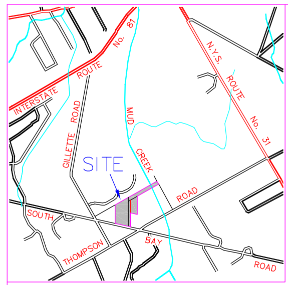


LOCATION PLAN
Scale: 1" = 2000'

FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK
TITLE No. 3052-208628 , DATED: DECEMBER 20, 2011

SCHEDULE A

(PARCEL A)

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Cicero, County of Onondaga and State of New York, and being part of Farm Lot No. 55 in the Town of Cicero and more particularly bounded and described as follows:

Beginning at a point in the west line of South Bay Road, said point being 434.89 feet southerly from the intersection of said west line of South Bay Road with the west line of Thompson Road; thence southerly along the west line of South Bay Road, South 49°58'00" West, 392 feet to an iron pipe; thence North 52°37'00" West along the north line of premises conveyed to Gilbert H. Gokey and Hilda O. Gokey by Deed recorded in the Onondaga County Clerk's Office on August 28, 1956 in Liber 1823 of Deeds, at page 348, a distance of 532.70 feet to a point; thence North 7°48'00" East, a distance of 439.92 feet, more or less, to a point; thence South 52°37'00" East a distance of 835.29 feet to the point and place of beginning marked by an iron pipe.
TOGETHER WITH a right-of-way and easement in common with Gail L. Chapman, her successors and assigns, to cross by foot or with vehicles upon and over a strip of land 60 feet in width, adjacent to the above described premises on the north and extending from the South Bay Road on the east to the westerly line of the above described premises and said westerly line extended northerly.

(PARCEL B)

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Cicero, County of Onondaga and State of New York, being a portion of Lot No. 55 in said Town and more particularly bounded and described as follows: Beginning at the northwesterly corner of premises conveyed by Gail L. Chapman to Onontario Real Estate Corporation by deed recorded in the Onondaga County Clerk's Office February 4, 1970 in Book 2422 of Deeds at Page 315; thence North 7°48' East along the westerly line of premises conveyed to the grantor by deed recorded in the Onondaga County Clerk's Office January 24, 1983 in Book 2988 of Deeds at Page 327, 943.38 feet to the northwesterly corner thereof; thence South 81°27'10" East along grantor's northerly line 100.01 feet to the northwesterly corner of premises conveyed to Edward J. Shanahan and C.L. Jacobsen by deed recorded in the Onondaga County Clerk's Office July 11, 1985 in Book 3271 of Deeds at Page 150; thence South 7°48' West along the westerly line of said Shanahan and Jacobsen premises 999.39 feet to the northerly line of said premises conveyed to Onontario Real Estate Corporation as aforesaid; thence North 52°37' West along the northerly line of said Onontario Real Estate Corporation premises 114.99 feet to the point of beginning.

(PARCEL C)

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Cicero, County of Onondaga, and State of New York, being known as a part of Farm Lot 55 in said Township, bounded and described as follows:
Beginning at a point on the northerly bounds of South Bay Road at the southernmost corner of a parcel of land now or formerly owned by J. Stevens (L. 3150 at pg. 312), which is S. 49°58' W., 379.36' as measured along the northerly bounds of South Bay Road from the intersection of said road line with the westerly road line of Thompson Road, and continuing along the north bounds of South Bay Road S. 49°58' W., 61.53' to the lands of Syracuse Castings (now or formerly); thence running along the northeasterly line of the Syracuse Casting parcel, N. 52°37' W., 720.91' to the easterly line of O. Chapman (now or formerly); thence running along the aforementioned Chapman line, N. 7°48' E., 293.51' to a point; thence running S. 52°37' E., 522.79' to a point at the northernmost corner of the first mentioned J. Stevens parcel; thence running along the westerly and southern lines of J. Stevens by the above mentioned deed, S. 49°58' W., 200.0' and S. 52°37' E., 400.0' respectively to the point of beginning, containing 3.02± acres of land within said bounds.
The above described parcel of land being shown on a map by John W. English, LS, PC, dated 8-27-2003.

RECORD DESCRIPTIONS REVISED TO MATCH SURVEY

(PARCEL A)

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Cicero, County of Onondaga and State of New York, and being part of Farm Lot No. 55 in the Town of Cicero and more particularly bounded and described as follows:

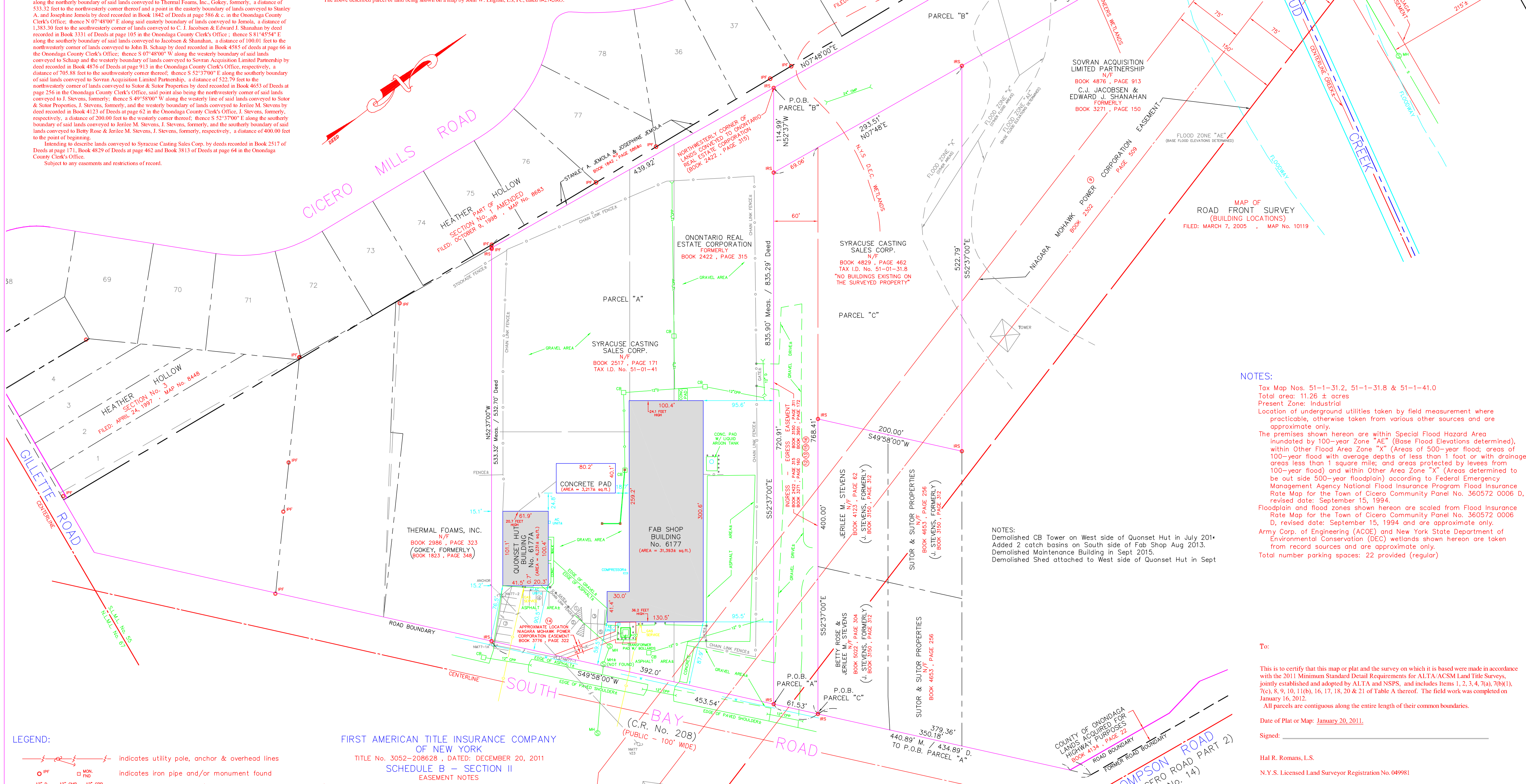
Beginning at a point in the west line of South Bay Road, said point being 440.89 feet southerly from the intersection of said west line of South Bay Road with the west line of Thompson Road; thence southerly along the west line of South Bay Road, South 49°58'00" West, 392 feet to an iron pipe; thence North 52°37'00" West along the north line of premises conveyed to Gilbert H. Gokey and Hilda O. Gokey by Deed recorded in the Onondaga County Clerk's Office on August 28, 1956 in Liber 1823 of Deeds, at page 348, a distance of 533.32 feet to a point; thence North 7°48'00" East, a distance of 439.92 feet, more or less, to a point; thence South 52°37'00" East a distance of 835.90 feet to the point and place of beginning marked by an iron pipe.
TOGETHER WITH a right-of-way and easement in common with Gail L. Chapman, her successors and assigns, to cross by foot or with vehicles upon and over a strip of land 60 feet in width, adjacent to the above described premises on the north and extending from the South Bay Road on the east to the westerly line of the above described premises and said westerly line extended northerly.

(PARCEL B)

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Cicero, County of Onondaga and State of New York, being a portion of Lot No. 55 in said Town and more particularly bounded and described as follows: Beginning at the northwesterly corner of premises conveyed by Gail L. Chapman to Onontario Real Estate Corporation by deed recorded in the Onondaga County Clerk's Office February 4, 1970 in Book 2422 of Deeds at Page 315; thence North 7°48' East along the westerly line of premises conveyed to the grantor by deed recorded in the Onondaga County Clerk's Office January 24, 1983 in Book 2988 of Deeds at Page 327, 943.38 feet to the northwesterly corner thereof; thence South 81°45'54" East along grantor's northerly line 100.01 feet to the northwesterly corner of premises conveyed to Edward J. Shanahan and C.L. Jacobsen by deed recorded in the Onondaga County Clerk's Office July 11, 1985 in Book 3271 of Deeds at Page 150; thence South 7°48' West along the westerly line of said Shanahan and Jacobsen premises 999.39 feet to the northerly line of said premises conveyed to Onontario Real Estate Corporation as aforesaid; thence North 52°37' West along the northerly line of said Onontario Real Estate Corporation premises 114.99 feet to the point of beginning.

The parcels, when combined, can be described as the following perimeter legal description:

All that tract or parcel of land, situate in the Town of Cicero, County of Onondaga and State of New York, being part of Farm Lot No. 55 in said Town, bounded and described as follows:
Beginning at a point in the northwesterly boundary of South Bay Road (C.R. No. 208), at the southerly most corner of lands conveyed to Betty Rose & Jerilee M. Stevens by deed recorded in Book 5022 of Deeds at page 304 in the Onondaga County Clerk's Office, said point also being the southerly most corner of lands formerly conveyed to J. Stevens by deed recorded in Book 3150 of Deeds at page 312 in the Onondaga County Clerk's Office, said point also being S 49°58'00" W along said northwesterly boundary of South Bay Road (C.R. No. 208), a distance of 350.18 feet from the intersection of said northwesterly boundary of South Bay Road (C.R. No. 208) with the westerly boundary of Thompson Road (Dewitt-Cicero Road Part 2 - C.R. No. 14) as lands were acquired by County of Onondaga for highway purposes by deed recorded in Book 4134 of Deeds at page 22 in the Onondaga County Clerk's Office; running thence S 49°58'00" W along said northwesterly boundary of South Bay Road (C.R. No. 208), a distance of 453.54 feet to the northeasterly corner of lands conveyed to Thermal Foams, Inc. by deed recorded in Book 2986 of Deeds at page 323 in the Onondaga County Clerk's Office, said point also being the northeasterly corner of lands conveyed to Gokey, formerly, by deed recorded in Book 1823 of Deeds at page 348 in the Onondaga County Clerk's Office; thence N 52°37'00" W along the northerly boundary of said lands conveyed to Thermal Foams, Inc., Gokey, formerly, a distance of 533.32 feet to the northwesterly corner thereof and a point in the easterly boundary of lands conveyed to Stanley A. and Josephine Jemola by deed recorded in Book 1842 of Deeds at page 586 & c. in the Onondaga County Clerk's Office; thence N 07°48'00" E along said easterly boundary of lands conveyed to Jemola, a distance of 1,383.30 feet to the southwesterly corner of lands conveyed to C. J. Jacobsen & Edward J. Shanahan by deed recorded in Book 3331 of Deeds at page 105 in the Onondaga County Clerk's Office ; thence S 81°45'54" E along the southerly boundary of said lands conveyed to Jacobsen & Shanahan, a distance of 100.01 feet to the northwesterly corner of lands conveyed to John B. Schaap by deed recorded in Book 4585 of deeds at page 66 in the Onondaga County Clerk's Office; thence S 07°48'00" W along the westerly boundary of said lands conveyed to Schaap and the westerly boundary of lands conveyed to Sovran Acquisition Limited Partnership by deed recorded in Book 4876 of Deeds at page 913 in the Onondaga County Clerk's Office, respectively, a distance of 705.88 feet to the southwesterly corner thereof; thence S 52°37'00" E along the southerly boundary of said lands conveyed to Sovran Acquisition Limited Partnership, a distance of 522.79 feet to the northwesterly corner of lands conveyed to Sutor & Sutor Properties by deed recorded in Book 4653 of Deeds at page 256 in the Onondaga County Clerk's Office, said point also being the northwesterly corner of said lands conveyed to J. Stevens, formerly; thence S 49°58'00" W along the westerly line of said lands conveyed to Sutor & Sutor Properties, J. Stevens, formerly, and the westerly boundary of lands conveyed to Jerilee M. Stevens by deed recorded in Book 4123 of Deeds at page 62 in the Onondaga County Clerk's Office, J. Stevens, formerly, respectively, a distance of 200.00 feet to the westerly corner thereof; thence S 52°37'00" E along the southerly boundary of said lands conveyed to Jerilee M. Stevens, J. Stevens, formerly, and the southerly boundary of said lands conveyed to Betty Rose & Jerilee M. Stevens, J. Stevens, formerly, respectively, a distance of 400.00 feet to the point of beginning.
Intending to describe lands conveyed to Syracuse Casting Sales Corp. by deeds recorded in Book 2517 of Deeds at page 171, Book 4829 of Deeds at page 462 and Book 3813 of Deeds at page 64 in the Onondaga County Clerk's Office.
Subject to any easements and restrictions of record.



NOTES:
Demolished CB Tower on West side of Quonset Hut in July 2014.
Added 2 catch basins on South side of Fab Shop Aug 2013.
Demolished Maintenance Building in Sept 2015.
Demolished Shed attached to West side of Quonset Hut in Sept

LEGEND:

- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates storm culvert (CPP-Corrugated Polyethylene Pipe)
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates bollard
- indicates iron rod or pin set 1/2012.

FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK
TITLE No. 3052-208628 , DATED: DECEMBER 20, 2011
SCHEDULE B - SECTION II
EASEMENT NOTES

9. Easement to Niagara Mohawk Power Corporation recorded in Book 2302 of Deeds at page 509. As shown on map.
10. Right of Way and easement to County of Onondaga recorded in Book 2394 of Deeds at page 1145. As shown on map.
11. Right of Way and easement to County of Onondaga recorded in Book 2412 of Deeds at page 562. As shown on map.
12. Right of Way and easement to Harold A. Sutor and Pauline Sutor contained in a deed recorded in Book 3150 of Deeds at page 311. As shown on map.
13. Right of Way and easement reserved by Olsen Chapmen in a deed recorded in Book 3271 of Deeds at page 160. As shown on map.
14. Underground line easement to Niagara Mohawk Power Corporation recorded in Book 3766 of Deeds at page 322. As shown on map.
15. Right of Way and easement reserved by C.L. Jacobsen recorded in Book 3951 of Deeds at page 172. As shown on map.
16. Terms, covenants and restrictions contained in a deed recorded in Book 2422 of Deeds at page 315. Right of Way and easement as shown on map.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

NOTES:
Tax Map Nos. 51-1-31.2, 51-1-31.8 & 51-1-41.0
Total area: 11.26 ± acres
Present Zone: Industrial
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
The premises shown hereon are within Special Flood Hazard Area inundated by 100-year Zone "AE" (Base Flood Elevations determined), within Other Flood Area Zone "X" (Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood) and within Other Area Zone "X" (Areas determined to be out side 500-year floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map for the Town of Cicero Community Panel No. 360572 0006 D, revised date: September 15, 1994.
Floodplain and flood zones shown hereon are scaled from Flood Insurance Rate Map for the Town of Cicero Community Panel No. 360572 0006 D, revised date: September 15, 1994 and are approximate only.
Army Corp. of Engineering (ACOE) and New York State Department of Environmental Conservation (DEC) wetlands shown hereon are taken from record sources and are approximate only.
Total number parking spaces: 22 provided (regular)

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b), 16, 17, 18, 20 & 21 of Table A thereof. The field work was completed on January 16, 2012.
All parcels are contiguous along the entire length of their common boundaries.

Date of Plat or Map: January 20, 2011.

Signed: ______________________

Hal R. Romans, L.S.

N.Y.S. Licensed Land Surveyor Registration No. 049981

Reference: Elite Abstract Services, LLC, Abstract search Nos. 4050-84335, 4050-84336 & 4050-84337 all dated November 22, 2011.
Reference: Onondaga County Clerks Office Abstract of Title dated March 10, 1989 for Jemola Property.
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.

REVISIONS

ALTA/ACSM LAND TITLE SURVEY
SYRACUSE CASTING SALES CORP.
PART OF FARM No. 55
TOWN OF CICERO
ONONDAGA COUNTY, NEW YORK

IANUZI & ROMANS
LAND SURVEYING, P.C.
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251

DATE: JANUARY 20, 2012
SCALE: 1" = 60'
FILE NO.: 11755.001
SHEET NO.
F.B. NO. 1496