

LOCATION SKETCH (NTS)- SITE

REFERENCES - PARCEL 5

1. ABSTRACT - CHICAGO TITLE, ABSTRACT NO. 1919-0545SCH, DATED 12 NOVEMBER 2019
2. COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO.: 1913-9410EC, EFFECTIVE DATE: 11/12/2019
3. RESOLUTION FILED IN THE O.C.C.O. IN LIBER 679 OF DEEDS, AT PAGE 819
4. WARRANTY DEED FILED IN THE O.C.C.O. INSTRUMENT NO. R-2015-003411
5. SURVEY MAP PREPARED BY RICHARD J. ENGLISH, L.S., ENTITLED "MAP SHOWING PARCEL OF LOTS 43, 44, 45 PART OF BLOCK 64", DATED AUG. 30, 1976
6. SURVEY MAP (UNSIGNED) PREPARED BY JOHN S. DAMIANO, L.S., ENTITLED "MAP OF LOT 49, 50, 51 & PART OF LOT 52, BLOCK 82 PART OF PARCEL 5, BLOCK 3 EAST CENTRAL URBAN RENEWAL PROJECT", DATED SEPTEMBER 24, 2012
7. CITY OF OSWEGO TAX MAP PLATE NUMBER 128.47

REFERENCES - PARCEL 4

1. ABSTRACT - VANGUARD RESEARCH & TITLE SERVICES, INC., ABSTRACT NO. OR250372, DATED 29 NOVEMBER 2019
2. COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO.: 1913-9410EC, EFFECTIVE DATE: 11/12/2019
3. COVENANT VS. GRANTOR DEED FILED IN THE O.C.C.O. INSTRUMENT NO. R-2012-007388
4. QUIT CLAIM DEED FILED IN THE O.C.C.O. INSTRUMENT NO. R-2012-007389
5. SURVEY MAP PREPARED BY RICHARD J. ENGLISH, L.S., ENTITLED "MAP SHOWING PARCEL OF LOTS 43, 44, 45 PART OF BLOCK 64", DATED AUG. 30, 1976
6. SURVEY MAP (UNSIGNED) PREPARED BY JOHN S. DAMIANO, L.S., ENTITLED "MAP OF LOT 49, 50, 51 & PART OF LOT 52, BLOCK 82 PART OF PARCEL 5, BLOCK 3 EAST CENTRAL URBAN RENEWAL PROJECT", DATED SEPTEMBER 24, 2012
7. CITY OF OSWEGO TAX MAP PLATE NUMBER 128.47

SCHEDULE "B" ITEMS

16. EASEMENTS CONTAINED IN WARRANTY DEED DATED DECEMBER 31, 1948 AND RECORDED JANUARY 4, 1947 IN BOOK 435 PAGE 194.
17. EASEMENTS CONTAINED IN WARRANTY DEED DATED OCTOBER 30, 1962 AND RECORDED MAY 22, 1963 IN BOOK 664 PAGE 264.
18. URBAN RENEWAL PLAN DATED SEPTEMBER 9, 1962 AND RECORDED MAY 19, 1965 IN BOOK 681 PAGE 506. (NOT A SURVEY MATTER).
19. URBAN RENEWAL PLAN DATED JANUARY 14, 1963 AND RECORDED MAY 19, 1965 IN BOOK 681 PAGE 517. (NOT A SURVEY MATTER).
20. LAND DISPOSITION AGREEMENT RECORDED IN BOOK 681 PAGE 828 AS REFERENCED IN DEED DATED AUGUST 4, 1965 AND RECORDED AUGUST 5, 1965 IN BOOK 683 PAGE 850. (NOT A SURVEY MATTER).
21. URBAN RENEWAL PLAN RECORDED MARCH 13, 1967 IN BOOK 695 PAGE 1037. (NOT A SURVEY MATTER).
22. URBAN RENEWAL PLAN RECORDED JULY 21, 1972 IN BOOK 750 PAGE 110. (NOT A SURVEY MATTER).
23. TERMS, COVENANTS, AND RESTRICTIONS CONTAINED IN WARRANTY DEED RECORDED JULY 17, 1898 IN BOOK 212 PAGE 500 BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
24. CONTRACT FOR SALE OF LAND FOR PRIVATE REDEVELOPMENT, PART II MADE BETWEEN THE CITY OF OSWEGO AND OSWEGO MIDTOWN CENTER CORP., RECORDED MAY 28, 1965 IN BOOK 681 PAGE 859. (NOT A SURVEY MATTER).
25. CONSENT MADE BETWEEN OSWEGO MIDTOWN CENTER CORP. AND CITY OF OSWEGO NEW YORK, DATED MAY 27, 1965 AND RECORDED JUNE 9, 1965 IN BOOK 682 PAGE 94. (NOT A SURVEY MATTER).
26. TERMS, COVENANTS, AND CONDITIONS SET FORTH IN THAT CERTAIN MEMORANDUM OF LEASE DATED MARCH 30, 1992 BY AND BETWEEN OSWEGO CENTER ASSOCIATES, LESSOR, AND FAY'S INCORPORATED, LESSEE, A MEMORANDUM OF WHICH WAS RECORDED MAY, 7, 1992 IN BOOK 1182 PAGE 209. (NOT A SURVEY MATTER).

UTILITY NOTE:

INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

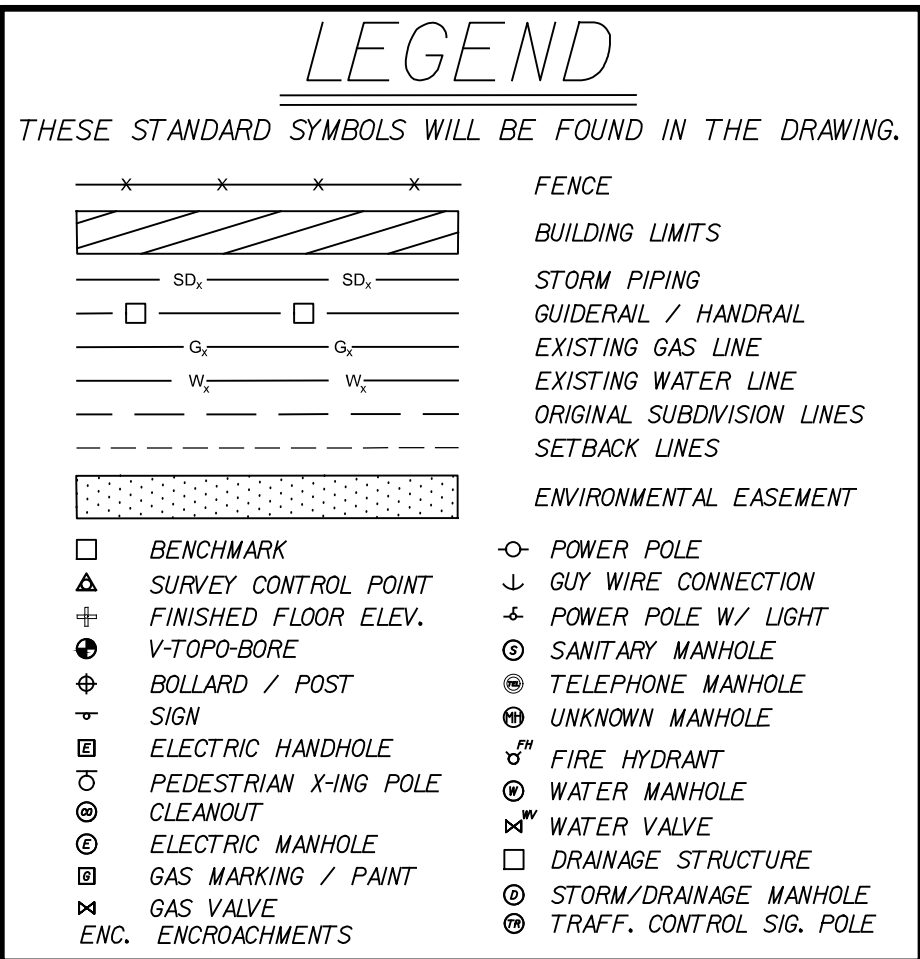
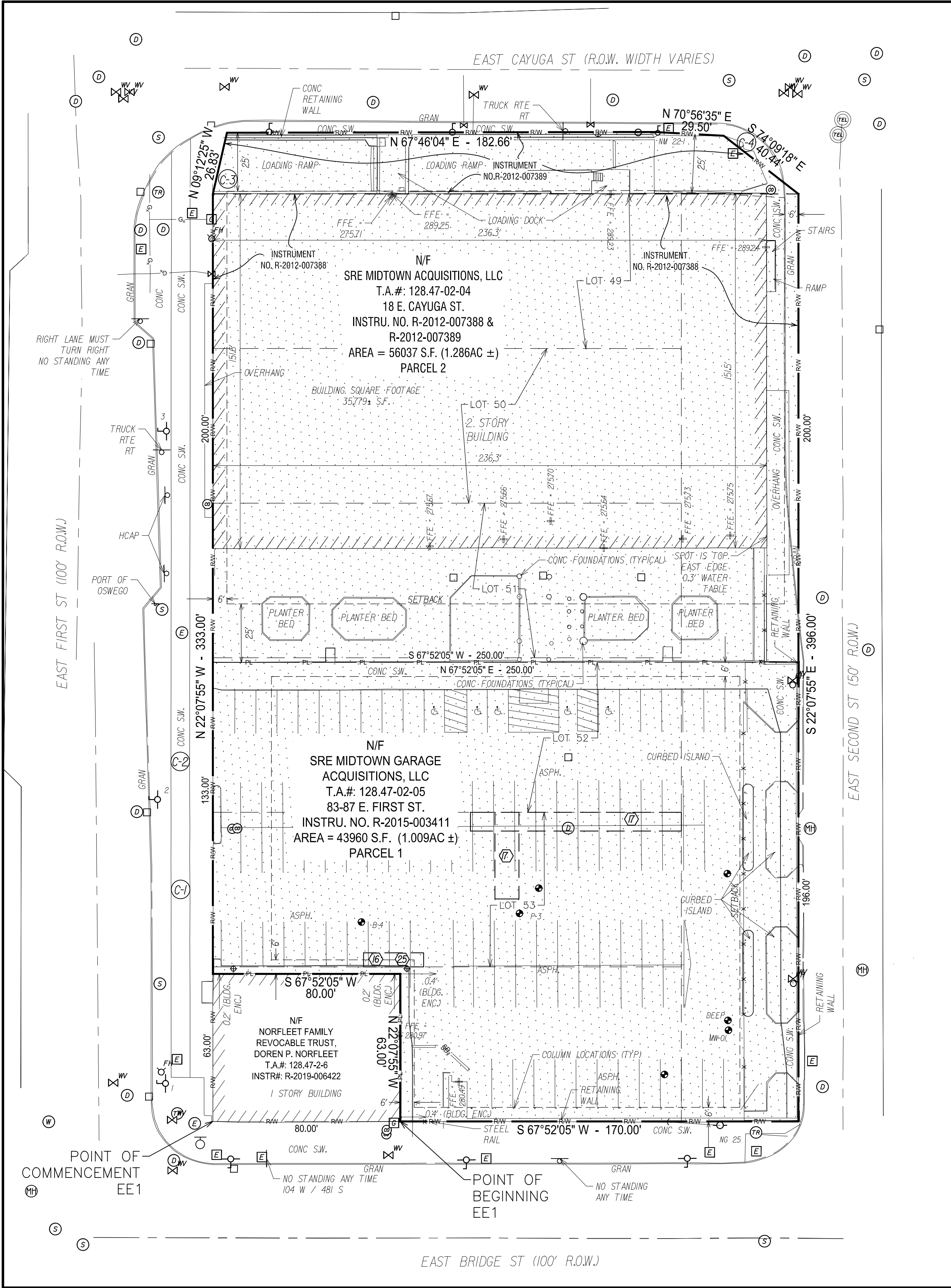
CERTIFICATION:

WE, LABELLA ASSOCIATES PC, CERTIFY TO EAST LAKE COMMONS LLC, NEW YORK STATE HOUSING FINANCE AGENCY, ITS SUCCESSORS AND/OR ASSIGNS, STATE OF NEW YORK MORTGAGE AGENCY, ITS SUCCESSORS AND/OR ASSIGNS, CITIBANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, ATMA, RSEP HOLDING, LLC, ITS SUCCESSORS AND/OR ASSIGNS, RED STONE EQUITY MANAGER, LLC, RED STONE EQUITY - FUND 55 LIMITED PARTNERSHIP, ITS AFFILIATES, SUCCESSORS AND ASSIGNS, CHICAGO TITLE INSURANCE COMPANY,

WE, LABELLA ASSOCIATES P.C., CERTIFY THAT THIS MAP OR PLAT WAS PREPARED USING REFERENCE MATERIAL LISTED HEREON AND FROM FIELD NOTES OF AN INSTRUMENT SURVEY COMPLETED NOVEMBER 5, 2019 AND THESE PARCELS ARE SUBJECT TO ANY EASEMENT OR ENCUMBRANCES OF RECORD. THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR NYSDEC.

MICHAEL W. HALEY PLS
NYS PLS NO. 049788
JULY 29, 2021

THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM N.Y.S. DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT derweb@dec.ny.gov.



SRE MIDTOWN GARAGE ACQUISITIONS, LLC - TAX ACCOUNT #128.47-2-6
PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF OSWEGO, COUNTY OF OSWEGO AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHEAST CORNER OF THE RIGHT OF WAY FOR EAST BRIDGE STREET AND EAST FIRST STREET THENCE N 67°52'05" E ALONG SAID NORTHERLY RIGHT OF WAY FOR EAST BRIDGE STREET A DISTANCE OF 80.00' TO A POINT AT ITS INTERSECTION WITH THE DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF SRE MIDTOWN GARAGE ACQUISITIONS, LLC, TAX ACCOUNT #128.47-2-5 ON THE EAST AND LANDS NOW OR FORMERLY OF NORFLEET FAMILY REVOCABLE TRUST, DOREN P. NORFLEET, TAX ACCOUNT #128.47-2-6 ON THE WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE

- 1) N 22°07'55" W ALONG SAID DIVISION LINE A DISTANCE OF 63.00' TO AN ANGLE POINT; THENCE
- 2) S 67°52'05" W CONTINUING ALONG SAID DIVISION LINE A DISTANCE OF 80.00' TO A POINT IN THE EASTERLY RIGHT OF WAY OF EAST FIRST STREET; THENCE
- 3) N 22°07'55" W ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 133.00' TO A POINT AT ITS INTERSECTION WITH THE DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF SRE MIDTOWN GARAGE ACQUISITIONS, LLC, TAX ACCOUNT #128.47-2-5 ON THE SOUTH AND LANDS NOW OR FORMERLY OF SRE MIDTOWN GARAGE ACQUISITIONS, LLC, TAX ACCOUNT #128.47-2-4 ON THE NORTH; THENCE
- 4) N 67°52'05" E ALONG SAID DIVISION LINE A DISTANCE OF 250.00' TO A POINT IN THE WESTERLY RIGHT OF WAY OF EAST SECOND STREET; THENCE
- 5) S 22°07'55" E ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 196.00' TO A POINT IN THE NORTHERLY RIGHT OF WAY FOR EAST BRIDGE STREET; THENCE
- 6) S 67°52'05" W ALONG SAID NORTHERLY RIGHT OF WAY OF EAST BRIDGE STREET A DISTANCE OF 170.00' TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.009 ACRES (43,960 SQ. FT.).

SRE MIDTOWN ACQUISITIONS, LLC - TAX ACCOUNT #128.47-2-4
PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF OSWEGO, COUNTY OF OSWEGO AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHEAST CORNER OF THE RIGHT OF WAY FOR EAST BRIDGE STREET AND EAST FIRST STREET THENCE N 22°07'55" W ALONG SAID EASTERLY RIGHT OF WAY FOR EAST BRIDGE STREET A DISTANCE OF 196.00' TO A POINT AT ITS INTERSECTION WITH THE DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF SRE MIDTOWN GARAGE ACQUISITIONS, LLC, TAX ACCOUNT #128.47-2-4 ON THE NORTH AND LANDS NOW OR FORMERLY OF SRE MIDTOWN GARAGE ACQUISITIONS, LLC, TAX ACCOUNT #128.47-2-5 ON THE SOUTH, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE

- 1) N 22°07'55" W ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 200.00' TO AN ANGLE POINT; THENCE
- 2) N 09°12'25" W CONTINUING ALONG SAID RIGHT OF WAY A DISTANCE OF 26.63' TO A POINT IN THE SOUTHERLY RIGHT OF WAY OF EAST CAYUGA STREET; THENCE
- 3) N 67°46'04" E ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 182.66' TO AN ANGLE POINT; THENCE
- 4) N 70°56'35" E CONTINUING ALONG SAID RIGHT OF WAY A DISTANCE OF 29.50' TO AN ANGLE POINT; THENCE
- 5) S 74°09'18" E CONTINUING ALONG SAID RIGHT OF WAY A DISTANCE OF 40.44' TO A POINT IN THE WESTERLY RIGHT OF WAY OF EAST SECOND STREET; THENCE
- 6) S 22°07'55" E ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 200.00' TO A POINT AT IN THE AFOREMENTIONED DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF SRE MIDTOWN GARAGE ACQUISITIONS, LLC, TAX ACCOUNT #128.47-2-4 ON THE NORTH AND LANDS NOW OR FORMERLY OF SRE MIDTOWN GARAGE ACQUISITIONS, LLC, TAX ACCOUNT #128.47-2-5 ON THE SOUTH; THENCE
- 7) S 67°52'05" W ALONG SAID DIVISION LINE A DISTANCE OF 250.00' TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.286 ACRES (56,037 SQ. FT.).

ENVIRONMENTAL EASEMENT (EE1)

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF OSWEGO, COUNTY OF OSWEGO AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHEAST CORNER OF THE RIGHT OF WAY FOR EAST BRIDGE STREET AND EAST FIRST STREET THENCE N 67°52'05" E ALONG SAID NORTHERLY RIGHT OF WAY FOR EAST BRIDGE STREET A DISTANCE OF 80.00' TO A POINT AT ITS INTERSECTION WITH THE DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF SRE MIDTOWN GARAGE ACQUISITIONS, LLC, TAX ACCOUNT #128.47-2-5 ON THE EAST AND LANDS NOW OR FORMERLY OF NORFLEET FAMILY REVOCABLE TRUST, DOREN P. NORFLEET, TAX ACCOUNT #128.47-2-6 ON THE WEST, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE

- 1) N 22°07'55" W ALONG SAID DIVISION LINE A DISTANCE OF 63.00' TO AN ANGLE POINT; THENCE
- 2) S 67°52'05" W CONTINUING ALONG SAID DIVISION LINE A DISTANCE OF 80.00' TO A POINT IN THE EASTERLY RIGHT OF WAY OF EAST FIRST STREET; THENCE
- 3) N 22°07'55" W ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 333.00' PASSING THROUGH THE DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF SRE MIDTOWN GARAGE ACQUISITIONS, LLC, TAX ACCOUNT #128.47-2-5 ON THE SOUTH AND LANDS NOW OR FORMERLY OF SRE MIDTOWN GARAGE ACQUISITIONS, LLC, TAX ACCOUNT #128.47-2-4 ON THE NORTH TO AN ANGLE POINT IN SAID RIGHT-OF-WAY, ALSO BEING IN THE NORTHWESTERLY CORNER FOR THE LANDS NOW OR FORMERLY OF SRE MIDTOWN GARAGE ACQUISITIONS, LLC, TAX ACCOUNT #128.47-2-4; THENCE
- 4) N 09°12'25" W CONTINUING ALONG SAID RIGHT OF WAY A DISTANCE OF 26.63' TO A POINT IN THE SOUTHERLY RIGHT OF WAY OF EAST CAYUGA STREET; THENCE
- 5) N 67°46'04" E ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 182.66' TO AN ANGLE POINT; THENCE
- 6) N 70°56'35" E CONTINUING ALONG SAID RIGHT OF WAY A DISTANCE OF 29.50' TO AN ANGLE POINT; THENCE
- 7) S 74°09'18" E CONTINUING ALONG SAID RIGHT OF WAY A DISTANCE OF 40.44' TO A POINT IN THE WESTERLY RIGHT OF WAY OF EAST SECOND STREET; THENCE
- 8) S 22°07'55" E ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 396.00', PASSING ALONG THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF SRE MIDTOWN GARAGE ACQUISITIONS, LLC, TAX ACCOUNT #128.47-2-4 ON THE NORTH AND LANDS NOW OR FORMERLY OF SRE MIDTOWN GARAGE ACQUISITIONS, LLC, TAX ACCOUNT #128.47-2-5 ON THE SOUTH TO AN ANGLE POINT IN SAID RIGHT-OF-WAY, ALSO BEING THE SOUTHEAST CORNER FOR THE LANDS NOW OR FORMERLY OF SRE MIDTOWN GARAGE ACQUISITIONS, LLC, TAX ACCOUNT #128.47-2-5; THENCE
- 9) S 67°52'05" W ALONG SAID NORTHERLY RIGHT OF WAY OF EAST BRIDGE STREET A DISTANCE OF 170.00' TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.296 ACRES (99,997 SQ. FT.).

SURVEY NOTES:

1. CONTROL FOR THIS PROJECT IS BASED ON CONTROL POINTS ESTABLISHED UTILIZING THE NYSNET GPS SYSTEM. HORIZONTAL DATUM IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM, CENTRAL ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 1983 (2011).
2. ELEVATIONS ARE BASED ON NAVD83- GEOID 12B.
3. BEARINGS SHOWN ARE REFERENCED TO GRID BEARINGS.
4. DISTANCES SHOWN ARE GROUND DISTANCES.
5. EAST BRIDGE STREET, EAST FIRST STREET, EAST SECOND STREET AND EAST CAYUGA STREET ARE ALL PUBLIC RIGHT OF WAYS.

300 State Street, Suite 201
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585-454-6110

labbellap.com

NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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HOME LEASING, LLC.

700 CLINTON SQUARE
ROCHESTER, NY

6	#####	Comment
5	#####	Comment
4	#####	Comment
3	#####	Comment
2	#####	Comment
1	09/22/2020	Misc. Comment
NO.	DATE	DESCRIPTION
Revisions		

OSWEGO MIDTOWN PLAZA

18 East Cayuga Street and
83-87 East First Street

MAP OF LOT 49, 50, 51 &
PART OF LOT 52, BLOCK 82
PART OF PARCEL 5, BLOCK 3
EAST CENTRAL URBAN RENEWAL PROJECT
CITY OF OSWEGO
OSWEGO COUNTY, NEW YORK

PROJECT NUMBER:
2193210

DRAWN BY:

REVIEWED BY:

ISSUED FOR:

FINAL

DATE:

JULY 29, 2021

DRAWING NAME:

INSTRUMENT SURVEY
ENVIRONMENTAL EASEMENT

DRAWING NUMBER:

V-1