



Commercial Real Estate
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ALTA/NSPS Land Title Survey

ALBANY NY ERIE BLVD AND MONTGOMERY ST
Surveyor Certification

8 ERIE BLVD. AND 175 MONTGOMERY STREET
ALBANY, NY 12207
COUNTY OF ALBANY

To: Amerco Real Estate Company, a Nevada corporation; U-Haul Co. of New York & Vermont, Inc.; First American Title Insurance Company; Law & Law, PLLC; and American National, LLC. This is to certify that this map or plot 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 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19, 20, 21 of Table A thereof.

The fieldwork was completed on June 16, 2017.

Jack W. Shoemaker
Professional Land Surveyor Number 30945-1
in State of New York
Date of Plot or Map: June 20, 2017
Date of last revision: June 26, 2017
Date of this Printing: June 26, 2017
Network reference #20170593-1

#080072

Survey Prepared By:
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Project No. 5381

Legal Description

PARCEL I (FOR INFORMATION ONLY: SECTION 65.20 BLOCK 1 LOT 16)

ALL THAT TRACT OR PARCEL OF LAND IN THE CITY AND COUNTY OF ALBANY, STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF NORTH FERRY STREET DISTANT 75.12 FEET EASTERLY FROM AN IRON BOLT DRIVEN IN THE GROUND ON SAID STREET AT THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF THE DELAWARE AND HUDSON RAILROAD CORPORATION; SAID POINT OF BEGINNING ALSO BEING AT THE NORTHEASTERLY CORNER OF LANDS CONVEYED BY SAID RAILROAD CORPORATION TO THE F. & M. SCHAEFER BREWING CO. BY DEED RECORDED IN BOOK 1743 OF DEEDS AT PAGE 355;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF NORTH FERRY STREET 195.63 FEET TO THE POINT OF INTERSECTION OF SAID STREET LINE WITH THE WESTERLY LINE OF MONTGOMERY STREET;

THENCE TURNING AN INTERIOR ANGLE OF 95° 45' 10" AND RUNNING IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF MONTGOMERY STREET 43.68 FEET TO A POINT;

THENCE CONTINUING ALONG THE WESTERLY LINE OF MONTGOMERY STREET AT AN INTERIOR ANGLE OF 173° 57' 50" FOR A DISTANCE OF 132.83 FEET TO A POINT;

THENCE CONTINUING ALONG THE WESTERLY LINE OF MONTGOMERY STREET AT AN INTERIOR ANGLE OF 178° 07' 17" FOR A DISTANCE OF 96.13 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY LINE OF MONTGOMERY STREET WITH THE NORTHERLY LINE OF LAWRENCE STREET;

THENCE TURNING AN INTERIOR ANGLE OF 89° 43' 03" AND RUNNING IN A WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF LAWRENCE STREET 212.82 FEET TO A POINT IN THE NORTHERLY LINE OF LAWRENCE STREET DISTANT EASTERLY 71.08 FEET FROM THE SOUTHEASTERLY CORNER OF A BRICK BUILDING ON THE NORTHERLY SIDE OF LAWRENCE STREET FORMERLY OWNED BY BEVERLYCK BREWERIES, INC.; SAID POINT ALSO BEING AT THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED PARCEL OF LAND CONVEYED TO THE F. & M. SCHAEFER BREWING CO. (BOOK 1743 OF DEEDS, PAGE 355);

THENCE CONTINUING WESTERLY ALONG THE NORTHERLY LINE OF LAWRENCE STREET FOR A DISTANCE OF 8.84 FEET;

THENCE TURNING AN INTERIOR ANGLE OF 96° 54' AND RUNNING IN A NORTHERLY DIRECTION 242.91 FEET TO A POINT;

THENCE EASTERLY AT AN INTERIOR ANGLE OF 90° FOR A DISTANCE OF 10 FEET;

THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 20 FEET TO A POINT IN THE SOUTHERLY LINE OF NORTH FERRY STREET;

THENCE TURNING AN INTERIOR ANGLE OF 85° 32' 40" AND RUNNING EASTERLY ALONG THE SOUTHERLY LINE OF NORTH FERRY STREET 36.19 FEET TO THE POINT OF BEGINNING.

PARCEL II (FOR INFORMATION ONLY: SECTION 65.20 BLOCK 3 LOTS 4 AND 5)

ALL THAT TRACT OR PARCEL OF LAND IN THE CITY AND COUNTY OF ALBANY, STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF LAWRENCE STREET WITH THE WESTERLY LINE OF MONTGOMERY STREET;

THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF MONTGOMERY STREET FOR A DISTANCE OF 156.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF DEWITT STREET;

THENCE TURNING AN INTERIOR ANGLE OF 89° 40' AND RUNNING IN A WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF DEWITT STREET 166.71 FEET TO A POINT;

THENCE TURNING AN INTERIOR ANGLE OF 90° 50' AND RUNNING ON A NORTHERLY DIRECTION 155.85 FEET TO A POINT IN THE SOUTHERLY LINE OF LAWRENCE STREET;

THENCE TURNING AN INTERIOR ANGLE OF 89° 30' AND RUNNING IN A EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF LAWRENCE STREET 168.06 FEET TO THE POINT OF BEGINNING.

THE policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

FOR CONVEYANCING ONLY: TOGETHER with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

Being the same tract of land described in a Title Report prepared by First American Title Insurance Company Commitment No. NCS-850916-PHS1, dated May 1, 2017.

General Notes

1. THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE INSURER PURSUANT TO TABLE A ITEM 6 (a)(b).

PARKING PROVIDED –
–REGULAR = 0 SPACES
–HANDICAP = 0 SPACES
NO VISIBLE STRIPING. TOTAL SPACES PROVIDED = 0

2. PROPERTY IS KNOWN AS SECTION 65.20 BLOCK 0001 LOT 016 & SECTION 65.20 BLOCK 0003 LOTS 004 & 005 IN THE CITY OF ALBANY, ALBANY COUNTY, NEW YORK.

3. LOT AREA = SECTION 65.20 BLOCK 0001 LOT 016
64,873 S.F. OR 1.489 AC.

SECTION 65.20 BLOCK 0003 LOTS 004 & 005
26,167 S.F. OR 0.601 AC.

4. NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED KNOWN TO THIS SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

5. VERTICAL DATUM = NAVD 1988

6. BENCHMARK 1 ELEVATION 23.87 BENCHMARK 2 ELEVATION 17.60 .

7. BASED ON VISUAL OBSERVATION, THE SUBJECT PROPERTY IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR ABOVE GROUND MARKINGS TO DETERMINE ANY SUBSURFACE LOCATION. CONTACT LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION

8. THE SUBJECT PROPERTY HAS DIRECT ACCESS VIA NORTH FERRY STREET AND NORTH LAWRENCE STREET, BOTH PUBLIC RIGHTS OF WAY.

9. IN RESPONSE TO ALTA\NSPS TABLE A ITEM 10a, THERE ARE NO PARTY WALLS AFFECTING THE PROPERTY BOUNDARY.

10. IN RESPONSE TO ALTA\NSPS TABLE A ITEM 11, THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND SURFACE MARKINGS PURSUANT TO ONE CALL REQUEST FOR GROUND MARKINGS OF UNDERGROUND UTILITY LINES.

11. IN RESPONSE TO ALTA\NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

12. IN RESPONSE TO ALTA\NSPS TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.

13. IN RESPONSE TO ALTA\NSPS TABLE A ITEM 18, THE SURVEYOR DID NOT OBSERVE ANY MARKERS DELINEATING WETLANDS ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY. THE NATIONAL WETLANDS INVENTORY MAPS DO NOT INDICATE THE EXISTENCE OF WETLANDS ON THIS PROPERTY.

14. IN RESPONSE TO ALTA\NSPS TABLE A ITEM 19, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY AS DISCLOSED BY THE TITLE COMMITMENT PROVIDED FOR THIS SITE.

Legend of Symbols & Abbreviations

● MONUMENT FOUND	☎ POWERPOLE	⊙ SEWER MANHOLE
○ MONUMENT SET	— GUY WIRE	○ CLEAN OUT
□ P.K. NAIL FOUND	☀ LIGHT POLE	⊙ STORM DRAIN MANHOLE
□ P.K. NAIL SET	☎ STREET LIGHT POLE	☎ STORM INLET
× FND X MARK	☎ ELEC. TRANSFORMER	☎ CURB INLET
× SET X MARK	☎ AIR CONDITIONER	☎ PAY PHONE
▲ R.R. SPIKE FOUND	— E — BURIED ELECTRIC	☎ TELEPHONE BOX
△ R.R. SPIKE SET	— OH — OVERHEAD ELECTRIC	☎ TELEPHONE MANHOLE
⬆ BENCHMARK	⊙ ELEC. MANHOLE	☎ TELEPHONE POLE
(R) RECORD DATA	⊙ ELECTRIC METER	— T — TELEPHONE LINE
(M) MEASURED DATA	— W — WATER LINE	☎ UNDERGROUND TELEPHONE MARKER
(S) SURVEYED DATA	☎ WATER MANHOLE	— C — CABLE TELEVISION
R/W RIGHT OF WAY	☎ WATER VALVE	☎ CABLE BOX
BSL BACK SET LINE	☎ WATER METER	☎ UNDERGROUND CABLE MARKER
RCP REINFORCED CONC PIPE	☎ HYDRANT	☎ TRAFFIC POLES
CMP CORRUGATED METAL PIPE	☎ BACK FLOW PREVENTOR	☎ TRAFFIC SIGNAL
PVC PLASTIC PIPE	☎ GAS VALVE	☎ TRAFFIC MANHOLE
MTL METAL	☎ GAS METER	☎ TRAFFIC SIGNAL BOX
AGL ABOVE GROUND LEVEL	☎ UNDERGROUND GAS MARKER	
L/S LANDSCAPING	☎ GAS MANHOLE	
☎ TREE	— G — GAS LINE	☎ STOP SIGN
MCQ METAL TANK COVER	☎ BOLLARD	☎ SIGN
FPQ FLAG POLE	☎ BORE HOLE	☎ SQUARE METAL LID
DS DOOR SILL	☎ MONITORING WELL	☎ FUEL TANK LID
FF FINISH FLOOR	☎ MAIL BOX	
	☎ UNKNOWN MANHOLE	

Encroachment Statement

- ☐ ASPHALT PAVEMENT CROSSES THE PROPERTY LINE BY 7 FT.
☐ GUY WIRE CROSSES THE PROPERTY LINE WITHOUT THE BENEFIT OF AN EASEMENT.

IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

FLOOD NOTE:

By graphic plotting only, this property is in Zones

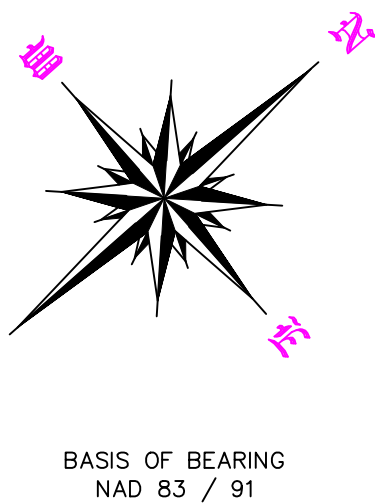
AE & X (SHADED) of the Flood Insurance Rate Map, Community Panel No. 36001C0211D, which bears an effective date of 03/16/15 and is PARTIALLY in a Special Flood Hazard Area.

Notes Corresponding to Schedule B

First American Title Insurance Company Commitment No. NCS-850916-PHS1, dated May 1, 2017.

5. Unrecorded Right of Way to Delaware and Hudson Railroad and possible rights in a tunnel beneath located upon subject premises, as set forth in deed made by The F. & M. Schaefer Brewing Co. to A.E.A. Realty, Inc. dated 3/10/1976, recorded 3/12/1976 in Liber 2111 Cp 254 and repeated in subsequent instruments of record. (See Post) – PLOTTED ON SURVEY.
6. Grant of Easement made by Charles S. Ehrlich, Charles E. August and Herbert G. August, Jr. to New York Telephone Company dated 12/5/1995, recorded 5/1/1996 in Liber 2555 Cp 414. (See Post) – PLOTTED ON SURVEY, ON PARCEL II.
7. Terms, covenants, conditions and agreements contained in a lease made by and between Kommit Partners, LLC, Lessor, and Sunny Real Property, LLC, Lessee, a memorandum of which dated 3/20/2008 was recorded on 5/5/2010 in (as) Book 2977 of Deeds at Page 485. (Affects Parcel I – Lot 16) (See Post) A copy of the aforementioned lease and any amendments thereto must be submitted to this company for consideration prior to closing. – NOT PLOTTED ON SURVEY, BLANKET IN NATURE.

Vicinity Map



BASIS OF BEARING
NAD 83 / 91

UTILITY NOTE

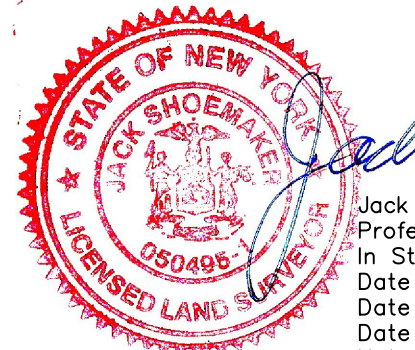
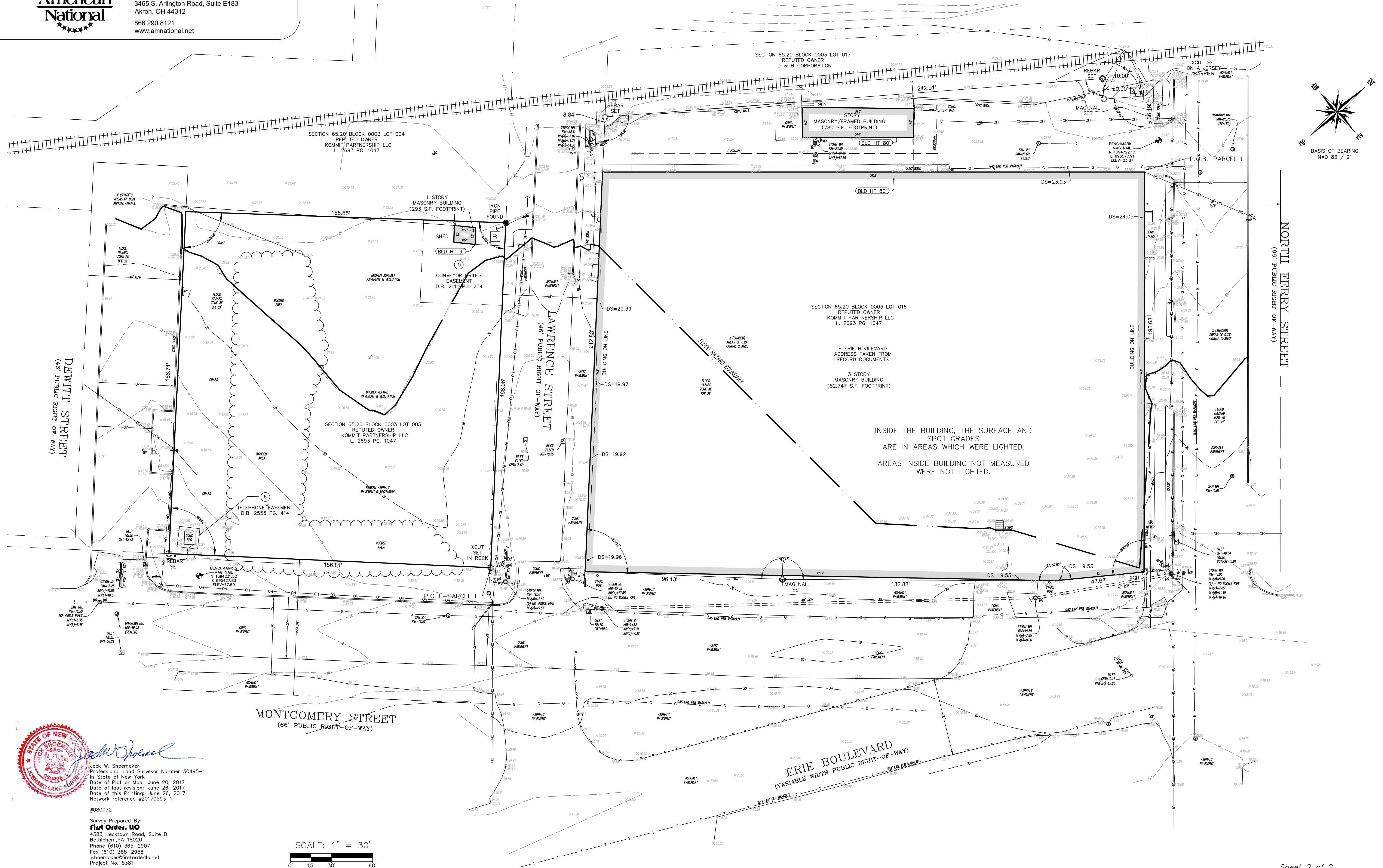
UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE:

CENTURY LINK	800 283-4237
NYS DEPARTMENT OF TRANSPORTATION REGION	1 518 724-7597
ELANTIC TELCOM	800 289-1901
NAT GRID EAST ELECTRIC UPSTATE NY	EMERGENCY 800 262-8600 X2
NAT GRID EAST GAS UPSTATE NY	EMERGENCY 800 262-8600 X2
WINDSTREAM FIB NY-P	800 347-1991
LEVEL 3 COMMUNICATIONS	877 366-8344 X3
AT&T	800 252-1133
BCE NEXXIA CORPORATION	844 225-5550
CITY OF ALBANY WATER AND SEWER	518 434-5322
MCI NATIONAL FIBER SECURITY	800 289-3427
NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES	518 858-2793
EMERGENCY	518 862-9121
VERIZON EAST	855 226-9564

SCALE: 1" = 30'
0' 15' 30' 60'



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Jack W. Shoemaker
Professional Land Surveyor Number 50495-1
In State of New York
Date of Plot or Map: June 20, 2017
Date of last revision: June 26, 2017
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