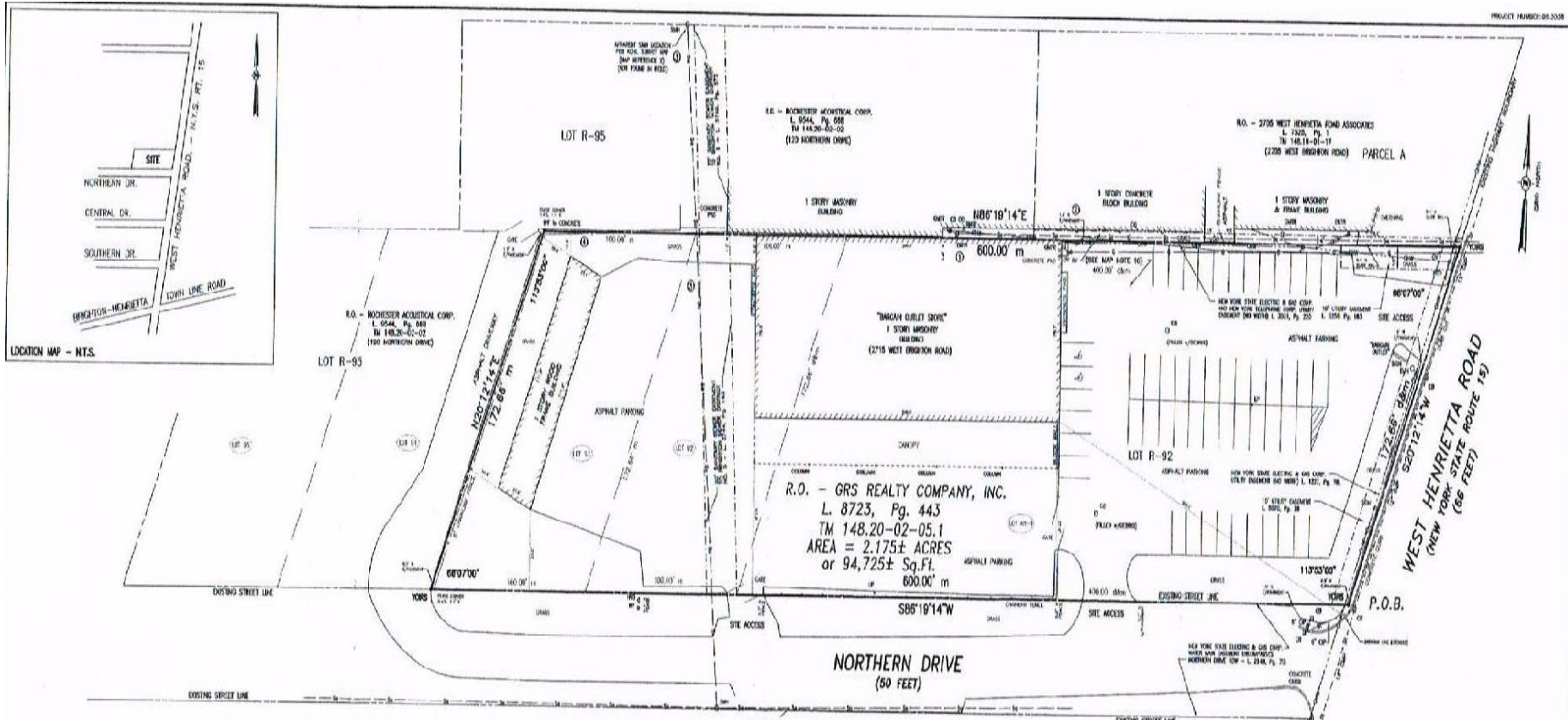






Rochester, NY 14623	3 ml radius		5 ml radius		10 ml radius	
<b>Population</b>						
Estimated Population (2013)	58,009		182,102		548,707	
Projected Population (2018)	58,961		185,404		559,135	
Census Population (2010)	58,194		182,959		551,636	
Census Population (2000)	58,022		184,434		553,128	
<i>Projected Annual Growth (2013 to 2018)</i>	952	0.3%	3,303	0.4%	10,428	0.4%
<i>Historical Annual Growth (2010 to 2013)</i>	-184	-0.1%	-857	-0.2%	-2,929	-0.2%
<i>Historical Annual Growth (2000 to 2010)</i>	171	-	-1,474	-0.1%	-1,492	-
<b>Households</b>						
Estimated Households (2013)	21,179		76,592		230,124	
Projected Households (2018)	21,862		79,070		237,576	
Census Households (2010)	20,769		75,119		225,704	
Census Households (2000)	20,500		73,967		219,493	
<i>Projected Annual Growth (2013 to 2018)</i>	684	0.6%	2,477	0.6%	7,452	0.6%
<i>Historical Annual Growth (2010 to 2013)</i>	409	0.7%	1,474	0.7%	4,420	0.7%
<i>Historical Annual Growth (2000 to 2010)</i>	269	0.1%	1,152	0.2%	6,211	0.3%
<b>Average Household Income</b>						
Estimated Average Household Income (2013)	\$51,452		\$60,303		\$65,320	
Projected Average Household Income (2018)	\$54,917		\$64,681		\$70,069	
Census Average Household Income (2010)	\$48,978		\$56,627		\$61,646	
Census Average Household Income (2000)	\$47,661		\$50,128		\$55,184	
<i>Projected Annual Growth (2013 to 2018)</i>	\$3,465	1.3%	\$4,377	1.5%	\$4,749	1.5%
<i>Historical Annual Growth (2010 to 2013)</i>	\$2,474	1.7%	\$3,676	2.2%	\$3,674	2.0%
<i>Historical Annual Growth (2000 to 2010)</i>	\$1,317	0.3%	\$6,499	1.3%	\$6,462	1.2%
<b>Median Household Income</b>						
Estimated Median Household Income (2013)	\$44,810		\$48,376		\$53,833	
Projected Median Household Income (2018)	\$48,582		\$52,768		\$58,763	
Census Median Household Income (2010)	\$43,625		\$45,824		\$50,858	
Census Median Household Income (2000)	\$38,718		\$40,172		\$44,814	
<i>Projected Annual Growth (2013 to 2018)</i>	\$3,772	1.7%	\$4,392	1.8%	\$4,930	1.8%
<i>Historical Annual Growth (2010 to 2013)</i>	\$1,185	0.9%	\$2,552	1.9%	\$2,975	1.9%
<i>Historical Annual Growth (2000 to 2010)</i>	\$4,908	1.3%	\$5,652	1.4%	\$6,044	1.3%



- MAP NOTES**
- 1.) NEUTER ORIENTATION IS BASED ON GRID NORTH AS SHOWN ON MAP REFERENCE B.
  - 2.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY G. T. HORN ASSOCIATES, P. C., TO DETERMINE OWNERSHIP OR INTERESTS OF RECORD FOR ALL APPROPRIATE RECORDS EXISTING, RIGHTS OF WAY, AND TITLE, REFERENCE IS MADE TO TITLE REPORT BY TERA TRIP HORNSTEIN COMPANY, TITLE NO. 5010-2003, EFFECTIVE DATE MAY 7, 2003. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS AS RECORDED THEREON AND IS FURTHER SUBJECT TO ANY FURTHER OR SUBSEQUENT REVISIONS OR CONDUCTED FROM THE DATE OF THIS CONTRIBUTION TO THE PROJECT.
  - 3.) FIELD WORK PERFORMED ON APRIL 25 & MAY 1, 2008.
  - 4.) PARKING SPACES - 50 FEDERAL SPACES AND 2 HANDICAP SPACE.
  - 5.) SITE IS ZONED AS B1-2 (GENERAL BUSINESS DISTRICT) BY THE TOWN OF BRIGHTON ZONING OFFICE.
  - 6.) RECORD DESCRIPTION HAS NO CLOSURE BURR.
  - 7.) SITE IS USED AS A RETAIL STORE AND HAS STOCK PILES OF CONSTRUCTION MATERIALS.
  - 8.) PARCEL LIES WITHIN FLOOD ZONE C (AREA OF MINIMAL FLOODING) AS PER FEDERAL AGENCY MANAGEMENT AGENCY (F.E.M.A.) COMMUNITY PLAN, 804010 0000B, EFFECTIVE DATE JUNE 18, 1988.
  - 9.) NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION OR ADDITIONS WERE NOTED.
  - 10.) ADJACENT WERE DEVELOPED IN THIS AREA WHICH MAY OBTAIN FEATURES.
  - 11.) SUBJECT TO AN EASEMENT TO ROCHESTER GAS AND ELECTRIC CORP. AND ROCHESTER TELEPHONE CO. FOR UNDERGROUND UTILITIES IN LIBER 1205 OF DEEDS AT PAGE 308.
  - 12.) SUBJECT TO A PARKING AGREEMENT WITH HORNSTEIN, INC. AS SET FORTH IN LIBER 9815 OF DEEDS AT PAGE 112.
  - 13.) SUBJECT TO A 10' UTILITY EASEMENT PER LIBER 5009 OF DEEDS AT PAGE 20.
  - 14.) SUBJECT TO A 10' UTILITY EASEMENT PER LIBER 5256 OF DEEDS AT PAGE 103. (MAP NOTES 11-14 ARE AS SHOWN ON MAP REFERENCE C.)

**SUGGESTED LEGAL DESCRIPTION**

All BOUNDARY POINTS OF PARCELS OF LAND shown in the Town of Brighton, County of Monroe, State of New York, being part of Town Lot 70, Township 13, Range 7 of the Second Edition of the Platte & Common Purchase & being taken as Lot R-92 of the Re-subdivision of Lot 62 & 85 of the Expanded Forest Subdivision & Lot 88-1 of the Merrill Brook Subdivision and being more particularly located and described as follows:

Beginning at a point on the existing westerly highway boundary of West Henrietta Road (N.Y.S. Route 15) at its intersection with the northerly street line of Northern Drive, a distance of 3000.00 feet to a point on the division line between the lands now or formerly of GRS Realty Company, Inc. as described in Liber 3723 of Deeds of Page 443 on the east and westerly angle of 60 deg. 07 min. 39 sec. with the last mentioned course, along the said division line, a distance of 172.86 feet to a point on the division line between the said lands now or formerly of Rochester Associated Corp. as described in Liber 3044 of Deeds of Page 668 on the west; thence North 20 deg. 12 min. 14 sec. East, making an interior angle of 60 deg. 07 min. 39 sec. with the last mentioned course, along the said division line, a distance of 172.86 feet to a point on the north-south line between the said lands now or formerly of GRS Realty Company, Inc. on the south and the said lands of Rochester Associated Corp. on the north; thence North 53 deg. 53 min. 14 sec. East, making an interior angle of 113 deg. 53 min. 00 sec. with the last mentioned course, along the said division line between the said lands now or formerly of GRS Realty Company, Inc. on the south and the said lands of Rochester Associated Corp. on the north; thence North 20 deg. 12 min. 14 sec. East, making an interior angle of 60 deg. 07 min. 39 sec. with the last mentioned course, along the said division line, a distance of 172.86 feet to the point of beginning, said last course making an interior angle of 113 deg. 53 min. 00 sec. with the first mentioned course. Containing 2.175 acres or 94,725 square feet of lands, more or less.

**LEGEND**

- - - - - EASEMENT STRIPS
- - - - - - DRAIN BASIN
- - - - - - UTILITY POLE
- - - - - - CURB WIRE
- - - - - CHAIN LINK FENCE
- - - - - BORN PIPE FOUND
- - - - - YELLOW CHIPPED BORN BORN SET
- - - - - SANITARY SEWER
- - - - - SEWER SENDER
- - - - - BURIED GAS LINE (FOR FIELD MARK-OUT)
- - - - - UNLOC. UNLABLED INSTRUMENT
- LF + - - - - LIGHT POLE
- EMR + - - - - ELECTRIC METER
- EMH ○ - - - - ELECTRIC METER
- - - - - GAS VALVE
- EMR ○ - - - - GAS METER
- ME ○ - - - - MORGAN
- ME ○ - - - - WATER VALVE
- (LOT NO) - - - - FORMER LOT NUMBER

- ENCROACHMENTS**
1. ELECTRIC METER ON FACE OF BUILDING EXCEEDS OWN ADJACENT'S PARCEL.
  2. EDGE OF PAVEMENT EXCEEDS OWN ADJACENT'S PARCEL BY 1.1'.
  3. BASES ON THE LOCATOR, SEALED FOR THE SANITARY MANHOLE (DIT FOUR), THE SANITARY SEWER LINE WOULD BE CLUSTER OF THE DESCRIBED EASEMENT.
  4. ADJACENT'S CHAIN LINK FENCE CROSS ONTO ONE PARCEL.

**CHOOSE A DESCRIPTION**

1.) THAT TRACT OR PARCELS OF LAND, situated in the Town of Brighton, Monroe County, New York, being Lot 88-1 of the Merrill Brook Subdivision and being more particularly located and described as follows:

**NOTES TO TITLE REPORT - SCHEDULE B, ITEM 1.1**

1. THE UTILITY EASEMENT GRANTED TO ROCHESTER GAS AND ELECTRIC CORPORATION AND ROCHESTER TELEPHONE CORPORATION ARE DESCRIBED IN LIBER 5009 OF DEEDS AT PAGE 20 AND LIBER 5256 OF DEEDS AT PAGE 103.

**ZONING INFORMATION**