



CHEMUNG COUNTY – STATE OF NEW YORK
LINDA A. FORREST, COUNTY CLERK
210 Lake Street, PO Box 588
Elmira, NY 14902-0588

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



Recording:

Cover Page	5.00
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Records Management - Stat	4.75

INSTRUMENT #: 202614875

Total: 135.00

**** NOTICE: THIS IS NOT A BILL ****

Receipt#: 390569

Clerk: AC

Rec Date: 09/29/2026 03:00:52 PM

Doc Grp: MR

Descrip: MISCELLANEOUS RECORD

Num Pgs: 19

Rec'd Frm: BEVERIDGE & DIAMOND

Party1: CITY SCHOOL DISTRICT OF THE CITY OF
ELMIRA

NEW YORK STATE ELECTRIC & GAS
CORPORATION

Party2: NEW YORK STATE DEPARTMENT OF
ENVIORNMENTAL CONSERVATION

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

STATE OF NEW YORK
CHEMUNG COUNTY CLERK

THIS SHEET CONSTITUTES THE CLERK ENDORSEMENT
REQUIRED BY SECTION 316-A (5) FOR THE REAL
PROPERTY LAW OF THE STATE OF NEW YORK.
DO NOT DETACH

Record and Return To:

BEVERIDGE & DIAMOND
TIMOTHY NEVINS
825 THIRD AVENUE
16TH FLOOR
NEW YORK, NY 10022

Linda A. Forrest
LINDA A. FORREST – COUNTY CLERK

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT ("**Agreement**") is made as of this ___ day of August, 2026 by and between New York State Electric & Gas Corporation (NYSEG), having an address at 180 South Clinton Avenue, Rochester, County of Monroe, State of New York (together with its successors and assigns, the "**Easement-Holder**"), City School District of the City of Elmira, having an address at 430 W. Washington Avenue, Elmira, County of Chemung, State of New York ("**Owner**"), and the New York State Department of Environmental Conservation, having an address at 625 Broadway, 14th Floor, Albany, NY 12233-1500 (the "**Department**", and together with Easement Holder and Owner, the "**parties**").

RECITALS:

WHEREAS, Owner is the owner of that certain real property known as 765 S. Main Street & 777 S. Main Street, and designated on the tax map of the Chemung County Clerk as Section, Block, & Lot: 99.16-1-16 & 99.20-1-74.2 (the "**Property**" as more particularly described in Appendix "A", attached hereto and made a part hereof); and

WHEREAS, Easement-Holder is the holder of that certain easements recorded against the Property (the "**NYSEG Easements**" as more particularly described in Appendix "B", attached hereto and made a part hereof); and

WHEREAS, Owner and the Department are parties to a certain Environmental Easement, dated September 4, 2026, to be recorded in the Chemung County Clerk's Office concurrently herewith, (the "**Environmental Easement**"); and

WHEREAS, the parties now desire to enter into this Agreement,

NOW, THEREFORE in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid, receipt and sufficiency of which are hereby expressly acknowledge, the parties hereby agree as follows:

1. Easement-Holder covenants, stipulates and agrees that the NYSEG Easements and any supplements, amendments, modifications or replacements thereof or thereto, shall at all times continue to be subordinated and made secondary and inferior in each and every respect to the Environmental Easement and to all of the terms, conditions and provisions thereof so that at all times, the Environmental Easement shall be and remain superior to the NYSEG Easements for all purposes, subject to the provisions set forth herein and this subordination is to have the same force and effect as if the Environmental Easement had been executed, acknowledged, delivered and recorded prior to the NYSEG Easements, any amendments or modifications thereof and any notice thereof.
2. Without limiting the generality of Paragraph 1 above, Easement-Holder hereby subordinates NYSEG Easements to Section 3 of the Easement and Easement-Holder agrees that if Easement Holder exercises any of its rights under the NYSEG Easements, Section 3 of the Environmental Easement shall not be terminated or impaired by reason thereof and

that the Department shall be permitted to (a) enter and inspect the Property pursuant to Section 3 of the Environmental Easement, in a reasonable manner and at reasonable times, to assure the Property's continued compliance with the institutional and engineering controls provided in Section 2(A) of the Environmental Easement and (b) perform, or cause to be performed by Owner or any successor to Owner, all covenants and obligations undertaken by Owner thereunder.

3. Easement-Holder acknowledges that it has received and reviewed a draft copy of the Department-approved Site Management Plan (SMP) for the Property referred to in the Environmental Easement and will comply with its terms and provisions.
4. Except in cases of emergency, Easement-Holder shall notify Owner at least ten (10) days before it (or any of its contractors) undertakes any work within any of the NYSEG Easements which involves digging or otherwise disturbing the ground, and shall describe the work to be undertaken in such detail as may be reasonably necessary to enable Owner to determine whether the Department should be given notice thereof. In cases of emergency, Easement-Holder shall give the aforesaid notice to Owner as soon as is reasonably practicable under the circumstances.
5. This Agreement may be executed in any number of counterparts each of which shall be deemed to be an original but all of which when taken together shall constitute one agreement.

[signature pages follow]

New York State Electric & Gas Corporation (NYSEG)

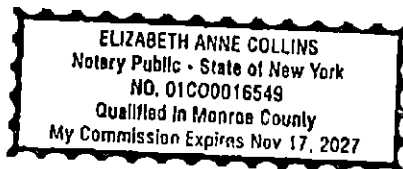
By: Timothy Altier
Name: Timothy Altier
Title: Senior Manager - Real Estate

ACKNOWLEDGMENT

State of New York)
County of Monroe) ss.:

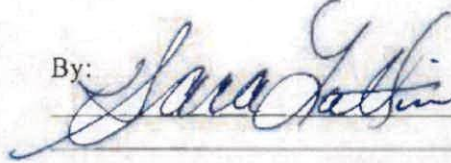
On the 14th day of August in the year 2025 before me, the undersigned, personally appeared Timothy Altier, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Elizabeth Anne Collins
Notary Public



City School District of the City of Elmira,

By:



Name: Sara Lattin

Title: ECSD Board of Education President

ACKNOWLEDGMENT

State of New York)

) ss.:

County of Chemung)

On the 26 day of August in the year 2026 before me, the undersigned, personally appeared Sara Lattin, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

Anne V Mayer

Notary Public, State of New York

Reg. No. 01MA6415143

Qualified in Chemung County

My Commission Expires 03/08/2029

THIS SUBORDINATION AGREEMENT IS HEREBY ENTERED INTO BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner.

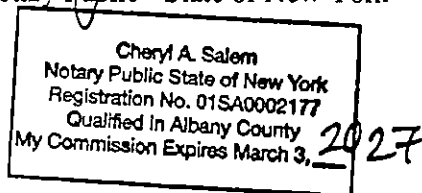
By: Andrew Guglielmi
Andrew O. Guglielmi, Director
Division of Environmental Remediation

ACKNOWLEDGMENT

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 4th day of September, in the year 2026 before me, the undersigned, personally appeared Andrew O. Guglielmi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Cheryl A. Salem
Notary Public - State of New York



Appendix A
Metes & Bounds Description
ENVIRONMENTAL EASEMENT AREA
SECTION 99.16 BLOCK 1 LOT 16
SECTION 99.20 BLOCK 1 LOT 74.2
COUNTY OF CHEMUNG
STATE OF NEW YORK

Former Sperry Remington Property North Portion

Legal Description, Parcels A and B

North Portion Parcel A

ALL that piece or parcel of property situate in the City of Elmira and Town of Southport, County of Chemung, State of New York described as follows:

BEGINNING at a point on the easterly road boundary of South Main Street, at its intersection with the division line between the lands now or formerly of the City School District of the City of Elmira on the south and the lands now or formerly of American Capital RE LLC on the north, said point being S 21° 12' 53" E, a distance of 59.5'± from an iron rod found near the intersection of the easterly boundary of South Main Street and the southerly boundary of O'Gorman Street, said point also being N 16° 23' 50" E, a distance of 0.40' from an iron rod found;

Thence, N 67° 54' 08" E along the southerly boundary of the lands now or formerly of American Capital RE LLC, a distance of 150.00 feet to a point;

Thence, along the lands now or formerly owned by Jonathan W Dobbs, the following two (2) courses and distances:

- 1) S 21° 09' 15" E, a distance of 60.00 feet to an iron rod found;
- 2) N 67° 55' 45" E, a distance of 60.00 feet to a point;

Thence, along the lands now or formerly of Jessica E. Coaxum, the following three (3) courses and distances:

- 1) S 50° 45' 05" E, a distance of 0.51 feet to a point;
- 2) N 67° 49' 16" E, a distance of 52.00 feet to a point;
- 3) N 21° 18' 44" W, a distance of 120.40 feet to a point on the southerly boundary of O'Gorman Street;

Thence, N 67° 54' 08" E, along the last-mentioned street boundary, a distance of 68.00 feet to a point;

Thence, N 21° 29' 58" W, along the easterly boundary of O'Gorman Street and continuing along the easterly boundary of the lands now or formerly of Jeremy Stone, a distance of 175.96 feet to a point;

Thence, S 68° 29' 11" W, along the northerly boundary of the lands now or formerly of Jeremy Stone, Sandy Carlisle & Jamie E. Hackett, a distance of 181.21 feet to an iron rod found;

Thence, N 21° 25' 52" W, along the easterly boundary of the lands now or formerly of David L. Van Ness & Michelle A. Van Ness and continuing along the easterly boundary of Jason S. Davics, a distance of 355.51 feet to an iron rod found;

Thence, N 67° 57' 37" E, along the southeasterly boundary of the Clemens Center Parkway and continuing along the southerly boundary of the lands now or formerly of Rex Field Post No. 901, a distance of 509.73 feet to an iron rod found;

Thence, along the lands now or formerly of Norfolk Southern Corporation, the following two (2) courses and distances:

- 1) S 21° 59' 18" E, a distance of 532.77 feet to a point;
- 2) S 21° 56' 29" E, a distance of 984.13 feet to a point;

Thence through the lands now or formerly of the Elmira City School District, the following nine (9) courses and distances:

- 1) S 67° 45' 03" W, a distance of 60.01 feet to a point;
- 2) S 21° 57' 09" E, a distance of 41.94 feet to a point;
- 3) S 66° 05' 50" W, a distance of 12.71 feet to a point;
- 4) S 66° 18' 38" W, a distance of 25.90 feet to a point;
- 5) S 67° 49' 35" W, a distance of 22.41 feet to a point;
- 6) S 21° 23' 25" E, a distance of 2.40 feet to a point;
- 7) S 68° 36' 35" W, a distance of 10.00 feet to a point;
- 8) S 21° 23' 25" E, a distance of 60.51 feet to a point;
- 9) S 68° 36' 35" W, a distance of 10.00 feet to the face of an existing Elmira City School District building.

Thence, through the lands now or formerly of the Elmira City School District along the exterior of the school building, the following two hundred ninety-six (296) courses and distances:

- 1) S 21° 23' 25" E, a distance of 41.71 feet to a point;
- 2) N 68° 44' 36" E, a distance of 5.10 feet to a point;
- 3) N 21° 07' 52" W, a distance of 11.14 feet to the beginning of a non-tangential curve;
- 4) Easterly, a distance of 15.57 feet along a curve to the right, said curve having a radius of 5.13 feet and being subtended by a chord bearing N 68° 52' 08" E for a distance of 10.25 feet to a point on a non-tangential line;
- 5) S 21° 07' 52" E, a distance of 11.14 feet to a point;
- 6) N 68° 44' 36" E, a distance of 51.17 feet to a point;
- 7) S 20° 54' 02" E, a distance of 2.32 feet to a point;
- 8) S 68° 45' 32" W, a distance of 4.58 feet to a point;

- 9) S 20° 54' 02" E, a distance of 12.75 feet to a point;
- 10) N 68° 49' 10" E, a distance of 3.00 feet to a point;
- 11) S 21° 10' 50" E, a distance of 79.25 feet to a point;
- 12) S 68° 02' 45" W, a distance of 2.89 feet to a point;
- 13) S 20° 23' 21" E, a distance of 12.83 feet to a point;
- 14) N 66° 09' 38" E, a distance of 3.00 feet to a point;
- 15) S 23° 50' 22" E, a distance of 2.25 feet to a point;
- 16) S 67° 17' 10" W, a distance of 2.87 feet to a point;
- 17) S 20° 32' 01" E, a distance of 12.71 feet to a point;
- 18) N 68° 47' 17" E, a distance of 3.00 feet to a point;
- 19) S 21° 12' 43" E, a distance of 56.81 feet to a point;
- 20) S 68° 59' 45" W, a distance of 1.28 feet to a point;
- 21) S 21° 00' 15" E, a distance of 12.78 feet to a point;
- 22) N 68° 42' 04" E, a distance of 3.00 feet to a point;
- 23) S 21° 17' 56" E, a distance of 2.19 feet to a point;
- 24) S 66° 50' 31" W, a distance of 0.90 feet to a point;
- 25) S 21° 00' 15" E, a distance of 32.16 feet to a point;
- 26) S 68° 43' 34" W, a distance of 22.83 feet to a point;
- 27) N 21° 47' 22" W, a distance of 7.98 feet to a point;
- 28) S 68° 54' 07" W, a distance of 21.26 feet to a point;
- 29) N 21° 31' 41" W, a distance of 24.08 feet to a point;
- 30) S 68° 52' 36" W, a distance of 36.36 feet to a point;
- 31) S 21° 15' 51" E, a distance of 58.67 feet to a point;
- 32) N 68° 45' 54" E, a distance of 23.47 feet to a point;
- 33) N 17° 45' 41" W, a distance of 1.62 feet to a point;
- 34) N 69° 57' 45" E, a distance of 1.48 feet to a point;
- 35) S 17° 45' 41" E, a distance of 1.61 feet to a point;
- 36) N 68° 47' 45" E, a distance of 23.43 feet to a point;
- 37) N 17° 56' 10" W, a distance of 1.65 feet to a point;
- 38) N 71° 12' 12" E, a distance of 1.49 feet to a point;
- 39) S 21° 47' 07" E, a distance of 8.34 feet to a point;
- 40) N 68° 40' 14" E, a distance of 20.86 feet to a point;
- 41) N 20° 40' 25" W, a distance of 3.72 feet to a point;
- 42) N 68° 43' 32" E, a distance of 117.12 feet to a point;
- 43) S 21° 11' 02" E, a distance of 94.54 feet to a point;
- 44) S 67° 32' 32" W, a distance of 1.54 feet to a point;
- 45) N 22° 00' 59" W, a distance of 3.99 feet to a point;
- 46) S 68° 45' 04" W, a distance of 43.08 feet to a point;
- 47) S 20° 40' 29" E, a distance of 5.87 feet to a point;
- 48) S 67° 10' 36" W, a distance of 1.59 feet to a point;
- 49) N 21° 21' 39" W, a distance of 5.92 feet to a point;
- 50) S 68° 51' 09" W, a distance of 79.43 feet to a point;
- 51) S 20° 06' 11" E, a distance of 3.96 feet to a point;
- 52) S 69° 20' 49" W, a distance of 1.51 feet to a point;
- 53) N 21° 18' 46" W, a distance of 15.90 feet to a point;

- 54) S 68° 25' 57" W, a distance of 10.59 feet to a point;
- 55) S 16° 14' 56" E, a distance of 1.53 feet to a point;
- 56) S 69° 18' 59" W, a distance of 1.48 feet to a point;
- 57) N 23° 12' 04" W, a distance of 1.62 feet to a point;
- 58) S 68° 25' 57" W, a distance of 31.92 feet to a point;
- 59) S 19° 37' 36" E, a distance of 7.57 feet to a point;
- 60) N 69° 14' 19" E, a distance of 8.31 feet to a point;
- 61) S 18° 41' 07" E, a distance of 1.27 feet to a point;
- 62) S 69° 14' 19" W, a distance of 21.29 feet to a point;
- 63) N 19° 37' 36" W, a distance of 8.91 feet to a point;
- 64) S 69° 14' 19" W, a distance of 9.40 feet to a point;
- 65) N 19° 37' 36" W, a distance of 9.80 feet to a point;
- 66) S 68° 48' 55" W, a distance of 9.32 feet to a point;
- 67) S 19° 37' 36" E, a distance of 9.88 feet to a point;
- 68) S 68° 48' 55" W, a distance of 59.74 feet to a point;
- 69) S 21° 11' 02" E, a distance of 85.09 feet to a point;
- 70) N 68° 47' 52" E, a distance of 10.03 feet to a point;
- 71) S 21° 23' 59" E, a distance of 9.56 feet to a point;
- 72) S 68° 47' 52" W, a distance of 109.80 feet to a point;
- 73) S 21° 34' 20" E, a distance of 17.05 feet to a point;
- 74) S 68° 38' 47" W, a distance of 24.80 feet to a point;
- 75) S 19° 15' 36" E, a distance of 1.54 feet to a point;
- 76) S 67° 01' 12" W, a distance of 1.84 feet to a point;
- 77) N 19° 15' 36" W, a distance of 1.60 feet to a point;
- 78) S 68° 58' 39" W, a distance of 57.28 feet to a point;
- 79) N 21° 37' 15" W, a distance of 17.09 feet to a point;
- 80) S 67° 17' 33" W, a distance of 2.29 feet to a point;
- 81) N 20° 19' 23" W, a distance of 1.50 feet to a point;
- 82) N 67° 17' 33" E, a distance of 2.29 feet to a point;
- 83) N 21° 19' 15" W, a distance of 40.44 feet to a point;
- 84) S 68° 54' 58" W, a distance of 12.50 feet to a point;
- 85) S 21° 50' 18" E, a distance of 4.54 feet to a point;
- 86) S 70° 10' 58" W, a distance of 3.15 feet to a point;
- 87) N 21° 50' 18" W, a distance of 4.59 feet to a point;
- 88) S 68° 53' 31" W, a distance of 20.56 feet to a point;
- 89) S 20° 40' 11" E, a distance of 16.27 feet to a point;
- 90) N 64° 27' 02" E, a distance of 1.81 feet to a point;
- 91) S 21° 36' 47" E, a distance of 1.44 feet to a point;
- 92) S 64° 27' 02" W, a distance of 1.81 feet to a point;
- 93) S 21° 13' 45" E, a distance of 23.49 feet to a point;
- 94) N 69° 50' 39" E, a distance of 6.77 feet to a point;
- 95) S 20° 03' 07" E, a distance of 1.89 feet to a point;
- 96) S 68° 58' 54" W, a distance of 1.76 feet to a point;
- 97) S 21° 15' 42" E, a distance of 22.81 feet to a point;
- 98) N 73° 23' 36" E, a distance of 1.80 feet to a point;

- 99) S 19° 34' 49" E, a distance of 1.53 feet to a point;
- 100) S 67° 14' 59" W, a distance of 1.74 feet to a point;
- 101) S 21° 04' 47" E, a distance of 23.34 feet to a point;
- 102) N 70° 59' 36" E, a distance of 1.78 feet to a point;
- 103) S 22° 01' 50" E, a distance of 1.49 feet to a point;
- 104) S 70° 59' 36" W, a distance of 1.78 feet to a point;
- 105) S 21° 17' 15" E, a distance of 23.49 feet to a point;
- 106) N 69° 17' 18" E, a distance of 7.92 feet to a point;
- 107) N 23° 47' 13" E, a distance of 30.13 feet to a point;
- 108) Southeasterly, a distance of 19.62 feet along a non-tangential curve to the right, said curve having a radius of 6.33 feet and being subtended by a chord bearing S 66° 09' 04" E for a distance of 12.66 feet to a point on a non-tangential line;
- 109) S 23° 47' 13" W, a distance of 16.97 feet to a point;
- 110) S 21° 03' 13" E, a distance of 0.39 feet to a point;
- 111) N 68° 56' 47" E, a distance of 24.50 feet to a point;
- 112) N 17° 45' 18" W, a distance of 1.64 feet to a point;
- 113) N 69° 09' 47" E, a distance of 1.85 feet to a point;
- 114) S 21° 07' 47" E, a distance of 59.70 feet to a point;
- 115) S 70° 54' 30" W, a distance of 1.87 feet to a point;
- 116) N 22° 33' 42" W, a distance of 1.69 feet to a point;
- 117) S 68° 51' 56" W, a distance of 30.51 feet to a point;
- 118) S 19° 59' 41" E, a distance of 1.73 feet to a point;
- 119) S 67° 23' 38" W, a distance of 1.83 feet to a point;
- 120) N 19° 59' 41" W, a distance of 1.73 feet to a point;
- 121) S 68° 54' 23" W, a distance of 22.98 feet to a point;
- 122) S 18° 50' 22" E, a distance of 1.76 feet to a point;
- 123) S 68° 43' 47" W, a distance of 1.50 feet to a point;
- 124) N 18° 03' 21" W, a distance of 1.75 feet to a point;
- 125) S 68° 43' 17" W, a distance of 23.50 feet to a point;
- 126) S 17° 52' 41" E, a distance of 1.73 feet to a point;
- 127) S 70° 00' 07" W, a distance of 1.51 feet to a point;
- 128) N 18° 03' 21" W, a distance of 1.75 feet to a point;
- 129) S 68° 42' 55" W, a distance of 23.49 feet to a point;
- 130) S 18° 03' 21" E, a distance of 1.75 feet to a point;
- 131) S 70° 06' 09" W, a distance of 1.52 feet to a point;
- 132) N 18° 03' 21" W, a distance of 1.75 feet to a point;
- 133) S 68° 30' 07" W, a distance of 23.16 feet to a point;
- 134) S 18° 10' 20" E, a distance of 1.64 feet to a point;
- 135) S 68° 34' 49" W, a distance of 1.83 feet to a point;
- 136) N 21° 07' 47" W, a distance of 6.69 feet to a point;
- 137) S 68° 51' 25" W, a distance of 23.57 feet to a point;
- 138) S 21° 51' 44" E, a distance of 6.70 feet to a point;
- 139) S 68° 08' 16" W, a distance of 1.54 feet to a point;
- 140) N 21° 51' 44" W, a distance of 6.70 feet to a point;
- 141) S 68° 40' 41" W, a distance of 23.13 feet to a point;

- 142) S 18° 29' 31" E, a distance of 6.70 feet to a point;
- 143) S 71° 30' 29" W, a distance of 1.52 feet to a point;
- 144) N 18° 29' 31" W, a distance of 6.70 feet to a point;
- 145) S 68° 39' 34" W, a distance of 23.67 feet to a point;
- 146) S 20° 39' 43" E, a distance of 6.70 feet to a point;
- 147) S 69° 20' 17" W, a distance of 1.50 feet to a point;
- 148) N 20° 39' 43" W, a distance of 6.70 feet to a point;
- 149) S 68° 40' 54" W, a distance of 21.52 feet to a point;
- 150) S 20° 39' 43" E, a distance of 6.70 feet to a point;
- 151) S 69° 20' 17" W, a distance of 1.50 feet to a point;
- 152) N 23° 43' 50" W, a distance of 44.10 feet to a point;
- 153) S 73° 35' 55" W, a distance of 1.42 feet to a point;
- 154) N 20° 05' 42" W, a distance of 3.86 feet to a point;
- 155) S 69° 55' 56" W, a distance of 9.32 feet to a point;
- 156) S 20° 05' 42" E, a distance of 4.10 feet to a point;
- 157) S 67° 50' 26" W, a distance of 1.53 feet to a point;
- 158) N 21° 18' 11" W, a distance of 27.31 feet to a point;
- 159) Northeasterly, a distance of 18.15 feet along a non-tangential curve to the right, said curve having a radius of 6.36 feet and being subtended by a chord bearing N 61° 05' 38" E for a distance of 12.59 feet to a point on a non-tangential line;
- 160) S 21° 02' 59" E, a distance of 15.00 feet to a point;
- 161) N 68° 57' 01" E, a distance of 25.02 feet to a point;
- 162) N 21° 12' 50" W, a distance of 23.58 feet to a point;
- 163) S 67° 16' 38" W, a distance of 1.69 feet to a point;
- 164) N 20° 11' 14" W, a distance of 1.56 feet to a point;
- 165) N 67° 16' 38" E, a distance of 1.69 feet to a point;
- 166) N 21° 13' 21" W, a distance of 23.43 feet to a point;
- 167) S 67° 13' 18" W, a distance of 1.71 feet to a point;
- 168) N 20° 35' 58" W, a distance of 1.55 feet to a point;
- 169) N 67° 13' 18" E, a distance of 1.71 feet to a point;
- 170) N 21° 22' 23" W, a distance of 23.13 feet to a point;
- 171) S 67° 13' 18" W, a distance of 1.71 feet to a point;
- 172) N 18° 36' 51" W, a distance of 1.52 feet to a point;
- 173) N 59° 00' 26" E, a distance of 0.21 feet to a point;
- 174) N 17° 41' 03" W, a distance of 2.42 feet to a point;
- 175) N 70° 15' 18" E, a distance of 1.53 feet to a point;
- 176) N 21° 28' 07" W, a distance of 9.13 feet to a point;
- 177) S 69° 00' 10" W, a distance of 15.86 feet to a point;
- 178) N 19° 41' 26" W, a distance of 1.53 feet to a point;
- 179) N 67° 00' 42" E, a distance of 1.91 feet;
- 180) Northeasterly, a distance of 17.97 feet along a non-tangential curve to the right, said curve having a radius of 12.31 feet and being subtended by a chord bearing N 25° 42' 04" E for a distance of 16.41 feet to a point on a non-tangential line;
- 181) N 19° 43' 07" W, a distance of 1.21 feet to a point;
- 182) N 66° 43' 06" E, a distance of 1.75 feet to a point;

- 183) N 21° 21' 34" W, a distance of 48.30 feet to a point;
- 184) S 68° 35' 07" W, a distance of 23.14 feet to a point;
- 185) S 21° 29' 18" E, a distance of 1.65 feet to a point;
- 186) S 68° 30' 42" W, a distance of 1.77 feet to a point;
- 187) N 21° 29' 16" W, a distance of 26.65 feet to a point;
- 188) S 68° 53' 23" W, a distance of 22.15 feet to a point;
- 189) Northwestly, a distance of 19.91 feet along a non-tangential curve to the right, said curve having a radius of 6.33 feet and being subtended by a chord bearing N 21° 11' 06" W for a distance of 12.66 feet to a point on a non-tangential line;
- 190) N 68° 45' 09" E, a distance of 9.67 feet to a point;
- 191) N 21° 07' 59" W, a distance of 42.75 feet to a point;
- 192) N 70° 13' 11" E, a distance of 1.94 feet to a point;
- 193) S 21° 37' 35" E, a distance of 1.50 feet to a point;
- 194) N 69° 42' 09" E, a distance of 10.33 feet to a point;
- 195) N 20° 04' 39" W, a distance of 1.71 feet to a point;
- 196) N 67° 08' 53" E, a distance of 1.55 feet to a point;
- 197) S 20° 04' 39" E, a distance of 1.65 feet to a point;
- 198) N 68° 55' 14" E, a distance of 23.44 feet to a point;
- 199) N 18° 16' 43" W, a distance of 1.72 feet to a point;
- 200) N 69° 15' 36" E, a distance of 1.49 feet to a point;
- 201) S 21° 22' 04" E, a distance of 1.65 feet to a point;
- 202) N 68° 58' 14" E, a distance of 23.41 feet to a point;
- 203) N 18° 25' 36" W, a distance of 1.79 feet to a point;
- 204) N 70° 40' 32" E, a distance of 1.50 feet to a point;
- 205) S 18° 25' 36" E, a distance of 1.79 feet to a point;
- 206) N 68° 32' 37" E, a distance of 23.48 feet to a point;
- 207) N 18° 45' 42" W, a distance of 1.65 feet to a point;
- 208) N 67° 32' 36" E, a distance of 1.59 feet to a point;
- 209) S 18° 45' 42" E, a distance of 1.65 feet to a point;
- 210) N 68° 51' 06" E, a distance of 23.44 feet to a point;
- 211) N 18° 14' 31" W, a distance of 1.70 feet to a point;
- 212) N 68° 38' 19" E, a distance of 1.52 feet to a point;
- 213) S 18° 14' 31" E, a distance of 1.70 feet to a point;
- 214) N 68° 45' 05" E, a distance of 23.47 feet to a point;
- 215) N 22° 55' 21" W, a distance of 1.74 feet to a point;
- 216) N 70° 45' 33" E, a distance of 1.67 feet to a point;
- 217) S 22° 55' 21" E, a distance of 1.74 feet to a point;
- 218) N 68° 41' 55" E, a distance of 23.33 feet to a point;
- 219) N 18° 26' 29" W, a distance of 1.81 feet to a point;
- 220) N 72° 36' 29" E, a distance of 1.53 feet to a point;
- 221) S 18° 26' 29" E, a distance of 1.81 feet to a point;
- 222) N 68° 23' 37" E, a distance of 22.94 feet to a point;
- 223) N 19° 22' 53" W, a distance of 1.72 feet to a point;
- 224) N 68° 28' 04" E, a distance of 13.48 feet to a point;
- 225) N 14° 54' 25" W, a distance of 1.07 feet to a point;

- 226) N 72° 46' 06" E, a distance of 2.04 feet to a point;
- 227) N 21° 17' 11" W, a distance of 8.37 feet to a point;
- 228) S 70° 44' 59" W, a distance of 2.21 feet to a point;
- 229) N 19° 16' 37" W, a distance of 1.73 feet to a point;
- 230) N 70° 39' 04" E, a distance of 2.16 feet to a point;
- 231) N 21° 16' 44" W, a distance of 8.25 feet to a point;
- 232) S 69° 21' 30" W, a distance of 2.11 feet to a point;
- 233) N 20° 20' 29" W, a distance of 1.48 feet to a point;
- 234) N 69° 21' 30" E, a distance of 2.11 feet to a point;
- 235) N 21° 24' 43" W, a distance of 8.50 feet to a point;
- 236) S 70° 33' 19" W, a distance of 2.11 feet to a point;
- 237) N 20° 20' 18" W, a distance of 1.55 feet to a point;
- 238) N 70° 33' 19" E, a distance of 2.11 feet to a point;
- 239) N 21° 22' 19" W, a distance of 8.44 feet to a point;
- 240) S 70° 21' 19" W, a distance of 2.13 feet to a point;
- 241) N 20° 33' 32" W, a distance of 1.60 feet to a point;
- 242) N 70° 21' 19" E, a distance of 2.13 feet to a point;
- 243) N 21° 22' 42" W, a distance of 8.39 feet to a point;
- 244) S 71° 08' 38" W, a distance of 2.11 feet to a point;
- 245) N 20° 10' 29" W, a distance of 1.54 feet to a point;
- 246) N 71° 08' 38" E, a distance of 2.11 feet to a point;
- 247) N 21° 06' 07" W, a distance of 8.47 feet to a point;
- 248) S 71° 53' 18" W, a distance of 2.20 feet to a point;
- 249) N 18° 06' 42" W, a distance of 1.55 feet to a point;
- 250) N 71° 53' 18" E, a distance of 2.20 feet to a point;
- 251) N 22° 05' 12" W, a distance of 8.43 feet to a point;
- 252) S 68° 38' 12" W, a distance of 2.17 feet to a point;
- 253) N 19° 56' 44" W, a distance of 1.69 feet to a point;
- 254) N 68° 38' 12" E, a distance of 2.17 feet to a point;
- 255) N 22° 05' 12" W, a distance of 8.17 feet to a point;
- 256) S 68° 38' 12" W, a distance of 2.01 feet to a point;
- 257) N 19° 56' 44" W, a distance of 1.69 feet to a point;
- 258) N 67° 58' 55" E, a distance of 2.10 feet to a point;
- 259) N 24° 13' 49" W, a distance of 0.64 feet to a point;
- 260) N 66° 26' 16" W, a distance of 15.86 feet to a point;
- 261) Northeasterly, a distance of 19.84 feet along a non-tangential curve to the right, said curve having a radius of 6.43 feet and being subtended by a chord bearing N 24° 04' 45" E for a distance of 12.86 feet to a point on a non-tangential line.
- 262) S 65° 55' 15" E, a distance of 29.03 feet to a point;
- 263) N 69° 30' 18" E, a distance of 1.73 feet to a point;
- 264) N 21° 11' 06" W, a distance of 56.30 feet to a point;
- 265) N 68° 19' 11" E, a distance of 1.88 feet to a point;
- 266) S 22° 25' 48" E, a distance of 1.65 feet to a point;
- 267) N 69° 38' 22" E, a distance of 6.14 feet to a point;
- 268) N 24° 09' 21" W, a distance of 1.70 feet to a point;

- 269) N 68° 38' 16" E, a distance of 1.85 feet to a point;
- 270) S 24° 09' 21" E, a distance of 1.59 feet to a point;
- 271) N 68° 50' 03" E, a distance of 34.40 feet to a point;
- 272) N 19° 38' 17" W, a distance of 1.62 feet to a point;
- 273) N 70° 10' 38" E, a distance of 1.51 feet to a point;
- 274) S 19° 38' 17" E, a distance of 1.70 feet to a point;
- 275) N 67° 48' 04" E, a distance of 6.30 feet to a point;
- 276) N 16° 30' 35" W, a distance of 1.67 feet to a point;
- 277) N 70° 56' 20" E, a distance of 1.46 feet to a point;
- 278) S 16° 30' 35" E, a distance of 1.67 feet to a point;
- 279) N 68° 41' 06" E, a distance of 101.28 feet to a point;
- 280) N 20° 41' 26" W, a distance of 13.39 feet to a point;
- 281) S 72° 48' 00" W, a distance of 2.20 feet to a point;
- 282) N 17° 12' 00" W, a distance of 1.52 feet to a point;
- 283) N 72° 48' 00" E, a distance of 2.20 feet to a point;
- 284) N 21° 41' 51" W, a distance of 13.56 feet to a point;
- 285) S 69° 51' 41" W, a distance of 2.20 feet to a point;
- 286) N 20° 08' 19" W, a distance of 1.50 feet to a point;
- 287) N 69° 51' 41" E, a distance of 2.20 feet to a point;
- 288) N 20° 58' 47" W, a distance of 13.62 feet to a point;
- 289) S 68° 54' 58" W, a distance of 10.08 feet to a point;
- 290) N 21° 16' 50" W, a distance of 16.25 feet to a point;
- 291) N 21° 45' 23" W, a distance of 7.86 feet to a point;
- 292) N 21° 03' 07" W, a distance of 58.86 feet to a point;
- 293) S 69° 22' 03" W, a distance of 1.70 feet to a point;
- 294) N 21° 31' 37" W, a distance of 10.91 feet to a point;
- 295) N 67° 15' 11" E, a distance of 1.61 feet to a point;
- 296) N 21° 06' 23" W, a distance of 18.85 feet to a point;

Thence, through the lands now or formerly of the Elmira City School District, the following thirty-nine (39) courses and distances:

- 1) S 68° 53' 37" W, a distance of 176.41 feet to a point;
- 2) N 53° 32' 47" W, a distance of 17.33 feet to a point;
- 3) N 15° 13' 06" W, a distance of 7.78 feet to a point;
- 4) S 65° 50' 23" W, a distance of 34.04 feet to a point;
- 5) N 23° 12' 59" W, a distance of 20.65 feet to a point;
- 6) S 68° 43' 37" W, a distance of 149.28 feet to a point;
- 7) N 21° 28' 19" W, a distance of 352.04 feet to a point;
- 8) N 68° 44' 20" E, a distance of 148.10 feet to a point;
- 9) N 21° 15' 36" W, a distance of 12.10 feet to a point;
- 10) N 68° 44' 24" E, a distance of 36.00 feet to a point;
- 11) N 68° 48' 16" E, a distance of 32.91 feet to a point;
- 12) N 21° 16' 20" W, a distance of 18.56 feet to a point;
- 13) N 57° 41' 52" W, a distance of 6.44 feet to a point;
- 14) S 69° 20' 56" W, a distance of 29.30 feet to a point;

- 15) S 69° 20' 56" W, a distance of 183.99 feet to a point;
- 16) N 20° 41' 25" W, a distance of 48.60 feet to a point;
- 17) N 69° 20' 56" E, a distance of 5.00 feet to a point;
- 18) N 20° 39' 04" W, a distance of 10.00 feet to a point;
- 19) S 69° 20' 56" W, a distance of 10.00 feet to a point;
- 20) N 20° 39' 04" W, a distance of 15.00 feet to a point;
- 21) N 69° 20' 56" E, a distance of 5.00 feet to a point;
- 22) N 20° 39' 04" W, a distance of 25.17 feet to a point;
- 23) S 69° 20' 56" W, a distance of 1.50 feet to a point;
- 24) N 20° 39' 04" W, a distance of 8.17 feet to a point;
- 25) N 69° 20' 56" E, a distance of 1.50 feet to a point;
- 26) N 20° 39' 04" W, a distance of 55.39 feet to a point;
- 27) S 69° 20' 56" W, a distance of 1.50 feet to a point;
- 28) N 20° 39' 04" W, a distance of 8.17 feet to a point;
- 29) N 69° 20' 56" E, a distance of 1.50 feet to a point;
- 30) N 20° 39' 04" W, a distance of 8.10 feet to a point;
- 31) S 69° 20' 56" W, a distance of 5.00 feet to a point;
- 32) N 20° 39' 04" W, a distance of 15.00 feet to a point;
- 33) N 69° 20' 56" E, a distance of 5.00 feet to a point;
- 34) N 20° 39' 04" W, a distance of 3.81 feet to a point;
- 35) N 59° 01' 49" W, a distance of 31.75 feet to a point;
- 36) N 15° 09' 57" E, a distance of 30.37 feet to a point;
- 37) S 69° 22' 35" W, a distance of 0.71 feet to a point;
- 38) S 68° 47' 20" W, a distance of 31.47 feet to a point;
- 39) S 67° 56' 25" W, a distance of 1.98 feet to a point;

Thence, N 21° 12' 53" W, along the northerly boundary of South Main Street, a distance of 366.17 feet to the POINT AND PLACE OF BEGINNING, containing 25.022± acres of land.

North Portion Parcel B

All that piece or parcel of property situate in the City of Elmira and Town of Southport, County of Chemung, State of New York described as follows:

COMMENCING at an iron rod found on the easterly road boundary of South Main Street, at its intersection with the division line between the lands now or formerly of the City School District of the City of Elmira, New York (L.652, P.327) on the north and the lands now or formerly of Southern Tier Commerce Center, LLC (Control #200511300078) on the south, said point being S 21° 12' 53" E, a distance of 1736.0± from an iron rod found near the intersection of the easterly boundary of South Main Street and the southerly boundary O'Gorman Street;

Thence, along the lands now or formerly of Southern Tier Commerce Center, LLC, the following five (5) courses and distances:

- 1) N 68° 42' 18" E, a distance of 164.62 feet to a point;
- 2) S 66° 17' 42" E, a distance of 118.91 feet to a drill hole in concrete found;

- 3) N 68° 37' 43" E, a distance of 175.46 feet to a capped iron rod found;
- 4) N 12° 23' 16" E, a distance of 73.15 feet to a point;
- 5) N 67° 29' 20" E, a distance of 77.34 feet to the point or place of BEGINNING;

Thence through the lands now or formerly of the Elmira City School District, the following thirty-nine (39) courses and distances:

- 1) N 24° 49' 11" W, a distance of 9.69 feet to a point;
- 2) N 28° 54' 03" W, a distance of 12.22 feet to a point;
- 3) N 81° 04' 31" W, a distance of 0.56 feet to a point;
- 4) N 33° 08' 25" W, a distance of 27.00 feet to a point;
- 5) N 76° 29' 27" W, a distance of 6.33 feet to a point;
- 6) N 11° 17' 35" W, a distance of 8.66 feet to a point;
- 7) N 45° 26' 59" W, a distance of 16.57 feet to a point;
- 8) N 42° 49' 08" W, a distance of 16.00 feet to a point;
- 9) N 25° 01' 08" W, a distance of 13.14 feet to a point;
- 10) N 21° 46' 52" W, a distance of 16.25 feet to a point;
- 11) N 04° 29' 24" W, a distance of 0.63 feet to a point;
- 12) N 22° 14' 10" W, a distance of 31.62 feet to a point;
- 13) N 67° 21' 44" W, a distance of 16.23 feet to a point;
- 14) N 38° 43' 37" W, a distance of 5.60 feet to a point;
- 15) N 08° 22' 29" W, a distance of 10.57 feet to a point;
- 16) N 05° 37' 35" E, a distance of 9.68 feet to a point;
- 17) N 45° 03' 31" E, a distance of 21.43 feet to a point;
- 18) N 10° 10' 33" W, a distance of 16.73 feet to a point;
- 19) N 19° 27' 01" E, a distance of 21.16 feet to a point;
- 20) N 13° 01' 19" W, a distance of 16.55 feet to a point;
- 21) N 03° 48' 32" W, a distance of 10.21 feet to a point;
- 22) N 68° 33' 49" E, a distance of 140.63 feet to a point;
- 23) N 68° 04' 39" E, a distance of 18.62 feet to a point;
- 24) N 69° 53' 32" E, a distance of 5.22 feet to a point;
- 25) Easterly, a distance of 22.35 feet along a non-tangential curve to the left, said curve having a radius of 9.99 feet and being subtended by a chord bearing S 87° 39' 41" E for a distance of 17.97 feet to a point on a non-tangential line;
- 26) N 28° 17' 46" E, a distance of 3.76 feet to a point;
- 27) S 19° 43' 32" E, a distance of 246.69 feet to a point;
- 28) S 68° 02' 46" W, a distance of 1.12 feet to a point;
- 29) S 70° 58' 51" W, a distance of 13.97 feet to a point;
- 30) S 68° 09' 29" W, a distance of 43.00 feet to a point;
- 31) S 55° 16' 55" W, a distance of 1.58 feet to a point;
- 32) S 68° 23' 23" W, a distance of 20.32 feet to a point;
- 33) S 64° 55' 02" W, a distance of 10.49 feet to a point;
- 34) S 58° 58' 37" W, a distance of 4.59 feet to a point;
- 35) S 66° 03' 11" W, a distance of 0.81 feet to a point;
- 36) S 69° 27' 29" W, a distance of 0.18 feet to a point;
- 37) S 67° 40' 41" W, a distance of 13.40 feet to a point;

- 38) N 86° 56' 55" W, a distance of 0.98 feet to a point;
- 39) S 65° 25' 02" W, a distance of 18.26 feet to a point;

Thence, N 67° 29' 20" E, along the northerly boundary of the lands now or formerly of Southern Tier Commerce Center, LLC a distance of 58.22 feet to the POINT AND PLACE OF BEGINNING, containing 1.189± acres of land.

APPENDIX B
Underground Easements

A) Gas Pipeline Easement made by Elmira City School District to NYSEG dated as of September 24, 1996, recorded November 20, 1996 in the Chemung County Clerk's Office in Reel 653 Page 018.

B) Gas Pipeline Easement between Elmira City School District to NYSEG dated May 19, 2022 and recorded June 28, 2022 in the Chemung County Clerk's Office as Instrument No.: 202210285.

C) Electric/Gas/Communication System Easement between Elmira City School District to NYSEG dated May 19, 2022 and recorded June 28, 2022 in the Chemung County Clerk's Office as Instrument No.: 202210286.