PURCHASE AND SALE AGREEMENT DESCRIPTION:

All that tract of land situated in the Town of Massena, County of St. Lawrence, State of New York, being more particularly 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. Crapser 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 Crapser 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.

PROPERTY OF
RACER PROPERTIES LLC
INST. #2011-8285
TAX PARCEL 6.002-1-1.1

MAP IS IMPRESSIVE
LEGAL DESCRIPTION

SITE PURCHASE AND SALE AGREEMENT DESCRIPTION:

All that tract of land situated in the Town of Massena, County of St. Lawrence, State of New York, being more particularly 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:

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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. Crapser 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 Crapser 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.

PROPERTY OF
RACER PROPERTIES LLC
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The map and description are provided for reference purposes only and may not be used for legal purposes. For legal purposes, please consult a licensed surveyor.