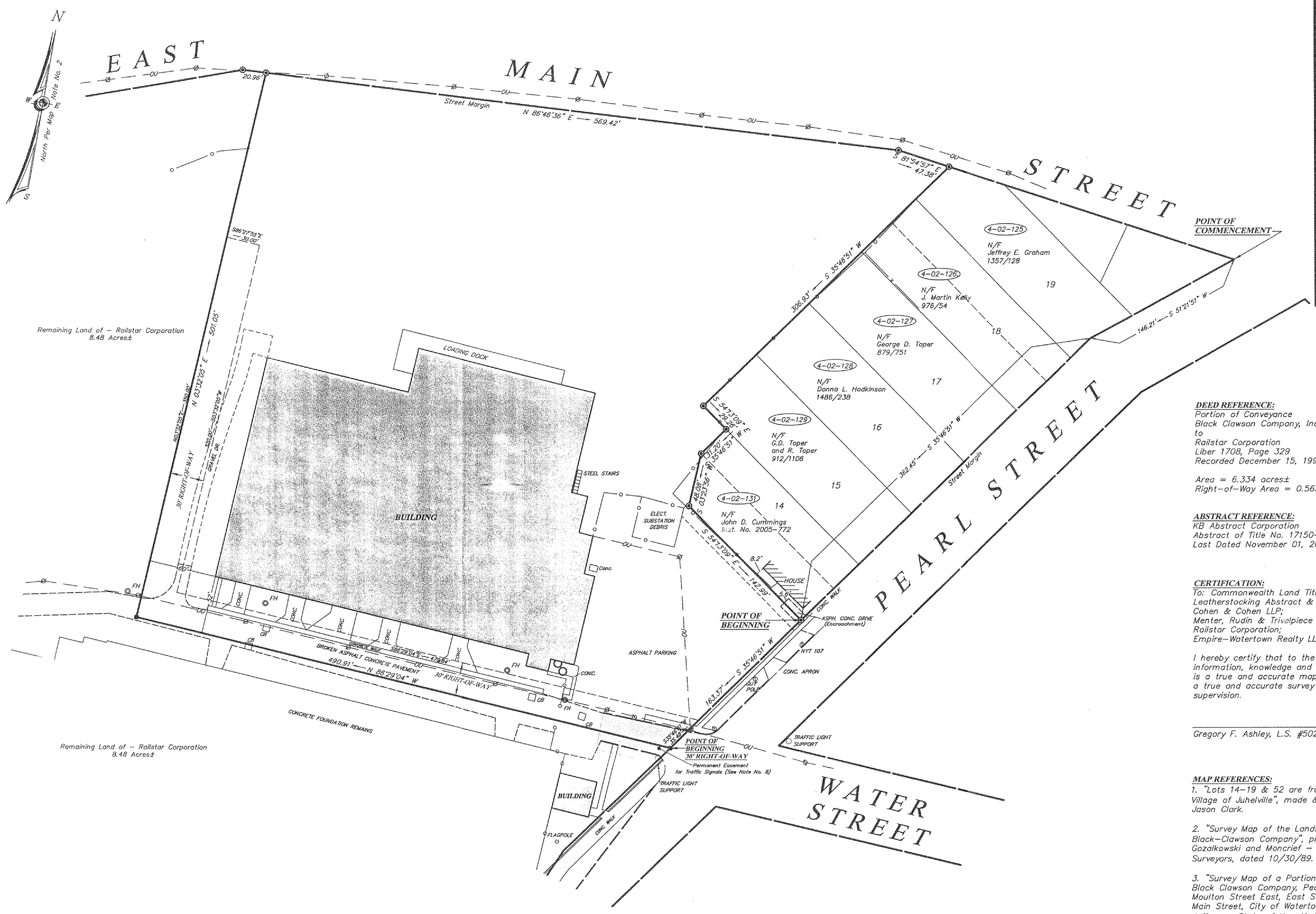

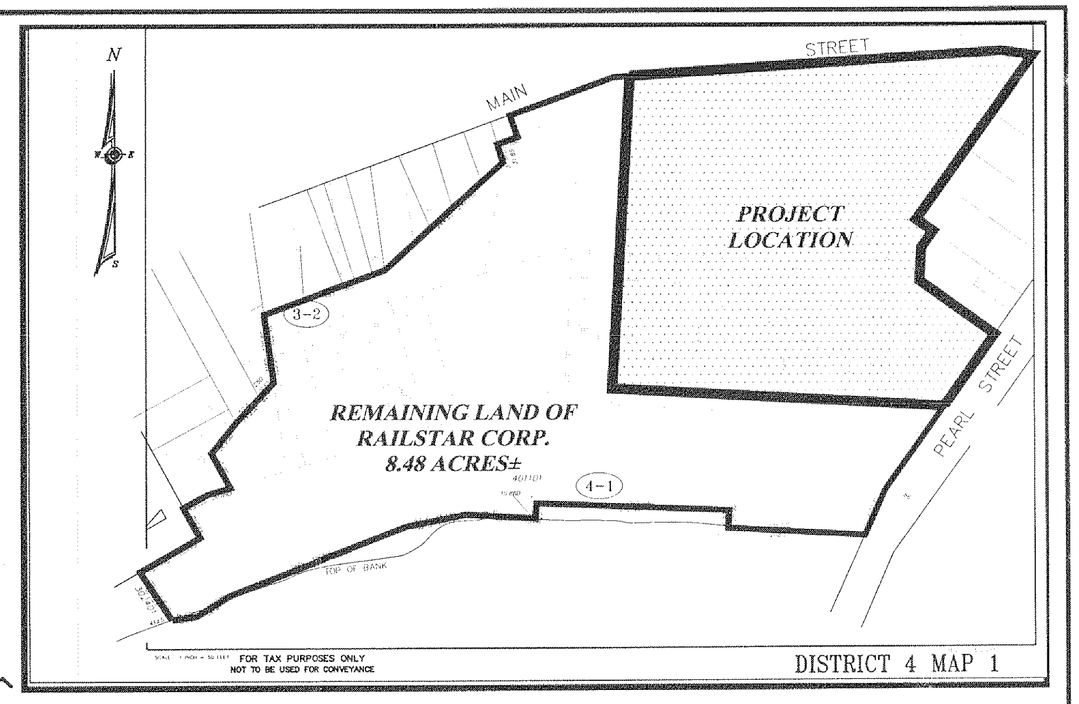

PROJECT LOCATION MAP
NOT TO SCALE

DEED REFERENCE:
Portion of Conveyance
Black Clawson Company, Inc.
to
Railstar Corporation
Liber 1708, Page 329
Recorded December 15, 1999

Area = 6.334 acres±
Right-of-Way Area = 0.565 acres±

ABSTRACT REFERENCE:
KB Abstract Corporation
Abstract of Title No. 17150-A
Last Dated November 01, 2011

CERTIFICATION:
To: Commonwealth Land Title Insurance Company;
Leatherstocking Abstract & Title Corp;
Cohen & Cohen LLP;
Menter, Rudin & Trivelpiece PC.;
Railstar Corporation;
Empire-Watertown Realty LLC –

I hereby certify that to the best of my information, knowledge and belief this is a true and accurate map made from a true and accurate survey under my supervision.

Gregory F. Ashley, L.S. #50257, 1/3/2012

MAP REFERENCES:
1. "Lots 14-19 & 52 are from a map of the Village of Juhelville", made & surveyed by Jason Clark.

2. "Survey Map of the Lands of – The Black-Clawson Company", prepared by Peck, Gozalkowski and Moncrief – Professional Land Surveyors, dated 10/30/89.

3. "Survey Map of a Portion of the Land of Black Clawson Company, Pearl Street, Moulton Street East, East Street and East Main Street, City of Watertown, County of Jefferson, State of New York", dated October 20, 1999, prepared by GYMO, P.C.

NOTES:
1. All adjoiners are per the City of Watertown Assessment Office.

2. Subject parcel is a portion of City of Watertown Assessment Parcel No. 4 – 01 – 101.

3. Pearl Street is a 66 foot wide public street.

4. East Main Street is a 49.5 foot wide public street.

5. Underground facilities, structures and utilities have not been plotted, There may be underground facilities, structures and utilities, the existence of which is presently not known and therefore not shown on this map. This map was in no way created for or is to be used for construction purposes.

Prior to any construction contact Underground Facilities Protective Organization, (UFPO) at 1-800-962-7962 for exact location of all underground utilities.

6. "Including a right to maintain existing building encroachments and a fenceline encroachment as set forth in a grant from The City of Watertown, New York to Black-Clawson Company recorded in the Jefferson County Clerk's Office in Liber 1034 at Page 92 on August 13, 1986.

7. Subject to an overhead utility easement granted by Railstar Corporation to Niagara Mohawk Power Corporation by deed recorded in the Jefferson County Clerk's Office in Instrument Number 2011-106 on January 4, 2011.

8. Subject to the rights of The City of Watertown to repair, maintain, relocate, etc. sewer lines between the northerly margin Moulton St. East (abandoned) and the southerly margin of East Main St., the rights of The City of Watertown to repair, maintain, etc. water lines along Moulton St. East (abandoned), the rights of The City of Watertown to repair, maintain, replace, etc. a guy stub, anchor and cable located on the north side of Moulton St. East (abandoned) about 60' west of Pearl St., and any other rights or restrictions that may exist as set forth in paragraphs 1 through 10 in a deed from The City of Watertown to The Black-Clawson Company, Inc. and recorded at the Jefferson County Clerk's Office in Liber 660 at Page 221 on 5/5/58.

9. Also subject to a permanent easement for traffic signals appropriated by The People of the State of New York. Notice of appropriation was recorded in the Jefferson County Clerk's Office in Liber 880 at Page 887 on 5/4/77. Further reference is made to N.Y.S.D.O.T. Map No.1, Parcel No's. 1&2, Project No.16, Pearl St., Factory Square to Starbuck Ave., City of Watertown, Jefferson County.

LEGEND:
W.V. – Water Valve
L.P. – Light Pole
F.H. – Fire Hydrant
MH – Manhole
C.B. – Catch Basin
■ – RR Spike Set (1989)
⊙ – 1/2" Iron Pipe Set (1989)
● – Iron Pipe Found (1989)
G.V. – Gas Valve
Ø – Utility Pole
14 – Former Parcel Number (See Map Ref. No. 1)
—— —— —OU— —— —— Overhead Utilities
——— x ——— x ——— x ——— Wire Fenceline
——— o ——— o ——— o ——— Chain-Link Fenceline
Concrete Curb
Street Margin

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

CERTIFICATION:
It is hereby certified that this subdivision final plat approval was granted on pursuant to Sections 32, 33, and 34 of the General City Law.

Kenneth A. Mix,
Planning & Community Development Coordinator,
Clerk of City of Watertown Planning Board

REVISIONS:

NO.	DATE	DESCRIPTION	BY
01	January 03, 2012	Add To Certification	C.G.P.

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ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL AND ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

WARNING – It is a violation of Section 7209, Subdivision 2, of the N.Y. State Education Law for any person alter than a licensed land surveyor to alter this map.

Survey: 12/19/2011

PROPOSED SUBDIVISION PLAT, a 6.334 ACRE± PORTION of the LAND of RAILSTAR CORPORATION

PEARL STREET & EAST MAIN STREET

CITY of WATERTOWN COUNTY of JEFFERSON STATE of NEW YORK

File No.:	89-404S.05	Drwg. No.	01
Scale:	1" = 50'		
Drawn By:	C.G.P.		
Checked By:	_____		
Date:	12/19/2011		

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