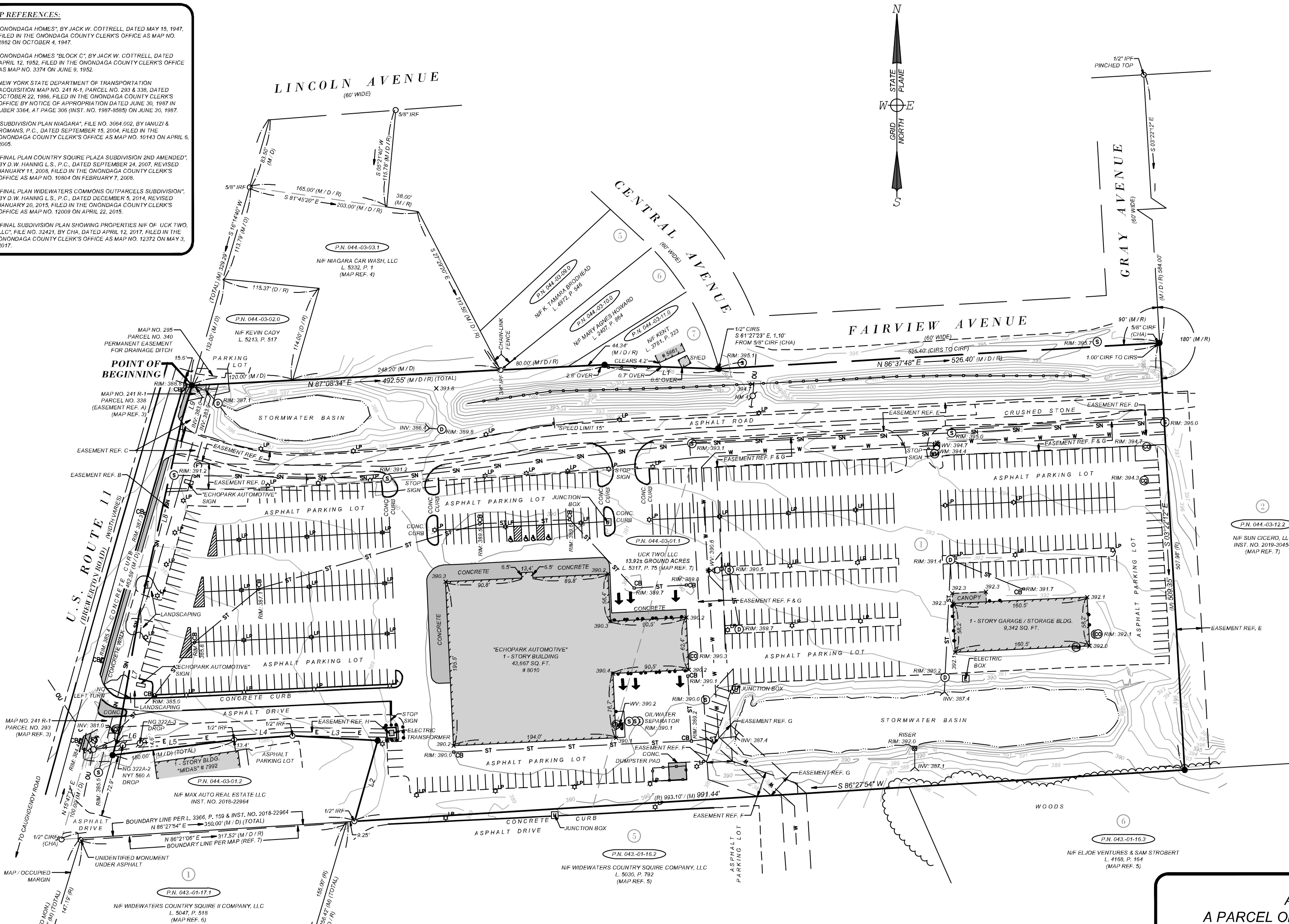
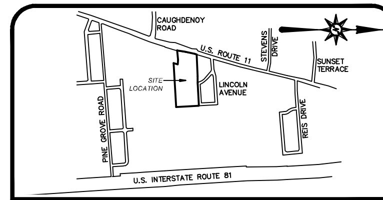
MAP REFERENCES:

1. "ONONDAGA HOMES", BY JACK W. COTTRELL, DATED MAY 15, 1947, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 2862 ON OCTOBER 4, 1947.
2. "ONONDAGA HOMES "BLOCK C", BY JACK W. COTTRELL, DATED APRIL 12, 1952, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 3374 ON JUNE 9, 1952.
3. NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAP NO. 241 R-1, PARCEL NO. 293 & 338, DATED OCTOBER 22, 1986, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE BY NOTICE OF APPROPRIATION DATED JUNE 30, 1987 IN LIBER 3364, AT PAGE 306 (INST. NO. 1987-8585) ON JUNE 30, 1987.
4. "SUBDIVISION PLAN NIAGARA", FILE NO. 3064.002, BY IANUZI & ROMANS, P.C., DATED SEPTEMBER 15, 2004, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 10143 ON APRIL 6, 2005.
5. "FINAL PLAN COUNTRY SQUIRE PLAZA SUBDIVISION 2ND AMENDED", BY D.W. HANNIG L.S., P.C., DATED SEPTEMBER 24, 2007, REVISED JANUARY 11, 2008, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 10804 ON FEBRUARY 7, 2008.
6. "FINAL PLAN WIDEWATERS COMMONS OUTPARCELS SUBDIVISION", BY D.W. HANNIG L.S., P.C., DATED DECEMBER 5, 2014, REVISED JANUARY 20, 2015, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 12009 ON APRIL 22, 2015.
7. "FINAL SUBDIVISION PLAN SHOWING PROPERTIES N/F OF UCK TWO, LLC", FILE NO. 32421, BY CHA, DATED APRIL 12, 2017, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP NO. 12372 ON MAY 3, 2017.





LOCATION MAP — SCALE: 1" = ± 1,320' (1/4 MILE)

DEED REFERENCE:

(PORTION OF CONVEYANCE)
USED CAR KING, LLC
TO
UCK TWO, LLC
DEED DATE: FEBRUARY 26, 2015
DATE RECORDED: MARCH 12, 2015
LIBER 5317, PAGE 75
INSTRUMENT NUMBER: 2015-7389

TITLE POLICY REFERENCE:

THIS ALTA / NSPS LAND TITLE SURVEY IS BASED ON THE FOLLOWING TITLE POLICY:

SALINA ABSTRACT AND TITLE AGENCY, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE NO. : 98568T
PREMISES: 8010 BREWERTON ROAD
CICERO, NEW YORK
EFFECTIVE DATE: OCTOBER 12, 2021

LEGEND:

- LOT NO. (PER MAP REF.)
- BOUNDARY LINE
- FORMER BOUNDARY LINE
- IRON FOUND (AS NOTED)
- 1/2" CAPPED IRON REBAR SET
- HIGHWAY MARGIN
- CENTERLINE OF ROAD
- EDGE OF PAVEMENT (UNLESS NOTED OTHERWISE)
- STOCKADE FENCE
- OVERHEAD UTILITY LINE — OU
- UNDERGROUND ELECTRIC LINE — E
- UTILITY POLE
- GUY WIRE
- LIGHT POLE — LP
- SANITARY MANHOLE — S
- SANITARY CLEANOUT — CO
- SANITARY LINE — SN
- STORM / CATCH BASIN — D, CB
- STORM LINE — ST
- WATER VALVE
- HYDRANT
- WATER METER — WM
- WATER LINE — W
- GAS METER — GM
- BOLLARD
- CONTOUR — 389
- INDEX CONTOUR — 390
- SPOT ELEVATION — 390.3

ADJOINER DEED REFERENCES:

1. HAROLD EARL HOWARD
TO
MARY AGNES HOWARD
DEED DATE: JUNE 26, 1969
DATE RECORDED: JULY 8, 1969
LIBER 2407, PAGE 864
INSTRUMENT NUMBER: 1969-7938
2. BARBARA D. GAPSKI
TO
TERRY G. & CYNTHIA L. KENT
DEED DATE: JULY 30, 1992
DATE RECORDED: JULY 30, 1992
LIBER 3781, PAGE 323
INSTRUMENT NUMBER: 1992-7572
3. SAM STROBERT
TO
ELJOE VENTURES & SAM STROBERT
DEED DATE: JUNE 24, 1997
DATE RECORDED: JULY 3, 1997
LIBER 4168, PAGE 164
INSTRUMENT NUMBER: 1997-6479
4. (QUITCLAIM DEED)
KATHLEEN E. LYNCH
TO
K. TAMARA BRODHEAD
DEED DATE: DECEMBER 11, 2006
DATE RECORDED: DECEMBER 13, 2006
LIBER 4972, PAGE 546
INSTRUMENT NUMBER: 2006-15730
5. (QUITCLAIM DEED)
WIDEWATERS ROUTE 11 ASSOCIATES, LLC
TO
WIDEWATERS COUNTRY SQUIRE COMPANY, LLC
DEED DATE: JANUARY 15, 2008
DATE RECORDED: JANUARY 15, 2008
LIBER 5030, PAGE 792
INSTRUMENT NUMBER: 2008-531
6. ARTHUR H. KATZ, INDIVIDUALLY, AND RANDOLPH S. KATZ, AS ANCILLARY EXECUTOR OF THE LAST WILL AND TESTAMENT OF CALVIN KATZ
TO
WIDEWATERS COUNTRY SQUIRE II COMPANY, LLC
DEED DATE: FEBRUARY 18, 2008
DATE RECORDED: JUNE 5, 2008
LIBER 5047, PAGE 518
INSTRUMENT NUMBER: 2008-5488
7. KEVIN CADY, AS EXECUTOR OF JANE H. CADY, AS APPOINTED IN THE LAST WILL AND TESTAMENT OF JANE CADY
TO
KEVIN CADY
DEED DATE: AUGUST 24, 2012
DATE RECORDED: SEPTEMBER 19, 2012
LIBER 5213, PAGE 517
INSTRUMENT NUMBER: 2012-39124
8. CHRISTOPHER S. BALDWIN
TO
NIAGARA CAR WASH, LLC
DEED DATE: JUNE 30, 2015
DATE RECORDED: JULY 15, 2015
LIBER 5332, PAGE 1
INSTRUMENT NUMBER: 2015-23441
9. 7992 BREWERTON ROAD LLC
TO
MAX AUTO REAL ESTATE LLC
DEED DATE: MAY 21, 2018
DATE RECORDED: MAY 31, 2018
INSTRUMENT NUMBER: 2018-22964
10. UCK TWO, LLC
TO
SUN CICERO, LLC
DEED DATE: AUGUST 1, 2019
DATE RECORDED: AUGUST 20, 2019
INSTRUMENT NUMBER: 2019-30454

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 87°54'22" E	136.05' (M / D / R)
L2	N 16°01'15" E	100.00' (M / D / R)
L3	N 86°51'03" W	101.43' (M / D / R)
L4	S 86°08'38" W	70.00' (M / D / R)
L5	S 82°52'23" W	146.00' (M / D / R)
L6	N 15°38'58" E	25.00' (M / D / R)
L7	N 09°49'23" E	147.76' (M) / 148.00' (D / R)
L8	N 12°26'32" E	232.36' (M) / 232.00' (D) / 232.05' (R)
L9	N 16°06'34" E	45.42' (M) / 45.40' (D) / 45.34' (R)

GRAPHIC SCALE
60 0 60 120 180
1 INCH = 60 FEET (IN FEET)

CLIENT INFORMATION:

SURVEY MATTERS, LLC
107 HILLCREST AVENUE
SIMPSONVILLE, SC 29681
T: (864) 918-9561

SURVEYORS CERTIFICATION

TO: ECHOPARK REALTY NY, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY THROUGH ITS AGENT, SALINA ABSTRACT AND TITLE AGENCY, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6(A), 6(B), 7(A)(1), 8, 9, 11(A), 13, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 15, 2021.

DATE OF PLAT OR MAP: DECEMBER 21, 2021

Adam Michael Storino
ADAM MICHAEL STORINO, PLS
NEW YORK STATE REGISTRATION NO. 50878

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 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 AND ORIGINAL SIGNATURE IN RED INK SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

ANYONE POSSESSING AN UNAUTHORIZED COPY MAY FACE CIVIL AND POSSIBLE CRIMINAL DAMAGES. UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT USE OR RELY ON UNAUTHORIZED COPIES.

THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED AND OTHERWISE VOID ON ALL UNAUTHORIZED COPIES.

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PARTY FOR WHOM THE SURVEY IS PREPARED, AND IF REQUESTED ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREIN AND TO THE SUCCESSORS (BY MERGER OR OPERATION OF LAW) TO THE LENDING INSTITUTION AND THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFICATION VALID AS OF FINAL SURVEY DATE.

ALTA / NSPS LAND TITLE SURVEY
A PARCEL OF LAND KNOWN AS TAX MAP P.N. 044.-03-01.1
LANDS OF UCK TWO, LLC

8010 BREWERTON ROAD
COUNTY OF ONONDAGA

TOWN OF CICERO
STATE OF NEW YORK

STATE OF NEW YORK — ADAM MICHAEL STORINO — 050878 — LICENSED LAND SURVEYOR
ADAM MICHAEL STORINO
P.L.S. NO. 50878

STORINO GEOMATICS
LAND SURVEYING SERVICES & CONSULTING, PLLC
PROFESSIONAL LAND SURVEYORS
165 MULLIN STREET
WATERTOWN, NY 13601
TEL: (315) 788-0287
WWW.STORINOGEOMATICS.COM
NJ · NY · PA · VT

DATE: 12/21/2021
SCALE: 1" = 60'
DRAWN BY: A.M.S.
CHECKED BY: A.M.S. / T.M.S.
FILE NO. 2021-105
DWG. NO.
V101

COPYRIGHT © 2021, STORINO GEOMATICS LAND SURVEYING SERVICES & CONSULTING, PLLC ALL RIGHTS RESERVED.

RIGHT-OF-WAY & EASEMENT REFERENCES:

A. PERMANENT EASEMENT FOR DRAINAGE DITCH
MAP NO. 241 R-1, PARCEL NO. 33R
APPROPRIATED BY THE STATE OF NEW YORK
DATE: JUNE 30, 1987
DATE RECORDED: JUNE 30, 1987
LIBER 3364, PAGE 306
INSTRUMENT NUMBER: 1987-8585

B. 20' WIDE PERPETUAL RIGHT OF WAY & EASEMENT FOR TRANSPORTATION & DISTRIBUTION OF WATER
FORD LEASING DEVELOPMENT COMPANY
TO
TOWN OF CICERO & OCWA
AGREEMENT DATE: DECEMBER 19, 1996
DATE RECORDED: JANUARY 10, 1997
LIBER 4133, PAGE 3

C. 10' WIDE PERPETUAL RIGHT OF WAY & EASEMENT FOR TRANSPORTATION & DISTRIBUTION OF WATER
MU-PALE BUILDERS, INC.
TO
TOWN OF CICERO & OCWA
AGREEMENT DATE: JUNE 5, 1998
DATE RECORDED: JULY 14, 1998
LIBER 4252, PAGE 13

D. 30' WIDE PERMANENT RIGHT OF WAY & SEWER EASEMENT
UCK TWO, LLC
TO
TOWN OF CICERO
AGREEMENT DATE: APRIL 19, 2017
DATE RECORDED: MAY 4, 2017
LIBER 5423, PAGE 567
INSTRUMENT NUMBER: 14604

E. 30' WIDE PERMANENT RIGHT OF WAY & ACCESS EASEMENT
UCK TWO, LLC
TO
TOWN OF CICERO
AGREEMENT DATE: APRIL 19, 2017
DATE RECORDED: MAY 4, 2017
LIBER 5423, PAGE 571
INSTRUMENT NUMBER: 14605

F. 30' WIDE PERMANENT RIGHT OF WAY & WATERLINE EASEMENT
UCK TWO, LLC
TO
TOWN OF CICERO
AGREEMENT DATE: APRIL 19, 2017
DATE RECORDED: MAY 5, 2017
LIBER 5423, PAGE 575
INSTRUMENT NUMBER: 14606

G. 30' WIDE PERPETUAL RIGHT OF WAY & EASEMENT FOR TRANSPORTATION & DISTRIBUTION OF WATER
SUN CICERO, LLC
TO
TOWN OF CICERO & ONONDAGA COUNTY WATER AUTHORITY
DATE RECORDED: SEPTEMBER 29, 2021
INSTRUMENT NUMBER: 2021-45244

H. 10' WIDE PERPETUAL EASEMENT & RIGHT OF WAY
UCK TWO, LLC
TO
NIAGARA MOHAWK POWER CORPORATION & VERIZON
AGREEMENT DATE: SEPTEMBER 29, 2017
DATE RECORDED: NOVEMBER 15, 2017
INSTRUMENT NUMBER: 2017-41859

SURVEY NOTES:

1. BEARINGS ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (3102), AS REALIZED FROM STATIC GPS OBSERVATIONS REFERENCED TO NAD 83 (2011) MADE ON OCTOBER 25, 2021.
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS REALIZED FROM STATIC GPS OBSERVATIONS REFERENCED TO GEOID18 MADE ON OCTOBER 25, 2021.
3. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FEET).
4. SURVEY DATES: 10/25, 10/26, 11/2, AND 11/15/2021
5. ALL ADJOINERS AND REFERENCES ARE PER THE ONONDAGA COUNTY REAL PROPERTY ASSESSMENT OFFICE.
6. THIS SURVEY IS BASED ON THE TITLE POLICY REFERENCED HEREIN.

   THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE.

   SURVEYOR HAS MADE NO INVESTIGATION NOR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT ABSTRACT TITLE SEARCH MAY DISCLOSE.
7. THE SUBJECT PARCEL ADJOINS AND RUNS ALONG THE U.S. ROUTE 11 (BREWERTON ROAD) AND FAIRVIEW AVENUE (NO-11-OR-WAYS).
8. NO PLANS, RECORDS, AND OR REPORTS PERTAINING TO UNDERGROUND UTILITIES WERE PROVIDED TO THE SURVEYOR BY THE CLIENT. UNDERGROUND FACILITIES, STRUCTURES OR UTILITIES SHOWN ON THIS PLAT ARE BASED ON ABOVE GROUND VISIBLE FEATURES AND AVAILABLE PLANS ONLY AND SHOULD BE CONSIDERED APPROXIMATE, LACKING EXCAVATION. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. ADDITIONAL UTILITIES MAY EXIST, THE PRESENCE OF WHICH IS NOT CURRENTLY KNOWN. PRIOR TO CONSTRUCTION CONTACT PRIVATE UTILITY LOCATE AND DIG SAFELY NEW YORK FOR LOCATIONS OF UNDERGROUND UTILITIES. (1-800-962-7962 OR 811)
9. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION WAS UNRESPONSIVE REGARDING PROPOSED CHANGES ALONG U.S. ROUTE 11 (BREWERTOWN ROAD).
11. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. (M): MEASURED DISTANCE — IPF: IRON PIPE FOUND
    (D): DEED DISTANCE — IRF: IRON REBAR FOUND
    (R): RECORD MAP DISTANCE — CIRF: CAPPED IRON REBAR FOUND
13. CAPS ON ALL 1/2" CAPPED IRON REBARS SET (CIRS) ARE YELLOW AND READ "STOR GEOM PLS 50878".

RECORD DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF CICERO, COUNTY OF ONONDAGA, STATE OF NEW YORK, BEING PART OF LOT 56, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A REBAR FOUND AT THE INTERSECTION OF THE SOUTH LINE OF FAIRVIEW AVENUE (60' WIDE) WITH THE EAST LINE OF GRAY AVENUE (60' WIDE), SAID POINTS ALSO BEING A NORTHWESTERLY CORNER OF PROPERTY OWNED NOW OR FORMERLY BY UCK TWO, LLC "UCK" PUR LIBER 5317 OF DEEDS, PAGE 75 AS FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE;

1. THENCE, S3° 18' 09"E, IN PROPERTY OWNED NOW OR FORMERLY BY "UCK", A DISTANCE OF 507.99 FEET TO A POINT IN THE SOUTH LINE OF SAID "UCK" PROPERTY;
2. THENCE, S86° 30' 51 "W, IN THE SOUTH LINE OF SAID UCK PROPERTY, A DISTANCE OF 993.10 FEET;
3. THENCE, N16° 30' 21"E, A DISTANCE OF 100.00 FEET TO A POINT WITNESSED BY A REBAR FOUND SOUTH 1.7 FEET AND EAST 1.9 FEET;
4. THENCE, N86° 51' 28 W, A DISTANCE OF 101.43 FEET TO A POINT WITNESSED BY A REBAR FOUND NORTH 0.9 FEET AND EAST 2.2 FEET;
5. THENCE, S86° 30' 51 W, A DISTANCE OF 70.00 FEET TO A POINT WITNESSED BY AN IRON PIPE FOUND NORTH 0.0 FEET AND EAST 2.1 FEET;
6. THENCE, S83° 47' 06"W, A DISTANCE OF 146.00 FEET TO A POINT IN THE EAST LINE OF BREWERTON ROAD (US ROUTE 11), SAID POINT BEING WITNESSED BY AN IRON PIPE FOUND NORTH 3.5 FEET AND EAST 0.0 FEET;
7. THENCE, N16° 55' 25"E, IN THE EAST LINE OF BREWERTON ROAD (US ROUTE 11), A DISTANCE OF 25.00 FEET;
8. THENCE, N5° 59' 44"E, CONTINUING IN THE EAST LINE OF BREWERTON ROAD (US ROUTE 11), A DISTANCE OF 148.00 FEET;
9. THENCE, N12° 36' 54"E, CONTINUING IN THE EAST LINE OF BREWERTON ROAD (US ROUTE 11), A DISTANCE OF 232.05 FEET;
10. THENCE, N16° 30' 21"E, CONTINUING IN THE EAST LINE OF BREWERTON ROAD (US ROUTE 11), A DISTANCE OF 45.34 FEET. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PROPERTY OWNED NOW OR FORMERLY BY KEVIN CADY PER L.5213, PG.517;
11. THENCE, N87° 14' 21"E, IN THE SOUTH LINE OF PROPERTY OWNED NOW OR FORMERLY BY KEVIN CADY, A DISTANCE OF 492.55 FEET TO A POINT IN THE SOUTH LINE OF PROPERTY OWNED NOW OR FORMERLY BY TERRY & CYNTHIA KENT PER L.3791, PG.323;
12. THENCE, S87° 51' 09"E, CONTINUING IN THE SOUTH LINE OF PROPERTY OWNED NOW OR FORMERLY BY TERRY & CYNTHIA KENT, A DISTANCE OF 135.05 FEET TO THE INTERSECTION OF THE PRESENT WESTERLY LINE OF CENTRAL AVENUE WITH THE SOUTHERLY LINE OF FAIRVIEW AVENUE. SAID POINT BEING WITNESSED BY A REBAR FOUND NORTH 0.0 FEET AND EAST 0.0 FEET;
13. THENCE, N86° 41' 51"E, IN THE SOUTH LINE OF FAIRVIEW AVENUE, A DISTANCE OF 926.40 FEET TO THE POINT OF BEGINNING.

INTENDING TO DESCRIBE PROPERTY SHOWN AS LOT 1, SUBDIVISION PLAN SHOWING PROPERTIES N/F OF UCK TWO LLC, ACCORDING TO A MAP BY JOHN E. QUINN, JR. AND FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON MAY 3, 2017 AS MAP NUMBER 12372.

SURVEYORS DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND, BEING SITUATE IN THE TOWN OF CICERO, COUNTY OF ONONDAGA, STATE OF NEW YORK, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON REBAR SET IN THE SOUTHEASTERLY MARGIN OF U.S. ROUTE 11 (BREWERTON ROAD, WIDTH VARIES), SAID REBAR BEING SITUATE ALONG SAID MARGIN S 16°14'46" W, A DISTANCE OF 229.29 FEET FROM A POINT MARKING THE INTERSECTION OF SAID MARGIN WITH THE SOUTHERLY MARGIN OF LINCOLN AVENUE (50 FEET WIDE);

THENCE N 87°08'54" E, PASSING THROUGH A 3/4" IRON PIPE FOUND AT A DISTANCE OF 398.20 FEET AND CONTINUING A TOTAL DISTANCE OF 492.55 FEET TO A 1/2" CAPPED IRON REBAR SET;

THENCE S 87°54'22" E, A DISTANCE OF 136.05 FEET TO A 1/2" CAPPED IRON REBAR SET, SAID REBAR BEING SITUATE S 61°27'23" E, A DISTANCE OF 1.15 FEET FROM A 5/8" CAPPED IRON REBAR FOUND (CHA);

THENCE N 86°37'48" E, ALONG THE SOUTHERLY MARGIN OF FAIRVIEW AVENUE (50 FEET WIDE), PASSING THROUGH A 5/8" CAPPED IRON REBAR FOUND (CHA) AT A DISTANCE OF 525.40 FEET AND CONTINUING A TOTAL DISTANCE OF 926.40 FEET TO A 1/2" CAPPED IRON REBAR SET, SAID REBAR BEING SITUATE S 03°22'12" E, A DISTANCE OF 594.00 FEET FROM A 1/2" IRON PIPE WITH PINCHED TOP FOUND;

THENCE S 03°22'12" E, A DISTANCE OF 509.35 FEET TO A 1/2" CAPPED IRON REBAR SET;

THENCE S 86°37'54" W, A DISTANCE OF 991.44 FEET TO A 1/2" IRON REBAR FOUND AT THE SOUTHEASTERLY CORNER OF THE PARCEL OF LAND CONVEYED BY 7992 BREWERTON ROAD LLC TO MAX AUTO REAL ESTATE LLC IN A DEED DATED MAY 21, 2018, RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS INSTRUMENT NUMBER 2018-23964 ON MAY 31, 2018. SAID REBAR BEING SITUATE N 86°37'54" E, A DISTANCE OF 350.00 FEET FROM A 1/2" CAPPED IRON REBAR FOUND (CHA);

THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID 7992 BREWERTON ROAD LLC TO MAX AUTO REAL ESTATE LLC CONVEYANCE:

1. N 16°01'15" E, A DISTANCE OF 100.00 FEET TO A 1/2" CAPPED IRON REBAR SET;
2. N 86°51'03" W, A DISTANCE OF 101.43 FEET TO A 1/2" IRON REBAR FOUND;
3. S 86°08'38" W, A DISTANCE OF 70.00 FEET TO A 1/2" IRON REBAR FOUND;
4. S 82°52'23" W, A DISTANCE OF 146.00 FEET TO A 1/2" CAPPED IRON REBAR SET IN THE AFOREMENTIONED SOUTHEASTERLY MARGIN OF U.S. ROUTE 11 AT THE SOUTHEASTERLY CORNER OF MAP NO. 241 R-1, PAGE NO. 283, APPROPRIATED BY THE STATE OF NEW YORK IN A NOTICE OF APPROPRIATION DATED JUNE 30, 1987, FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE ON JUNE 30, 1987, IN LIBER 3364 OF DEEDS, AT PAGE 306;

THENCE THE FOLLOWING FOUR COURSES AND DISTANCES ALONG THE SOUTHEASTERLY MARGIN OF U.S. ROUTE 11:

1. N 15°38'58" E, A DISTANCE OF 25.00 FEET TO A POINT;
2. N 09°48'23" E, A DISTANCE OF 147.76 FEET TO A POINT;
3. N 12°26'32" E, A DISTANCE OF 232.36 FEET TO A POINT;
4. N 16°06'34" E, A DISTANCE OF 45.42 FEET TO THE POINT AND PLACE OF **BEGINNING**

CONTAINING 13.92 GROUND ACRES OF LAND MORE OR LESS.

SURVEY RELATED SCHEDULE B ITEMS:

1. EASEMENT TO NEW YORK TELEPHONE COMPANY DATED 1/9/1961 AND RECORDED ON 2/7/1961 IN BOOK 2032 OF DEEDS, AT PAGE 244.

   IT IS THE OPINION OF THE SURVEYOR THAT THIS EASEMENT DOES NOT AFFECT THE SUBJECT PARCEL. THE EASEMENT IS DESCRIBED AS ALONG THE NORTHERLY PROPERTY LINE FROM ROUTE 91 RUNNING WESTERLY. THIS EASEMENT AFFECTS LOT 2 AS SHOWN ON MAP REF. 7.
2. EASEMENT AS CONTAINED IN APPROPRIATION OF PROPERTY DATED 10/24/1986 AND RECORDED 6/30/1987 IN BOOK 3364 OF DEEDS, AT PAGE 307.

   IT IS THE OPINION OF THE SURVEYOR THAT THIS EASEMENT DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREIN AT THE NORTHWESTERLY CORNER OF THE SUBJECT PARCEL.
3. RIGHT OF WAY AND EASEMENT GRANTED TO TOWN OF CICERO AND OCWA DATED 6/5/1998 AND RECORDED 7/14/1998 IN BOOK 4252 OF DEEDS, AT PAGE 13.

   IT IS THE OPINION OF THE SURVEYOR THAT THIS RIGHT OF WAY AND EASEMENT DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREIN ALONG U.S. ROUTE 11.
4. RIGHT OF WAY AND EASEMENT GRANTED TO TOWN OF CICERO AND OCWA DATED 12/19/1996 AND RECORDED 1/10/1997 IN BOOK 4133 OF DEEDS, AT PAGE 3.

   IT IS THE OPINION OF THE SURVEYOR THAT THIS RIGHT OF WAY AND EASEMENT DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREIN ALONG U.S. ROUTE 11.
5. RIGHT OF WAY AND SEWER EASEMENT GRANTED TO THE TOWN OF CICERO DATED 4/19/2017 AND RECORDED 5/4/2017 IN BOOK 5423 OF DEEDS, AT PAGE 567.

   IT IS THE OPINION OF THE SURVEYOR THAT THIS RIGHT OF WAY AND SEWER EASEMENT DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREIN THROUGH THE SUBJECT PARCEL.
6. RIGHT OF WAY AND ACCESS EASEMENT GRANTED TO THE TOWN OF CICERO DATED 4/19/2017 AND RECORDED 5/4/2017 IN BOOK 5423 OF DEEDS, AT PAGE 571.

   IT IS THE OPINION OF THE SURVEYOR THAT THIS RIGHT OF WAY AND ACCESS EASEMENT DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREIN THROUGH THE SUBJECT PARCEL.
7. RIGHT OF WAY AND WATERLINE EASEMENT GRANTED TO THE TOWN OF CICERO DATED 4/19/2017 AND RECORDED 5/4/2017 IN BOOK 5423 OF DEEDS, AT PAGE 576.

   IT IS THE OPINION OF THE SURVEYOR THAT THIS RIGHT OF WAY AND WATERLINE EASEMENT DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREIN THROUGH THE SUBJECT PARCEL.
8. EASEMENT GRANTED TO ONONDAGA COUNTY WATER AUTHORITY DATED 7/21/2017 AND RECORDED 9/01/2017 AS INSTRUMENT NO. 2017-31431, AS CORRECTED BY CORRECTIVE DOCUMENT RECORDED 9/29/2021 AS INSTRUMENT NO. 2021-45244.

   IT IS THE OPINION OF THE SURVEYOR THAT THIS EASEMENT MAY AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREIN THROUGH THE SUBJECT PARCEL. (THE EASEMENT APPEARS TO BE NEARLY IDENTICAL TO ITEM 7 ABOVE, WITH THE EXCEPTION OF THE AREA ALONG THE SOUTHERLY BOUNDARY LINE OF THE SUBJECT PARCEL IN THE PROXIMITY OF THE STORMWATER BASIN. THIS CORRECTIVE EASEMENT IS GRANTED BY SUN CICERO, LLC AND IT APPEARS THE SUBJECT PARCEL WAS THEN AND IS STILL UNDER THE OWNERSHIP OF UCK TWO, LLC, WHICH IN THE OPINION OF THE SURVEYOR, MAY MAKE THIS AN INVALID DOCUMENT / EASEMENT.)
9. EASEMENT GRANTED TO NIAGARA MOHAWK POWER CORPORATION AND VERIZON DATED 9/29/2017 AND RECORDED 11/15/2017 AS INSTRUMENT NO. 2017-41859.

   IT IS THE OPINION OF THE SURVEYOR THAT THIS EASEMENT DOES AFFECT THE SUBJECT PARCEL AND IS SHOWN HEREIN THROUGH THE SUBJECT PARCEL.

ZONING CLASSIFICATION:

ZONING CLASSIFICATION FOR THE SUBJECT PARCEL WAS SUMMARIZED IN A ZONING COMPLIANCE LETTER DATED DECEMBER 2, 2021, PREPARED BY STEVEN J. PROCOPIO, DIRECTOR OF CODE ENFORCEMENT OF THE TOWN OF CICERO.

"THE SUBJECT PARCEL IS ZONED REGIONAL COMMERCIAL (RC)."

"THE CURRENT AUTOMOBILE SALES AND SERVICE USE OF THE PROPERTY IS PERMITTED WITHIN THE DISTRICT AS SET FORTH BY THE APPROVED SITE PLAN GRANTED ON MARCH 27, 2017."

"THERE ARE NO KNOWN VIOLATIONS OF THE NYS UNIFORM FIRE PREVENTION AND BUILDING CODE OR TOWN OF CICERO ZONING CODE CURRENTLY RECORDED AGAINST THE PROPERTY."

NOTE: SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY WERE NOT PROVIDED IN THE ZONING COMPLIANCE LETTER.

PARKING SPACE SUMMARY:

NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES OBSERVED AND SURVEYED ON THE SUBJECT PARCEL ARE AS FOLLOWS:

- 686 REGULAR PARKING SPACES
- 4 DISABLED PARKING SPACES

FLOOD ZONE CLASSIFICATION:

THE SUBJECT PARCEL DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). SAID SUBJECT PARCEL IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY - PANEL NUMBER 360572 0111, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2016 IN THE TOWN OF CICERO, COUNTY OF ONONDAGA, STATE OF NEW YORK, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP INDEX FOR THE COMMUNITY IN WHICH SAID SUBJECT PARCEL IS LOCATED.

FEMA MAP SPECIALISTS CAN BE CONTACTED AT 1-877-336-2627.

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 AND ORIGINAL SIGNATURE IN RED INK SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

ANYONE POSSESSING AN UNAUTHORIZED COPY MAY FACE CIVIL AND POSSIBLE CRIMINAL DAMAGES. UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT USE OR RELY ON UNAUTHORIZED COPIES.

THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED AND OTHERWISE VOID ON ALL UNAUTHORIZED COPIES.

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PARTY FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREIN AND TO THE SUCCESSORS BY MERGER OR OPERATION OF LAW TO THE LENDING INSTITUTION AND THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFICATION VALID AS OF FINAL SURVEY DATE.

ALTA / NSPS LAND TITLE SURVEY
A PARCEL OF LAND KNOWN AS TAX MAP P.N. 044.-03-01.1
LANDS OF UCK TWO, LLC

8010 BREWERTON ROAD
COUNTY OF ONONDAGA

TOWN OF CICERO
STATE OF NEW YORK

STATE OF NEW YORK — ADAM MICHAEL STORINO — 50878 — LICENSED LAND SURVEYOR

ADAM MICHAEL STORINO
P.L.S. NO. 50878

STORINO GEOMATICS
LAND SURVEYING SERVICES & CONSULTING, PLLC
PROFESSIONAL LAND SURVEYORS
165 MULLIN STREET
WATERTOWN, NY 13601
TEL: (315) 788-0287
WWW.STORINOGEOMATICS.COM

NJ · NY · PA · VT

DATE:	12/21/2021
SCALE:	N/A
DRAWN BY:	A.M.S.
CHECKED BY:	A.M.S. / T.M.S.
FILE NO.	2021-105
DWG. NO.	V102
	2 OF 2

COPYRIGHT © 2021, STORINO GEOMATICS LAND SURVEYING SERVICES & CONSULTING, PLLC ALL RIGHTS RESERVED.