

LOCATION PLAN

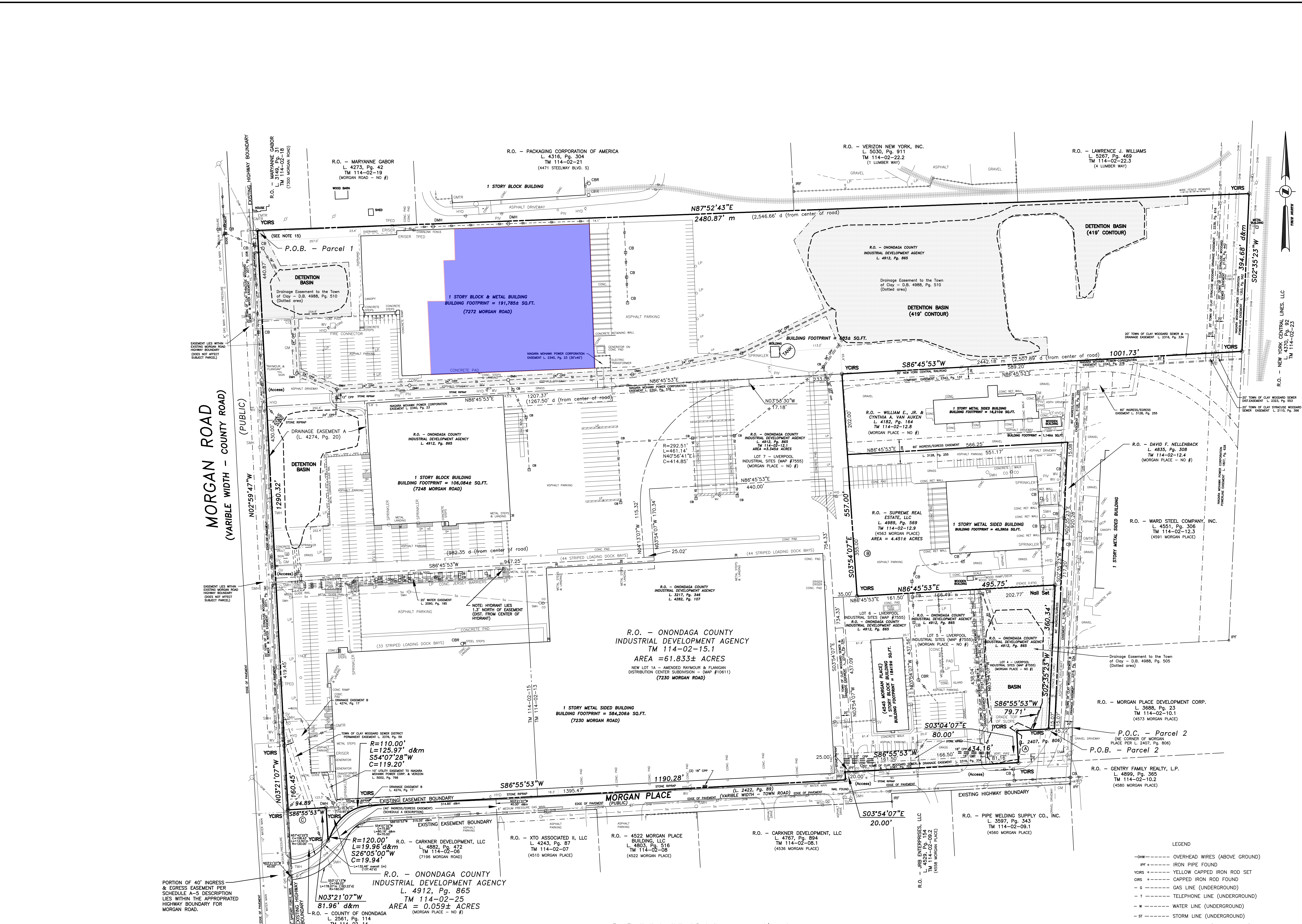
SCHEDULE A - DESCRIPTION

Parcel 1: All that certain piece or parcel of land situate in the Town of Clay, County of Onondaga, State of New York, known and distinguished as part of Farm Lot No. 88 in said Town and being more particularly bounded and described as follows: Beginning at a point on the easterly highway boundary of Morgan Road at its intersection with the division line between the lands now or formerly of Salisbury Realty Corporation as described in Book 2578 of Deeds at Page 308, on the south and the lands now or formerly of Maryanne Gabor as described in Book 3149 of Deeds at Page 31 on the north; THENCE North 87 deg. 52 min. 43 sec. East along the division line between the said lands of Salisbury Realty Corporation on the south and the said lands of Gabor, the lands now or formerly of Maryanne Gabor as described in Book 4273 of Deeds at Page 42, the lands now or formerly of Packaging Corporation of America as described in Book 4316 of Deeds at Page 304, the lands now or formerly of Onondaga County Industrial Development Agency as described in Book 2972 of Deeds at Page 5 and the lands now or formerly of Frederick J. Maggio & Eugene F. Adragna as described in Book 3196 of Deeds at Page 55, in part by each, on the north, a distance of 2480.87 feet to its intersection with the division line between said lands of Salisbury Realty Corporation on the west and the lands now or formerly of New York Central Lines, LLC as described in Book 4370 of Deeds at Page 92, on the east; THENCE South 02 deg. 35 min. 23 sec. West along said division line, a distance of 394.68 feet to its intersection with the division line between said lands of Salisbury Realty Corporation on the north and the lands now or formerly of David F. Nellenbock as described in Book 4835 of Deeds at Page 308, on the south; THENCE South 86 deg. 45 min. 53 sec. West along the division line between the said lands of Salisbury Realty Corporation on the north and the said lands of Nellenbock and the lands now or formerly of William E. Van Auker, Jr. & Cynthia A. Van Auker as described in Book 4182 of Deeds at Page 164, in part by each, on the south, a distance of 1001.73 feet to its intersection with the division line between the lands now or formerly of William J. Shover & Edward J. Dale, being Lot 7 of the Liverpool Industrial Sites as shown on Filed Map No. 7555, as described in Book 3022 of Deeds at Page 227 on the west and the said lands of Van Auker on the east; THENCE South 03 deg. 54 min. 07 sec. East along the division line between the said lands of Shover & Dale on the west and the said lands of Van Auker and the lands now or formerly of D & S Realty as described in Book 3737 of Deeds at Page 126, in part by each, on the east, a distance of 557.00 feet to its intersection with the division line between the lands now or formerly of D & S Realty as described in Book 3737 of Deeds at Page 126, being Lots 5 & 6 of the said Liverpool Industrial Sites and the lands now or formerly of William J. Shover & Edward J. Dale, being Lot 4 of the said Liverpool Industrial Sites, on the north, a distance of 1190.28 feet to a point; THENCE North 86 deg. 45 min. 53 sec. East along the division line, a distance of 495.75 feet to its intersection with the division line between the said lands of Shover & Dale and Lot 4 of the Liverpool Industrial Sites on the west and the said first mentioned lands of D & S Realty on the east; THENCE South 02 deg. 35 min. 23 sec. West along the division line, a distance of 360.34 feet to its intersection with the northerly boundary of Morgan Place; THENCE along the said boundary of Morgan Place the following five (5) courses and distances: 1) South 86 deg. 55 min. 53 sec. West a distance of 79.71 feet to a point; THENCE 2) South 03 deg. 04 min. 07 sec. East a distance of 80.00 feet to a point; THENCE 3) South 86 deg. 55 min. 53 sec. West a distance of 434.16 feet to a point; THENCE 4) South 03 deg. 54 min. 07 sec. East a distance of 20.00 feet to a point; and 5) South 86 deg. 55 min. 53 sec. West along said boundary of Morgan Place and along the division line between the lands now or formerly of Carner Development, LLC as described in Book 4852 of Deeds at Page 473 on the south and the lands now or formerly of Onondaga County Industrial Development Agency as described in Book 3217 of Deeds at Page 346, on the north, a distance of 1190.28 feet to a point; THENCE along the division line between the lands now or formerly of William J. Shover & Edward J. Dale as described in Book 3640 of Deeds at Page 227 on the north and the said lands of Carner Development, LLC on the south the following two (2) courses and distances: 1) southeasterly along a curve to the left, having a radius of 110.00 feet, length of 125.97 feet, chord of South 54 deg. 07 min. 28 sec. West, 119.20 feet to a point of reverse curvature; and 2) southerly along a curve to the right, having a radius of 120.00 feet, length of 19.94 feet, chord of South 26 deg. 05 min. 00 sec. West, 19.94 feet to a point on the division line between the said first mentioned lands of Shover & Dale on the east and the lands now or formerly of the County of Onondaga as described in Book 2561 of Deeds at Page 114, on the west; THENCE North 03 deg. 21 min. 07 sec. West along said division line, a distance of 81.96 feet to its intersection with the division line between the said lands of Onondaga County Industrial Development Agency on the north and the said lands of the County of Onondaga on the south; THENCE South 86 deg. 55 min. 53 sec. West a distance of 94.89 feet to a point on the said easterly boundary of Morgan Road; THENCE along said Morgan Road the following two (2) courses and distances: 1) North 03 deg. 21 min. 07 sec. West a distance of 102.45 feet to a point; and 2) North 02 deg. 59 min. 47 sec. West a distance of 1290.32 feet to a point of beginning.

Parcel 2: All that certain piece or parcel of land situate in the Town of Clay, County of Onondaga, State of New York, known and distinguished as part of Farm Lot No. 88 in said Town, being Lot 3 of the Liverpool Industrial Sites as shown on filed map No. 7555 and being more particularly bounded and described as follows: Commencing at a point being the northeast corner of Morgan Place as described in Book 2407 of Deeds at Page 80; THENCE South 86 deg. 55 min. 53 sec. West along the northerly boundary of said Morgan Place, a distance of 45.22 feet to the Point of Beginning, said point being on the division line between the lands now or formerly of WM Recycle America, LLC as described in Book 4880 of Deeds at Page 480 on the west and the lands now or formerly of Ward Steel Company, Inc. as described in Book 4551 of Deeds at Page 307 on the east; THENCE North 02 deg. 35 min. 23 sec. East along the division line between the said lands of WM Recycle America, LLC on the west and the said lands of Ward Steel Company, Inc. and the lands now or formerly of David F. Nellenbock as described in Book 4835 of Deeds at Page 308, in part by each, on the east, a distance of 71.70 feet to a point on the division line between the said lands of WM Recycle America, LLC on the south and the lands now or formerly of William E. Van Auker, Jr. & Cynthia A. Van Auker as described in Book 4182 of Deeds at Page 164 on the north; THENCE North 86 deg. 45 min. 53 sec. West along said division line, a distance of 551.17 feet to its intersection with the division line between the said lands of WM Recycle America, LLC on the north and the lands now or formerly of Onondaga County Industrial Development Agency as described in Book 4912 of Deeds at Page 865, on the west; THENCE South 03 deg. 54 min. 07 sec. East along the division line, a distance of 355.00 feet to its intersection with the division line between the said lands of WM Recycle America, LLC on the north and the said lands of Onondaga County Industrial Development Agency on the south; THENCE North 86 deg. 45 min. 53 sec. West along said division line, a distance of 495.75 feet to its intersection with the division line between the said lands of WM Recycle America, LLC on the east and the said lands of Onondaga County Industrial Development Agency on the west; THENCE South 02 deg. 35 min. 23 sec. West along said division line, a distance of 360.34 feet to its intersection with the said northerly boundary of Morgan Place; THENCE North 86 deg. 55 min. 53 sec. East along the said northerly boundary of Morgan Place, a distance of 15.07 feet to the point of beginning. Together with all right, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

- NOTES FROM SCHEDULE B - TITLE REPORT NY160307
5a. Easement made by William C. Walter, Elizabeth Walter, and Farmers and Traders Life Insurance Company to Central New York Power Corporation dated 8/15/1948 and recorded on 10/5/1948 in Liber 1353 Page 562. (Plotted)
5b. Easement made by Liverpool Industrial Sites, Inc. to Woodard Water District dated 5/4/1962 and recorded on 5/10/1962 in Liber 2090 Page 185. (Plotted)
5c. Easement made by Ara G. Hamonjian and Sue Hamonjian to Syracuse Woodard Industrial Park Sewer District No. 1 dated 7/17/1962 and recorded on 3/7/1963 in Liber 2134 Page 442. (Plotted)
5d. Easement made by A. Van W. Hancock to Woodard Drainage District dated 5/27/1963 and recorded on 3/18/1965 in Liber 2239 Page 616. (Plotted)
5e. Sewage and Drainage Easement made by 476 South Salina Corp. to Woodard Sewer District and Woodard Drainage District dated 6/12/1966 and recorded on 9/2/1966 in Liber 2316 Page 334. (Plotted)
5f. Easement made by Goyard Brothers Inc. to Niagara Mohawk Power Corporation dated 4/4/1967 and recorded on 5/11/1967 in Liber 2340 Page 23. (Plotted)
5g. Utility Easement made by J.S. Caldwell Lumber Co., Inc. to Niagara Mohawk Power Corporation dated 6/7/1967 and recorded on 6/7/1967 in Liber 2342 Page 378. (Plotted)
5h. Sewer Easement made by J.S. Caldwell Lumber Co., Inc. to Woodard Sewer District dated 9/18/1968 and recorded on 10/2/1968 in Liber 2387 Page 702. (Plotted)
5i. Easement made by The Merchants National Bank & Trust Company of Syracuse to New York Telephone Company dated 11/20/1969 and recorded on 11/20/1969 in Liber 2418 Page 29. (No platable information)
5j. Agreement made by and between S.M. Flickinger Co., Inc. and Sperry Ray Corporation, Sperry New Holland Division dated 9/21/1974 and recorded on 12/14/1974 in Liber 2545 Page 380. (No platable information)
5k. Easement Maintenance Agreement made by and between William J. Shover, Edward J. Dale, William T. Motto, Reno C. Motto and Charles H. Van Patten dated 10/12/1984 and recorded on 10/28/1984 in Liber 3128 Page 255. (Plotted)
5l. Sewer Easement made by Onondaga County Industrial Development Agency and BAR Advertising Co. to PWP Associates dated 7/31/1987 and recorded on 8/15/1987 in Liber 3376 Page 59. (Plotted)
5m. Drainage Easement made by William Shover and Edward Dale to the Town of Clay dated 11/14/1991 and recorded on 12/3/1991 in Liber 3737 Page 123. (Plotted)
5n. Drainage Easement made by William Shover and Edward Dale to the Town of Clay dated 7/17/1991 and recorded on 6/20/1997 in Liber 4164 Page 126. (Plotted)
5o. Drainage Easement made by Onondaga County Industrial Development Agency and BAR Advertising Co. 2 L.P. to the Town of Clay dated 9/25/1998 and recorded on 10/16/1998 in Liber 4274 Page 20. (Plotted)
5p. Drainage Easement made by BAR Advertising Co. No. 2 L.P. and Onondaga County Industrial Development Agency to the Town of Clay dated 11/20/2006 and recorded on 4/2/2007 in Liber 4988 Page 505. (Plotted)
5q. Drainage Easement made by BAR Advertising Co. No. 2 L.P. and Onondaga County Industrial Development Agency to the Town of Clay dated 11/20/2006 and recorded on 4/2/2007 in Liber 4988 Page 510. (Plotted)
5r. Utility Easement made by Onondaga County Industrial Development Agency to Niagara Mohawk Power Corporation dated 5/11/2007 and recorded on 7/10/2007 in Liber 5002 Page 786. (Plotted)
6. Unrecorded Lease Agreement between Onondaga County Industrial Development Agency and BAR Advertising Co. No. 2 L.P. dated 10/1/1995, a Memorandum of which was recorded on 11/23/1995 in Liber 4282 Page 163. (No platable information)

With Regard Thereto:
a. Unrecorded First Amendment to Lease Agreement dated 11/1/2005, a Memorandum of which was recorded on 11/4/2006 in Liber 4912 Page 676. (No platable information)
b. Unrecorded Second Amendment to Lease Agreement dated 10/1/2006, a Memorandum of which was recorded on 10/20/2006 in Liber 4964 Page 534. (No platable information)
ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES, P.C. OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY.



- MAP NOTES
1) NORTH ORIENTATION AND COORDINATES BASED ON NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.
2) VERTICAL DATUM BASED ON USGS NAD83 1989 DATUM.
3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY C. T. MALE ASSOCIATES, D.P.C., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS AS RECORDED THEREIN AND IS FURTHER SUBJECT TO ANY FINDINGS OR TRANSACTIONS REVEALED OR CONDUCTED FROM THE DATE PRIOR TO ANY CONSTRUCTION.
4) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PARCEL TESTIMONY), THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE. ONLY, THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
5) FIELD WORK PERFORMED BETWEEN AUGUST 18 - SEPTEMBER 7, 2005. ORIGINAL SURVEY DATED SEPTEMBER 12, 2005. SITE CONDITIONS LAST UPDATED JUNE 30, 2016.
6) THE HIGHWAY TOWNSHIP FOR MORGAN ROAD BASED ON COUNTY HIGHWAY APPROPRIATIONS.
7) MORGAN PLACE IS A TOWN DEDICATED HIGHWAY. ACCESS FROM MORGAN ROAD THROUGH A PERMANENT ROW.
8) SITE HAS ACCESS TO BOTH MORGAN ROAD AND MORGAN PLACE.
9) THIS SURVEY WAS PERFORMED FROM AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND WITH A CLOSURE OF ERROR EXCEEDING 1:10,000.
10) ALL SUBJECT PARCELS TO BE COMBINED AND ALL ADJOINING PARCELS ARE ZONED INDUSTRIAL (I-1) ACCORDING TO THE TOWN OF CLAY ZONING AND PLANNING DEPT. ZONING INFORMATION AND SETBACK BUILDING LINES ARE BASED ON INFORMATION OBTAINED FROM THE TOWN OF CLAY WEBSITE WHICH POSTS THE ZONING REGULATIONS, SUBJECT TO TOWN'S INTERPRETATION.

DAVID M. SISKI, P.L.S. 050105
DATE: 4/10/06, 9/15/06, 9/26/06, 7/21/16, 7/27/16
REVISIONS RECORD/DESCRIPTION: Revise setback along Morgan Pl. per variance, Survey updated to include improvements, Revised per attorney requests, Survey Update, Add names to cert; rev Sch Aremore RR ease
DRAFTER: dms, dms, dms, jad, dms
CHECK: dms, dms, dms, dms, dms
APPR: dms, dms, dms, dms, dms
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ALTA/NSPS LAND TITLE SURVEY
Raymour & Flanigan Distribution Center
PART OF FARM LOT 88
LOTS 4-7 OF LIVERPOOL INDUSTRIAL SITES
NEW LOT 1A - RAYMOUR & FLANIGAN DISTRIBUTION CENTER SUBDIVISION
TOWN OF CLAY ONONDAGA COUNTY, NEW YORK
C.T. MALE ASSOCIATES
ENGINEERING, SURVEYING, ARCHITECTURE & LANDSCAPE ARCHITECTURE, D.P.C.
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315.686.4666 • FAX 315.686.4627
SHEET 1 OF 1
DWG. NO. 06-1043