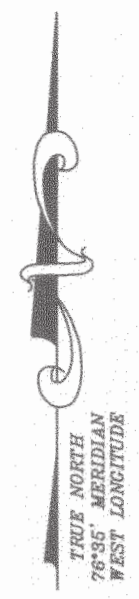
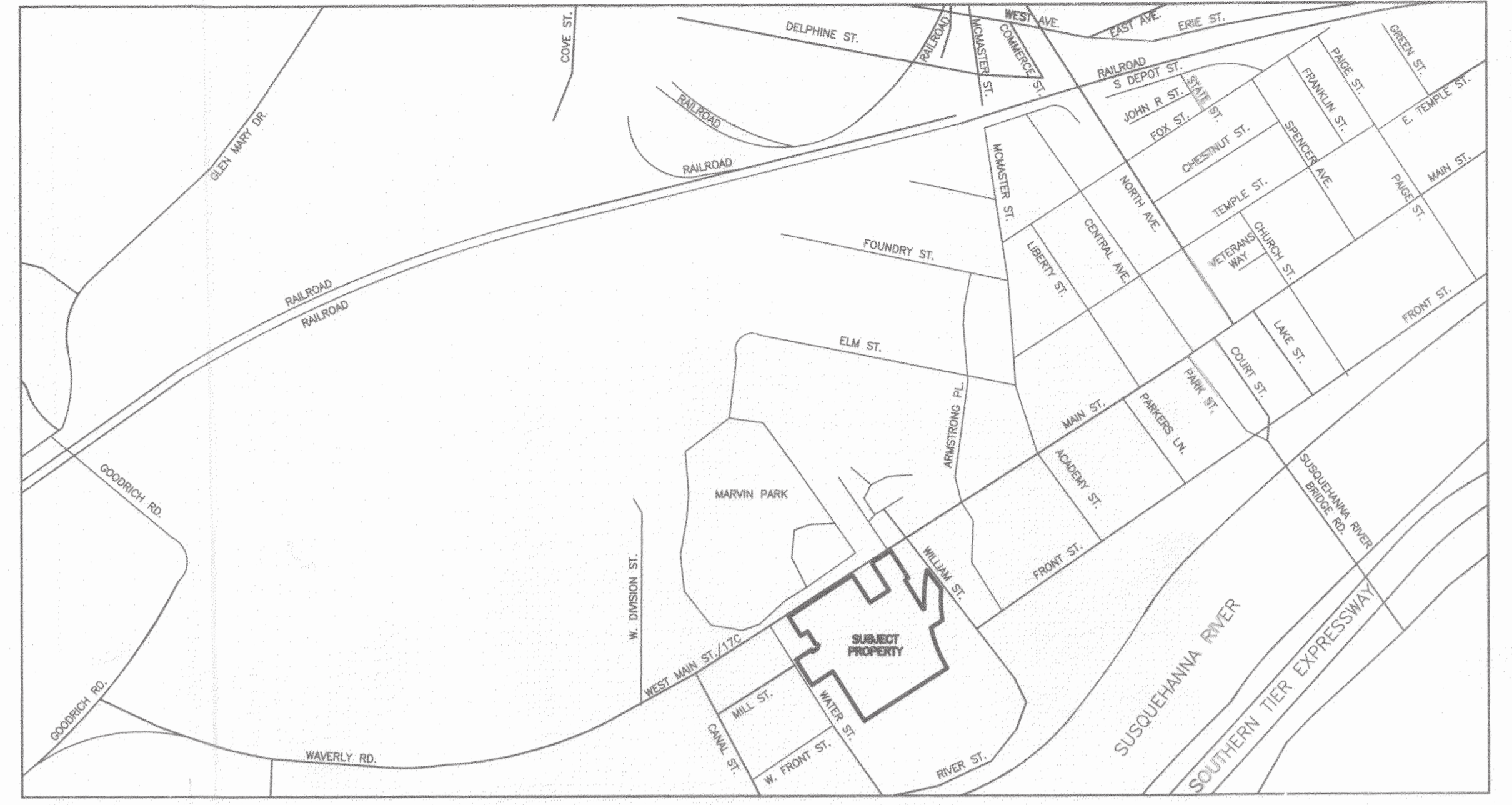
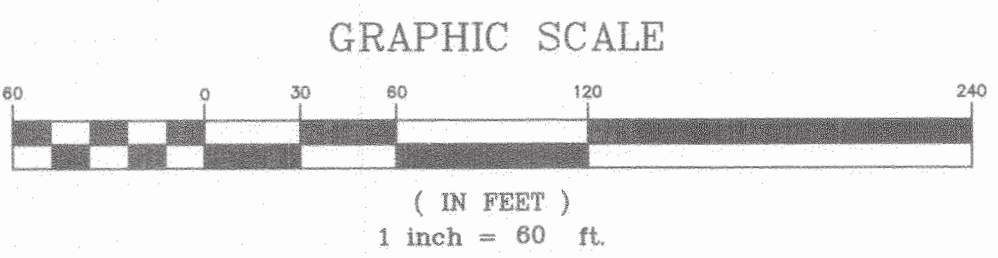


- LEGEND**
- MONUMENT FOUND AND NOTED
 - RECORD INFORMATION IF DIFFERENT
 - **POB** POINT OF BEGINNING
 - N/F NOW OR FORMERLY
 - TM# TAX MAP NUMBER
 - PROPERTY LINE
 - 1 POST SIGN
 - MARQUIS
 - HANDICAP SIGN
 - FLAG POLE
 - TRAFFIC CONTROL DEVICE
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 - SANITARY SEWER MANHOLE
 - GAS VALVE
 - GAS LINE
 - WATER VALVE
 - FIRE HYDRANT
 - POST
 - BOLLARD
 - CHAIN LINK FENCE
 - W-BEAM GUIDE RAIL



- NOTES**
- PREMISES SOURCE OF TITLE BEING INSTRUMENT 2007-00145822-004 RECORDED IN THE TIOGA COUNTY CLERK'S OFFICE JUNE 22, 2007.
 - UTILITY LINES ARE APPROXIMATE AND BASED ON FIELD SURFACE LOCATIONS ONLY.
 - POSSIBLE ENCROACHMENTS ARE SHOWN.
- REFERENCE DOCUMENTS**
- MAP ENTITLED "SITE PLAN, FAIRGROUNDS PLAZA, MAIN STREET, OWEGO NEW YORK" PREPARED BY TROZZE & COMPANY ARCHITECTS DATED JANUARY 1997.
 - MAP ENTITLED "THOMAS F. LYNCH & DEBRA L. EKLOR, 38 WEST MAIN ST., TOWN OF OWEGO, TIOGA COUNTY, NEW YORK" PREPARED BY DAVID MARNICKI DATED DECEMBER 19, 2003.
 - MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF FAIRGROUNDS SHOPPING CENTER, VILLAGE OF OWEGO, TIOGA COUNTY, NEW YORK" PREPARED BY WILLIAMS & EDSALL LAND SURVEYORS DATED MARCH 09, 2007.



SURVEYOR'S DESCRIPTION (FROM DEED) (CORRECTLY DESCRIBED PARCEL)

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Owego, County of Tioga and State of New York, bounded and described as follows:

COMMENCING at the intersection of the south line of West Main Street and the east line of Water Street.

THENCE North 57 degrees 16 minutes 49 seconds East along the south line of West Main Street, a distance of 98.00 feet to a 3/4 inch rebar with Williams cap at the TRUE POINT OF BEGINNING.

THENCE North 57 degrees 16 minutes 49 seconds East along the south line of West Main Street, a distance of 441.79 feet to a 3/4 inch rebar.

THENCE South 32 degrees 58 minutes 55 seconds East along the common line between Weitsman on the west and Theurer on the east, a distance of 188.40 feet to a 3/4 inch rebar with cap, set 14 March 2007.

THENCE North 57 degrees 51 minutes 00 seconds East along the common line between Weitsman on the south and lands of the Theurer and lands of WYGO Corp on the north, a distance of 132.00 feet to a 3/4 inch rebar with cap, set 12 March 2007.

THENCE North 32 degrees 34 minutes 14 seconds West along the common line between Weitsman on the east and WYGO Corp on the west, a distance of 189.71 feet to a Magnetic nail, set in blacktop, 12 March 2007.

THENCE North 57 degrees 16 minutes 49 seconds East along the south line of West Main Street, a distance of 132.00 feet to a 3/4 inch rebar with cap, set 12 March 07.

THENCE South 32 degrees 34 minutes 10 seconds East along the common line of Weitsman on the west and lands of Stables, lands of Hell and lands of Wheeler on the east, a distance of 191.02 feet to an existing 3/4 inch rebar with Williams cap.

THENCE South 57 degrees 51 minutes 00 seconds West along the common line between Weitsman on the north and Howe on the south, a distance of 22.65 feet to an existing 3/4 inch rebar with Williams cap.

THENCE South 32 degrees 09 minutes 00 seconds East along the common line between Weitsman on the west and Howe on the east, a distance of 200.00 feet to an existing 3/4 inch rebar with Williams cap.

THENCE North 57 degrees 51 minutes 00 seconds East along the common line between Weitsman on the south and Howe on the north, a distance of 5.88 feet to an existing 3/4 inch rebar with Williams cap.

THENCE northeasterly along a 770.90 foot radius non-tangent curve whose center bears southeasterly and along the common line between Weitsman on the southeast and Howe on the northwest, an arc length of 180.84 feet to an existing 3/4 inch rebar. Said curve has a chord measurement bearing of North 02 degrees 32 minutes 02 seconds East a distance of 168.06 feet.

THENCE North 08 degrees 47 minutes 29 seconds East along the common line between Weitsman on the southeast and Howe on the northwest, a distance of 58.15 feet to an existing one inch square rebar.

THENCE South 37 degrees 18 minutes 44 seconds East along the west line of William Street, a distance of 138.89 feet to an existing 3/4 inch rebar with Williams cap.

THENCE southwesterly along a 671.90 foot radius non-tangent curve whose center bears southeasterly, and along the common line between Weitsman on the northwest and Corlett on the southeast, an arc length of 180.84 feet to an existing 3/4 inch rebar. Said curve has a chord measurement bearing of South 02 degrees 10 minutes 27 seconds East and a distance of 180.30 feet.

THENCE South 57 degrees 16 minutes 47 seconds West along the common line between Weitsman on the north and Stanton on the south, a distance of 80.66 feet to an existing 3/4 inch rebar with Williams cap.

THENCE southwesterly along a 746.90 foot radius non-tangent curve whose center bears southeasterly and along the common line between Weitsman on the northwest and lands of Stanton, lands of Woloch and lands of Fuller on the southeast, an arc length of 252.88 feet to an existing 3/4 inch rebar with Williams cap. Said curve has a chord measurement bearing of South 21 degrees 59 minutes 11 seconds East and a distance of 251.68 feet.

THENCE South 57 degrees 43 minutes 24 seconds West along the common line between Weitsman on the north and Howe on the south, a distance of 573.70 feet to an existing 3/4 inch rebar with Williams cap.

THENCE North 32 degrees 18 minutes 45 seconds West along the common line between Weitsman on the east and Struble on the west, a distance of 341.65 feet to a 3/4 inch rebar with cap, set 12 March 07.

THENCE South 57 degrees 16 minutes 49 seconds West along the common line between Weitsman on the north and Struble on the south, a distance of 145.00 feet to an existing 3/4 inch rebar.

THENCE North 32 degrees 18 minutes 45 seconds West along the east line of Water Street, a distance of 172.04 feet to a 3/4 inch rebar with cap, set 12 March 07.

THENCE North 57 degrees 16 minutes 49 seconds East along the common line between Weitsman on the south and Village of Owego on the north, a distance of 106.71 feet to a 3/4 inch rebar with cap, set 12 March 07.

THENCE South 32 degrees 18 minutes 45 seconds East along the common line between Weitsman on the west and Village of Owego on the east, a distance of 13.32 feet to a 3/4 inch rebar with cap, set 12 March 07.

THENCE North 57 degrees 16 minutes 49 seconds East along the common line between Weitsman on the south and Village of Owego on the north, a distance of 30.97 feet to a 3/4 inch rebar with cap, set 12 March 07.

THENCE North 25 degrees 51 minutes 44 seconds East along the common line between Weitsman on the east and Village of Owego on the west, a distance of 24.33 feet to a 3/4 inch rebar with cap, set 12 March 07.

THENCE North 64 degrees 08 minutes 16 seconds West along the common line between Weitsman on the north and Village of Owego on the south, a distance of 25.31 feet to a 3/4 inch rebar with cap, set 12 March 07.

THENCE North 32 degrees 18 minutes 45 seconds West along the common line between Weitsman on the east and Padgett on the west, a distance of 80.00 feet to an existing 3/4 inch rebar with Williams cap.

THENCE South 57 degrees 16 minutes 49 seconds West along the common line between Weitsman on the north and Padgett on the south, a distance of 47.00 feet to a 12 inch dia. Elm tree.

THENCE North 32 degrees 18 minutes 45 seconds West along the common line between Weitsman on the east and Abrams on the west, a distance of 132.00 feet to the TRUE POINT OF BEGINNING.

CERTIFICATE OF TITLE NO. IA06122UPS17CP, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF AUGUST 07, 2017 WAS REVIEWED FOR THIS ALTA SURVEY.

To: OWEGO RE HOLDINGS, LLC; ISLAND ABSTRACT INC.; FIDELITY NATIONAL TITLE INSURANCE COMPANY; TITLE #IA06128S17CP; COMMERCIAL BANK ITS SUCCESSORS AND OR ASSIGNS, PO BOX 400 HARROGATE, TN 37752

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(c), 8, 9, 11, 13, 16, 17, and 18 of Table A thereof. The field work was completed on September 20, 2017.

Date of Plat or Map: October 3, 2017

Rodney L. Carey
 Rodney L. Carey, PLS - License No. 049642

58 Exchanges Street
 Binghamton, New York 13901
 Phone: 607.722.1100
 Fax: 607.722.2515
 Email: info@keystone.com
 www.keystone.com

KEYSTONE ASSOCIATES
 ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

STATE OF NEW YORK
 RODNEY L. CAREY
 LICENSED LAND SURVEYOR
 No. 049642

ALTA/NSPS LAND TITLE SURVEY
 FOR
OWEGO RE HOLDINGS, LLC
 42 WEST MAIN STREET
 VILLAGE OF OWEGO TIOGA COUNTY NEW YORK STATE NO.

SHEET NO.
ALTA-1 OF 2

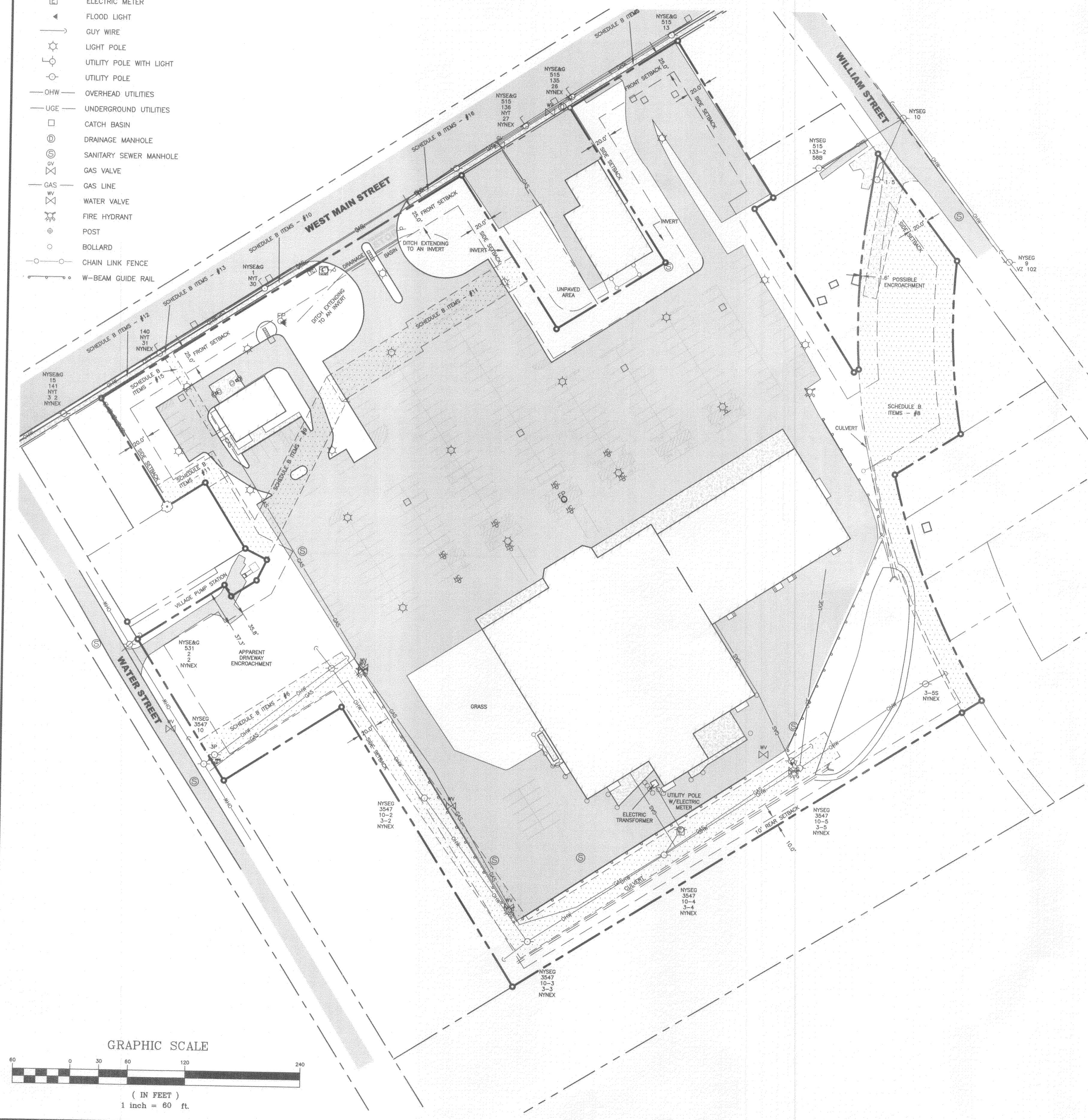
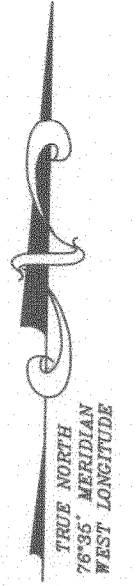
PROJECT NO.
2743.14917

DATE OF FIELD WORK:
 09/20/17

DATE OF MAP:
 10/02/17

CAD FILE NO:
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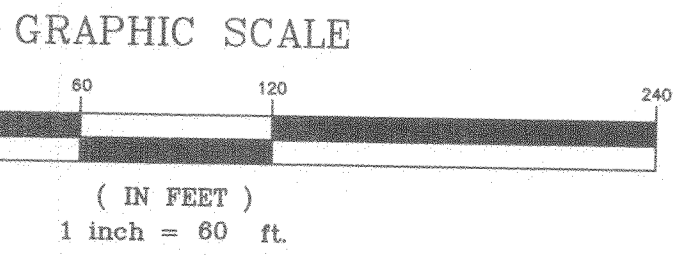
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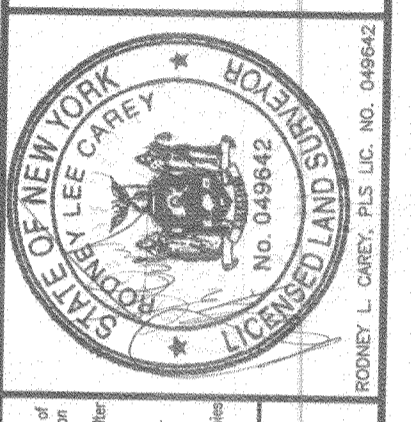
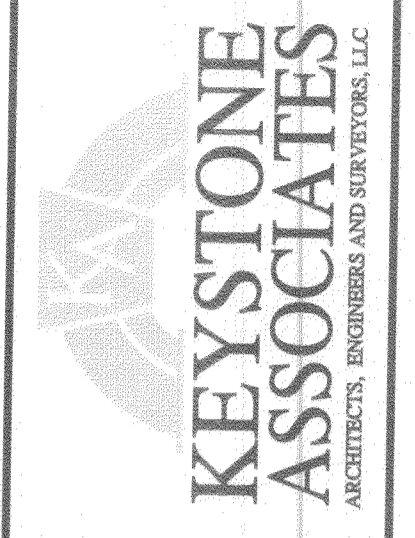
- ALTA/NSPS TABLE A ITEMS**
1. SHOWN.
 2. SHOWN.
 3. THE SITE IS IN FLOOD ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND IN THE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS NOTED ON FEMA INSURANCE RATE MAP NO. 36107C0382E, COMMUNITY NUMBER 360840 - VILLAGE OF OWEGO, PANEL 382 OF 551, MAP SUFFIX E WITH AN EFFECTIVE DATE OF APRIL 17, 2012.
 4. SHOWN.
 - 4(a) THE SITE IS ZONED "B-BUSINESS DISTRICT"
 MINIMUM FRONT YARD SETBACK = 25 FT. (SHOWN)
 MINIMUM SIDE YARD SETBACK = 20 FT. (SHOWN) AS THE PROPERTY BORDERS ON A RESIDENTIAL DISTRICT.
 MINIMUM REAR YARD SETBACK = 10 FT. (SHOWN)
 MAXIMUM LOT COVERAGE = 40%
 - 7(a) SHOWN.
 - 7(c) SHOWN.
 8. SHOWN.
 9. THERE ARE 268 REGULAR PARKING SPACES AND 23 HANDICAPPED SPACES FOR A TOTAL OF 291 SPACES.
 11. OBSERVED EVIDENCE COLLECTED BY FIELD SURVEY SHOWN.
 13. SHOWN.
 16. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 17. THERE WAS NO PROPOSED CHANGED IN STREET RIGHT OF WAY LINES MADE AVAILABLE. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 18. NO FIELD DELINEATION OF WETLANDS WAS FOUND.

- SCHEDULE B ITEMS**
- 1.-5. DO NOT AFFECT THE SURVEY.
 6. TERMS, COVENANTS, CONDITIONS, PRIVILEGES AND RESERVATIONS OF EASEMENT AND RIGHT-OF-WAY DATED JULY 17, 1997 GRANTED BY SANDRA WEITSMAN TO NEW YORK STATE ELECTRIC & GAS CORPORATION AND RECORDED ON AUGUST 19, 1997 IN LIBER 600 PAGE 310. PLOTTED.
 7. TERMS, COVENANTS, EASEMENTS AND RIGHT OF WAY SET FORTH IN DEED DATED OCTOBER 3, 1985 BETWEEN LAWRENCE W. HOWE AND ELEANOR HOWE, HUSBAND AND WIFE AND CHARLES JOSEPH FULLER AND RECORDED ON OCTOBER 8, 1985 IN LIBER 412 PAGE 277, AS MODIFIED BY THE FOLLOWING:
 AGREEMENT DATED FEBRUARY 12, 1998 BETWEEN SANDRA WEITSMAN AND CHARLES JOSEPH FULLER AND RECORDED ON MARCH 20, 1998 IN LIBER 608, PAGE 231. RIGHT OF WAY QUITCLAIMED TO SUBJECT PARCEL WEST OF FENCE (FENCE NO LONGER THERE). NOT PLOTTED.
 8. TERMS, COVENANTS, EASEMENTS AND RIGHT OF WAY SET FORTH IN DEED DATED OCTOBER 3, 1985 BETWEEN LAWRENCE W. HOWE AND ELEANOR HOWE, HUSBAND AND WIFE AND JAMES D. BOLAND AND ALICE D. BOLAND AND RECORDED ON OCTOBER 8, 1985 IN LIBER 412, PAGE 229, AS MODIFIED BY THE FOLLOWING:
 AGREEMENT DATED FEBRUARY 12, 1998 BETWEEN SANDRA WEITSMAN AND JAMES D. BOLAND AND ALICE D. BOLAND AND RECORDED ON MARCH 20, 1998 IN LIBER 608, PAGE 237.
 9. TERMS, COVENANTS, CONDITIONS, EASEMENT, RIGHT-OF-WAY AND RESERVATION SET FORTH IN DEED DATED OCTOBER 23, 1997 FROM SANDRA WEITSMAN TO VILLAGE OF OWEGO AND RECORDED ON OCTOBER 28, 1997 IN LIBER 603, PAGE 236. PLOTTED.
 10. TERMS, COVENANTS, EASEMENT AND RIGHT-OF-WAY GRANTED TO THE NEW YORK TELEPHONE COMPANY AND RECORDED JANUARY 18, 1971 IN LIBER 348, PAGE 704. NOTED.
 11. TERMS, CONDITIONS, EASEMENTS AND CONDEMNATION AS SET FORTH IN SUPREME COURT ORDER (INDEX NO. 11549) FILED ON JUNE 4, 1980 AND FILED ON JULY 8, 1980 AND NOTICE DATED MARCH 30, 1980 AND RECORDED ON MARCH 21, 1980. PLOTTED.
 12. TERMS, COVENANTS, EASEMENT AND RIGHT-OF-WAY GRANTED TO THE NEW YORK TELEPHONE COMPANY AND RECORDED ON DECEMBER 10, 1970 IN LIBER 348, PAGE 283. NOTED.
 13. TERMS, COVENANTS, EASEMENT AND RIGHT-OF-WAY GRANTED TO THE NEW YORK TELEPHONE COMPANY AND RECORDED ON JANUARY 18, 1971 IN LIBER 348, PAGE 670. NOTED.
 14. TERMS, COVENANTS, EASEMENT AND RIGHT-OF-WAY GRANTED TO THE NEW YORK TELEPHONE COMPANY AND RECORDED ON SEPTEMBER 23, 1970 IN LIBER 348, PAGE 527. NOTED.
 15. TERMS, COVENANTS, CONDITIONS AND EASEMENTS AS SET FORTH IN EASEMENT GRANTED TO THE NEW YORK STATE ELECTRIC & GAS CORPORATION AND RECORDED ON APRIL 20, 1965 IN LIBER 320, PAGE 880. PLOTTED.
 16. TERMS, COVENANTS, EASEMENT AND RIGHT-OF-WAY GRANTED TO THE NEW YORK TELEPHONE COMPANY AND RECORDED ON JANUARY 18, 1971 IN LIBER 348, PAGE 685. NOTED.
 17. TERMS, COVENANTS, EASEMENT AND RIGHT-OF-WAY GRANTED TO THE NEW YORK TELEPHONE COMPANY AND RECORDED ON MARCH 29, 1971 IN LIBER 349, PAGE 105. NOT PLOTTABLE.
 18. TERMS, COVENANTS, CONDITIONS AND EASEMENTS AS SET FORTH IN EASEMENT GRANTED TO THE NEW YORK STATE ELECTRIC & GAS CORPORATION AND RECORDED ON JULY 7, 1972 IN LIBER 357, PAGE 110. WITH REGARD THERETO:
 TERMS, COVENANTS, CONDITIONS AND EASEMENT AS SET FORTH IN EASEMENT GRANTED TO THE NEW YORK STATE ELECTRIC & GAS CORPORATION AND RECORDED ON SEPTEMBER 7, 1989 IN LIBER 480, PAGE 318. NORTH OF MAIN STREET - DOES NOT AFFECT SURVEY - NOT PLOTTED.
 19. TERMS, COVENANTS, RESTRICTIONS, EASEMENT AND RIGHT-OF-WAY GRANTED TO THE VILLAGE OF OWEGO AND RECORDED ON OCTOBER 10, 1983 IN LIBER 403 PAGE 126. SOUTH OF RIVER STREET - DOES NOT AFFECT SURVEY - NOT PLOTTED.
 - 20.-33. DO NOT AFFECT SURVEY.
 34. NOTE: CLOSING DEED, IF ANY, MUST CONTAIN THE FOLLOWING RECITAL: "BEING THE SAME PREMISES CONVEYED TO THE GRANOR(S) BY DEED RECORDED IN DOCUMENT # 145822-004." DOES NOT AFFECT SURVEY.
 - 35.-40. DO NOT AFFECT SURVEY.

SUBJECT TO ANY AND ALL OTHER EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.



58 Exchange Street
 Binghamton, New York 13901
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 Fax: 607.732.2515
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 www.keystoneamp.com



WARNINGS:
 This is a Notice of Survey. It is a public document and is subject to the provisions of Section 2205, Subsection 2, of the Real Property Law. It is not a deed and does not create any new interests in real property. It is intended to show the location of the boundaries and easements of the property and to provide a record of the same. It is not intended to be used as evidence of title. It is not intended to be used as evidence of the location of any easements or other interests in real property. It is not intended to be used as evidence of the location of any easements or other interests in real property. It is not intended to be used as evidence of the location of any easements or other interests in real property.

DATE:	
REGIONS AND DESCRIPTIONS:	
NO:	
NEW YORK STATE:	
TIOGA COUNTY:	
VILLAGE OF OWEGO:	
PROJECT NO.:	2743.14917
SHEET NO.:	2 OF 2
DATE OF FIELD WORK:	09/20/17
DATE OF MAP:	10/03/17
DWG FILE NO.:	2743.14917.A-1.dwg

ALTA/NSPS LAND TITLE SURVEY
 FOR
OWEGO RE HOLDINGS, LLC
 42 WEST MAIN STREET
 VILLAGE OF OWEGO