

LOCATION MAP

N.T.S.

Miscellaneous Notes

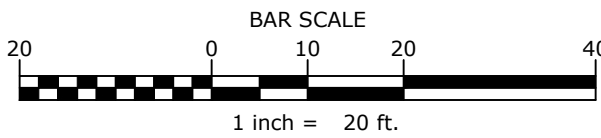
- 1.) DRAWING NORTH ORIENTATION IS BASED ON GRID NORTH PER RTK GPS OBSERVATIONS. TITLE NORTH IS BASED ON RECORD DEED FOR PARCEL - INST. No. 2018-026177.
- 2.) VERTICAL DATUM IS BASED ON NAVD 1988 DATUM FROM RTK GPS OBSERVATIONS.
- 3.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY C. T. MALE ASSOCIATES ENGINEERING, SURVEYING ARCHITECTURE, LANDSCAPE ARCHITECTURE & GEOLOGY, D.P.C., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND TITLE, REFERENCE IS MADE TO A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; TITLE No. MRG22-7774, EFFECTIVE DATE OF OCT. 25, 2022. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS AS RECITED THEREIN AND IS FURTHER SUBJECT TO ANY FINDINGS OR TRANSACTIONS REVEALED OR CONDUCTED FROM THE DATE OF SAID CONTINUATION TO THE PRESENT.
- 4.) PARCEL LIES IN "ZONE X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) COMMUNITY PANEL 36067C0094F; EFFECTIVE DATE OF NOVEMBER 4, 2016.
- 5.) FIELD WORK PERFORMED BETWEEN NOVEMBER 15-18, 2022.
- 6.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROL 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.
- 7.) THERE ARE 36 STRIPED PARKING SPACES ON THE SUBJECT PARCEL. 34 REGULAR SPACES AND 2 HANDICAP DESIGNATED SPACES.
- 8.) THIS PARCEL IS ZONED PARTIALLY AS "C-1" BUSINESS DISTRICT AND "C-2" COMMERCIAL DISTRICT ACCORDING TO THE ZONING MAP FOUND ON THE VILLAGE OF NORTH SYRACUSE WEBSITE. ZONING REPORT/LETTER FOR PROPERTY NOT PROVIDED BY CLIENT.
- 9.) C.T. MALE MAINTAINS PROFESSIONAL LIABILITY INSURANCE AND E80 COVERAGE OF A MINIMUM OF \$1,000,000.
- 10.) NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE FOUND.
- 11.) NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS NOTED. PORTIONS OF THE SITE WAS HISTORICALLY USED AS A GAS STATION.
- 12.) NO PROPOSED CHANGES TO STREET RIGHT OF WAY OR RECENT REPAIRS TO STREET WERE FOUND FOR SOUTH MAIN STREET AND SOUTH BAY ROAD. BOTH ROADS ARE PUBLIC HIGHWAYS UNDER SOUTH MAIN STREET IS UNDER NEW YORK STATE JURISDICTION AND SOUTH BAY ROAD IS UNDER ONONDAGA COUNTY JURISDICTION.
- 13.) BOUNDARY LINE DIMENSIONS AS SHOWN ON THE SURVEY FORM A MATHEMATICALLY CLOSED FIGURE WITH A CLOSURE ERROR OF LESS THAN 0.1 FOOT +/-.
- 14.) SITE HAS LEGAL ACCESS TO SOUTH MAIN STREET AND SOUTH BAY ROAD. SITE HAS EXISTING DRIVEWAYS TO SOUTH MAIN STREET AND SOUTH BAY ROAD. THERE ARE NO CURB ON SOUTH BAY ROAD (AS NOTED ON MAP) SO THEREFORE, THERE ARE NO CURB CUTS ON SOUTH BAY ROAD.
- 15.) PARCEL IS LOCATED 510.00' NORTHEASTERLY ALONG THE SOUTH LINE OF SOUTH MAIN STREET FROM ITS INTERSECTION WITH THE NORTHERLY LINE OF PLEASANT AVENUE.
- 16.) NO OBSERVED CEMETERIES WITHIN 100' OF SURVEYED PARCEL.
- 17.) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND THE RECORDED FILED SUBDIVISION MAP FOR THE PROPERTY. ANY DISCREPANCIES WITH THE LEGAL DESCRIPTION SHOWN IN THE TITLE COMMITMENT SCHEDULE A WERE ELIMINATED BY THE RESUBDIVISION.
- 18.) ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY OR A UTILITY EASEMENT.
- 19.) THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PREMISES.
- 20.) THERE ARE NO VISIBLE APPARENT ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON THE LANDS ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON.
- 21.) THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHT OF WAY AND EASEMENT, PUBLIC OR PRIVATE, AS DESCRIBED IN THE MOST RECENT LEGAL DESCRIPTIONS OF RECORD PROVIDED.
- 22.) THE DESCRIBED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR TITLE COMMITMENT NUMBER: MRG22-7774, WITH AN EFFECTIVE DATE OF OCTOBER 25, 2022.
- 23.) THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- 24.) THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF NEW YORK.

Encroachments

NO ENCROACHMENTS OBSERVED

Map Reference

- 1.) SUBDIVISION PLAT - SUBDIVISION OF LANDS OF 445-449 S MAIN ST LLC (PARTNERSHIP) PREPARED DENNIS EVERETT LS PC, DATED OCTOBER 6, 2022; FILED MAP No. 13394.



"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY".

The subject property lies within flood zone "X" as plotted on FEMA Firm Map Community Panel 36067C0094F dated November 4, 2016 and, based thereon except as specially noted on the survey, no part of the subject property lies within any area designated as "flood prone area," "special flood hazard area" or 100-year flood plain by the Federal Emergency Management Agency, the United States Army Corps of Engineers, the U.S. Department of Housing and Urban Development, the State of New York, Village of North Syracuse and County of Onondaga or any other governmental agency or authority having jurisdiction over the subject property nor is any portion of the subject property located within any lake or any creek, stream, river or other watercourse required to be undisturbed by an appropriate governmental agency or authority.

Notes to Title Commitment No. MRG22-7774

NONE

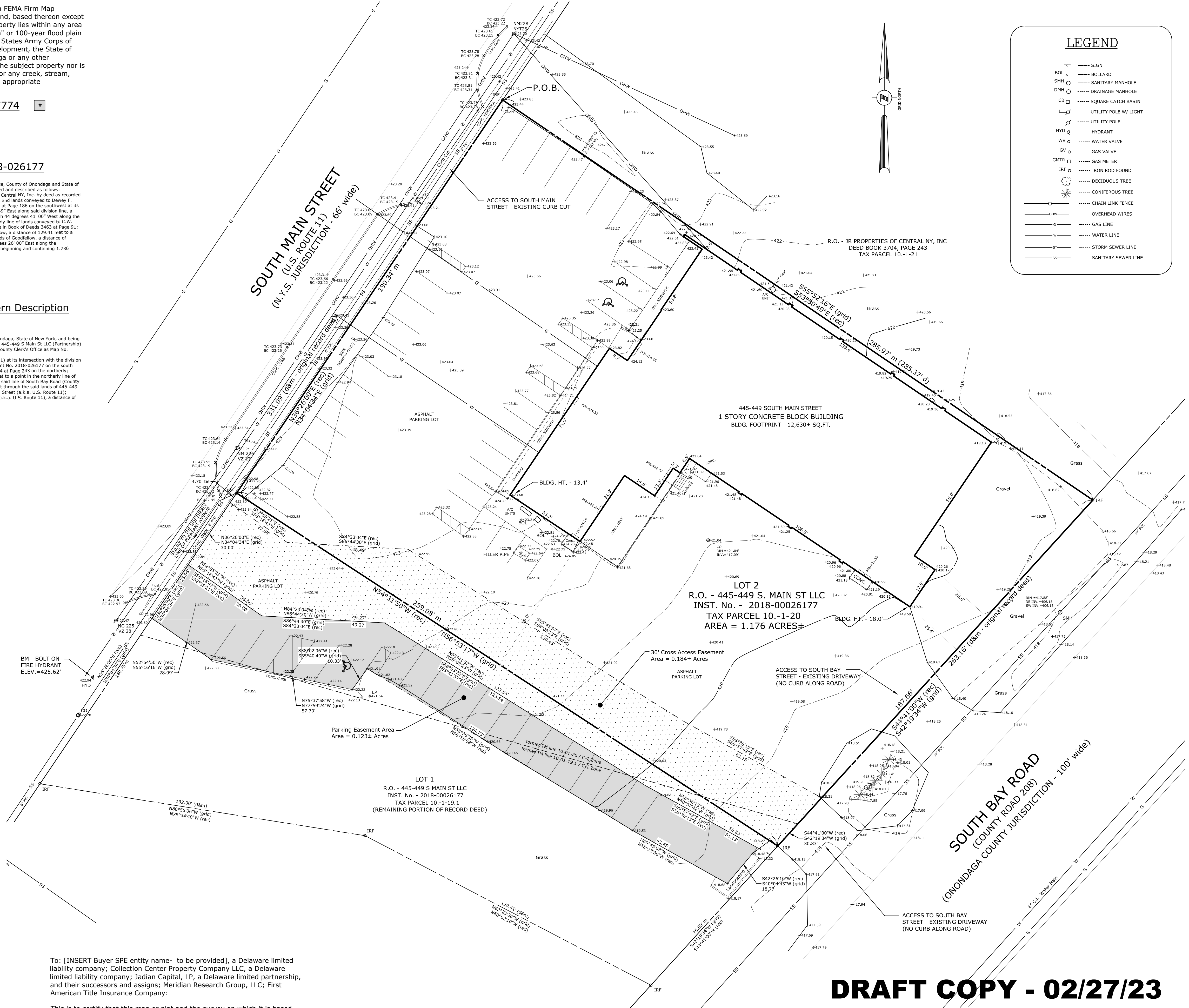
Record Legal Description - Inst. No. 2018-026177

ALL THAT TRACT OR PARCEL OF LAND, situate Town of Clay, Village of North Syracuse, County of Onondaga and State of New York and being part of Military Lot 91 in said Town and being more particularly bounded and described as follows: BEGINNING at a point in the division line between lands conveyed to JR Properties of Central NY, Inc. by deed as recorded in the Onondaga County Clerk's Office in Book of Deeds 3704 at Page 243 on the northeast and lands conveyed to Dewey F. Antrelli by deed as recorded in the Onondaga County Clerk's Office in Book of Deeds 3794 at Page 186 on the southwest at its intersection with the southeasterly line of South Main Street thence South 53 degrees 30' 49" East along said division line, a distance of 285.37 feet to a point in the northwesterly line of South Bay Road; thence South 44 degrees 41' 00" West along the northwesterly line of South Bay Road a distance of 263.16 feet to a point in the northwesterly line of lands conveyed to C.W. Goodfellow and S.C. Goodfellow by deed as recorded in the Onondaga County Clerk's Office in Book of Deeds 3463 at Page 91; thence North 60 degrees 02' 10" West along the northwesterly line of said lands of Goodfellow, a distance of 129.41 feet to a point; thence North 78 degrees 34' 40" West continuing along the northerly line of said lands of Goodfellow, a distance of 132.00 feet to a point in the southeasterly line of South Main Street; thence North 36 degrees 26' 00" East along the southeasterly line of South Main Street, a distance of 331.09 feet to the point and place of beginning and containing 1.736 acres of land, more or less.

Subject to easements, covenants and restrictions of record.

Schedule "A" - Legal Description & Modern Description (Commitment No.: MRG22-7774)

All that tract or parcel of land situate in the Village of North Syracuse, County of Onondaga, State of New York, and being part of Military Lot 91, and being Lot 2 as shown on a map entitled "Subdivision of Lands of 445-449 S Main St LLC (Partnership)" prepared by Dennis Everett, LS PC dated October 6, 2022 and recorded in the Onondaga County Clerk's Office as Map No. 13394, being more particularly bounded and described as follows: BEGINNING at a point on the southerly line of South Main Street (a.k.a. U.S. Route 11) at its intersection with the division line between the lands now or formerly of 445-449 S Main St LLC as described in Instrument No. 2018-026177 on the south and lands now or formerly of JR Properties of Central NY, Inc. as described in D.B. 3704 at Page 243 on the northerly; thence South 53 deg. 30 min. 49 sec. East along said division line, a distance of 285.97 feet to a point in the northerly line of South Bay Road (County Road 208); thence South 44 deg. 41 min. 00 sec. West along the said line of South Bay Road (County Road 208), a distance of 187.66 feet to a point; thence North 54 deg. 31 min. 50 sec. West through the said lands of 445-449 S Main St LLC, a distance of 250.08 feet to a point on the said southerly line of South Main Street (a.k.a. U.S. Route 11); thence North 36 deg. 26 min. 00 sec. East along said southerly line of South Main Street (a.k.a. U.S. Route 11), a distance of 190.34 feet to point of beginning. Containing 1.176 acres of lands, more or less.



To: [INSERT Buyer SPE entity name- to be provided], a Delaware limited liability company; Collection Center Property Company LLC, a Delaware limited liability company; Jadian Capital, LP, a Delaware limited partnership, and their successors and assigns; Meridian Research Group, LLC; First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021 and includes Item 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1)(2), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 & 19 in Table A thereof. The field work was completed on November 15-18, 2022.

DATE OF MAP: _____

SIGNED: _____
David M. Sliski, P.L.S.
Registration No. - NY 50105 - expires 2/29/2024

DAVID M. SLISKI P.L.S. No. 050105	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.	ALTA/NSPS LAND TITLE SURVEY MAP FOR LOT 2 of the 445-449 S. MAIN ST., LLC SUBDIVISION
	12/12/22	Revise per atty comments	dms	dms	dms		445-447 SOUTH MAIN STREET
	02/26/23	Add X access/parking easements	dms	dms	dms		PART OF MILITARY LOT 91 / LOT 2 OF 445-449 S MAIN ST LLC SUBDIVISION (FM 13394)
						APPROVED:	VILLAGE OF NORTH SYRACUSE
						DRAFTED : TL, DMS	ONONDAGA COUNTY, NEW YORK
						CHECKED : DMS	
						PROJ. NO : 22.2745	
						SCALE : 1" = 20'	
						DATE : NOV. 30, 2022	
							C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110 PH 518.786.7400 COBLESKILL, NY • GLENS FALLS, NY • POUGHKEEPSIE, NY JOHNSTOWN, NY • RED HOOK, NY • SYRACUSE, NY
							SHEET 1 OF 1 DWG. NO: 22-0697

DRAFT COPY - 02/27/23