

Appendix A

Survey Map, Metes and Bounds

Survey Maps, Metes, and Bounds Summary Sheet

Date:	Type:
June 15, 1973	Deed
April 21, 1977	Deed
February 22, 2023	Elmira City School District – Environmental Easement



This Indenture,

LIBER 653 PAGE 925

Made the 15th day of June,
Nineteen Hundred and Seventy-seven.

Between MARINE MIDLAND BANK, formerly known as Marine Midland Bank-Southern

a corporation organized under the laws of the State of New York, with offices at 150 Lake Street, Elmira, New York,

party of the first part, and

CITY SCHOOL DISTRICT OF THE CITY OF ELMIRA, NEW YORK, a school district organized under the Education Law of the State of New York, with its principal office at 951 Hoffman Street, Elmira, New York,

Witnesseth that the party of the first part, in consideration of ~~ONE~~-----

and NO/100-----Dollar (\$1.00-----)
lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever, all THAT TRACT OR PARCEL OF LAND situate in the City of Elmira, County of Chemung and State of New York, bounded and described as follows:

Beginning at a point in the northerly line of lands formerly belonging to Stephen Keating, which point is one hundred fifty (150) feet easterly from a point marking the northwest corner of said Keating lands located on the easterly line of South Main Street distant northerly four hundred ninety-one and ninety-four hundredths (491.94) feet from the northeasterly corner of South Main Street and O'Gorman Street; from said point of beginning running thence southerly parallel with the easterly line of South Main Street three hundred fifty-one and ninety-four hundredths (351.94) feet to a point; thence easterly parallel with O'Gorman Street one hundred and eighty (180) feet to a point; thence southerly parallel with South Main Street one hundred eighty (180) feet to a point in the southerly line of O'Gorman Street; thence easterly along the southerly line of O'Gorman Street three hundred thirty-three and forty-eight hundredths (333.48) feet to the westerly line of the right-of-way of the Erie Lackawanna Railway Company; thence northerly along said right-of-way five hundred thirty-one and eighty-one hundredths (531.81) feet more or less to a point in the westerly line of the right-of-way of said railroad company, said point marking the northeast corner of said Keating lands; thence westerly along the northerly line of said Keating lands five hundred nine and thirty-five hundredths (509.35) feet to the point of beginning.

Being the same premises conveyed to the party of the first part by Referee's Deed from Vernando J. Bonsignore, Referee, dated October 11, 1974, and recorded October 18, 1974 in Chemung County Clerk's Office in Liber 635 of Deeds at page 47.

The premises herein conveyed does not represent a substantial portion of the assets of the grantor.

The grantor covenants that it has not done or suffered anything which might adversely affect the marketability of the title of the premises.

The grantor also covenants that the grantee shall quietly enjoy the said premises and that the grantor will forever warrant the title to the premises.

Doc. 010 REC 020

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever.

That, in compliance with Section 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

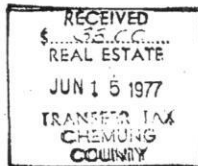
In Presence of

In Witness Whereof, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this 15th day of June, Nineteen Hundred and Seventy-seven.

MARINE MIDLAND BANK

By Paul G. Baxter
Paul G. Baxter VICE PRESIDENT

ASSESSOR'S OFFICE
ELMIRA, N. Y.



#2788

JUN 22 1977
Ruth H. Holog
ASSESSOR
AT

State of New York } ss. On this 15th day of June,
County of CHEMUNG } ss. Nineteen Hundred and Seventy-seven,
before me personally came PAUL G. BAXTER

to me personally known, who, being by me duly sworn, did depose and say that he resides in Town of Southport that he is the Vice President of Marine Midland Bank the corporation described in, and which executed, the within Instrument; that he knows the seal of said corporation; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

Richard Denton
Notary Public

RICHARD DENTON OR-5989800
Notary Public, Chemung County
State of New York
Commission Expires 31st March 1978

JUN 15 4 29 PM 1977
CHEMUNG COUNTY
CLERK'S OFFICE
HARRY C. SHEPARD
COUNTY CLERK

FILED-RECORD

LIBER 652 PAGE 327

THIS INDENTURE made this 21 day of April, 1977,
between WESTINGHOUSE ELECTRIC CORPORATION, a Pennsylvania
corporation having its principal office and place of business at
Westinghouse Building, Gateway Center, Pittsburgh, Pennsylvania,
party of the first part and THE CITY SCHOOL DISTRICT OF THE CITY
OF ELMIRA, NEW YORK, a municipal corporation of the State of New
York having its principal office and place of business at 951
Hoffman Street, Elmira, New York, party of the second part,

WITNESSETH that the party of the first part in
consideration of one dollar (\$1.00) lawful money of the United
States and other good and valuable consideration paid by the
party of the second part, does hereby grant and release unto the
party of the second part, its successors and assigns forever:

ALL THAT TRACT OR PARCEL OF LAND situate in
the City of Elmira and Town of Southport, Chemung
County, New York, bounded and described as follows:

BEGINNING at an iron pin in the easterly line
of South Main Street in the City of Elmira located
60.30 feet southerly along said line from the
intersection of the easterly line of South Main
Street with the southerly line of O'Gorman Street
and running thence north 74° 02' 00" east a distance
of 150.00 feet to an iron pin; thence south 15° 03'
00" east a distance of 60.0 feet to an iron pin;
thence north 74° 05' 00" east a distance of 112.00
feet to an iron pin; thence north 15° 03' 00" west
a distance of 120.40 feet to an iron pin in
the south line of O'Gorman Street; thence north
74° 02' 00" east a distance of 68.00 feet along
the southerly line of O'Gorman Street to an iron
pin; continuing thence north 74° 02' 00" east
along a continuation easterly of the southerly
line of O'Gorman Street a distance of 333.48 feet
to an iron pin in the westerly line of the right-
of-way of the former Erie Railroad Company; thence
south 15° 46' 00" east along the westerly line of
the right-of-way of the Erie Railroad Company a
distance of 984.24 feet to an iron pin; thence
continuing along the westerly right-of-way of the
Erie Railroad Company south 26° 25' 47" east a
distance of 635.25 feet to an iron pin; thence
continuing along the westerly right-of-way of the
Erie Railroad Company south 20° 06' 00" east a
distance of 154.93 feet to an iron pin; thence
south 73° 37' 30" west a distance of 350.0 feet
to an iron pin; thence south 18° 31' 26" west a
distance of 73.15 feet to an iron pin; thence south
74° 45' 53" west a distance of 175.46 feet to an iron



APR 21 4 53 PM 1977

FILED-REC'D

ASSESSOR'S OFFICE
ELMIRA, N.Y.

APR 26 1977
RICK B. BROWN
ASSESSOR

pin; thence north 60° 09' 32" west a distance of 118.91 feet to an iron pin; thence south 74° 50' 28" west a distance of 164.62 feet to an iron pin in the easterly line of South Main Street; thence north 15° 03' 00" west a distance of 1676.34 feet along the west line of South Main Street to the place of beginning.

Excepting and reserving an easement ten (10) feet in width running along the westerly line of the above described premises from the southwesterly corner thereof northerly a distance of 548.85 feet to the division line between the City of Elmira and the Town of Southport for the purpose of maintaining, repairing and replacing a sewer main.

Subject to a gas pipeline easement granted by Sperry Rand Corporation to the New York State Electric and Gas Corporation dated April 10, 1969 and recorded in Chemung County Clerk's Office in Liber 601 of Deeds at Page 663 as amended by agreement dated April 12, 1977, to be recorded in Chemung County Clerk's Office and subject to the right reserved to the City of Elmira to maintain a sewer line in what was formerly Scott Street reserved in a quitclaim deed from the City of Elmira to Morrow Manufacturing Company dated October 31, 1916 and recorded in Chemung County Clerk's Office in Liber 182 of Deeds at Page 127.

Being the same premises conveyed by the Chemung County Industrial Development Agency to Westinghouse Electric Corporation by Deed dated April 21, 1977, to be recorded in the Chemung County Clerk's Office.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever,

The party of the first part does hereby covenant that it has not done nor suffered anything to be done which will in any way encumber the title to the above described premises.

Pursuant to the Lien Law of the State of New York the party of the first part does hereby covenant and agree that it will hold the consideration received for this conveyance and the right to receive such consideration as a trust fund to be used first for the payment of the cost of any improvements which may have been made on the above described premises within four months preceding the date of this conveyance.

LINE 652 PAGE 329

IN WITNESS WHEREOF the party of the first part has caused this deed to be executed by its duly authorized officers and its corporate seal to be affixed as of the day and year first above written.

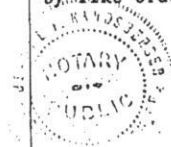
WESTINGHOUSE ELECTRIC CORPORATION,

By D. W. Herwald
Its Vice President

Attest: [Signature]
Its Assistant Secretary

State of Pennsylvania,)
County of Allegheny) ss.

On the 19th day of April, 1977, before me, personally came S. W. Herwald, to me known, who being by me duly sworn, did depose and say that he resides at _____, in the City of Pittsburgh, Allegheny County, Pennsylvania; that he is the Vice President of Westinghouse Electric Corporation the corporation described in and which executed the foregoing deed; that he knows the seal of said corporation; that the seal affixed to said deed is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



Jeanne F. Karschberger
Notary Public

JEANNE F. KARSCHBERGER, Notary Public
Pittsburgh, Allegheny County, Pa.
My Commission Expires
July 27, 1978

Allegheny County,
Commonwealth of Pennsylvania. } ss:

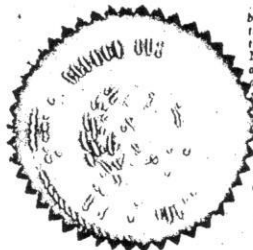
I, John P. Joyce, Prothonotary of the Court of Common Pleas in and for the County of Allegheny, in the Commonwealth of Pennsylvania, the same being a Court of Law and Record, and having a seal, do hereby certify that

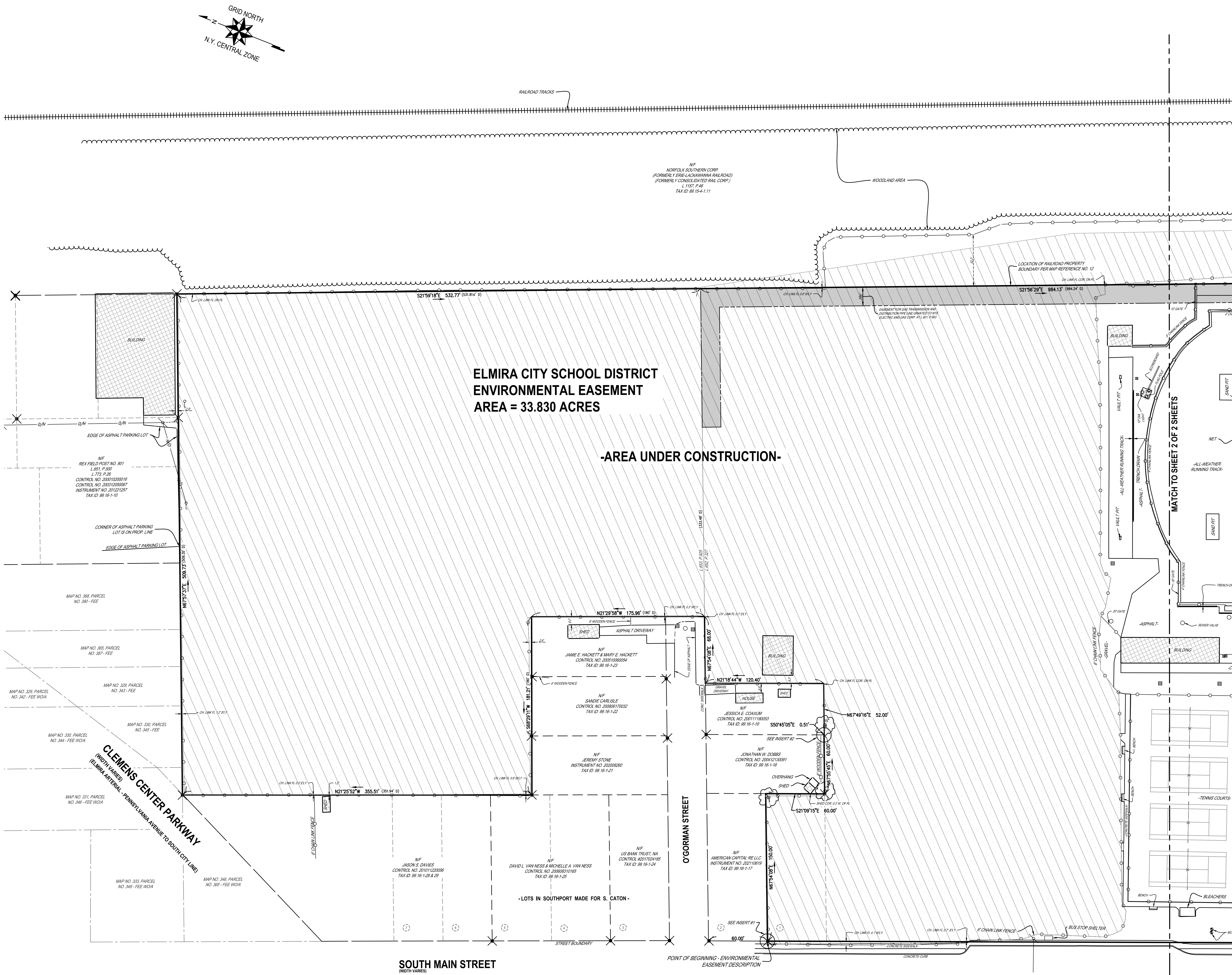
Jeanne F. Karschberger Esquire, before whom the foregoing ACKNOWLEDGMENT or AFFIDAVIT was taken, and who has thereupon, in his or her own proper handwriting, subscribed his or her name to the certificate of the proof and acknowledgment of the annexed instrument, was at that time and is now a NOTARY PUBLIC in and for the Commonwealth of Pennsylvania, resident of said County aforesaid, duly commissioned and sworn and authorized by law to take and certify affidavits and the acknowledgments and proof of deeds to land, etc., to be recorded, to all whose acts as such are faith and credits are, and of right ought to be, given throughout the United States and elsewhere; and further, that said instrument is executed in accordance with the laws of this Commonwealth, and that I am acquainted with his or her signature and seal, and believe the same to be genuine.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the said Court, at Pittsburgh, in said County this 19 day of April in the year of our Lord one thousand nine hundred and 77.

By John P. Joyce Prothonotary.
[Signature] Deputy

20928



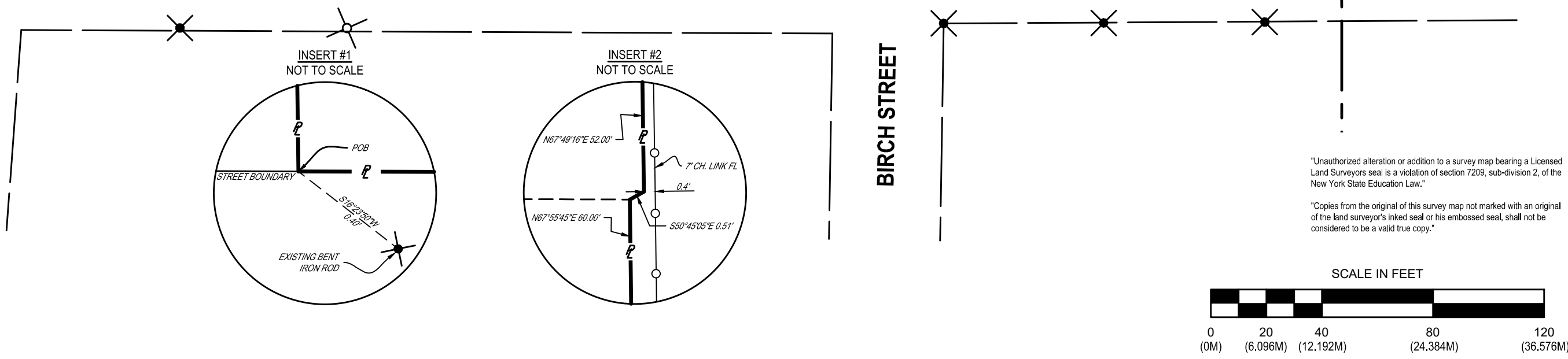


"THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW. THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT 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 NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT "DERWEB@DEC.NY.GOV."

TAX PARCEL NUMBERS AND ADDRESSES:
TAX ID: 99.16-1-16; 765 S. MAIN ST.; OWNED BY CITY SCHOOL DISTRICT OF THE CITY OF ELMIRA, NEW YORK, SITUATE IN CITY OF ELMIRA
TAX ID: 99.20-1-74.2; 777 S. MAIN ST.; OWNED BY CITY SCHOOL DISTRICT OF THE CITY OF ELMIRA, NEW YORK, SITUATE IN TOWN OF SOUTHPORT

O'GORMAN STREET

BIRCH STREET



- DEED REFERENCES:**
- WESTINGHOUSE ELECTRIC CORPORATION TO THE CITY SCHOOL DISTRICT OF THE CITY OF ELMIRA, NEW YORK BY DEED RECORDED IN THE CHEMUNG COUNTY CLERK'S OFFICE ON APRIL 21, 1977 IN LIBER 652 OF DEEDS AT PAGE 327.
 - MARINE MIDLAND BANK TO THE CITY SCHOOL DISTRICT OF THE CITY OF ELMIRA, NEW YORK BY BARGAIN AND SALE DEED RECORDED IN THE CHEMUNG COUNTY CLERK'S OFFICE ON JUNE 15, 1977 IN LIBER 653 OF DEEDS AT PAGE 925.

- MAP REFERENCES:**
- "MAP OF LANDS BEING CONVEYED FROM JOHN & EVELYN DOMBROSKI TO REX FIELD POST 901, INC." PREPARED BY DENNIS J. WIELAND, L.S., DATED OCT. 5, 2000, IDENTIFIED AS JOB NO. 00465 AND FILED IN THE CHEMUNG COUNTY CLERK'S OFFICE AT CONTROL #20001020016.
 - "MAP OF LANDS BEING CONVEYED FROM DAVID & JANEEN WARRICK TO JONATHAN W. DOBBS." PREPARED BY DENNIS J. WIELAND, L.S., DATED NOV. 8, 2004, IDENTIFIED AS JOB NO. 04491 AND FILED IN THE CHEMUNG COUNTY CLERK'S OFFICE AT CONTROL #200412130091.
 - "MAP OF LANDS OF GERI-ANN CORNING." PREPARED BY WEILER ASSOCIATES, LICENSED LAND SURVEYORS, DATED OCT. 11, 2001, IDENTIFIED AS JOB NO. 12376 AND FILED IN THE CHEMUNG COUNTY CLERK'S OFFICE AT CONTROL #200111190053.
 - "MAP OF LANDS BEING CONVEYED FROM RUTH M. CASEY TO SANDIE CARLISLE." PREPARED BY DENNIS J. WIELAND, L.S., DATED MAY 5, 2008, IDENTIFIED AS JOB NO. 08140 AND FILED IN THE CHEMUNG COUNTY CLERK'S OFFICE AT CONTROL #200806170032.
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, ELMIRA ARTERIAL, PENNSYLVANIA AVENUE TO SOUTH CITY LINE, CHEMUNG COUNTY, EDGER R. SUSEMIHL (REPUTED OWNER), MAP NO. 346, PARCEL NOS. 365 & 366, FILED IN THE OFFICE OF THE DEPARTMENT OF TRANSPORTATION ON JUNE 5, 1995.
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, ELMIRA ARTERIAL, PENNSYLVANIA AVENUE TO SOUTH CITY LINE, CHEMUNG COUNTY, RICHARD J. ARBACH (REPUTED OWNER), MAP NO. 333, PARCEL NO. 349, FILED IN THE OFFICE OF THE DEPARTMENT OF TRANSPORTATION ON FEBRUARY 16, 1995.
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, ELMIRA ARTERIAL, PENNSYLVANIA AVENUE TO SOUTH CITY LINE, CHEMUNG COUNTY, RICHARD J. ARBACH (REPUTED OWNER), MAP NO. 331, PARCEL NOS. 346 & 347, FILED IN THE OFFICE OF THE DEPARTMENT OF TRANSPORTATION ON JANUARY 10, 1995.
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, ELMIRA ARTERIAL, PENNSYLVANIA AVENUE TO SOUTH CITY LINE, CHEMUNG COUNTY, RICHARD J. MAZZARESE, SR. (REPUTED OWNER), MAP NO. 330, PARCEL NOS. 344 & 345, FILED IN THE OFFICE OF THE DEPARTMENT OF TRANSPORTATION ON JULY 16, 1995.
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, ELMIRA ARTERIAL, PENNSYLVANIA AVENUE TO SOUTH CITY LINE, CHEMUNG COUNTY, CHESTER YOUNG & LILLIE M. YOUNG (REPUTED OWNERS), MAP NO. 329, PARCEL NOS. 342 & 343, FILED IN THE OFFICE OF THE DEPARTMENT OF TRANSPORTATION ON APRIL 4, 1995.
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, ELMIRA ARTERIAL, PENNSYLVANIA AVENUE TO SOUTH CITY LINE, CHEMUNG COUNTY, PATRICIA M. GENSEL (REPUTED OWNER), MAP NO. 365, PARCEL NOS. 350 & 387, FILED IN THE OFFICE OF THE DEPARTMENT OF TRANSPORTATION ON JANUARY 10, 1995.
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, ELMIRA ARTERIAL, PENNSYLVANIA AVENUE TO SOUTH CITY LINE, CHEMUNG COUNTY, LAWRENCE COMFORT (REPUTED OWNER), MAP NO. 368, PARCEL NO. 390, FILED IN THE OFFICE OF THE DEPARTMENT OF TRANSPORTATION ON SEPTEMBER 13, 1994.
 - "MAP OF LANDS BEING CONVEYED FROM CHEMUNG COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO ELMIRA CITY SCHOOL DISTRICT." PREPARED BY WEILER ASSOCIATES, LICENSED LAND SURVEYORS, LAST REVISED MARCH 4, 1977 AND IDENTIFIED AS JOB NO. 3103.
 - "MAP OF LOTS IN SOUTHPORT MADE FOR S. CATON." PREPARED BY WHITFIELD FARNHAM, DATED DEC. 2, 1872 AND FILED IN THE CHEMUNG COUNTY CLERK'S OFFICE ON DEC. 3, 1872.

TITLE SEARCH:
AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THIS SURVEY. THIS MAP IS SUBJECT TO ANY AND ALL RIGHTS OF WAYS, EASEMENTS OR ANY OTHER ENCUMBRANCES THAT AN UPDATED ABSTRACT OF TITLE MAY REVEAL.

- LEGEND:**
- ENVIRONMENTAL EASEMENT BOUNDARY
 - EXISTING IRON ROD
 - EXISTING IRON PIPE
 - DEED AND/OR MAP LINE
 - ORIGINAL DEED AND/OR MAP LINE
 - STREET/HIGHWAY BOUNDARY
 - NYS DOT ACQUISITION PARCEL LINE
 - PERMANENT EASEMENT LINE
 - DEEDED DISTANCE
 - LOT NO. PER MAP REF. #13
 - NOW OR FORMERLY
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - STREET SIGN
 - CATCH BASIN
 - MANHOLE
 - FLAG POLE
 - BURIED CABLE MARKER
 - WATER OR GAS VALVE
 - FIRE HYDRANT
 - STREET LIGHT
 - BOLLARD OR POST



CERTIFICATION:
THIS IS TO CERTIFY THAT I AM A NEW YORK STATE LICENSED LAND SURVEYOR AND THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION ON FEBRUARY 22, 2023 USING FIELD NOTES FROM AN INSTRUMENT SURVEY COMPLETED ON NOVEMBER 9, 2022.
SIGNED: Timothy A. O'Leary
TIMOTHY A. O'LEARY, L.S. 050161

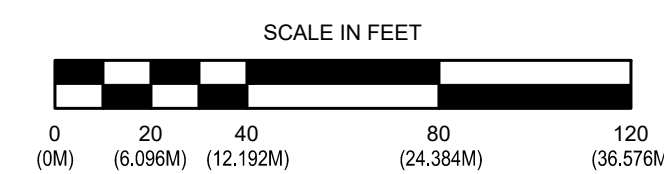
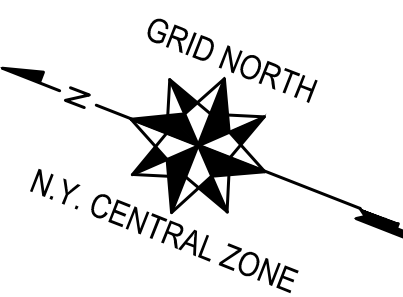
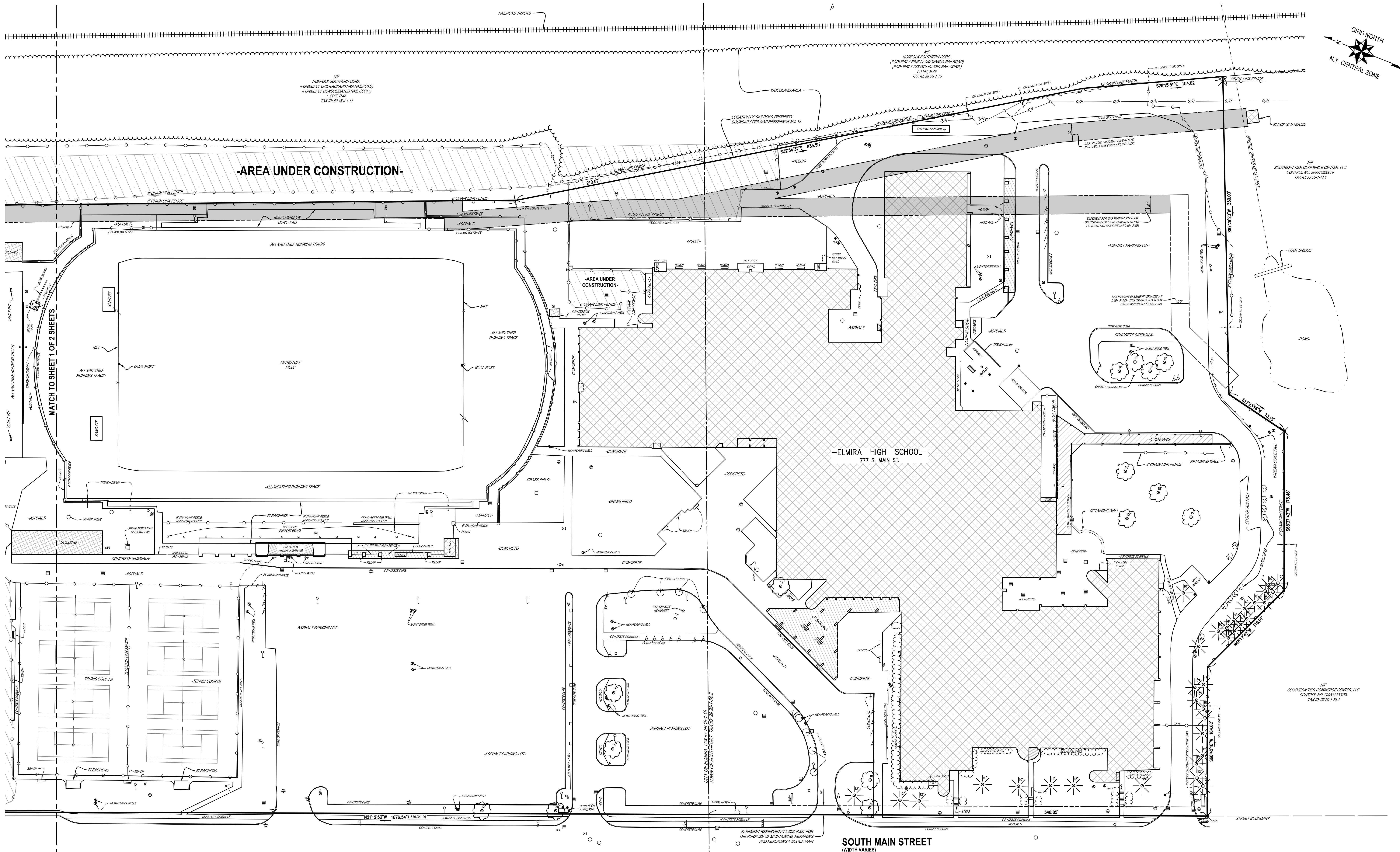
EXP. 03/31/2025
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SHEET 1 OF 2 SHEETS

HUNT ENGINEERS | ARCHITECTS | SURVEYORS
HORSEHEADS, NY 607 - 358 - 1000 ROCHESTER, NY 585 - 327 - 7950 TOWANDA, PA 570 - 265 - 4868
BINGHAMTON, NY 607 - 798 - 8051 ALBANY, NY 607 - 798 - 8051
WWW.HUNT-EAS.COM
NY CERTIFICATE NO. 0018220 PA CERTIFICATE NO. TSC2203131464-1

PLAN SHOWING ENVIRONMENTAL EASEMENT ON LANDS OWNED BY:
CITY SCHOOL DISTRICT OF THE CITY OF ELMIRA, NEW YORK
SITUATE IN
CITY OF ELMIRA AND TOWN OF SOUTHPORT
COUNTY OF CHEMUNG, STATE OF NEW YORK

SCALE:	DWG. BY:	CHK. BY:	TAX PARCEL NO.:	JOB NO.:
1" = 40'	T.A.O.	J.R.H.	99.16-1-16 & 99.20-1-74.2	5659-005



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HUNT ENGINEERS | ARCHITECTS | SURVEYORS
HORSEHEADS, NY 607-358-1000 ROCHESTER, NY 585-327-7950 TOWANDA, PA 570-265-4868
BINGHAMTON, NY 607-798-8001 ALBANY, NY 607-798-8001
WWW.HUNT-EAS.COM
NY CERTIFICATE NO. 0018220 PA CERTIFICATE NO. TSC2020313464-1

PLAN SHOWING ENVIRONMENTAL EASEMENT ON LANDS OWNED BY:
**CITY SCHOOL DISTRICT OF THE CITY OF
ELMIRA, NEW YORK**
SITUATE IN
CITY OF ELMIRA AND TOWN OF SOUTHPORT
COUNTY OF CHEMUNG, STATE OF NEW YORK

SCALE:	DWG. BY:	CHK. BY:	TAX PARCEL NO:	JOB NO:
1" = 40'	T.A.O.	J.R.H.	99-16-1-18 & 99-20-1-74-2	5559-005