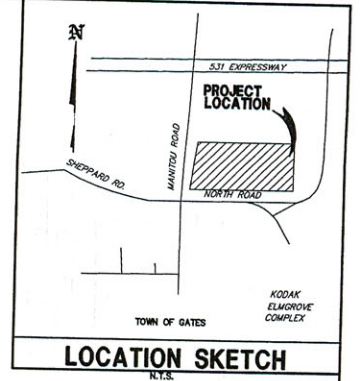
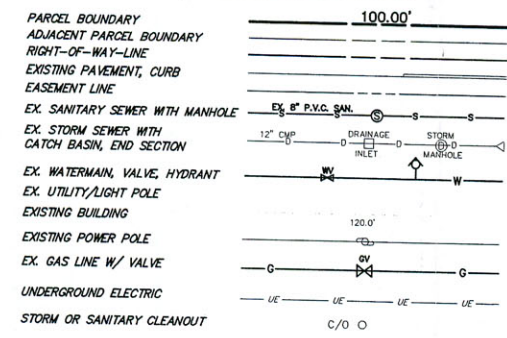


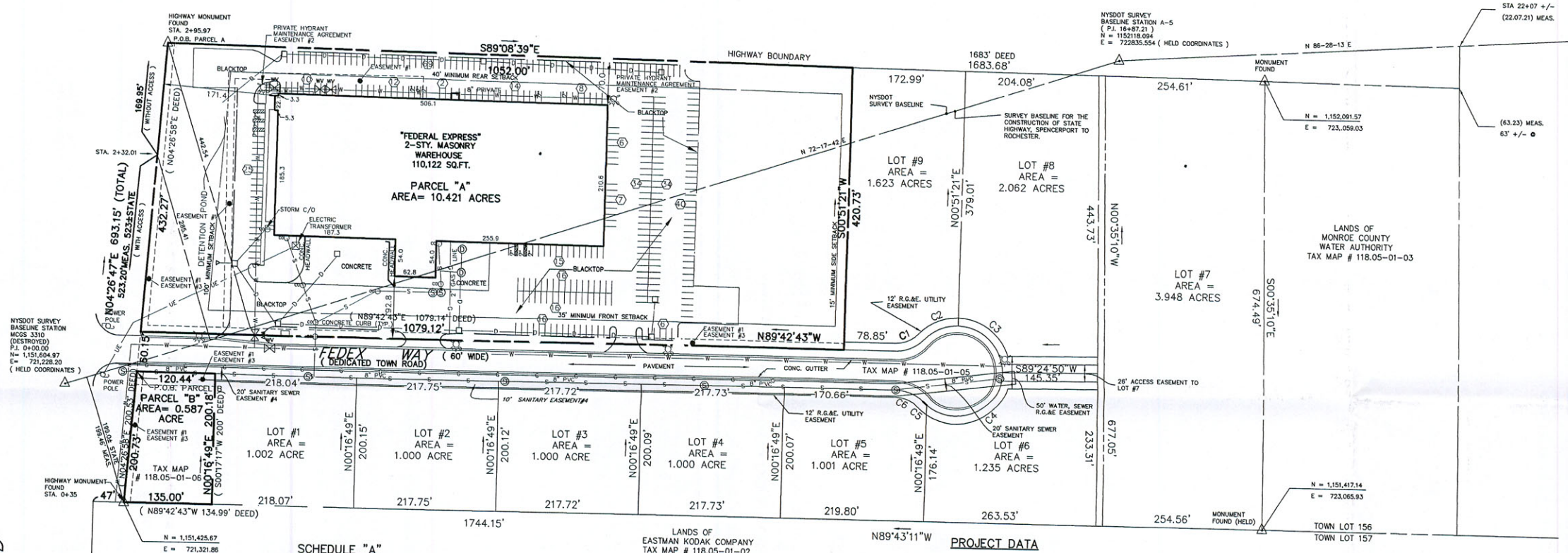
2580 Manitou Rd

### SITE LEGEND



**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) C of the Flood Insurance Rate Map, Community Panel No. 380416 0001 A, which bears an effective date of August 2, 1982 and is not in a Special Flood Hazard Area. By telephone call dated 12/22/05 to the National Flood Insurance Program (800-638-6820) we have learned this community does/does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

## SPENCERPORT EXPRESSWAY (N.Y.S. ROUTE 531)



MANITOU ROAD  
(COUNTY ROUTE 208)  
66' WIDE

**SCHEDULE "A"**  
**TICOR TITLE INSURANCE COMPANY**  
**TITLE # 5105-25289**

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF GATES, COUNTY OF MONROE AND STATE OF NEW YORK, AND COMMENCING AT A POINT 80+ FEET EAST OF THE CENTER LINE OF MANITOU ROAD AT THE INTERSECTION OF SAID ROAD WITH THE SOUTH LINE OF TOWN LOT 156 AS INDICATED BY A MONUMENT SET BY THE STATE OF NEW YORK BEING THE POINT OF BEGINNING THEN AS TO:

PARCEL A: ON A BEARING S89°08'39" E, ON A MAP PREPARED BY GARY MICHAEL BUTLER DATED MARCH 24, 1997, 1052.00 FEET TO A POINT; THENCE ON A BEARING S00°51'21" W, 420.73 FEET TO A POINT; THENCE ON A BEARING N89°42'43" W, 1079.12 FEET TO A POINT; THENCE ON A BEARING N 04°26'58" E, 432.27 FEET TO THE POINT OF BEGINNING CONSTITUTING 10.421± ACRES OF LAND AND DESIGNATED AS PARCEL "A" ON A MAP PREPARED BY GARY MICHAEL BUTLER DATED MARCH 24, 1997, TOGETHER WITH

PARCEL B: COMMENCING AT THE SOUTHWEST CORNER OF PARCEL A, AS DESCRIBED ABOVE, AND 60.16 FEET SOUTHERLY ON THE LINE DESIGNATED AS N 04°26'58" E ON THE GARY MICHAEL BUTLER MAP TO THE POINT OF BEGINNING; THENCE ALONG A LINE DESIGNATED AS N89°42'43" W, 120.44 FEET TO A POINT; THENCE S 00°17'17" W, 200 FEET TO A POINT; THENCE N 89°42'43" W, 134.99 FEET TO A POINT BEING AN EXISTING MONUMENT; THENCE N 04°26'58" E, 200.53 FEET TO THE POINT OF BEGINNING, CONSTITUTING 0.586± ACRES OF LAND AND DESIGNATED AS PARCEL "B" ON A MAP PREPARED BY GARY MICHAEL BUTLER DATED MARCH 24, 1997, TOGETHER WITH

#### CURVE TABLE

RADIUS	LENGTH CURVE	Δ =
C1	60.00	48.73
C2	70.00	57.16
C3	70.00	108.16
C4	70.00	159.47
C5	70.00	7.98
C6	60.00	48.73

#### EASEMENTS

- TO ROCHESTER GAS & ELECTRIC CORPORATION, OGDEN TELEPHONE COMPANY AND TIME WARNER COMMUNICATIONS BY DEED FILED AUGUST 29, 1997 AS LIBER 8911 OF DEEDS, PAGE 155.
- TO MONROE COUNTY WATER AUTHORITY FILED AUGUST 29, 1997 AS LIBER 8911 OF DEEDS, PAGE 289.
- TO ROCHESTER GAS & ELECTRIC CORPORATION, OGDEN TELEPHONE COMPANY AND TIME WARNER COMMUNICATIONS BY DEED FILED SEPTEMBER 24, 1997 AS LIBER 8920 OF DEEDS, PAGE 364.
- TO GATES-CHILI OGDEN SEWER DISTRICT FILED NOVEMBER 25, 1997 AS LIBER 8844 OF DEEDS, PAGE 12.

#### REFERENCES

- "BOUNDARY SURVEY OF PROPERTY - SOUTH OF MANITOU ROAD TO ELMGROVE ROAD AND EAST OF MANITOU ROAD" PREPARED BY GARY M. BUTLER L.S. (V.A. L.S. #1349) LAST DATED APRIL 21, 1997.
- "BOUNDARY SURVEY OF LANDS TO BE ACQUIRED BY MONROE COUNTY WATER AUTHORITY" PREPARED BY DOUGLAS E. KENT, L.S. LAST DATED NOVEMBER 18, 1984.
- MAPS PREPARED BY EASTMAN KODAK COMPANY - KODAK PARK DIVISION.
  - A. "LANDS TO BE CONVEYED BY EASTMAN KODAK CO." LAST DATED NOVEMBER 12, 1986.
  - B. "CONTROL FOR AERIAL MAPPING" LAST DATED MARCH 25, 1974.
  - C. "BOUNDARY SURVEY INFORMATION" LAST DATED MARCH 6, 1974.
- INFORMATION PROVIDED BY NEW YORK STATE DEPARTMENT OF TRANSPORTATION FOR SPENCERPORT-ROCHESTER STATE HIGHWAY RIGHT OF WAY.
- EJLOT ZIELINSKI & THE HUNTINGTON TRUST COMPANY OF FLORIDA TO CAREX ROCHESTER LIMITED PARTNERSHIP AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AS LIBER 8864 OF DEEDS, PAGE 1
- TITLE REPORT PREPARED BY TICOR TITLE INSURANCE COMPANY REPORT No.5105-25289 AND DATED AUGUST 3, 2005

#### PROJECT DATA

- 2580 MANITOU ROAD T.M. # 118.05-01-014
- TOTAL AREA = PARCEL A 10.421 ACRES  
PARCEL C 0.587 ACRES
- ZONING: GI (GENERAL INDUSTRIAL)  
MIN. FRONT SETBACK = 35'  
MIN. SIDE SETBACK = 15'  
MAX. BLDG. HEIGHT = 50'
- REQUIRED PARKING SPACES = 1 PER 2 EMPLOYEES ON THE MAXIMUM SHIFT OR 1 FOR EACH 400 FEET OF GROSS FLOOR AREA, WHICHEVER IS GREATER  
110,122 SQ.FT. / 400 SQ.FT. = 275 SPACES REQUIRED  
PARKING SPACES PROVIDED = 330 (TOTAL INCLUDES 11 HANDICAP)
- NO WETLANDS EXIST WITHIN PROJECT AREA.

#### UTILITY NOTE

ALL UTILITIES SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND.

#### CERTIFICATIONS

To: Massachusetts Mutual Life Insurance Company, its successors or assigns, Babson Capital Management LLC, and Chicago Title Insurance Company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1989, and includes Items 1-4, 6, 7a, 8-10, 11b, 14-16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that Proper field procedures, instrumentation and Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

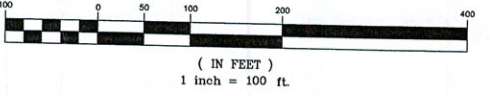
DATE: 1-13-06  
 John Metzger  
 N.Y.S.P.L.S. No. 05692



#### SURVEY NOTES

THE HORIZONTAL DATUM IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM (N.A. 1927), WESTERN ZONE, TRANSVERSE MERCATOR PROJECTION THROUGH CONTROL TIES TO THE FOLLOWING MONUMENTS WITH AN INDICATED ACCURACY OF 1:10000 OR BETTER.  
 3315 (MCGS) N = 1154038.47 E = 721229.43  
 3316 (MCGS) N = 1155017.73 E = 720580.98  
 COMBINED FACTOR = 0.99999657  
 COORDINATES SHOWN HEREON ARE GRID DISTANCES ARE GROUND. BEARINGS ARE GRID.

#### GRAPHIC SCALE



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**DRAWING ALTERATION**  
 The following paraphrased from the New York Education Law, Article 145, Section 7206, and Chapter 4, Section 73-14, and applies to this drawing: "It is a violation of this law for any person unless he is acting under the direction of a licensed professional engineer, licensed landscape architect or licensed land surveyor to alter on any way, if on item bearing attesting engineer, landscape architect or land surveyor is altered, the his seal and the notation "altered by" followed by his signature and the date of such alteration and a specific description of the alteration."

no.	date	revision	by
01/13/06		REVISE PER LENDER ATTORNEY COMMENTS	JDM
12/27/05		REVISE PER CLIENT COMMENTS	JDM

project title:  
**FEDEX SUBDIVISION**

drawing title:  
**ALTA/ACSM SURVEY**

client:  
 AEROTERM US, INC.  
 201 WEST STREET, SUITE 200  
 ANNAPOLIS, MD. 21401

project location:  
 TOWN LOT 156, TOWNSHIP 12,  
 RANGE 5, OF THE PHELPS & GORHAM  
 PURCHASE, TOWN OF GATES,  
 MONROE COUNTY, NEW YORK.



Environmental Design & Research, P.C.  
 274 North Goodman Street  
 Rochester, New York 14607  
 (585) 271-0040  
 (585) 271-0042 FAX

scale:	sheet no.:
1" = 100'	628SUR ALTA 10-5-05
drawn by:	checked by:
D.W.M.	D.W.M.
start date:	drawing no.:
OCTOBER 11, 2005	05128
issued:	sheet no.:
	1 of 1

Rochester