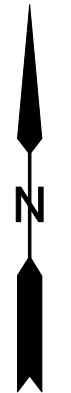
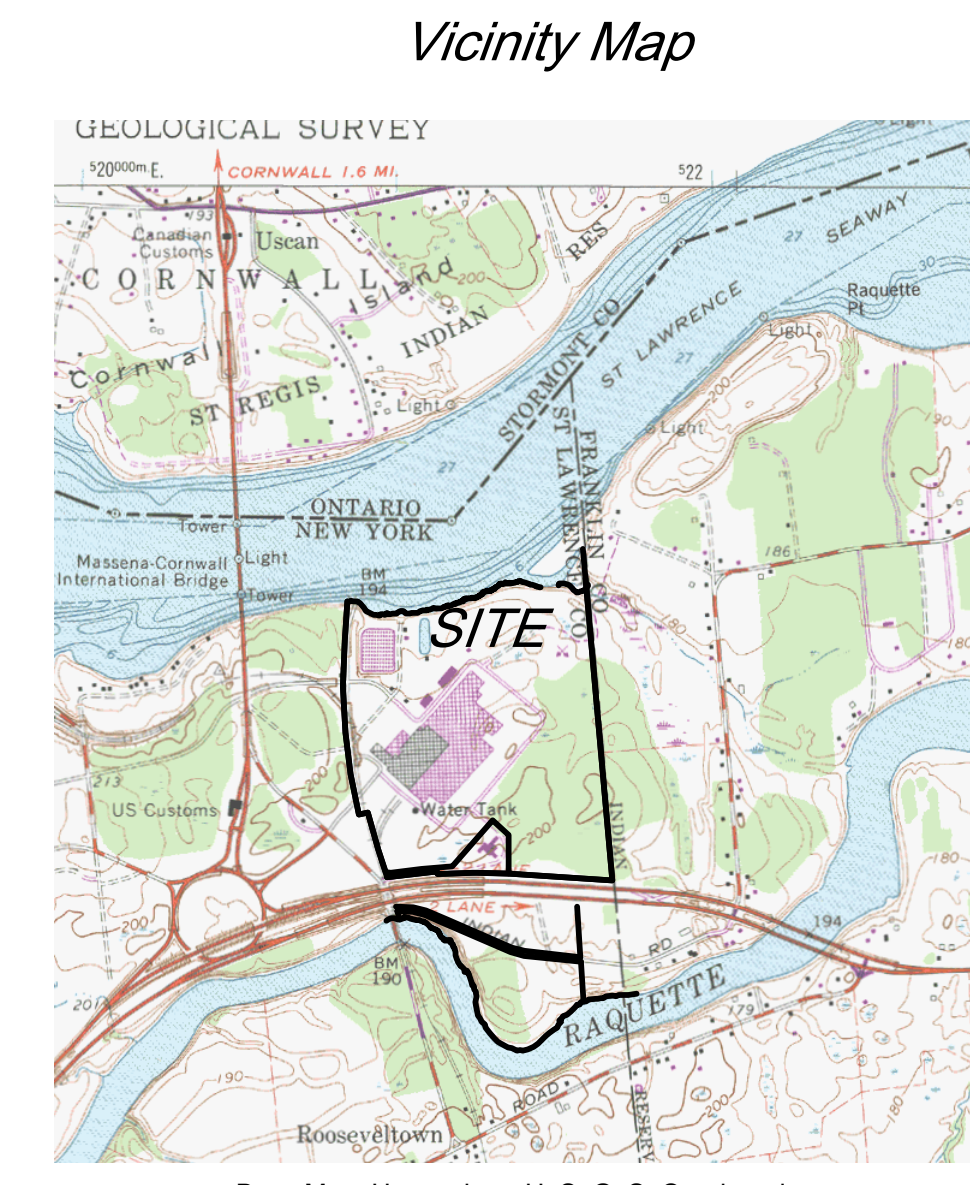


Legal Description

PARCEL 1:
 ALL that parcel or tract of land situate in the Town of Massena, County of St. Lawrence and State of New York and known and distinguished as Lots 1 and 10 and part of Lot No. 2 in the subdivision of the Outlot Patent and bounded and described as follows:
 BEGINNING at a boundary monument set in the westerly line of the St. Regis-Mohawk Indian Reservation, said monument having New York State Grid Coordinates North 1,818,529.99, East 396,415.25;
 THENCE South 05 degrees 00 minutes 02 seconds East along said westerly line a distance of 4496.05 feet to a monument set on the top of the northerly bank of the Raquette River, so called, and having New York State Grid Coordinates North 1,814,051.05, East 398,807.15;
 THENCE continuing on the same bearing a distance of 250 feet more or less to a point in the centerline of said Raquette River;
 THENCE westerly along said centerline as it generally winds and turns, a distance of 1150 feet, more or less, to a point;
 THENCE North 05 degrees 14 minutes 48 seconds West along the east line of lands owned by Medrick and Mayfield Hamelin a distance of 2634 feet more or less to a fence corner having New York State Grid Coordinates North 1,815,925.30, East 397,555.97;
 THENCE South 82 degrees 41 minutes 51 seconds West along the Hamelin Property a distance of 200.62 feet to a fence corner having New York State Grid Coordinates North 1,815,925.30, East 397,555.97;
 THENCE North 05 degrees 40 minutes 53 seconds West along the east line of the Hamelin Property a distance of 2206 feet more or less to a point in the southerly shore line of the St. Lawrence River;
 THENCE easterly along said shore line as it generally winds and turns, a distance of 1530 feet, more or less to a point; THENCE South 05 degrees 00 minutes 02 seconds East a distance of 116 feet, more or less, to a point of BEGINNING;
 ALSO that tract or parcel of land, situate in the Town of Massena, County of St. Lawrence and State of New York and bounded and described as follows:
 BEGINNING at the intersection of the westerly line of the Dabow property with the southerly shore line of the St. Lawrence River, said corner also being the northwesterly corner of that part of Lot Number 2 of the Outlot Patent known as the Deoria lot;
 THENCE along the westerly line of said Dabow property South 05 degrees 40 minutes 53 seconds East a distance of 2208 feet, more or less, to a fence corner, having a New York State Grid Coordinates North 1,815,899.53, East 397,356.98;
 THENCE North 82 degrees 41 minutes 51 seconds East along said Dabow property a distance of 200.62 feet to a fence corner having New York State Grid Coordinates North 1,815,925.30, East 397,555.97;
 THENCE South 05 degrees 14 minutes 48 seconds East along the westerly line of the Dabow lot a distance of 2634 feet, more or less, to a point in the centerline of the Raquette River, so called;
 THENCE northwesterly along said centerline as it generally winds and turns a distance of 2025 feet more or less, to a point in the easterly line of the New York Central Railroad R.O.W.;
 THENCE North 16 degrees 57 minutes 09 seconds West a distance of 898 feet to the point of curvature of a curve the radius of which is 5680 feet, said curve being the New York Central Railroad R.O.W.;
 THENCE continuing along the arc of said curve a distance of 218.10 feet to a point having New York State Grid Coordinates North 1,815,752.32, East 396,203.60;
 THENCE North 82 degrees 53 minutes 37 seconds East a distance of 286.47 feet to a fence corner having New York State Grid Coordinates North 1,815,787.76, East 396,487.87;
 THENCE North 05 degrees 08 minutes 05 seconds West a distance of 2164 feet, more or less, to a point in the south shoreline of the St. Lawrence River;
 THENCE easterly along said shore line as it generally winds and turns, a distance of 860 feet, more or less to the point of BEGINNING;
 ALSO ALL THAT PARCEL OR TRACT OF LAND, situate in the Town of Massena, County of St. Lawrence, State of New York, and more particularly known and distinguished as part of Lot No. 3 in the subdivision of the Outlot Patent and bounded and described as follows:
 BEGINNING at the intersection of the south shoreline of the St. Lawrence River with the westerly line of the lands owned by Medrick and Mayfield Hamelin;
 THENCE South 05 degrees 08 minutes 05 seconds East along said west line a distance of 2164 feet, more or less, to a fence corner having New York State Grid Coordinates North 1,815,787.76, East 396,487.87;
 THENCE North 82 degrees 53 minutes 37 seconds West along the Hamelin lot a distance of 286.47 feet to a point in the New York Central Railroad R.O.W., having New York State Grid Coordinates North 1,815,752.32, East 396,203.60;
 THENCE northwesterly along a curve, said curve being the New York Central Railroad R.O.W., and said curve having a radius of 5680 feet a distance of 1899.42 feet to the point of tangency with the next succeeding course;
 THENCE North 04 degrees 09 minutes 16 seconds East a distance of 484 feet to a point in the south shoreline of the St. Lawrence River;
 THENCE easterly along said shoreline as it generally winds and turns a distance of 290 feet more or less to the point of BEGINNING;
 LESS AND EXCEPT that portion of the premises acquired by the People of the State of New York in Liber 663 Cp. 288, Liber 664 Cp. 52 and Liber 929 Cp. 580.
 ALSO LESS AND EXCEPT that portion of the premises described in deed to the County of St. Lawrence in Liber 720 Cp. 18 and that portion described in deed to the Town of Massena in Liber 777 Cp. 365.
 ALSO LESS AND EXCEPT that portion of the premises described in deed from General Motors Corporation to Minerals Processing Corporation of New York recorded in Liber 962 Cp. 14.



Buildings

Water Treatment Building: 50.4' x 60.0' = 3024 sq. ft.
 River Pump House: 26.3' x 32' = 842 sq. ft.

Notes Corresponding to Schedule B Exceptions Land Services USA, Inc. Title No. NYFA19-0631

- 1-4) Not applicable to survey.
- 4) Survey updated hereon.
- 5-7) Plotted hereon.
- 8) Not plotted hereon.
- 9-11) Plotted hereon.
- 12-26) Not applicable to Survey or not plottable.

Utility Notes

- 1) The location of utilities shown hereon is from observed evidence of above ground structures only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- 2) From the observed above ground structures only as shown hereon, gas and electric services are available to the subject property.

Statement of Zoning Regulations

Zoning Report has not been provided to surveyor.
 According to Zoning Map dated May 20, 2009 and Zoning Codes Section 207-27 dated through May 17, 2017:
 Site is Zoned I, Industrial District, and is subject to the following restrictions:
 Lot Area: 80,000 square feet (minimum)
 Lot Size: 200' minimum width, 200' minimum depth
 Setbacks: Front 75', Side 50', Rear 50'
 Lot Coverage (maximum): 35% of total lot area covered by buildings
 Max. Building Height: None
 Property is subject to Site Plan Review and Specific Standards.

Statement of Encroachments

No encroachments were observed onto the subject parcel from adjoining properties nor from the subject parcel onto adjoining properties except as shown.

Statement of Floor Area Ratio

Building footprint area does not exceed maximum allowed lot coverage.

General Notes

- 1) Bearings and north arrow are based on New York State Plane, East Zone, NAD 83, US Survey feet.
- 2) Survey was made on the ground beginning September 26, 2019 and completed October, 2019.
- 3) Parcel 3 has been assigned Tax Parcel Numbers 6.001-8-2 and 3 on recent Tax Maps, but no entry found in the Tax Rolls.
- 4) Contour lines as shown are based on aerial drone survey photogrammetry completed in 2019.

SURVEY CERTIFICATE

To:
 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/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7 (b), 8 and 16 of Table A thereof.
 The field instrument work was completed on September 27, 2019
 Date of Plat or Map: October 21, 2021

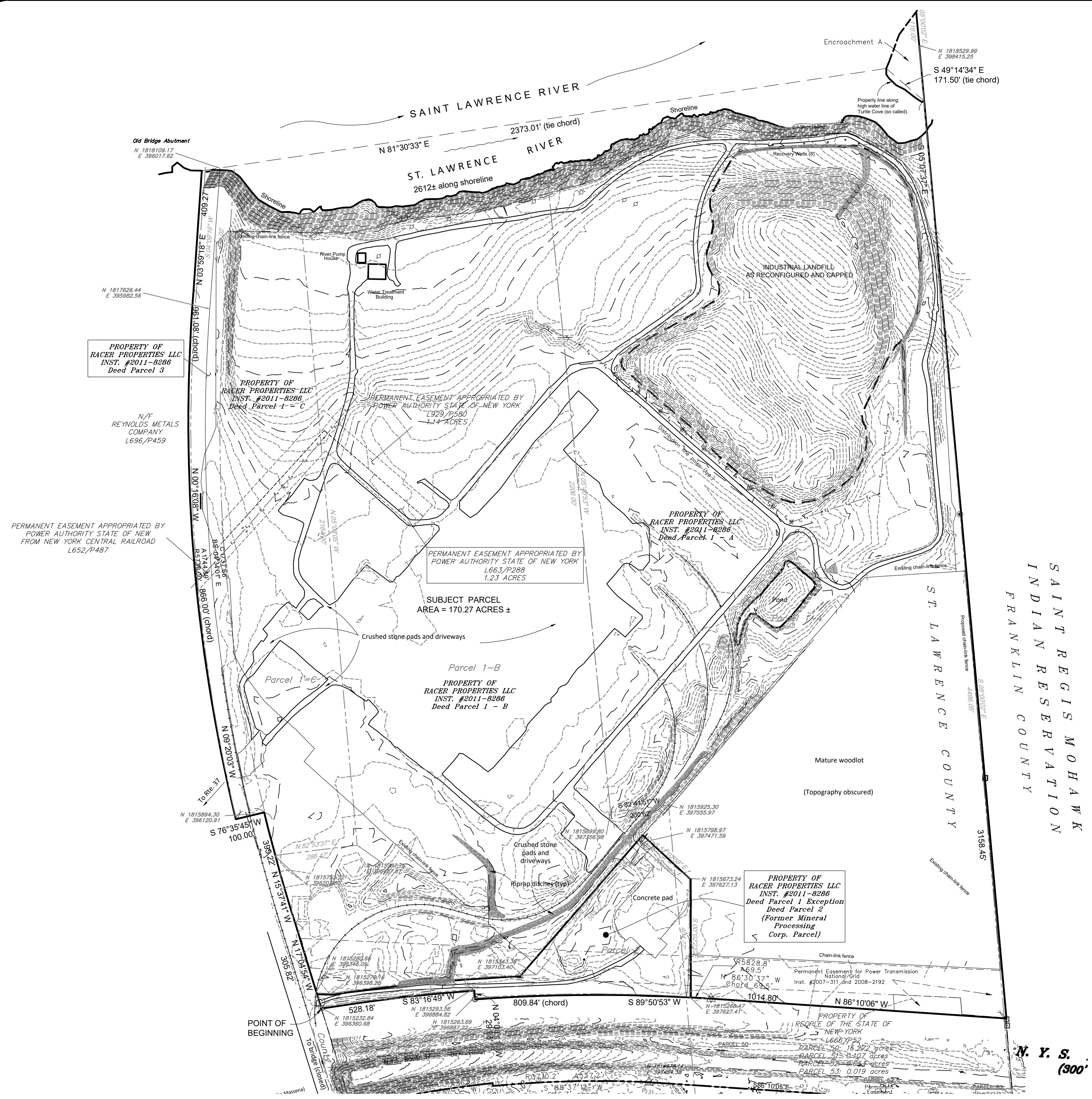
Stephen L. Chatelle, Registered Land Surveyor No. 050094

PREPARED BY
WCT Surveyors, P. C.
 Wilhelm, Chatelle, and Towne
 971 Judson Street Road, Canton, New York 13617
 Voice: 315/379-7630 Fax: 315/379-7631 Email: wets@wct.com

MAP OF SURVEY PREPARED FOR:
ALTA BOUNDARY SURVEY
 SUBJECT PROPERTY: 56 CHEVROLET ROAD,
 MASSENA, NY 13662

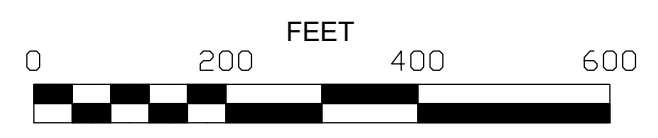
SITUATE IN: TOWN OF MASSENA
 COUNTY OF ST. LAWRENCE
 STATE OF NEW YORK

DATE: 10/21/2021 SCALE: 1 inch = 200 feet
 TAX MAP ID # 6.002-1-1, 6.004-2-1 FILE # 121-106
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Legend of Symbols & Abbreviations

- PROPERTY LINE (RECORD PARCEL)
- - - INDUSTRIAL LANDFILL LIMITS
- - - TITLE REPORT PARCEL LINES
- N/F NOW OR FORMERLY PROPERTY OF
- L1040/P381 DEED FILING REFERENCE: LIBER 1040 AT PAGE 381
- (D) DEEDED DIMENSION
- FOUND IRON PIPE OR PIN
- MONUMENT
- Title Description Coordinates/Bearings/Distances NAD 27 Coordinate System



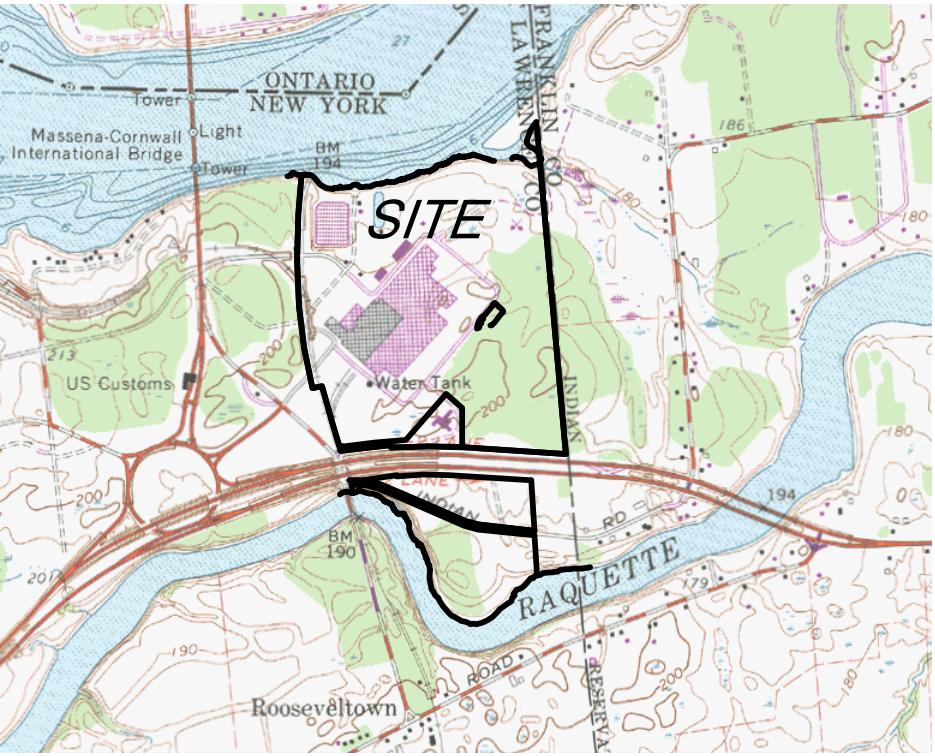
Parking as Striped

No dedicated, striped parking spaces were observed on subject parcel.

FLOOD NOTE:

By graphic plotting only, the improved portion of this property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 361802 0025 B which bears an effective date of June 17, 1986

Vicinity Map



Base Map: Hogsburg U. S. G. S. Quadrangle
Scale: 1" = 2000'

Legal Description

PURCHASE AND SALE AGREEMENT DESCRIPTION:

All that tract of land situated in the Town of Massena, County of St. Lawrence, State of New York lying northerly of New York State Route 37 being described as follows:

BEGINNING at an iron rod found in the northerly bounds of New York State Route 37 at the intersection of the northerly bounds of said New York State Route 37 with the easterly bounds of the railroad right-of-way formerly of the New York Central Railroad, and running:

THENCE North 17°04'54" West along the easterly bounds of said railroad parcel a distance of 305.82 to a point;

THENCE with a curve turning to the right, said curve an arc length of 395.30 feet, a radius of 5,680.00 feet, with a chord bearing North 15°37'41" West, a distance of 395.22 feet to an iron rod set at the southeasterly corner of a parcel of land conveyed to General Motors Corporation by William S. Crasper and William C. Ward by deed dated June 13, 1961 and recorded in the St. Lawrence County Clerk's office in Liber 697 at Page 568;

THENCE South 76°35'45" West along the southerly bounds of said former Crasper and Ward parcel a distance of 100.00 feet to an iron rod set;

THENCE with a curve turning right, said curve having an arc length of 866.81 feet, a radius of 5,780.00 feet, and having a chord bearing North 09°20'03" West a distance of 866.00 feet to a point;

THENCE with a curve turning to the right, said curve having an arc length of 962.19 feet, a radius of 5,780.00 feet, and having a chord bearing North 00°16'08" West a distance of 961.08 feet to a point;

THENCE North 03°59'18" East a distance of 409.27 feet to a point on the shoreline of the St. Lawrence River;

THENCE easterly down along the southerly shoreline of said St. Lawrence River as it winds and turns, and along the former shoreline a distance of 2,453.46 feet, said course having a tie chord bearing North 81°30'33" East a distance of 2,373.01 feet to a point;

THENCE southeasterly along the northerly high water mark of Turtle Cove, so called, as excavated and as it winds and turns a distance 182 feet, said course having a tie chord bearing South 49°14'34" East a distance of 171.50 feet to a point in the westerly bounds of Franklin County and the Saint Regis Mohawk Indian Reservation;

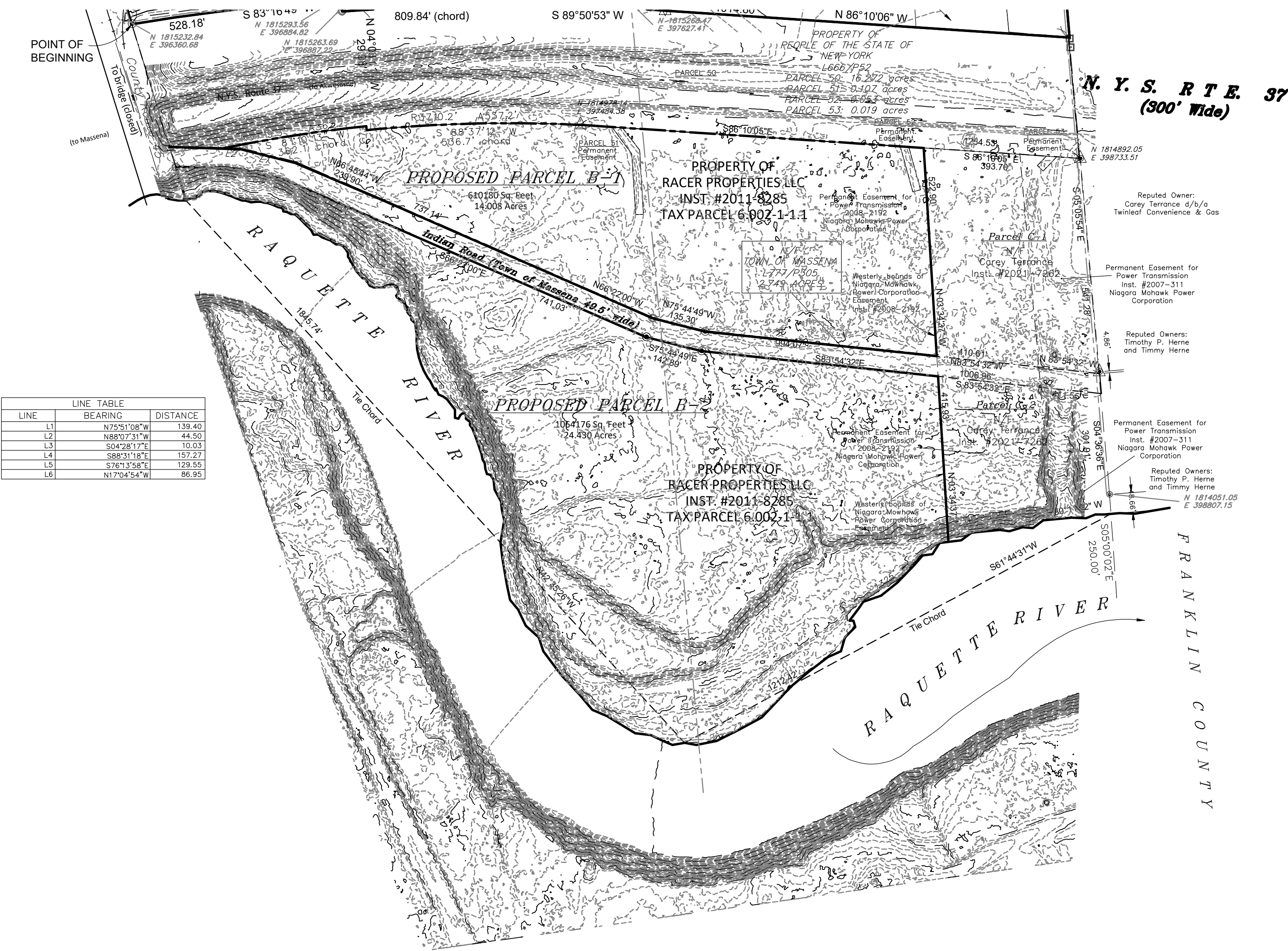
THENCE South 05°07'37" East along said westerly bounds of said Franklin County and said Saint Regis Mohawk Reservation a distance of 3,158.45 feet to an iron rod set in the northerly bounds of New York State Route 37;

THENCE North 86°10'06" West along the northerly bounds of said New York State Route 37 a distance of 1,014.80 feet to a State Highway Monument found;

THENCE with a curve turning to the left, said curve having an arc length of 810.49 feet, a radius of 5,828.79 feet, and having a chord bearing South 89°50'53" West, a distance of 809.84 feet to an iron rod found;

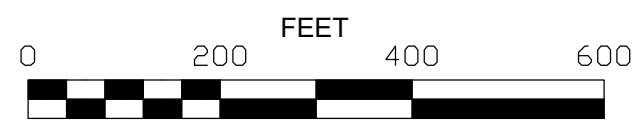
THENCE North 04°08'11" West a distance of 29.98 feet to an iron rod found;

THENCE with a curve turning to the left, said curve having an arc length of 528.35 feet, a radius of 5,858.78 feet and having a chord bearing South 83°16'49" West, a distance of 528.18 feet to the POINT OF BEGINNING. Containing 170.27 acres of land, more or less.



Legend of Symbols & Abbreviations

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- - - TITLE REPORT PARCEL LINES
- N/F NOW OR FORMERLY PROPERTY OF
- L1040/P381 DEED FILING REFERENCE: LIBER 1040 AT PAGE 381
- (D) DEEDED DIMENSION
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MAP OF SURVEY PREPARED FOR:
ALTA BOUNDARY SURVEY
SUBJECT PROPERTY: 56 CHEVROLET ROAD,
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SITUATE IN:
TOWN OF MASSENA
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DATE: 10/21/2021 SCALE: 1 inch = 200 feet
TAX MAP ID # 6.002-1-1, 6.004-2-1 FILE # 121-106
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