

SITE INFORMATION

NF: SYRACUSE LODGING LLC
6577 BAPTIST WAY
EAST SYRACUSE, NEW YORK 13057
TOTAL AREA:
80,512 SQ. FEET ±
1.848 ACRES ±
APN: 025-03-04.0

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER: TOG898026, WITH AN EFFECTIVE DATE OF MAY 10, 2023.

SCHEDULE A DESCRIPTION

TITLE NUMBER: TOG898026
ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of DeWitt, County of Onondaga, State of New York, specifically described as follows:

BEGINNING at a point in the north line of Court Street, said point being in the easterly line of the New York State Thruway Exit 35; THENCE (1) from said point of beginning North 00 degrees 43 minutes East a distance of 362.42 feet to a point; THENCE (2) North 86 degrees 43 minutes 13 seconds East a distance of 232.68 feet to a point; THENCE (3) South 04 degrees 06 minutes 47 seconds East a distance of 292.06 feet to a point in the northerly line of Court Street; THENCE (4) along the northerly line of Court Street South 71 degrees 55 minutes 40 seconds West a distance of 270.84 feet to the point and piece of beginning.

The above described parcel of land being more particularly described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of DeWitt, County of Onondaga, State of New York, and being more particularly bounded and described as follows:

BEGINNING at a monument found on the northerly line of Court Street (variable width right of way) at its intersection with the easterly line of New York State Thruway Exit 35 (variable width without access right of way);

THENCE from said point of beginning North 00 degrees 34 minutes 16 seconds East along said easterly line, 362.00 feet to an iron pipe found at its intersection with the division line between lands now or formerly of MBF Development Co., as described in Book 3271 of Deeds at page 38 on the North and the lands now or formerly of Syracuse Motel Limited Partnership as described in Book 3148 of Deeds at page 68 on the South;

THENCE North 86 degrees 43 minutes 13 seconds East along said division line, 233.30 feet to a capped iron rod set at its intersection with the division line between the said lines of Syracuse Motel Limited Partnership on the West and the lands now or formerly of North Coast Syracuse Limited Partnership as described in Book 3175 of Deeds at page 18 on the East;

THENCE South 04 degrees 06 minutes 47 seconds East along said division line, 292.06 feet to a capped iron rod set at its intersection with the northerly line of Court Street;

THENCE South 71 degrees 55 minutes 40 seconds West along said northerly line, 270.84 feet to the point of beginning.

And now being more modernly described as follows:

ALL that certain lot or parcel of ground situate in the Town of DeWitt, County of Onondaga, State of New York, bounded and described as follows:

BEGINNING at a point located on the north right-of-way line of Court Street (Collamer Road-Baptist Way), said point being situate at the intersection of the East right-of-way line of New York State Thruway Exit 35 with the aforementioned North right-of-way line of Court Street (Collamer Road-Baptist Way);

THENCE from the place of beginning along the aforementioned East right-of-way line of New York State Thruway Exit 35, North 0 degrees 34 minutes and 16 seconds East for a distance of 362.00 feet to a point;

THENCE North 86 degrees 43 minutes and 13 seconds East for a distance of 233.30 feet to a point;

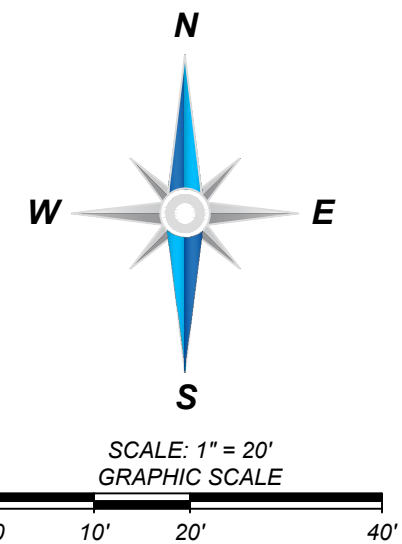
THENCE South 4 degrees 6 minutes 47 seconds East for a distance of 292.06 feet to a point;

THENCE along the aforementioned North right-of-way line of Court Street (Collamer Road-Baptist Way) South 71 degrees 55 minutes and 40 seconds West for a distance of 270.84 feet to the place of BEGINNING.

FOR INFORMATION ONLY: Said premises also known as 6577 Baptist Way, East Syracuse, NY 13057.

FOR CONVEYANCING ONLY, if intended to be conveyed: Together with all rights title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

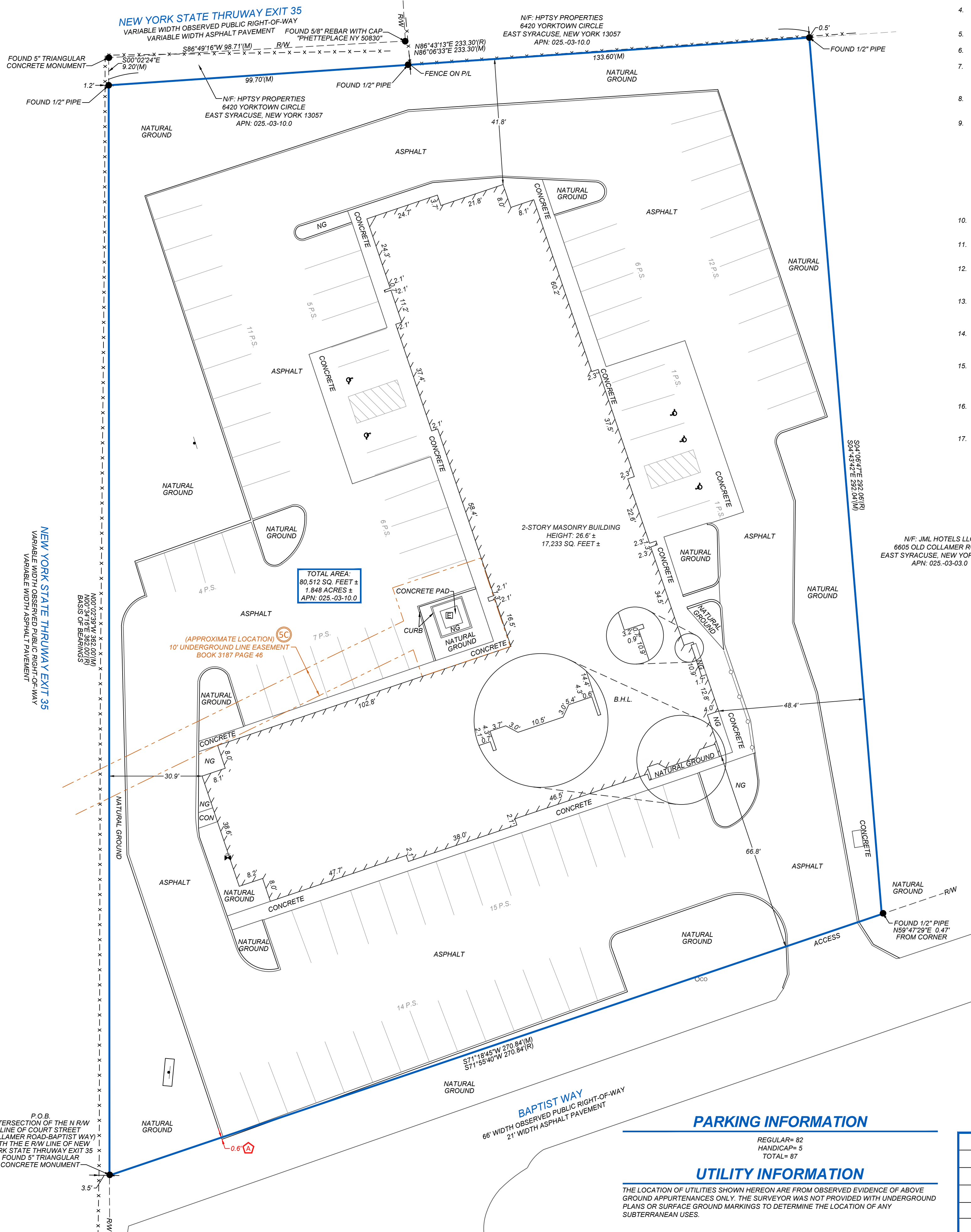
THE PROPERTY DESCRIBED ABOVE IS THE SAME AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER: TOG898026, WITH AN EFFECTIVE DATE OF MAY 10, 2023.



ALTA/NSPS LAND TITLE SURVEY

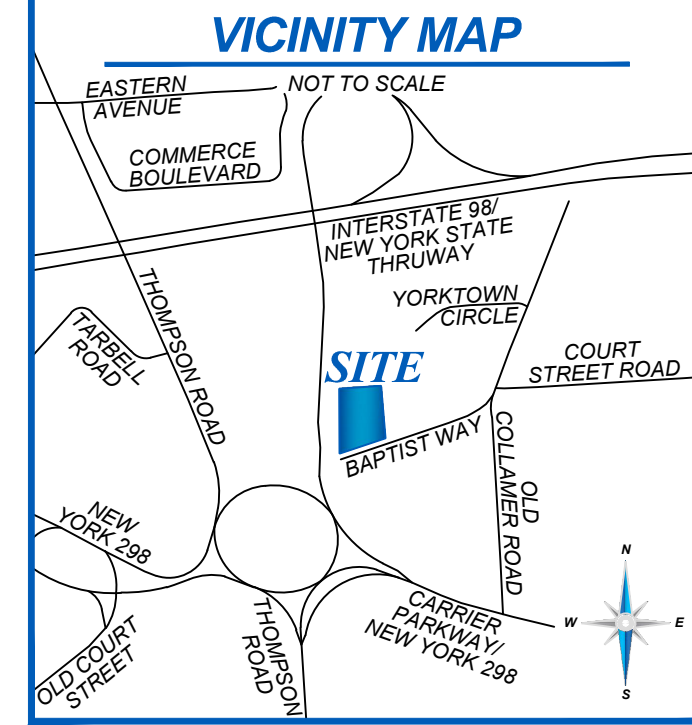
6577 BAPTIST WAY

EAST SYRACUSE, ONONDAGA COUNTY, NEW YORK 13057



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS MAY 15, 2023.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF BAPTIST WAY AND OLD COLLAMER ROAD, WHICH IS LOCATED APPROXIMATELY 580' FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BAPTIST WAY, BEING AN OBSERVED PUBLIC RIGHT-OF-WAY.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED NEW YORK ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE SUBJECT PROPERTY), THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-1 EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSTRUCTIONS IN RELATION THERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY, THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM ONONDAGA COUNTY GIS.
- THE PARCEL CONTAINED IN THE LEGAL DESCRIPTION IS CONTIGUOUS WITHOUT ANY GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE TITLE COMMITMENT PROVIDED TO, OR DOCUMENTS OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR SIGNIFICANT OBSERVATIONS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR SIGNIFICANT OBSERVATIONS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR SIGNIFICANT OBSERVATIONS ARE NOT COVERED BY THIS CERTIFICATE.



LEGEND & SYMBOLS

- FOUND MONUMENT AS-NOTED
- HANDICAP PARKING
- ELECTRIC CABINET
- GAS VALVE
- SIGN
- CLEANOUT
- P.O.B. POINT OF BEGINNING
- P.S. PARKING SPACE(S)
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- NF NOW OR FORMERLY
- B.H.L. BUILDING HEIGHT LOCATION
- SQ. FEET SQUARE FEET
- APN ASSESSORS PARCEL NUMBER
- R/W RIGHT-OF-WAY LINE
- C/L CENTERLINE OF RIGHT-OF-WAY
- NG NATURAL GROUND
- CON CONCRETE
- P/L PROPERTY LINE
- HANDRAIL
- RIGHT-OF-WAY LINE
- CENTERLINE OF RIGHT-OF-WAY
- FENCE
- EASEMENT LINE

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED ENTIRELY IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 368502020F, WHICH BEARS AN EFFECTIVE DATE OF 11/04/2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE WEST PROPERTY LINE, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NEW YORK STATE THRUWAY EXIT 35. THE BEARING IS DENOTED AS N00°02'39"W PER GPS COORDINATE OBSERVATIONS NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD83. LATITUDE = 43°05'23.0228" LONGITUDE = -76°05'20.4417" CONVERGENCE ANGLE = 00°20'15.71"

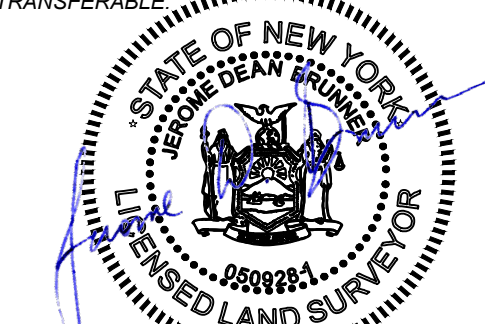
SURVEYOR'S CERTIFICATE

TO: SYRACUSE LODGING LLC, THE LYONS NATIONAL BANK, ISAOA/ATMA; FIRST AMERICAN TITLE INSURANCE COMPANY; TITELVEST AGENCY, LLC; & PHILLIPS LYTLE LLP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7B, 8, 9, 10, 11, 13, 14, 16, 17, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/15/2023.

DATE OF PLAT OR MAP: 05/24/2023

THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.



JEROME D. BRUNNER
LAND SURVEYOR NO. 050928
STATE OF NEW YORK
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE OR PLAT.

NOTES CORRESPONDING TO SCHEDULE B

- COVENANTS, CONDITIONS, EASEMENTS, LEASES, AGREEMENTS OF RECORD, ETC., AS FOLLOWS, BUT DELETING FROM THIS EXCEPTION FROM COVERAGE ANY PROVISION CONTAINED IN ANY DOCUMENT DESCRIBED BELOW THAT UNDER APPLICABLE LAW ILLEGALLY DISCRIMINATES AGAINST A CLASS OF INDIVIDUALS BASED UPON PERSONAL CHARACTERISTICS SUCH AS RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, FAMILIAL STATUS, DISABILITY, NATIONAL ORIGIN, OR ANY OTHER LEGALLY PROTECTED CLASS. ANY SUCH ILLEGAL DISCRIMINATORY PROVISIONS CONTAINED IN A DOCUMENT DESCRIBED BELOW ARE UNENFORCEABLE AND TREATED BY THIS POLICY AS REDACTED, REPUDIATED, REMOVED, AND NOT REPRODUCED OR RECORDED. ONLY THE REMAINING PROVISIONS OF THE FOLLOWING ARE EXCEPTED FROM COVERAGE.
- ELECTRIC EASEMENT MADE BY LLOYD L. HALL AND IDA M. HALL TO NIAGARA-MOHAWK POWER CORPORATION DATED NOVEMBER 19, 1959 AND RECORDED DECEMBER 03, 1959 IN BOOK 1978 AT PAGE 431. (UNABLE TO PLOT, FORMER LAND OWNERS REFERENCED THEREIN NOT PROVIDED)
- ELECTRIC EASEMENT MADE BY MILDRED VOLLMER AND ELIZABETH MASSITT TO NIAGARA-MOHAWK POWER CORPORATION DATED NOVEMBER 23, 1959 AND RECORDED DECEMBER 08, 1959 IN BOOK 1979 AT PAGE 323. (UNABLE TO PLOT, FORMER LAND OWNERS REFERENCED THEREIN NOT PROVIDED)
- UNDERGROUND LINE EASEMENT MADE BY AND BETWEEN SYRACUSE MOTEL LIMITED PARTNERSHIP, CONTINENTAL JOURNEY'S END SYRACUSE, INC., NIAGARA-MOHAWK POWER CORPORATION AND NEW YORK TELEPHONE COMPANY, DATED JUNE 11, 1985 AND RECORDED JULY 16, 1985 IN BOOK 3187 AT PAGE 46. (AFFECTS, PLOTTED AS SHOWN)
- RIGHT OF UTILITY COMPANIES TO MAINTAIN POLES AND WIRES AND THE RIGHT TO TRIM TREES RECITED IN DEED RECORDED JULY 19, 2018 IN INSTRUMENT NO. 2018-0030996. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

SIGNIFICANT OBSERVATIONS

ASPHALT APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 0.6'.

PARKING INFORMATION

REGULAR= 82
HANDICAP= 5
TOTAL= 87

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER: 23-3031	SURVEY DRAWN BY: C.J.H. - 05/24/2023
SURVEY REVIEWED BY: S.T.M.	SHEET: 1 OF 1