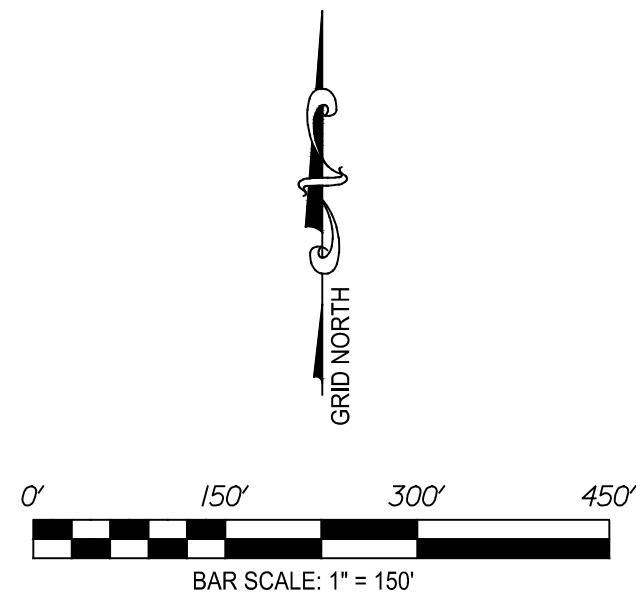


LOCATION SKETCH (NTS)



SUBJECT TO:

- EASEMENT BETWEEN CHARLES W. MENGEL & WINIFRED L. MENGEL AND NIAGARA MOHAWK POWER CORPORATION DATED JUNE 23, 1966 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE JUNE 27, 1966 IN LIBER 2305 OF DEEDS, PAGE 3828C.
- EASEMENT BETWEEN CHARLES W. MENGEL & WINIFRED L. MENGEL AND NIAGARA MOHAWK POWER CORPORATION DATED JANUARY 7, 1969 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE JANUARY 9, 1969 IN LIBER 2395 OF DEEDS, PAGE 2888C.
- EASEMENT BETWEEN COLLAMER UNITED CHURCH AND TELEGRY JOINT VENTURE DATED MAY 20, 1997 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE SEPTEMBER 5, 1997 IN LIBER 4181 OF DEEDS, PAGE 237.
- EASEMENT BETWEEN JOHN H. GRATZER & HAROLD J. RAUGHLEY AND MCI TELECOMMUNICATIONS CORPORATIONS DATED APRIL 2, 1986 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN LIBER 3588 OF DEEDS, PAGE 324.
- EASEMENT BETWEEN JOHN H. KRATZER AND NIAGARA MOHAWK POWER CORPORATION DATED JULY 7, 2017 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS INSTRUMENT NO. 2018-00034489.

SURVEY REFERENCES:

- COUNTY OF ONONDAGA, TOWN OF DEWITT TAX MAP NO. S 19 & 20.
- COUNTY OF ONONDAGA, TOWN OF MANLIUS TAX MAP NO. 34.
- COUNTY OF ONONDAGA, TOWN OF CICERO TAX MAP NO. 59.
- NEW YORK STATE HIGHWAY, REGION ACQUISITION MAP NO. S 76, 85, 87, 88, 89 & 90.
- DEED BETWEEN JOHN H. GRATZER AND GRATZER FAMILY TRUST DATED AUGUST 28, 2018 AND RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON OCTOBER 4, 2018 AS INSTRUMENT NO. 2018-00045316.

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- SD DRAINAGE PIPE
- DITCH LINE
- BREAKLINE
- WOODED EDGE
- FENCE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- UNDERGROUND FIBER OPTIC LINE
- PERMANENT EASEMENT LINE
- OVERHEAD ELECTRIC LINE

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- ▲ CONTROL POINT
- ⊠ ELECTRIC HAND HOLE
- ⊞ WATER VALVE
- DECIDUOUS TREE
- DRAINAGE INLET
- IRON PIN
- STREET SIGN
- UTILITY POLE
- GUY WIRE ANCHOR
- UTILITY POLE W/ LIGHT
- FIRE HYDRANT
- POST
- CONCRETE MONUMENT
- IRON PIPE
- FIBER OPTIC MARKER

SURVEY NOTES:

- CONTROL FOR THIS PROJECT IS BASED ON CONTROL POINTS ESTABLISHED UTILIZING THE NYSNET GPS SYSTEM. THE HORIZONTAL DATUM IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM, CENTRAL ZONE, TRANSVERSE MERCATOR PROJECTION, NAD83 (2011). FIELD WORK WAS COMPLETED WITH AN ACCURACY OF 1:10,000 OR BETTER.
- BEARINGS SHOWN ARE REFERENCED TO GRID BEARINGS. DISTANCES SHOWN ARE GROUND DISTANCES.
- MAP PREPARED FROM AN INSTRUMENT SURVEY DATED DECEMBER 6, 2019.
  - THERE WAS SNOW ON THE GROUND AT THE TIME OF SURVEY.
- STEWART TITLE ABSTRACT NO. 8175375.

LEGAL DESCRIPTION: (TA# 019.00-2-4.1)

ALL THAT TRACT OR PARCEL OF LAND THAT SITUATE IN THE TOWN OF DEWITT, COUNTY OF ONONDAGA, AND THE STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS. BEGINNING AT A POINT IN THE CENTERLINE OF EAST TAFT ROAD AT THE DIVISION LINE BETWEEN THE TOWN OF MANLIUS TO THE EAST AND THE TOWN OF DEWITT TO THE WEST, SAID POINT BEING THE NORTHEAST CORNER OF THE LANDS NOW OR FORMERLY OF THE GRATZER FAMILY TRUST TA# 19-2-4.1; THENCE:

- S 03°21'13" E ALONG SAID TOWNLINE, SAID LINE ALSO BEING THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF THE GRATZER FAMILY TRUST TA# 34-1-20.1 ON THE EAST AND THE LANDS NOW OR FORMERLY OF GRATZER FAMILY TRUST TA# 19-2-4.1 ON THE WEST FOR A DISTANCE OF 2047.40 FEET TO A POINT; THENCE
- S 86°31'31" W ALONG THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF GRATZER FAMILY TRUST TA# 19-2-4.1 ON THE NORTH AND PASSING ALONG THE LANDS NOW OR FORMERLY OF HAROLD E. & DEBORAH CAMPBELL TA# 20-1-22/24.1/25.1 TO THE SOUTH FOR A DISTANCE OF 2011.70 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY OF NEW YORK STATE ROUTE 481; THENCE
- N 11°05'07" E ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 662.82 FEET TO A POINT; THENCE
- N 13°47'17" E CONTINUING ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 451.60 FEET TO A POINT; THENCE
- N 11°05'13" E CONTINUING ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 578.47 FEET TO A POINT; THENCE
- N 05°08'40" E CONTINUING ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 252.00 FEET TO A POINT; THENCE
- N 02°47'38" W CONTINUING ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 136.41 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF EAST TAFT ROAD; THENCE
- N 88°18'57" E ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 159.94 FEET TO A POINT IN THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF ROBERT & SUSAN GARDNER TA# 19-2-5 ON THE EAST AND THE LANDS NOW OR FORMERLY OF GRATZER FAMILY TRUST TA# 19-2-4.1 ON THE WEST; THENCE
- S 03°14'43" E ALONG SAID DIVISION LINE FOR A DISTANCE OF 610.47 FEET TO A POINT; THENCE
- N 86°34'18" E CONTINUING ALONG SAID DIVISION LINE FOR A DISTANCE OF 132.00 FEET TO A POINT; THENCE
- N 03°14'43" W CONTINUING ALONG SAID DIVISION LINE FOR A DISTANCE OF 436.95 FEET TO A POINT; THENCE
- N 88°05'20" E ALONG THE DIVISION LINE BETWEEN THE LANDS NOW FORMERLY OF JAMES L. & DEBORAH L. ROGERS TA# 19-2-6; PATRICK S. & CONNIE ROZCZYCKO TA# 19-2-7; DARLENE D. BEEMAN TA# 19-2-11.4 ON THE NORTH AND THE LANDS NOW OR FORMERLY OF GRATZER FAMILY TRUST TA# 19-2-4.1 ON THE NORTH FOR A DISTANCE OF 269.82 FEET TO A POINT; THENCE
- S 14°46'44" E LONG THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF CZARNECKI E. NOREAN IRREVOCABLE TRUST TA# 19-2-9 ON THE EAST AND THE LANDS NOW OR FORMERLY OF GRATZER FAMILY TRUST TA# 19-2-4.1 ON THE WEST FOR A DISTANCE OF 34.15 FEET TO A POINT; THENCE
- S 39°57'04" E ALONG SAID DIVISION LINE FOR A DISTANCE OF 152.50 FEET TO A POINT; THENCE
- N 50°02'56" E CONTINUING ALONG SAID DIVISION LINE FOR A DISTANCE OF 200.00 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY OF BASTABLE ROAD; THENCE
- S 39°57'03" E ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 199.95 FEET TO A POINT; THENCE
- S 50°02'56" W ALONG THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF GREG H. ALLEN TA# 19-2-10 ON THE EAST AND THE LANDS NOW OR FORMERLY OF GRATZER FAMILY TRUST TA# 19-2-4.1 ON THE WEST FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE
- S 39°57'04" E CONTINUING SAID DIVISION LINE AND PASSING ALONG THE SOUTHERLY LINE OF THE LANDS NOW OR FORMERLY OF DANIEL M. & BRENDA E. STEVENSON TA# 19-1-11/11.3 FOR A DISTANCE OF 499.50 FEET TO A POINT; THENCE
- N 50°02'56" E ALONG THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF DANIEL M. & BRENDA E. STEVENSON TA# 19-2-11.1 AND ANTHONY CRISAFULLI TA# 19-3-5.1 ON THE NORTH AND THE LANDS NOW OR FORMERLY OF GRATZER FAMILY TRUST TA# 19-2-4.1 ON THE SOUTH FOR A DISTANCE OF 534.72 FEET TO A POINT; THENCE
- N 08°52'28" W ALONG THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF GRATZER FAMILY TRUST TA# 19-2-4.1 ON THE EAST AND THE LANDS NOW OR FORMERLY OF ANTHONY CRISAFULLI TA# 19-3-5.1 ON THE WEST FOR A DISTANCE OF 619.14 FEET TO A POINT IN THE CENTERLINE OF EAST TAFT ROAD; THENCE
- N 86°55'25" E ALONG THE CENTERLINE OF EAST TAFT ROAD FOR A DISTANCE OF 84.79 FEET TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 65.210 ACRES (2,840,552 SQUARE FEET).

LEGAL DESCRIPTION: (TA# 034.00-1-20.1)

ALL THAT TRACT OR PARCEL OF LAND THAT SITUATE IN THE TOWN OF MANLIUS, COUNTY OF ONONDAGA, AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS. BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF EAST TAFT ROAD AT THE DIVISION LINE BETWEEN THE LANDS BETWEEN THE LANDS NOW OR FORMERLY OF THE GRATZER FAMILY TRUST TA# 34-1-20.1 ON THE EAST AND THE LANDS NOW OR FORMERLY OF THE GRATZER FAMILY TRUST TA# 19-2-4.1 ON THE WEST; THENCE:

- N 87°04'22" E ALONG THE SOUTHERLY RIGHT-OF-WAY OF EAST TAFT ROAD FOR A DISTANCE OF 624.99 FEET TO A POINT; THENCE
- S 03°55'07" E ALONG THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF SIMON PARISE POST TA# 34-1-1.1 ON THE EAST AND THE LANDS NOW OR FORMERLY OF THE GRATZER FAMILY TRUST TA# 34-1-20.1 ON THE WEST FOR A DISTANCE OF 550.00 FEET TO A POINT; THENCE
- N 87°04'22" E CONTINUING ALONG SAID DIVISION LINE FOR A DISTANCE OF 250.00 FEET TO A POINT; THENCE
- S 03°55'07" E ALONG THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF CHRISTOPHER D. CANDELA TA# 34-1-12.1 AND CRAIG & WINFIELD A. BABCOCK ON THE EAST AND THE LANDS NOW OR FORMERLY OF THE GRATZER FAMILY TRUST TA# 34-1-20.1 ON THE WEST FOR A DISTANCE OF 1456.30 FEET TO A POINT; THENCE
- S 86°31'31" W ALONG THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF THE GRATZER FAMILY TRUST TA# 34-1-20.1 ON THE NORTH AND THE LANDS NOW OR FORMERLY OF JOHN BENNETT TA# 29.1/30 ON THE SOUTH FOR A DISTANCE OF 894.75 FEET TO A POINT; THENCE
- S 03°21'13" W ALONG THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF THE GRATZER FAMILY TRUST TA# 34-1-20.1 ON THE EAST AND THE LANDS NOW OR FORMERLY OF THE GRATZER FAMILY TRUST TA# 19-2-4.1 ON THE WEST FOR A DISTANCE OF 2014.60 FEET TO THE POINT AND PLACE OF BEGINNING.

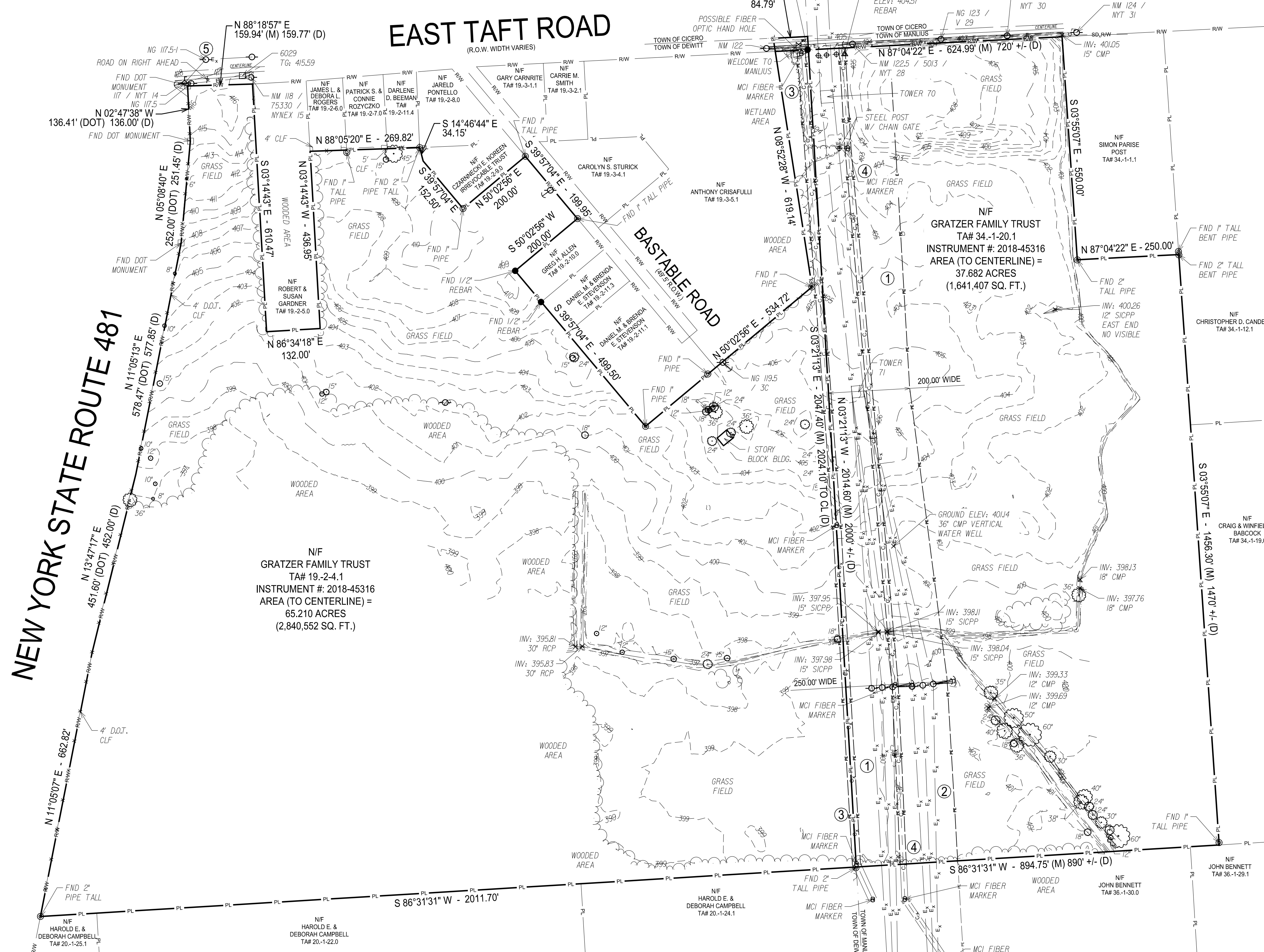
THE ABOVE PARCEL CONTAINS AN AREA OF 37.682 ACRES (1,641,407 SQUARE FEET).

CERTIFICATION:

TO (NAME OF INSURED, IF KNOWN), (NAME OF LENDER, IF KNOWN), (NAME OF INSURER, IF KNOWN), NAME OF OTHERS AS NEGOTIATED WITH CLIENT):

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED ON WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD PRACTICE REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 6, 2019.

MICHAEL W. HALEY PLS  
NYS PLS NO. 049788  
DECEMBER 11, 2019



NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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**SOURCE RENEWABLES, LLC.**  
41 WEST ELM STREET, SUITE C  
GREENWICH, CT 06830

**GRATZER PROPERTY**  
6966 EAST TAFT ROAD  
EAST SYRACUSE, NY 13057

NO.	DATE	DESCRIPTION
REVISIONS		
PROJECT NUMBER:	2191567.04	

DRAWN BY: KDS  
REVIEWED BY: MWH  
ISSUED FOR: DRAFT

DATE: DECEMBER 9, 2019

DRAWING NAME:

ALTA MAP

DRAWING NUMBER:

V-1

Date & Time: 12/12/2019 8:37 AM By: Schuster, Kyle  
Path: J:\Source\Renewables\2191567.04 - Taft Solar Development\Drawings\SURVEY\BASEMAP\Taft ALTA Map.dwg