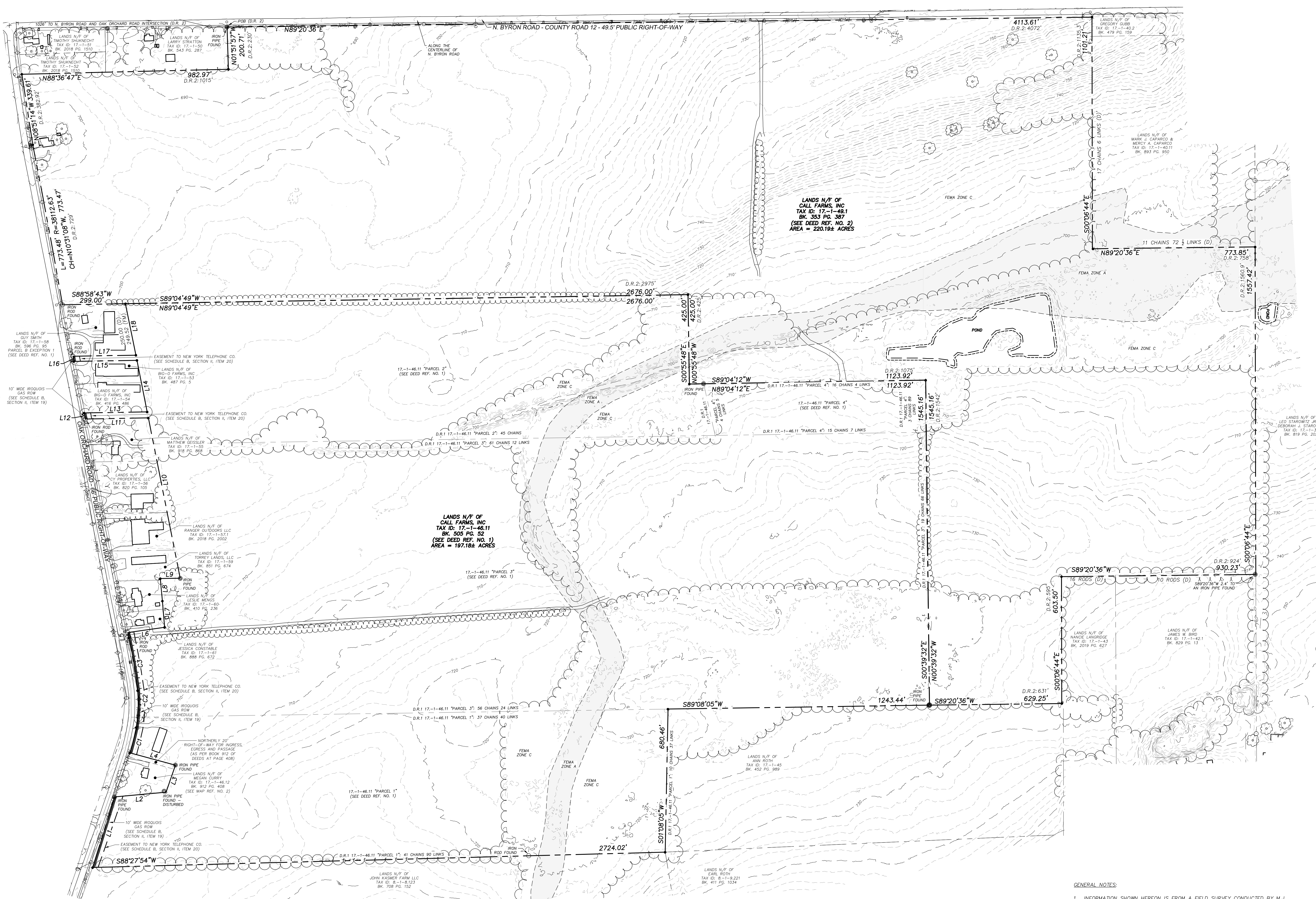


LEGEND	
UTILITY POLE	
IRON ROD	
IRON PIPE	
FIRE HYDRANT	
WATER WELL	
TELEPHONE PEDESTAL	
GATE VALVE	
GUY WIRE	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
TREE STUMP	
TREE WITH WIRE	
SINGLE POST SIGN	
DOUBLE POST SIGN	
DELINEATORS	
WOOD POST BUILDING LINE	
SLOPE ELEVATION	
MINOR CONTOUR	
MAJOR CONTOUR	
BRUSH LINE	
WOODS LINE	
CULVERT	
OVERHEAD WIRE	
CHAIN LINK FENCE	
WOOD FENCE	
WIRE FENCE	
STONE FENCE	
QUADRA	
EDGE OF WATER	
FEAR FLOOD LINE	
EASEMENT LINE	
PROPERTY LINE	
ADJACENT PROPERTY LINE	

BOUNDARY CURVE TABLE				
CURVE #	LENGTH	RADIUS	BEARING	DISTANCE
C1	123.99'	1606.93'	N14°00'20"E	123.96'
C2	176.28'	689.29'	N02°10'42"E	175.80'
C3	254.85'	3358.76'	N09°34'14"W	254.79'

BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N17° 18' 31"E	351.50'
L2	N84° 41' 42"E	245.54'
L3	N19° 11' 25"E	136.05'
L4	N74° 52' 03"W	224.00'
L5	N11° 36' 20"W	24.93'
L6	N81° 55' 13"E	173.33'
L7	N04° 45' 12"W	128.78'
L8	N05° 29' 19"W	107.20'
L9	N89° 01' 41"E	94.60'
L10	N11° 12' 59"W	777.00'
L11	S89° 01' 41"W	300.00'
L12	N11° 12' 59"W	29.20'
L13	N89° 01' 41"E	300.00'
L14	N11° 12' 59"W	250.00'
L15	S89° 01' 41"W	300.00'
L16	N11° 12' 59"W	25.00'
L17	N89° 01' 41"E	300.00'
L18	N11° 37' 13"W	250.00'



THE PROPERTY KNOWN AS TAX PARCEL 17-1-49-01 AND DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE STEWART TITLE INSURANCE COMPANY REPORT NO. 71200201 AS THE SAME APPEARED IN THE PUBLIC RECORDS OF THE COUNTY OF SHERMAN, TEXAS, IN 1950, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE INSURANCE REPORT ARE THE SAME AS THOSE SET FORTH IN SAID REPORT AND THAT IT IS KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

SURVEYOR'S COMMENTS:

— SCHEDULE B, SECTION II, ITEMS 1-6: NOT SURVEY RELATED.

— SCHEDULE B, SECTION II, ITEM 7: OIL AND GAS LEASE MADE BY CALP PARS, INC. TO THE UNITED STATES OF AMERICA, BY DEED, 1982, INSTRUMENT NO. 1982-0019, IN LIBER 407, PAGE 108-109 — BLANKET IN NATURE, DOES NOT EFFECT SURVEYED PARCEL.

— SCHEDULE B, SECTION II, ITEM 10: OIL AND GAS LEASE MADE BY CALP PARS, INC. TO THE UNITED STATES OF AMERICA, BY DEED, 1982, INSTRUMENT NO. 1982-0019, IN LIBER 464, PAGE 313 — BLANKET IN NATURE, DOES NOT EFFECT SURVEYED PARCEL.

— BLANKET IN NATURE, DOES NOT EFFECT SURVEYED PARCEL.

ASSOCIATES DATED JULY 3, 1982 AND RECORDED SEPTEMBER 16, 1982 IN LIBER 517, PAGE 108.

TOWN OF ELBA ZONING NOTES: ZONING DISTRICT – AGRICULTURAL RESIDENTIAL (A–R)	
PERMITTED USES: NON-RESIDENTIAL	REQUIRED
MINIMUM LOT SIZE	80,000
MINIMUM FRONTAGE (FT)	200
MINIMUM YARDS (FT)	
FRONT	75
REAR	60
SIDE	50
MAX HEIGHT	35
MAXIMUM LOT COVERAGE (%)	15
SITE PLAN REQUIRED	YES

1. EARL C. ROTH, THE EXECUTOR OF THE LAST WILL AND TESTAMENT OF RALPH W. BUNDAGE TO CALL FARMS, INC., DATED DECEMBER 31, 1985 AND RECORDED IN THE GENESSEE COUNTY CLERK'S OFFICE IN DEED BOOK 505 AT PAGE 52 ON DECEMBER 31, 1985.
2. ROBERT V. CALL, JR. AND LORINDA T. CALL TO CALL FARMS, INC., DATED MARCH 23, 1962 AND RECORDED IN THE GENESSEE COUNTY CLERK'S OFFICE IN DEED BOOK 353 AT PAGE 387 ON MARCH 23, 1962.

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 36112GB, MAP OF ELBA, GENESSE COUNTY, NEW YORK, EFFECTIVE DATE: OCTOBER 5, 1984.
2. MAP ENTITLED "CALL FARMS - OAK ORCHARD ROAD LAND SEPARATION" PREPARED BY KEVIN M. O'DONOGHUE, PLS., DATED MAY 5, 2010 AND RECORDED IN THE GENESSE COUNTY CLERK'S OFFICE ON JULY 28, 2011 AS MAP NO. 2107, SLIDE NO. 3, CABINET NO. 38.

- ZONE A - AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED
- ZONE C - AREAS OUTSIDE 500-YEAR FLOOD

PARCEL: 17.-1-46.11 = 197.19± ACRES
PARCEL: 17.-1-49.1 = 217.18± ACRES
TOTAL OVERALL ACREAGE = 414.37± ACRES

I HEREBY CERTIFY TO:
1. CALL FARMS, INC.
2. HECATE ENERGY CIDER SOLAR, LLC

1. INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. BETWEEN OCTOBER 2020 AND FEBRUARY 2021.
2. NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
3. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83/2011), NEW YORK STATE PLANE WEST ZONE, 3103.
4. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
5. ORTHOMETRIC SHOWN HEREON IS FROM A PHOTOGRAMMETRIC SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. IN DECEMBER 2020. CONTOURS ARE GENERATED FROM 2019 FEMA Aerial LIDAR AND GROUND TRUTHED WITH CONVENTIONAL SURVEY METHODS.
6. CONTOUR INTERVAL = 2 FEET.
7. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AND INFORMATION RECORDED DURING CONVENTIONAL SURVEY METHODS. THIS MAPPING DOES NOT GUARANTEE THE PRESENCE OR ABSENCE OF ALL UNDERGROUND UTILITIES ON SITE AND IS SUBJECT TO FIELD VERIFICATION.
8. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
9. "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 EMBLEM ACT. A "COPY" OF THIS SURVEY MAP BEARING THE LAND SURVEYOR'S SEAL AND SIGNED WITH INK SHALL NOT BE CONSIDERED TO BE VALID COPIES.
10. SURVEY TAX ID: 17-1-4611 PERFORMED IN ACCORDANCE WITH THE FACTS SET FORTH IN THE TITLE REPORT PROVIDED BY THE STEWART TITLE INSURANCE COMPANY, REPORT NO. 71120202 AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 08/01/2020.
11. SURVEY TAX ID: 17-1-4911 PERFORMED IN ACCORDANCE WITH THE FACTS SET FORTH IN THE TITLE REPORT PROVIDED BY THE STEWART TITLE INSURANCE COMPANY, REPORT NO. 71210201 AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 08/01/2020.

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER OR LAND SURVEYOR FOR A LAND SURVEYOR, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

PROJ. MGR:	RHC
CHIEF DES:	
DES'D BY:	
DRAWN BY:	AEM
CHK'D BY:	JGM

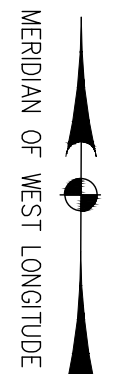
DRAFT

**Engineering and
Land Surveying, P.C.**

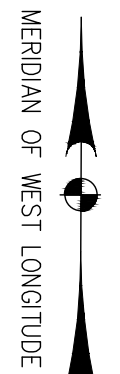
**TOPOGRAPHIC & BOUNDARY SURVEY
LANDS NOW OR FORMERLY OF
CALL FARMS INC
OAK ORCHARD ROAD**

NEW YORK

1 OF 1



MERIDIAN OF WEST LONGITUDE



2. NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
3. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83/2011). NEW YORK STATE PLANE BOUNDARY ZONE, 3100.
4. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83).
5. ORTHOMOGRAPHY SHOWN HEREON IS FROM A PHOTOGRAMMETRIC SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. IN DECEMBER 2020, CONTOURS WERE GENERATED FROM AERIAL AERIAL SCANNING DATA AND GROUND TRUTHED WITH CONVENTIONAL SURVEY METHODS.
6. CONTOUR INTERVAL = 2 FOOT.
7. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE DATA AND INFORMATION RECORDED DURING CONVENTIONAL SURVEY METHODS. THIS MAPPING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES ON SITE AND IS NOT INTENDED TO BE USED AS A BASIS FOR DESIGN OR CONSTRUCTION.
8. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
9. "UNALTOUGHED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2209, SUB-DIVISION 3 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SEAL AND SIGNED WITH INK SHALL NOT BE USED FOR ANY PURPOSES WHERE A SURVEYOR'S SEAL IS REQUIRED."
10. SURVEY OF TAX ID: 17-1-88 PERFORMED IN ACCORDANCE WITH THE FACTS SET FORTH IN THE TITLE REPORT PROVIDED BY THE STEWART TITLE INSURANCE COMPANY REPORT NO. 71137272 (1ST AMENDED) AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY TAX ID: 17-1-88, NOVEMBER 18, 2020.
11. SURVEY OF TAX ID: 17-1-80211 PERFORMED IN ACCORDANCE WITH THE FACTS SET FORTH IN THE TITLE REPORT PROVIDED BY THE STEWART TITLE INSURANCE COMPANY REPORT NO. 7119694, AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2020.
12. SURVEY OF TAX ID: 17-1-96161 PERFORMED IN ACCORDANCE WITH THE FACTS SET FORTH IN THE TITLE REPORT PROVIDED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2020.
13. SURVEY OF TAX ID: 17-1-96161 PERFORMED IN ACCORDANCE WITH THE FACTS SET FORTH IN THE TITLE REPORT PROVIDED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2020.

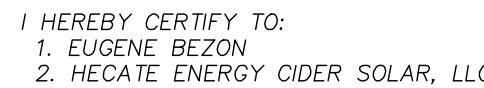
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13. SURVEY OF TAX ID: 17-1-96161 PERFORMED IN ACCORDANCE WITH THE FACTS SET FORTH IN THE TITLE REPORT PROVIDED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2020.

1. "FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 561208: TOWN OF ELBA, GENESSEE COUNTY, NEW YORK, ATTACHED TO FLOOD INSURANCE RATE MAP NO. 561208."
2. "BOUNDARY SURVEY MAP OWNER: ESTATE OF LESTER T. ANDREWS LOCATION PART OF LOT 8, SECTION 11, TWP. 13, RANGE 1 OF THE HOLLAND LAND COMPANY SURVEY", PREPARED BY DONALD G. GROWER, DATED DECEMBER 31, 1995.
3. "BOUNDARY SURVEY MAP OWNER: ESTATE OF LESTER T. ANDREWS LOCATION PART OF LOT 8, SECTION 11, TWP. 13, RANGE 1 OF THE HOLLAND LAND COMPANY SURVEY", PREPARED BY DONALD G. GROWER, DATED FEBRUARY 9, 1996.
4. "PART OF LOT 11, SECTION 11, TWP. 13, RANGE 1 OF THE HOLLAND LAND COMPANY SURVEY", PREPARED BY ELMER J. OTTNEY, DATED NOVEMBER 25, 1985.
5. "BOUNDARY SURVEY SHOWING THE PARCEL TO BE CONVEYED BEING PART OF LOT NO. 10 AND 12, SECTION 11, TOWNSHIP 13, RANGE 1 OF THE HOLLAND LAND COMPANY SURVEY", PREPARED BY GREGORY W. TOWNSEND, DATED MAY 04, 2006.
6. "POWER AUTHORITY OF THE STATE OF NEW YORK, NIAGARA POWER PROJECT, NIAGARA-ADIRONDACK IN THE LINE, COUNTY OF CLEVER, COUNTY OF ELBA, MAP NO. 10 AND 12, SECTION 11, TOWNSHIP 13, RANGE 1 OF THE HOLLAND LAND CO., INC. 02, 1992 AND FILED IN THE GENESSEE COUNTY CLERK'S OFFICE JULY 30, 1992."

1. NORMAN W. GEISSELR and EARLENE GEISSELR to EUGENE BEZON and SUSAN BEZON, DATED NOVEMBER 6, 2002 and RECORDED in the GENEESEE COUNTY CLERK'S OFFICE IN DEED BOOK 817 AT PAGE 298 ON NOVEMBER 15, 2002.
2. JOSEPH A. BEZON and STEPHANIA M. BEZON to EUGENE EDWARD BEZON and SUSAN ELIZABETH BEZON, DATED AUGUST 28, 1968 and RECORDED in the GENEESEE COUNTY CLERK'S OFFICE IN DEED BOOK 406 AT PAGE 452 ON AUGUST 28, 1968.
3. JOHN E. NICHOLAS, JR., FRANK SZELIGA and BENNETT LEADER and RICHARD G. ROBINSON to EUGENE EDWARD BEZON and SUSAN ELIZABETH BEZON, DATED JUNE 14, 1981 and RECORDED in the GENEESEE COUNTY CLERK'S OFFICE IN DEED BOOK 475 AT PAGE 891 ON JUNE 12, 1981.

I HEREBY CERTIFY TO:
1. EUGENE BEZON
2. HECATE ENERGY CIDER SOLAR, LLC



THE PROPERTY KNOWN AS TAX PARCEL 17--80,211 AND DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN THE STEWART TITLE INSURANCE COMPANY REPORT NO. 71119994 OF NOVEMBER 18, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE NOTED TO HAVE BEEN OBTAINED OR OTHERWISE NOTED AS TO THEIR EFFECTS) ON THE SUBJECT PROPERTY.

SURVEYOR'S COMMENTS:

SCHEDULE B, SECTION II, ITEMS 1-16: NOT SURVEY RELATED.

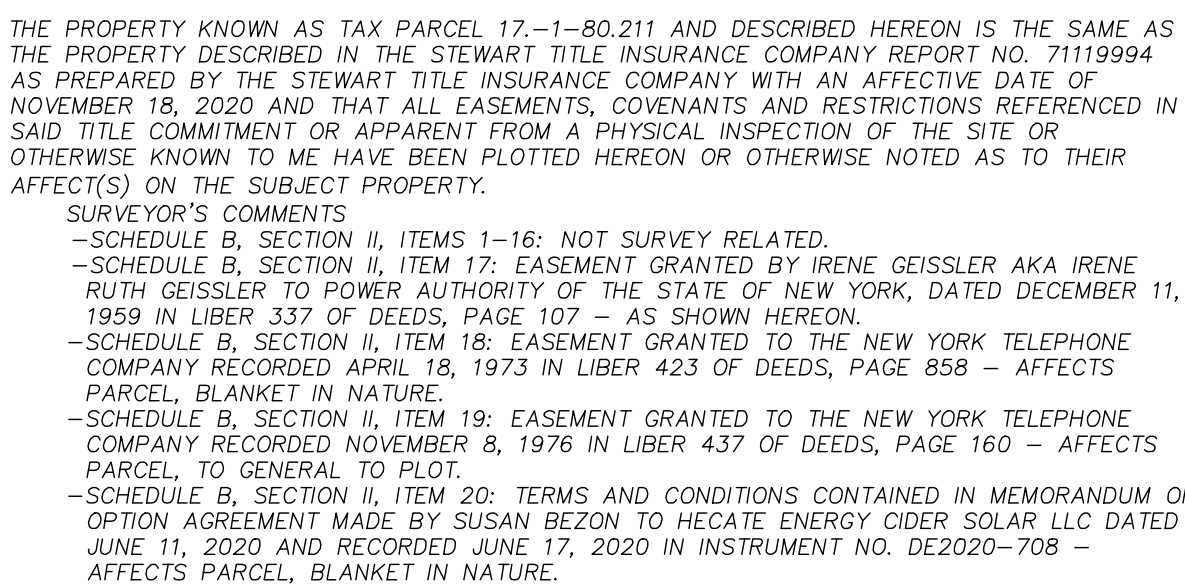
SCHEDULE B, SECTION II, ITEM 17: EASEMENT GRANTED BY REINE GISELE SCHAEKA AKA REINE GISELE SCHAEKA TO CITY OF NEW YORK, DEEDS, PAGE 160 -- AS SHOWN HEREON.

SCHEDULE B, SECTION II, ITEM 18: EASEMENT GRANTED TO THE NEW YORK TELEPHONE COMPANY, DEEDS, PAGE 160 -- AS SHOWN HEREON.

PARCEL, BLANKET IN NATURE.

SECTION II, ITEM 19: EASEMENT GRANTED TO THE NEW YORK TELEPHONE COMPANY RECORDED NOVEMBER 8, 1976 IN LIBER 437 OF DEEDS, PAGE 160 -- AFFECTS PARCEL TO GENERAL TO PLOT.

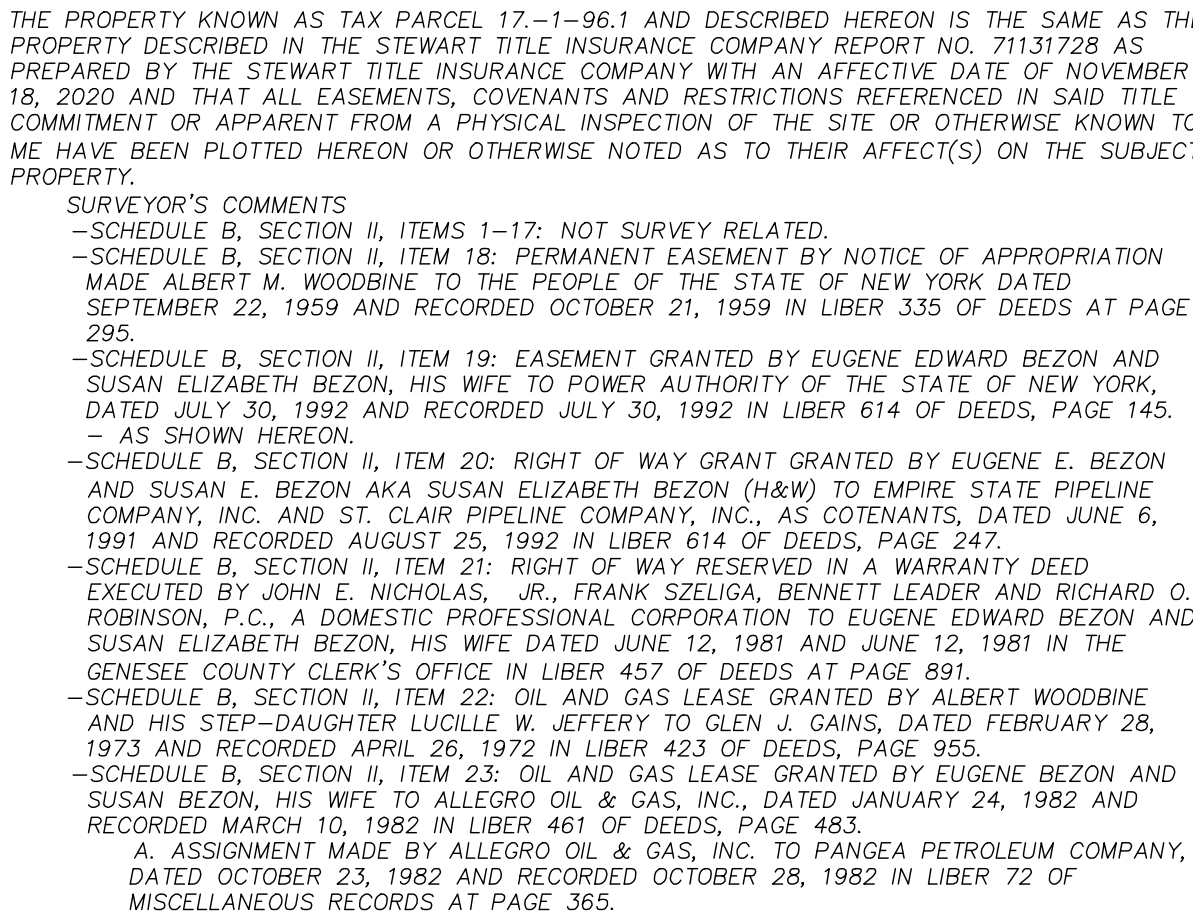
SECTION II, ITEM 20: TERMS AND CONDITIONS CONTAINED IN MEMORANDUM OF OPTION AGREEMENT MADE BY SUSAN BEZIO TO HECAE ENERGY ODER SOLAR LLC DATED NOVEMBER 8 AND 9, 2017, 2020 IN INSTRUMENT NO. 7119994-708 -- AFFECTS PARCEL, BLANKET IN NATURE.



THE PROPERTY KNOWN AS TAX PARCEL 17-1-98-1 AND DESCRIBED HEREON IS THE SAME AS THAT DESCRIBED IN THE TAX MAPS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, PREPARED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 18, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE MAPS ARE HEREBY INCORPORATED BY REFERENCE INTO THIS INSTRUMENT. IF ANY OF THE ABOVE HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECTS(3) ON THE SUBJECT SURVEYOR(S) SECTION 1.

- SCHEDULE B, SECTION II, ITEM 1-17: NOT SURVEY RELATED.

- SCHEDULE B, SECTION II, ITEM 18: PERMANENT EASEMENT BY NOTICE OF APPROPRIATION MADE ALBERT M. WOODBINE TO THE PEOPLE OF THE STATE OF NEW YORK DATED 12/28/1939 AND 1939-1940, 1940-1941, 1941-1942, 1942-1943, 1943-1944, 1944-1945, 1945-1946, 1946-1947, 1947-1948, 1948-1949, 1949-1950, 1950-1951, 1951-1952, 1952-1953, 1953-1954, 1954-1955, 1955-1956, 1956-1957, 1957-1958, 1958-1959, 1959-1960, 1960-1961, 1961-1962, 1962-1963, 1963-1964, 1964-1965, 1965-1966, 1966-1967, 1967-1968, 1968-1969, 1969-1970, 1970-1971, 1971-1972, 1972-1973, 1973-1974, 1974-1975, 1975-1976, 1976-1977, 1977-1978, 1978-1979, 1979-1980, 1980-1981, 1981-1982, 1982-1983, 1983-1984, 1984-1985, 1985-1986, 1986-1987, 1987-1988, 1988-1989, 1989-1990, 1990-1991, 1991-1992, 1992-1993, 1993-1994, 1994-1995, 1995-1996, 1996-1997, 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, 2026-2027, 2027-2028, 2028-2029, 2029-2030, 2030-2031, 2031-2032, 2032-2033, 2033-2034, 2034-2035, 2035-2036, 2036-2037, 2037-2038, 2038-2039, 2039-2040, 2040-2041, 2041-2042, 2042-2043, 2043-2044, 2044-2045, 2045-2046, 2046-2047, 2047-2048, 2048-2049, 2049-2050, 2050-2051, 2051-2052, 2052-2053, 2053-2054, 2054-2055, 2055-2056, 2056-2057, 2057-2058, 2058-2059, 2059-2060, 2060-2061, 2061-2062, 2062-2063, 2063-2064, 2064-2065, 2065-2066, 2066-2067, 2067-2068, 2068-2069, 2069-2070, 2070-2071, 2071-2072, 2072-2073, 2073-2074, 2074-2075, 2075-2076, 2076-2077, 2077-2078, 2078-2079, 2079-2080, 2080-2081, 2081-2082, 2082-2083, 2083-2084, 2084-2085, 2085-2086, 2086-2087, 2087-2088, 2088-2089, 2089-2090, 2090-2091, 2091-2092, 2092-2093, 2093-2094, 2094-2095, 2095-2096, 2096-2097, 2097-2098, 2098-2099, 2099-2100, 2100-2101, 2101-2102, 2102-2103, 2103-2104, 2104-2105, 2105-2106, 2106-2107, 2107-2108, 2108-2109, 2109-2110, 2110-2111, 2111-2112, 2112-2113, 2113-2114, 2114-2115, 2115-2116, 2116-2117, 2117-2118, 2118-2119, 2119-2120, 2120-2121, 2121-2122, 2122-2123, 2123-2124, 2124-2125, 2125-2126, 2126-2127, 2127-2128, 2128-2129, 2129-2130, 2130-2131, 2131-2132, 2132-2133, 2133-2134, 2134-2135, 2135-2136, 2136-2137, 2137-2138, 2138-2139, 2139-2140, 2140-2141, 2141-2142, 2142-2143, 2143-2144, 2144-2145, 2145-2146, 2146-2147, 2147-2148, 2148-2149, 2149-2150, 2150-2151, 2151-2152, 2152-2153, 2153-2154, 2154-2155, 2155-2156, 2156-2157, 2157-2158, 2158-2159, 2159-2160, 2160-2161, 2161-2162, 2162-2163, 2163-2164, 2164-2165, 2165-2166, 2166-2167, 2167-2168, 2168-2169, 2169-2170, 2170-2171, 2171-2172, 2172-2173, 2173-2174, 2174-2175, 2175-2176, 2176-2177, 2177-2178, 2178-2179, 2179-2180, 2180-2181, 2181-2182, 2182-2183, 2183-2184, 2184-2185, 2185-2186, 2186-2187, 2187-2188, 2188-2189, 2189-2190, 2190-2191, 2191-2192, 2192-2193, 2193-2194, 2194-2195, 2195-2196, 2196-2197, 2197-2198, 2198-2199, 2199-2200, 2200-2201, 2201-2202, 2202-2203, 2203-2204, 2204-2205, 2205-2206, 2206-2207, 2207-2208, 2208-2209, 2209-2210, 2210-2211, 2211-2212, 2212-2213, 2213-2214, 2214-2215, 2215-2216, 2216-2217, 2217-2218, 2218-2219, 2219-2220, 2220-2221, 2221-2222, 2222-2223, 2223-2224, 2224-2225, 2225-2226, 2226-2227, 2227-2228, 2228-2229, 2229-2230, 2230-2231, 2231-2232, 2232-2233, 2233-2234, 2234-2235, 2235-2236, 2236-2237, 2237-2238, 2238-2239, 2239-2240, 2240-2241, 2241-2242, 2242-2243, 2243-2244, 2244-2245, 2245-2246, 2246-2247, 2247-2248, 2248-2249, 2249-2250, 2250-2251, 2251-2252, 2252-2253, 2253-2254, 2254-2255, 2255-2256, 2256-2257, 2257-2258, 2258-2259, 2259-2260, 2260-2261, 2261-2262, 2262-2263, 2263-2264, 2264-2265, 2265-2266, 2266-2267, 2267-2268, 2268-2269, 2269-2270, 2270-2271, 2271-2272, 2272-2273, 2273-2274, 2274-2275, 2275-2276, 2276-2277, 2277-2278, 2278-2279, 2279-2280, 2280-2281, 2281-2282, 2282-2283, 2283-2284, 2284-2285, 2285-2286, 2286-2287, 2287-2288, 2288-2289, 2



THE PROPERTY KNOWN AS TAX PARCEL 17-1-88 AND DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE STEWART TITLE INSURANCE COMPANY REPORT NO. 71137372 (1ST AUGUST 1982) AND THE PROPERTY KNOWN AS TAX PARCEL 17-1-88 AND DESCRIBED HEREON AS OF NOVEMBER 18, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OF THE PROPERTY OR THE RECORDS OF THE COUNTY OF CLATSOP OR OTHERWISE NOTED AS TO THEIR EFFECTS) ON THE SUBJECT PROPERTY.

SCHEDULE B, SECTION 1, ITEMS 1-7: NOT SURVEY RELATED.

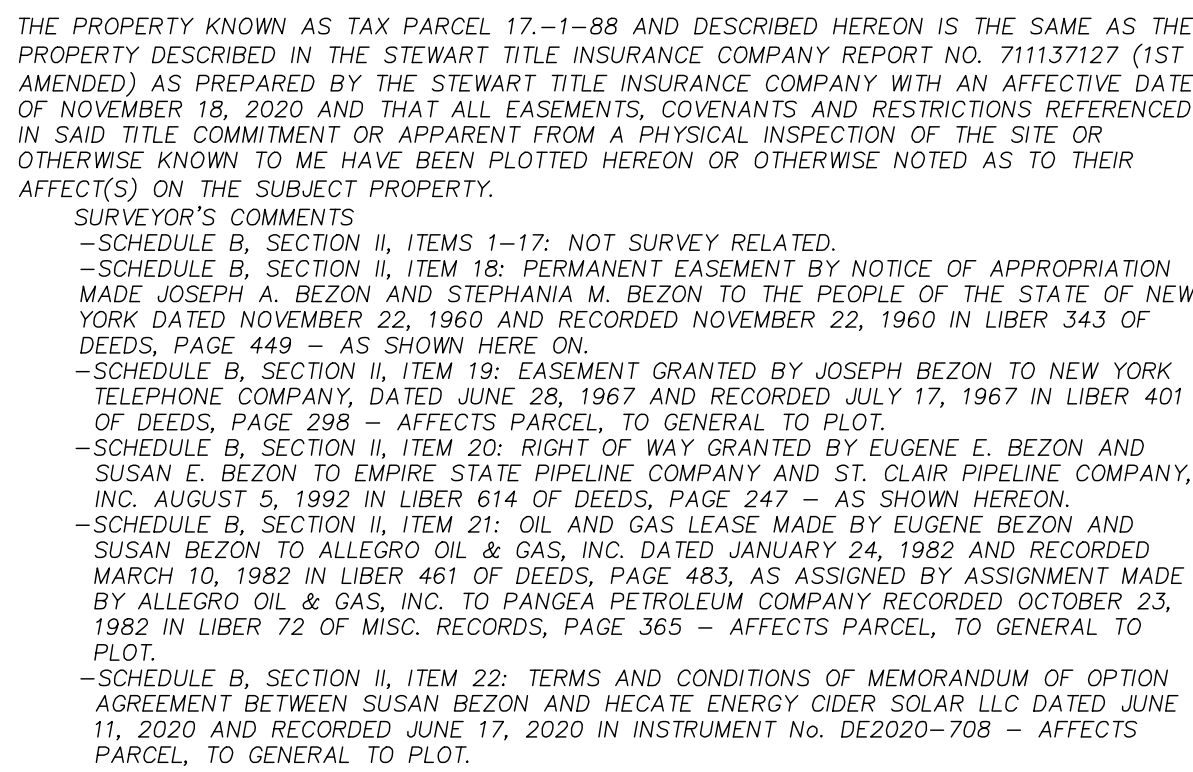
SCHEDULE B, SECTION II, ITEM 18: PERMANENT EASEMENT BY NOTICE OF APPROPRIATION OF THE STATE OF OREGON TO THE STATE OF OREGON, COUNTY OF CLATSOP, FOR THE HIGHWAY DATED NOVEMBER 22, 1960 AND RECORDED NOVEMBER 22, 1960 IN LIBER 343 OF DEEDS, PAGE 449.

SCHEDULE B, SECTION II, ITEM 19: EASEMENT GRANTED BY JOSEPH BEZON TO NEOR TELPHONE COMPANY, DATED JUNE 28, 1967 AND RECORDED JULY 17, 1967 IN LIBER 401 OF DEEDS, PAGE 291.

SCHEDULE B, SECTION II, ITEM 20: RIGHT OF WAY GRANTED BY EUGENE E. BEZON AND JOSEPH BEZON TO KIMBERLY BEZON, DATED FEBRUARY 26, 1982 AND RECORDED IN LIBER 453, AUGUST 5, 1992 IN LIBER 614 OF DEEDS, PAGE 247 - AS SHOWN HEREIN.

SCHEDULE B, SECTION II, ITEM 21: OIL AND GAS LEASE MADE BY EUGENE BEZON AND JOSEPH BEZON TO ALLEGRA BEZON, DATED FEBRUARY 26, 1982 AND RECORDED IN LIBER 453, MARCH 10, 1982 IN LIBER 461 OF DEEDS, PAGE 483. AS ASSIGNED BY ASSIGNMENT MADE BY EUGENE BEZON AND JOSEPH BEZON TO KIMBERLY BEZON, DATED FEBRUARY 26, 1982 AND RECORDED IN LIBER 72 OF MISC. RECORDS, PAGE 365 - AFFECTS PARCEL, TO GENERAL TO PARCEL.

SCHEDULE B, SECTION II, ITEM 22: TERMS AND CONDITIONS OF MEMORANDUM OF UNDERSTANDING AGREEMENT BETWEEN SUSAN BEZON AND HECAETE EIDER OILER S/LR - DATED JUNE 11, 1982 AND RECORDED IN LIBER 453, MARCH 10, 1982 IN INSTRUMENT NO. DE2020-708 - AFFECTS PARCEL, TO GENERAL TO PARCEL.



**TOPOGRAPHICAL BOUNDARY SURVEY
LANDS NOW OR FORMERLY OF**

**TOPOGRAPHICAL BOUNDARY SURVEY
LANDS NOW OR FORMERLY OF**

**TOPOGRAPHICAL BOUNDARY SURVEY
LANDS NOW OR FORMERLY OF**

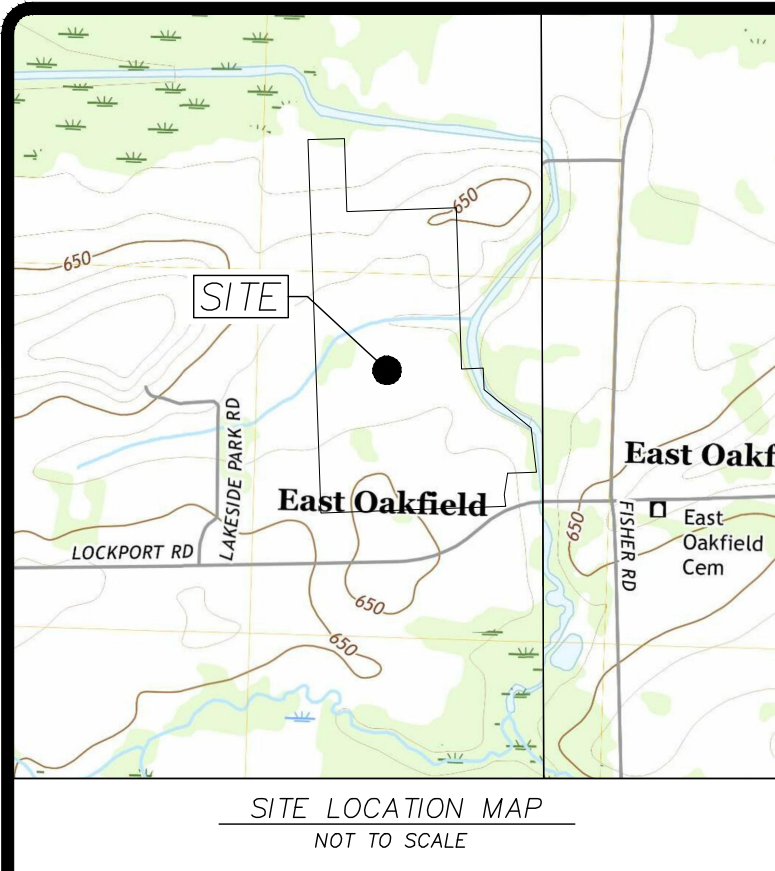
**TOPOGRAPHICAL BOUNDARY SURVEY
LANDS NOW OR FORMERLY OF**

**TOPOGRAPHICAL BOUNDARY SURVEY
LANDS NOW OR FORMERLY OF**

**TOPOGRAPHICAL BOUNDARY SURVEY
LANDS NOW OR FORMERLY OF**

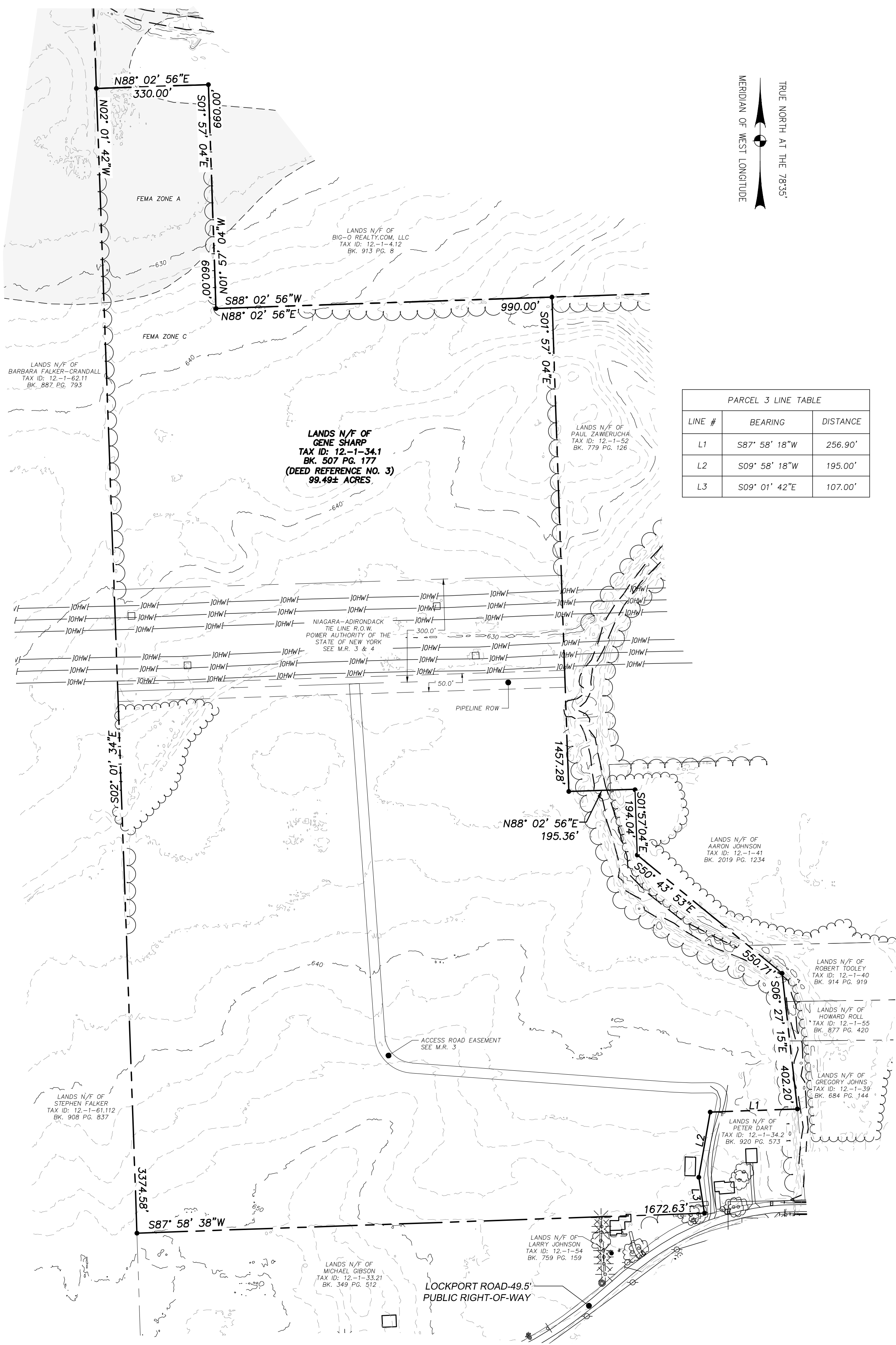
**TOPOGRAPHICAL BOUNDARY SURVEY
LANDS NOW OR FORMERLY OF**

**TOPOGRAPHICAL BOUNDARY SURVEY
LANDS NOW OR FORMERLY OF**

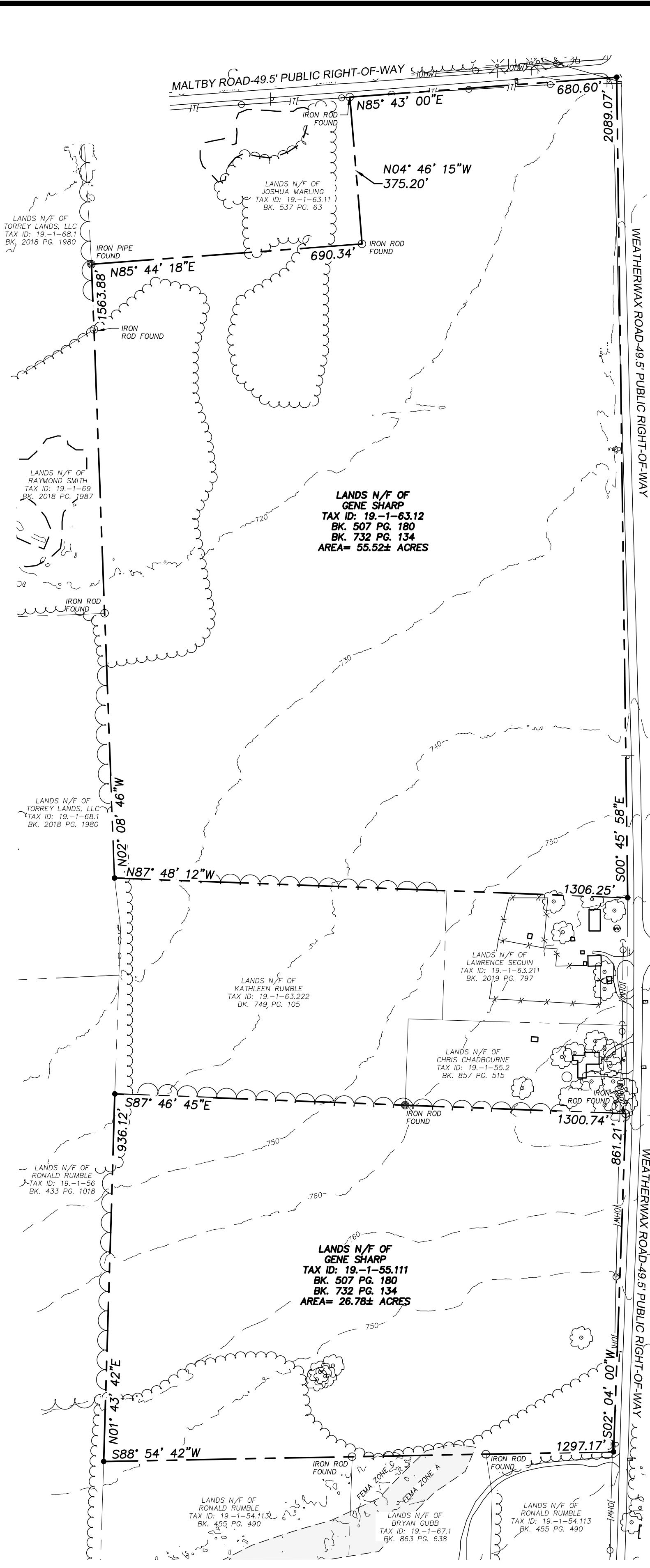


TOWN OF OAKFIELD ZONING NOTES:			
ZONING DISTRICT =			
AGRICULTURAL, RESIDENTIAL (R-A) & LAND CONSERVATION (LC)			
PERMITTED USES:			
AGRICULTURAL BUILDINGS & STRUCTURES (FOR R-A)			
ALL LC USES AS SPECIFIED IN SECTION 425K (FOR LC)			
	R-A		LC
MINIMUM LOT SIZE	X		30,000
MINIMUM FRONTAGE (FT)	X		1,500
MINIMUM YARDS (FT)			
FRONT		50	50
REAR		X	35
SIDE		X	20
TOTAL BOTH SIDES		45	X
MAX BUILDING HEIGHT	X		35
LOT COVERAGE (%)	X		X
MINIMUM FLOOR AREA PER UNIT (Sq. Ft.)	X	X	X

- FLOOD ZONE- DESIGNATIONS (SEE MAP REFERENCE No. 2)
- A - AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED
 - C - AREAS OUTSIDE 500-YEAR FLOOD

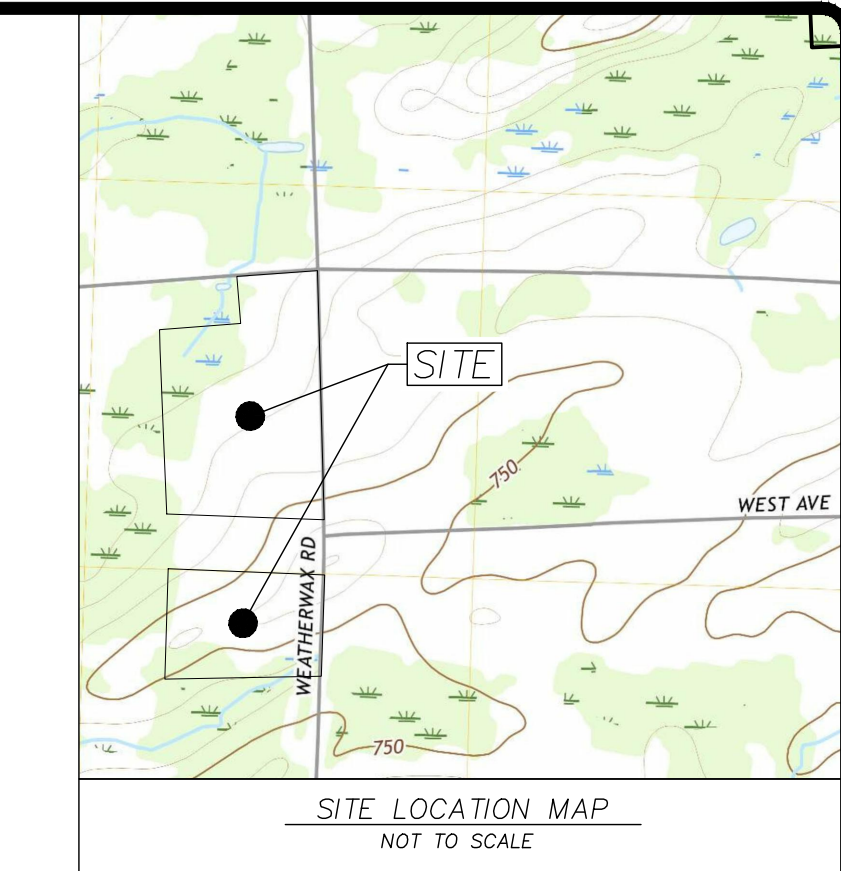


PARCEL 3 LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S87° 58' 18"W	256.90'
L2	S09° 58' 18"W	195.00'
L3	S09° 01' 42"E	107.00'



TOWN OF ELRA ZONING NOTES: ZONING DISTRICT – AGRICULTURAL RESIDENTIAL (A-R)	
PERMITTED USES: NON-RESIDENTIAL	REQUIRED
MINIMUM LOT SIZE	80,000
MINIMUM FRONTAGE (FT)	200
MINIMUM YARDS (FT)	
FRONT	75
REAR	60
SIDE	50
MAX HEIGHT	35
MAXIMUM LOT COVERAGE (%)	15
SITE PLAN REQUIRED	YES

- FLOOD ZONE- DESIGNATIONS (SEE MAP REFERENCE No. 1)
- A - AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED
 - C - AREAS OUTSIDE 500-YEAR FLOOD



LEGEND	
UTILITY POLE	
IRON ROD	
IRON PIPE	
FIRE HYDRANT	
WATER WELL	
WATER GATE VALVE	
MAILBOX	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
TREE STUMP	
TREE WITH WIRE	
SINGLE POST SIGN	
DOUBLE POST SIGN	
DELINATORS	
WOOD POST	
BUILDING LINE	
POST ELEVATION	
MINOR CONTOUR	
MAJOR CONTOUR	
BRUSH LINE	
WOODS LINE	
CULVERT	
OVERHEAD WIRE	
TELECOM. LINE	
DITCH	
CHAIN LINK FENCE	
WOOD FENCE	
WIRE FENCE	
STONE FENCE	
GUIDERAIL	
EDGE OF WATER	
EASEMENT LINE	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
DEED LINE	

GENERAL NOTES:

1. INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. BETWEEN OCTOBER, 2020 AND FEBRUARY 2021.
2. NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
3. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83) (2011), NEW YORK STATE PLANE WEST ZONE, 3103.
4. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. ORTHOMOGRAPHY SHOWN HEREON IS FROM A PHOTOGRAMMETRIC SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. IN DECEMBER 2020. CONTOURS ARE GENERATED FROM 2019 FEMA AERIAL LAND AND GROUND TRUTHED WITH CONVENTIONAL SURVEY METHODS.
6. CONTOUR INTERVAL = 2 FOOT.
7. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AND INFORMATION FROM RECORDS AND LAND SURVEYING METHODS. THIS MAPPING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES ON SITE AND IS SUBJECT TO FIELD VERIFICATION.
8. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
9. "UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL OR CERTIFICATE OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW, "COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS SEAL AND SIGNED WITH MY NAME SHALL NOT BE CONSIDERED."
10. FOR TAX ID: 19-1-565 & 193-1-6312 SURVEY PERFORMED IN ACCORDANCE WITH THE FACTS SET FORTH IN THE TITLE REPORT PROVIDED THE STEWART TITLE INSURANCE COMPANY'S PROPERTY RECORDS WERE PREPARED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE: NOVEMBER 18, 2020.

AREA:

PARCEL: 19.-1-63.12	= 55.52± ACRES
PARCEL: 19.-1-55.111	= 26.78± ACRES
PARCEL: 12.-1-34.1	= 99.49± ACRES
<hr/>	
TOTAL OVERALL ACREAGE	= 181.79± ACRES

MAP REFERENCES

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 361120B, MAP NO. 03: TOWN OF ELBA, GENESSE COUNTY, NEW YORK, EFFECTIVE DATE: MAY 25, 1984.
2. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 361119B, MAP NO. 04: TOWN OF OAKFIELD, GENESSE COUNTY, NEW YORK, EFFECTIVE DATE: MAY 25, 1984.
3. "POWER AUTHORITY OF THE STATE OF NEW YORK, NIAGARA POWER PROJECT, NIAGARA ADROCKDAKE LINE", MAP NO. GD-1424, PARCEL NOS.: 1424A & 1424B, PREPARED BY ROMAN H. FISHER JR. & L.S. ON NOVEMBER 23, 1959.
3. "POWER AUTHORITY OF THE STATE OF NEW YORK, NIAGARA POWER PROJECT, NIAGARA ADROCKDAKE LINE", MAP NO. GD-1424, PARCEL NOS. CD-27, PARCELS NOS.: 231 & 232, PREPARED BY E.L. ANTHONY P.E. & L.S. ON JULY 13, 1959.

DEED REFERENCES

1. CLAYTON W. SHARP TO GENE H. SHARP, DATED JANUARY 30, 1986 AND FILED IN THE GENESSEE COUNTY CLERK'S OFFICE IN BOOK 507 OF DEEDS AT PAGE 180 ON FEBRUARY 20, 1986.
2. ALAN L. BROTT AND PAMELA J. BROTT TO GENE H. SHARP, DATED FEBRUARY 18, 1999 AND FILED IN THE GENESSEE COUNTY CLERK'S OFFICE IN BOOK 732 OF DEEDS AT PAGE 134 ON FEBRUARY 24, 1999.
3. CLAYTON W. SHARP TO GENE H. SHARP, DATED FEBRUARY 12, 1986 AND FILED IN THE GENESSEE COUNTY CLERK'S OFFICE IN BOOK 507 OF DEEDS AT PAGE 177 ON FEBRUARY 20, 1986.

CERTIFICATIONS:

1. GENE SHARP
2. HECATE CIDER SOLAR, LLC

TITLE REPORT:

THE PROPERTY KNOWS TAX PARCELS 19-1-63.12 & 19-1-55.11 AND DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE STEWART TITLE INSURANCE COMPANY REPORT NO. 71128825 AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 18, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

SURVEYORS COMMENTS

—SCHEDULE B, SECTION II, ITEMS 1–16: NOT SURVEY RELATED.

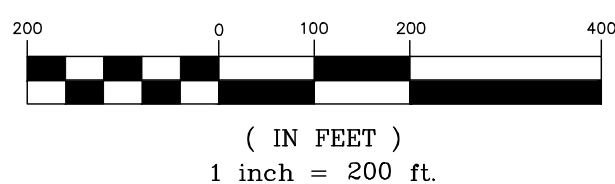
-SCHEDULE B, SECTION II, ITEM 17: OIL AND GAS LEASE GRANTED BY GEORGE SEQUERTH AND JOYCE E. SEQUERTH TO C. A. LONG, DATED MARCH 25, 1964 AND RECORDED MAY 8, 1964 IN THE GENESSEE COUNTY CLERK'S OFFICE IN LIBER 372 OF DEEDS, PAGE 196. - DOES NOT AFFECT PROPERTY.

A. ASSIGNMENT OF OIL AND GAS LEASE, ASSIGNS THE ABOVE LEASE TO PEN AMERICAN PETROLEUM CORPORATION, DATED MARCH 26, 1964 AND RECORDED AUGUST 6, 1964 IN THE GENESSEE COUNTY CLERK'S OFFICE IN LIBER 53 OF MISCELLANEOUS RECORDS, PAGE 82. - DOES NOT AFFECT PROPERTY.

-SCHEDULE B, SECTION II, ITEM 18: EASEMENT GRANTED BY GEORGE J. SEQUERTH AND JOYCE E. SEQUERTH TO THE NEW YORK TELEPHONE COMPANY, DATED FEBRUARY 14, 1970 AND RECORDED APRIL 23, 1970 IN THE GENESEE COUNTY CLERK'S OFFICE IN LIBER 410 OF DEEDS, PAGE 1168. -AFFECTS PROPERTY, NOT PLOTTABLE.

-SCHEDULE B, SECTION II, ITEM 19: OIL AND GAS LEASE GRANTED BY CLAYTON & GENE SHARP FARMS, CLAYTON W. SHARP AND GENE N. SHARP TO ALLEGRO OIL & GAS, INC., DATED JANUARY 12, 1982 AND RECORDED MARCH 10, 1982 IN THE GENESEE COUNTY CLERK'S OFFICE IN LIBER 461 OF DEEDS, PAGE 519. - DOES NOT AFFECT PROPERTY.

A. ASSIGNMENT OF OIL AND GAS LEASE, ASSIGNS THE ABOVE LEASE TO PANGEA PETROLEUM COMPANY, DATED OCTOBER 23, 1982 AND RECORDED OCTOBER 28, 1982 IN THE GENESEE COUNTY CLERK'S OFFICE IN LIBER 72 OF MISCELLANEOUS RECORDS, PAGE 365. - DOES NOT AFFECT PROPERTY.



THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LAND SURVEYOR FOR A LAND SURVEYOR, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.

[illegible]

LEAF



**Engineering and
Land Surveying, P.C.**

LANDS NOW OR FORMERLY OF

GENE SHARP

ERWAX ROAD, TOWN OF ELBA
PORT ROAD, TOWN OF OAKEFIELD

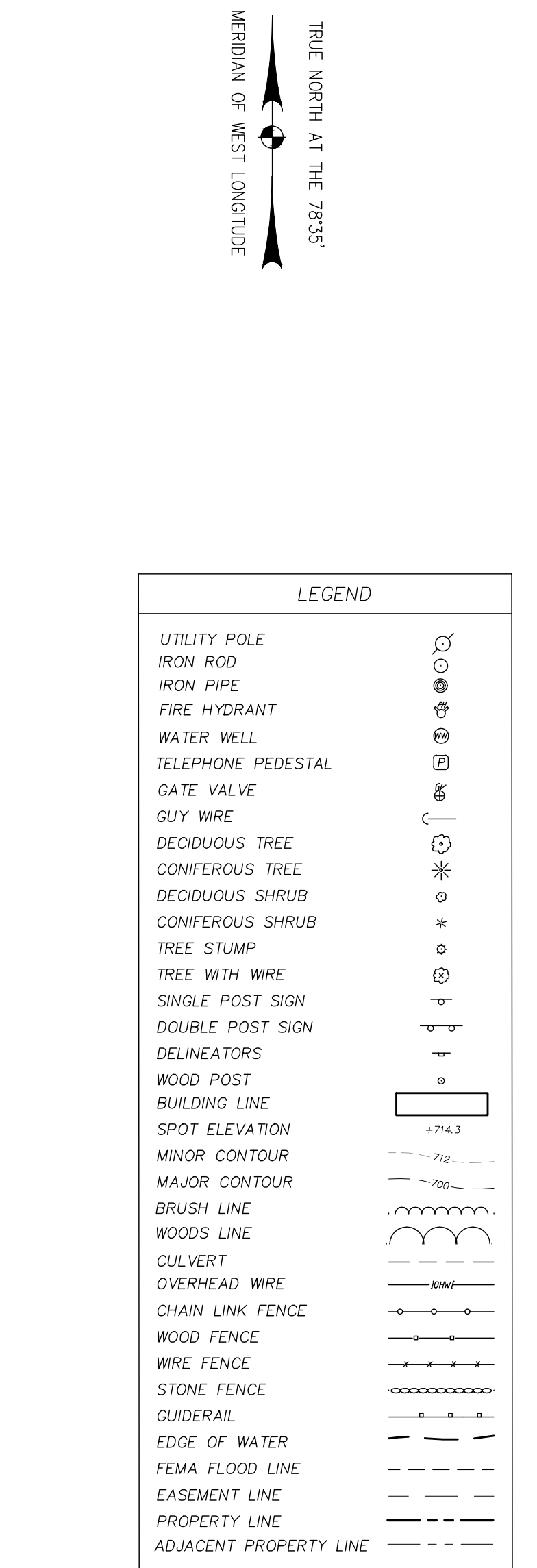
GENESSE COUNTY

NEW YORK

SCALE: 1" = 200'

CONTRACT No.:
MJP PROJ. No.: 2125
DATE: 05/14/2022

1 OF 1



GENERAL NOTES

1. INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. BETWEEN OCTOBER 2020 AND FEBRUARY 2021.
2. NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
3. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83/2011), NEW YORK STATE PLANE WEST ZONE, 3103.
4. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
5. ORTHOGRAPHIC SHOWN HEREON IS FROM A PHOTOGRAMMETRIC SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. IN DECEMBER 2020. CONTOURS ARE GENERATED FROM 2019 FEMA AERIAL LIDAR DATA AND GROUND TRUTHED WITH CONVENTIONAL SURVEY METHODS.
6. CONTOUR INTERVAL = 2 FOOT.
7. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AND INFORMATION RECORDED DURING CONVENTIONAL SURVEY METHODS. THIS MAPPING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES ON SITE AND IS SUBJECT TO ANY VARIATIONS.
8. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
9. "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. COPIES OF THIS MAP MAY NOT BEARING THE LAND SURVEYORS SEAL AND SIGNED WITH INK SHALL NOT BE USED OR REPRODUCED FOR ANY PURPOSE."
10. SURVEY OF TAX ID: 17-1-772 PERFORMED IN ACCORDANCE WITH THE FACTS SET FORTH IN THE TITLE REPORT PROVIDED BY THE STEWART TITLE INSURANCE COMPANY. REPORT NOT FOR RECORD. STEWART TITLE INSURANCE COMPANY ASSUMES NO LIABILITY WITH AN EFFECTIVE DATE OF XXXXXX XX, 2020.

MAP REFERENCES

1. "BOUNDARY SURVEY SHOWING THE SEPARATION OF LANDS OF CY PROPERTIES, LLC, BEING PART OF LOT 9 SECTION 11, TOWNSHIP 13 RANGE 1 OF THE HOLLAND LAND COMPANY'S SURVEY", PREPARED BY GREGORY W. TOWNSEND, DATED SEPTEMBER 2015 AND FILED IN THE GENESEE COUNTY CLERK'S OFFICE ON OCTOBER 16, 2015.

DEED REFERENCE

1. CY PROPERTIES, LLC TO JODEE FARMS, LLC
DATED FEBRUARY 13, 2016 AND RECORDED
IN THE GENESEE COUNTY CLERK'S OFFICE
IN DEED BOOK 918 AT PAGE 649 ON
FEBRUARY 17, 2016.

TOWN OF ELBA ZONING NOTES:
ZONING DISTRICT

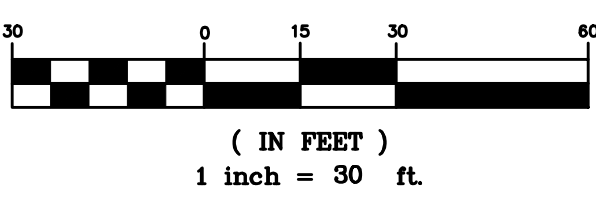
AGRICULTURAL RESIDENTIAL (A-R)

PERMITTED USES: NON-RESIDENTIAL	REQUIRED
MINIMUM LOT SIZE	80,000
MINIMUM FRONTAGE (FT)	200
MINIMUM YARDS (FT)	
FRONT	75
REAR	60
SIDE	50
MAX HEIGHT	35
MAXIMUM LOT COVERAGE (%)	15
SITE PLAN REQUIRED	YES

FLOOD ZONE- DESIGNATIONS (SEE MAP REFERENCE No. 1)

- ZONE C - AREAS OUTSIDE 500-YEAR FLOOD

THE ENTIRE PARCEL IS ENCOMPASSED BY FEMA ZONE C.



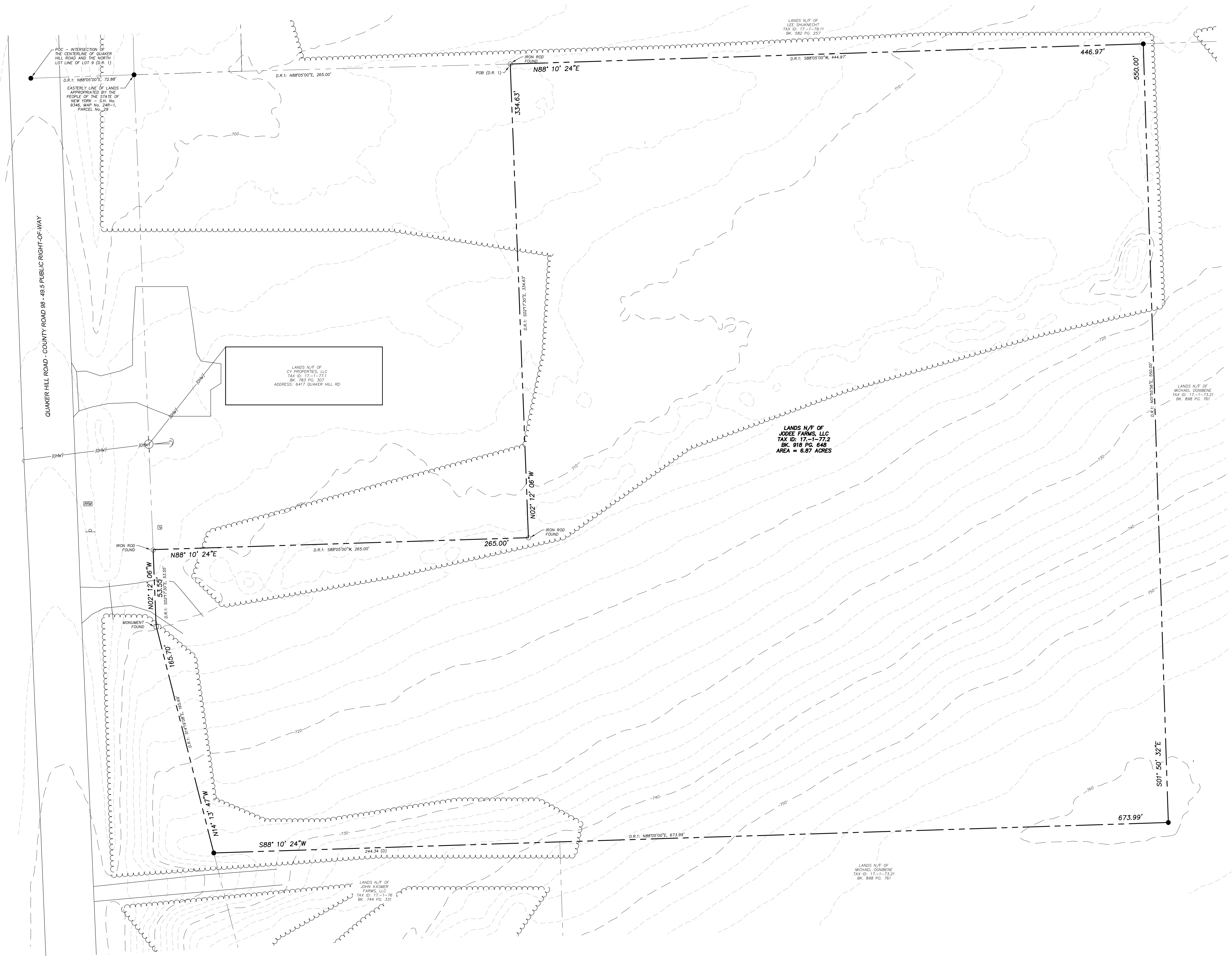
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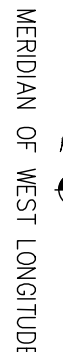
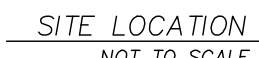
THE PROPERTY KNOWN AS TAX PARCEL 17.1-177.2 AND DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE STEWART TITLE INSURANCE COMPANY REPORT NO. XXXXXXXXXX AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF XXXXXX, XXXX AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR AFFECT(S) ON THE SUBJECT PROPERTY.

-SCHEDULE B, SECTION II, ITEMS 1-XX: NOT SURVEY RELATED
-SCHEDULE B, SECTION II, ITEM X:
-SCHEDULE B, SECTION II, ITEM X:
-SCHEDULE B, SECTION II, ITEM X:
-SCHEDULE B, SECTION II, ITEM X:

CERTIFICATIONS:

- I HEREBY CERTIFY TO:
1. JODEE FARMS, LLC
2. HECATE ENERGY CIDER SOLAR, LLC





- A - AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NO DETERMINED
- C - AREAS OUTSIDE 500-YEAR FLOOD

TOWN OF FLBA ZONING NOTES:	
ZONING DISTRICT – AGRICULTURAL RESIDENTIAL (A)	
PERMITTED USES: NON-RESIDENTIAL	REQUIRED
MINIMUM LOT SIZE	80,000
MINIMUM FRONTAGE (FT)	200
MINIMUM YARDS (FT)	
FRONT	75
REAR	60
SIDE	50
MAX HEIGHT	35
MAXIMUM LOT COVERAGE (%)	15
SITE PLAN REQUIRED	YES

TITLE REPORT:

THE PROPERTY KNOWN AS TAX PARCELS 17-1-73.21 AND DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE STEWART TITLE INSURANCE COMPANY REPORT NO. 71141568 FIRST AMENDED AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

SURVEYORS COMMENTS:

SCHEDULE B, SECTION II, ITEMS 1-15: NOT SURVEY RELATED

SCHEDULE B, SECTION II, ITEM 16: EASEMENT GRANTED BY LAWRENCE
OGNIBENE TO THE NEW YORK TELEPHONE COMPANY, DATED OCTOBER 2,
1976 AND RECORDED NOVEMBER 8, 1976 IN THE GENESEE COUNTY CLERK'S
OFFICE IN LIBER 437 OF DEEDS, PAGE 170. - AFFECTS PROPERTY, BLANKET
IN NATURE, NOT PLOTTABLE.

SCHEDULE B, SECTION II, ITEM 17: EASEMENT GRANTED BY JOSEPH OGNIBENE TO THE NEW YORK TELEPHONE COMPANY, DATED JULY 23, 1979 AND RECORDED SEPTEMBER 19, 1979 IN THE GENESEE COUNTY CLERK'S OFFICE IN LIBER 448 OF DEEDS, PAGE 1001. AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.

SCHEDULE B, SECTION II, ITEM 18: OIL AND GAS LEASE GRANTED BY OGNIBENE BROTHERS TO FEELCRO ENERGY CO., DATED MARCH 21, 1982 AND RECORDED MAY 11, 1982 IN THE GENESSEE COUNTY CLERK'S OFFICE IN LIBER 462 OF DEEDS, PAGE 367. AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE

SCHEDULE B, SECTION II, ITEM 19: EASEMENT GRANTED BY BONNIE L. OGNIENE TO NIAGARA MOHAWK POWER CORPORATION, DATED JUNE 15, 2012 AND RECORDED SEPTEMBER 25, 2012 IN THE GENESEE COUNTY CLERK'S OFFICE IN LIBER 894 OF DEEDS, PAGE 748. - DOES NOT AFFECT PROPERTY.

SCHEDULE B, SECTION II, ITEM 20: EASEMENT GRANTED BY MICHAEL J. OGNIENE TO TOWN OF ELBA, DATED MAY 9, 2019 AND RECORDED JULY 25, 2019 IN THE GENESSEE COUNTY CLERK'S OFFICE AT INSTRUMENT NUMBER DE2019-1028. AFFECTS PROPERTY, SHOWN HEREON.

GENERAL NOTES:

1. INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. BETWEEN OCTOBER, 2020 AND FEBRUARY, 2021.
2. NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION, (NAD83) (1981), NEW YORK STATE PLANE MEAN ZONE, 3103.
3. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83) (1981), NEW YORK STATE PLANE MEAN ZONE, 3103.
4. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. ORTHOGONALITY SHOWN HEREON IS FROM A PHOTOGRAMMETRIC SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. BETWEEN OCTOBER, 2020 AND FEBRUARY, 2021. THE DATA POINTS AND COORDINATES WERE GENERATED FROM 2019 FEMA AERIAL LAND AND GROUND TRUTHED WITH CONVENTIONAL SURVEY METHODS.
6. CONTOUR INTERVAL = 2 FOOT.
7. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AND FIELD SURVEYING. CONVENTIONAL SURVEY METHODS. THIS MAPPING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES ON SITE AND IS NOT TO BE USED TO CONDUCT ANY INVESTIGATION OR CONSTRUCTION WORK.
8. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
9. "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. COPIES OF THIS SURVEY MAP NOT BEING THE ORIGINAL AND NOT SIGNED WITH MY SEAL, SHALL NOT BE CONSIDERED TO BE VALID COPIES.
10. FOR TAX ID #: 17-1-7321 SURVEY PERFORMED IN ACCORDANCE WITH THE FACTS SET FORTH IN THE TITLE REPORT PROVIDED. THE STEWART TITLE INSURANCE COMPANY, COMPANY CODE: 17141658 FIRST AMENDED AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY, COMPANY CODE: 17141658.

CERTIFICATIONS:

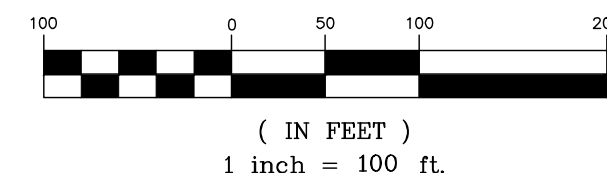
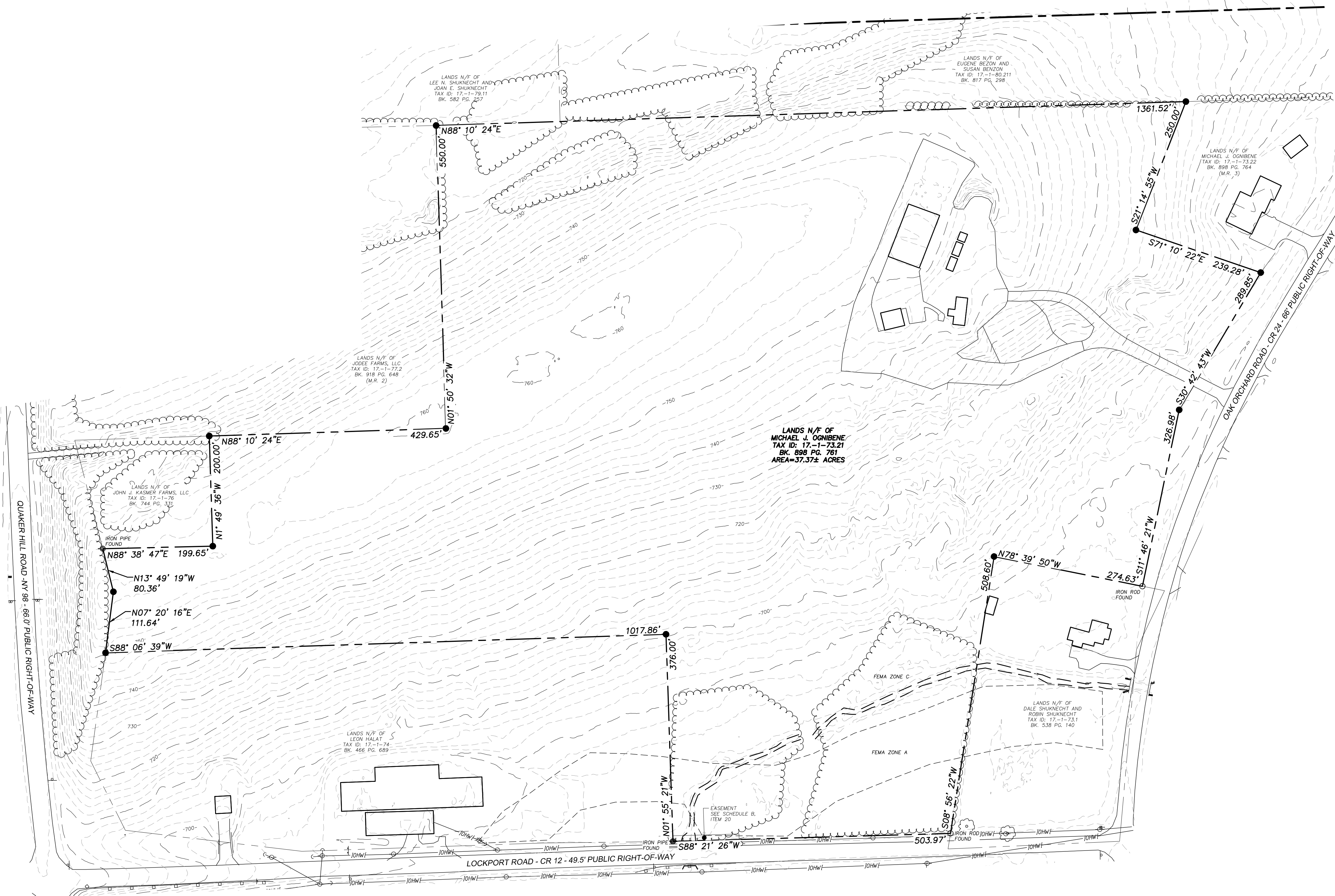
1. MICHAEL J. OGNIBENE
2. HECATE CIDER SOLAR, LLC

MAP REFERENCES:

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 361120B, MAP NO 05; TOWN OF ELBA, GENESSE COUNTY, NEW YORK, EFFECTIVE DATE: OCTOBER 5, 1984.
2. "BOUNDARY SURVEY SHOWING THE SEPARATION OF LANDS OF CY PROPERTIES, LLC", PREPARED BY GREGORY W. TOWNSEND, LICENSED LAND SURVEYOR, DATED AUGUST 20, 2016 AND FILED IN THE GENESSEE COUNTY CLERK'S OFFICE AS FILED MAP NO. 2373.
3. "SURVEY OF PART OF LOT 9, SECTION 11 TOWNSHIP 13, RANGE 1, HOLLAND PURCHASE", PREPARED BY MCINTOSH & MCINTOSH, P.C., DATED SEPTEMBER 1, 1982.

DEED REFERENCE:

1. BONNIE L. OGNIBENE TO MICHAEL J. OGNIBENE, DATED APRIL 19, 2013 AND RECORDED IN THE GENESEE COUNTY CLERK'S OFFICE IN DEED BOOK 898 AT PAGE 761 ON MAY 23, 2013.



LEGEND

UTILITY POLE	
IRON ROD	
IRON PIPE	
FIRE HYDRANT	
WATER WELL	
WATER GATE VALVE	
MAIBO	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
TREE STUMP	
TREE WITH WIRE	
SINGLE POST SIGN	
DOUBLE POST SIGN	
DELIMITERS	
WOOD POST	
BUILDING LINE	
SPOT ELEVATION	
MINOR CONTOUR	
MAJOR CONTOUR	
BRUSH LINE	
WOODS LINE	
CULVERT	
OVERHEAD WIRE	
TELECOM. LINE	
DITCH	
CHAIN LINK FENCE	
WOOD FENCE	
WIRE FENCE	
STONE FENCE	
GULLY	
EDGE OF WATER	
EASEMENT LINE	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
DEED LINE	

SCALE: 1" = 100'
CONTRACT No.:
MJ PROJ. No.: 2125.01

**BOUNDARY & TOPOGRAPHIC SURVEY
LANDS NOW OR FORMERLY OF
CALL FARMS INC**

Engineering and
Land Surveying, P.C.

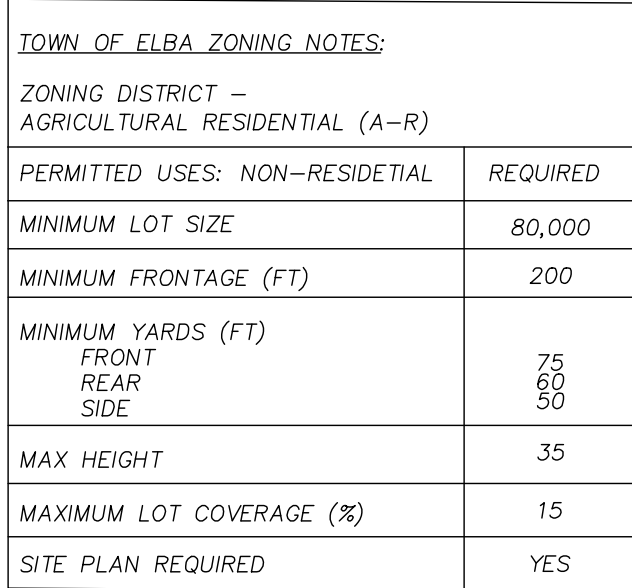
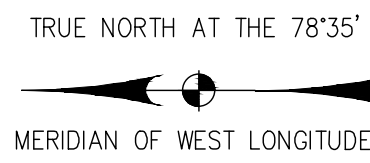


LEAF

SUBMITTAL / REVISIONS

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THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER OR LAND SURVEYOR FOR A LAND SURVEYOR, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.



1. INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. BETWEEN OCTOBER, 2020 AND FEBRUARY 2021.
2. NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
3. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83) (WABG2011), NEW YORK STATE PLANE WEST ZONE, 3103.
4. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. ORTHOMETRIC SHOW HEREON IS FROM A PHOTOGRAMMETRIC SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. IN DECEMBER 2020. CONTOURS ARE DERIVED FROM AN ALTIMETER, MERIDAL RADIUS AND GROUND TRUTHED WITH CONVENTIONAL SURVEY METHODS.
6. CONTOUR INTERVAL = 2 FOOT.
7. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AND INFORMATION RECORDED DURING CONVENTIONAL SURVEY METHODS. THIS MAPPING DOES NOT PURPORT TO BE COMPLETE. ALL UNDERGROUND UTILITIES ON SITE ARE SUBJECT TO FIELD VERIFICATION.
8. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
9. "UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2020B, SUB-DIVISION 2, OF THE NEW YORK STATE SURVEYS AND MAPPING LAW. ANY COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS SEAL AND SIGNED WITH INK SHALL NOT BE USED FOR TAX ID PURPOSES."

FOR TAX ID #: 16-1-1913 & 16-1-1939 SURVEY PERFORMED IN ACCORDANCE WITH THE FACTS SET FORTH IN THE TITLE REPORT PROVIDED THE STEWART TITLE INSURANCE COMPANY REPORT NO. T11220404 AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY EFFECTIVE DATE NOVEMBER 16, 2020

FOR TAX ID #: 16-1-19 SURVEY PERFORMED IN ACCORDANCE WITH THE FACTS SET FORTH IN THE TITLE REPORT PROVIDED THE STEWART TITLE INSURANCE COMPANY REPORT NO. T11220404 AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY EFFECTIVE DATE NOVEMBER 16, 2020

NEIL G. SHUKNECHT & LENARD SHUKNECHT, a/k/a LEONARD L. SHUKNECHT THE SURVIVING CO-PARTNERS OF LÖVERNE J. SHUKNECHT, NEIL G. SHUKNECHT & LEONARD SHUKNECHT, d/b/a SHUKNECHT BROTHERS, TO OFFHAUS FARMS, INC., DATED APRIL 26, 1990 AND RECORDED IN THE GENESSEE COUNTY CLERK'S OFFICE IN DEED BOOK 579 AT PAGE 173 ON APRIL 26, 1990.

2. MARY SHUKNECHT, a/k/a MARY E. SHUKNECHT TO OFFHAUS FARMS, INC., DATED DECEMBER 15, 2001 AND RECORDED IN THE GENESSEE COUNTY CLERK'S OFFICE IN DEED BOOK 797 AT PAGE 35 ON DECEMBER 27, 2001.

1. OFFHAUS FARMS, INC.
2. HECATE CIDER SOLAR, LLC

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 3611208, MAP NO. 05: TOWN OF ELBA, GENESSE COUNTY, NEW YORK, EFFECTIVE DATE: OCTOBER 5, 1984.

THE PROPERTY KNOWN AS TAX PARCELS 16.-1-19.113 & 16.-1-19 AND DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE STEWART TITLE INSURANCE COMPANY REPORT NO. 7129048 FIRST AMENDED AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 1, 2020 AND THE FIRST EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

SCHEDULE B, SECTION II, ITEMS 1-17: NOT SURVEY RELATED.

SCHEDULE B, SECTION II, ITEM 18: EASEMENT GRANTED TO NEW YORK TELEPHONE COMPANY RECORDED FEBRUARY 27, 1973 IN LIBER 423 OF DEEDS, PAGE 178. -AFFECTS PROPERTY, SHOWN HEREON.

SCHEDULE B, SECTION II, ITEM 19: EASEMENT GRANTED BY LAVERNE SHUKNECHT, LEONARD SHUKNECHT, NEIL SHUKNECHT TO NIAGARA MOHAWK POWER CORPORATION & NEW YORK TELEPHONE CO. RECORDED NOVEMBER 10, 1986 IN LIBER 522 OF DEEDS, PAGE 65. - AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.

SCHEDULE B, SECTION II, ITEM 20; EASEMENT CONTAINED IN WARRANTY DEED MADE BY NEIL G. SHUKNECHT AND LEONARD SHUKNECHT THE SURVIVING CO-PARTNERS OF LAVERNE J. SHUKNECHT, NEIL G. SHUKNECHT AND LEONARD SHUKNECHT D/B/A SHUKNECHT BROTHERS INC. FARMS DATED SEPTEMBER 13, 1988 AND RECORDED SEPTEMBER 13, 1988 IN LIBER 554 OF DEEDS, PAGE 172. - AFFECTS PROPERTY, SHOWN HEREON.

SCHEDULE B, SECTION II, ITEM 21: OIL AND GAS LEASE MADE BY NEIL SHUKNECHT, LAVERNE SHUKNECHT, LEONARD S. SHUKNECHT TO FEELCRO ENERGY CO. DATED JANUARY 4, 1982 AND RECORDED JANUARY 4, 1982 IN LIBER 461 OF DEEDS, PAGE 467. - AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.

SCHEDULE B, SECTION II, ITEM 22: MEMORANDUM OF OPTION AGREEMENT FOR LEASE BETWEEN OFFHAUS FARMS INC. AND HECATE ENERGY CIDER SOLAR LLC DATED AUGUST 12, 2019 AND RECORDED JANUARY 10, 2020 IN INSTRUMENT NO. DE2020-34. - AFFECTS PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.

BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N03° 56' 50"W	481.30'
L2	S04° 55' 05"E	290.00'
L3	N87° 23' 40"E	140.00'
L4	N01° 57' 13"W	290.00'
L5	N88° 59' 23"E	346.81'
L6	S02° 06' 19"E	177.91'
L7	N89° 22' 45"E	119.90'
L8	N02° 24' 39"W	178.90'

THE PROPERTY KNOWN AS TAX PARCELS 16.-1-9 & DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE STEWART TITLE INSURANCE COMPANY REFERENCE NO. 7129047 FIRST AMENDED AS ORDERED BY STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1990 AND THAT ALL COVENANTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

SCHEDULE B, SECTION II, ITEMS 1-16: NOT SURVEY RELATED

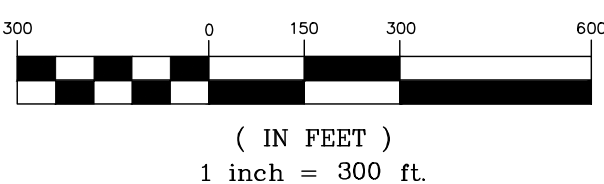
SCHEDULE B, SECTION II, ITEM 17: PERMANENT EASEMENT CONTAINED IN NOTICE OF APPROPRIATION GRANTED BY JOHN SHUKNECHT, NEIL SHUKNECHT AND LAVERNE SHUKNECHT TO THE MARINE TRUST COMPANY OF WESTERN NEW YORK AND NIAGARA MOHAWK POWER CORPORATION, RECORDED FEBRUARY 23, 1961 IN LIBER 345 OF DEEDS, PAGE 196. - AFFECTS PROPERTY, SHOWN HEREON.

SCHEDULE B, SECTION II, ITEM 18: EASEMENT GRANTED TO THE NEW YORK TELEPHONE COMPANY, RECORDED FEBRUARY 27, 1973 IN LIBER 423 OF DEEDS, PAGE 178. - AFFECTS PROPERTY, SHOWN HEREON.

SCHEDULE B, SECTION II, ITEM 19: RIGHT OF WAY GRANTED BY OFFHAUS FARMS INC. TO EMPIRE STATE PIPELINE COMPANY, INC., AND ST. CLAIR PIPELINE COMPANY, INC. RECORDED AUGUST 16, 1994 IN LIBER 644 OF DEEDS, PAGE 315. - AFFECTS PROPERTY, SHOWN HEREON.

SCHEDULE B, SECTION II, ITEM 20: EASEMENT GRANTED BY OFFHAUS FARMS INC. TO NEW YORK TELEPHONE COMPANY, DATED JUNE 4, 1997 AND RECORDED AUGUST 11, 1997 IN LIBER 699 OF DEEDS, PAGE 315. - AFFECTS PROPERTY, NOT PLOTTABLE.

NEIL SHUKNECHT, LAVERNE SHUKNECHT, LEONARD SHUKNECHT TO
FEELCRO ENERGY DATED JANUARY 4, 1982 AND RECORDED JANUARY
4, 1982 IN LIBER 461 OF DEEDS, PAGE 467 AS ASSIGNED BY THE
FEELCRO ENERGY CO. TO PANGEA PETROLEUM COMPANY RECORDED
OCTOBER 28, 1982 IN LIBER 72 OF DEEDS, PAGE 368. - AFFECTS
PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.



LEGEND	
UTILITY POLE	
IRON ROD	
IRON PIPE	
FIRE HYDRANT	
WATER WELL	
WATER GATE VALVE	
MAILBOX	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
TREE STUMP	
TREE WITH WIRE	
SINGLE POST SIGN	
DOUBLE POST SIGN	
DELINEATORS	
WOOD POST	
BUILDING LINE	
SPOT ELEVATION	
MINOR CONTOUR	
MAJOR CONTOUR	
BRUSH LINE	
WOODS LINE	
CULVERT	
OVERHEAD WIRE	
TELECOM.	
DITCH	
CHAIN LINK FENCE	
WOOD FENCE	
WIRE FENCE	
STONE FENCE	
GOUDERAIL	
EDGE OF WATER	
EASEMENT LINE	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
DEED LINE	

SCALE: 1" = 200'
CONTRACT No.:
M/J PROJ. No.: 2125.01
DATE: 05/14/2021

1 OF 1

BOUNDARY & TOPOGRAPHIC SURVEY
LANDS NOW OR FORMERLY OF
OFFHAUS FARMS INC.
LOCKPORT ROAD / SNYDER ROAD
TOWN OF ELBA
GENESSEE COUNTY NEW YORK



**Engineering and
Land Surveying, P.C.**

1533 Crescent Road - Clifton Park, NY 12065

SEAL

BOARD

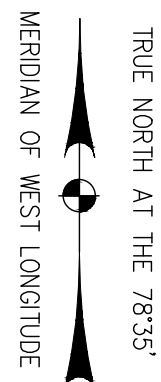
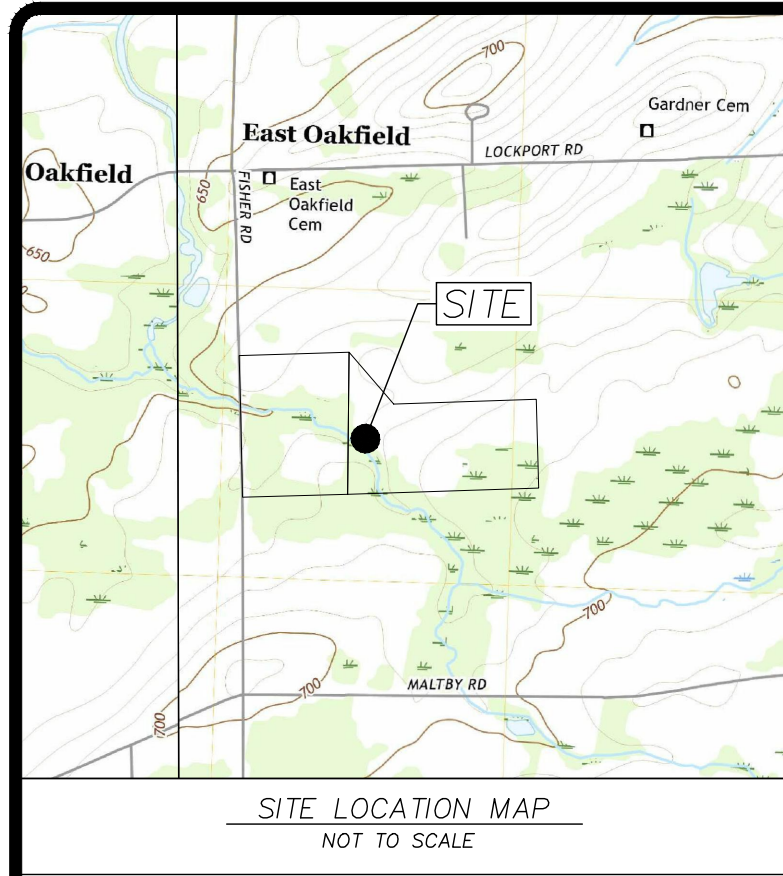
PROJ. MGR:	TEC
CHIEF DES:	
DES'D BY:	
DRAWN BY:	CJB
CHK'D BY:	JGM

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SUBMITTAL / REVISIONS
ATION

[illegible]

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER, FOR AN ENGINEER OR LAND SURVEYOR FOR A LAND SURVEYOR, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS "A" MISDEMEANOR.



FLOOD ZONE -
DESIGNATIONS (SEE MAP REFERENCE No. 1)
• A - AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED
• C - AREAS OUTSIDE 500-YEAR FLOOD

ZONING NOTES:	
ZONING DISTRICT - AGRICULTURAL RESIDENTIAL (A-R)	
PERMITTED USES: NON-RESIDENTIAL	REQUIRED
MINIMUM LOT SIZE	80,000
MINIMUM FRONTAGE (FT)	200
MINIMUM YARDS (FT)	
FRONT	75
REAR	50
SIDE	
MAX HEIGHT	35
MAXIMUM LOT COVERAGE (%)	15
SITE PLAN REQUIRED	YES

AREA:
PARCEL: 12--1-11.2 = 43.67± ACRES
PARCEL: 12--1-10.2 = 52.54± ACRES
TOTAL OVERALL ACREAGE = 96.21± ACRES

- GENERAL NOTES:
1. INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. BETWEEN OCTOBER, 2020 AND FEBRUARY 2021.
 2. NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
 3. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83/2011), NEW YORK STATE PLANE WEST ZONE, 3103.
 4. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 5. ORTHOMAGERY SHOWN HEREON IS FROM A PHOTOGRAMMETRIC SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. IN DECEMBER 2020. CONTOURS ARE GENERATED FROM 2019 FEMA AERIAL LIDAR AND GROUND TRUTHED WITH CONVENTIONAL SURVEY METHODS.
 6. CONTOUR INTERVAL = 2 FOOT.
 7. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AND INFORMATION RECORDED DURING CONVENTIONAL SURVEY METHODS. THIS MAPPING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES ON SITE AND IS SUBJECT TO FIELD VERIFICATION.
 8. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
 9. "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." COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SEAL AND SIGNED WITH INK SHALL NOT BE CONSIDERED TO BE VALID COPIES.
 10. FOR TAX ID: 12--1-11.2 & 12--1-10.2 SURVEY PERFORMED IN ACCORDANCE WITH THE FACTS SET FORTH IN THE TITLE REPORT PROVIDED THE STEWART TITLE INSURANCE COMPANY REPORT NO. 71132928 AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 10, 2020.

- MAP REFERENCES:
1. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 361119B, MAP NO. 04: TOWN OF OAKFIELD, GENESSEE COUNTY, NEW YORK, EFFECTIVE DATE: MAY 23, 1984.

- DEED REFERENCE:
1. ROBERT V. CALL, JR. REVOCABLE TRUST TO ROGER V. CALL, JR. IRREVOCABLE TRUST, DATED JUNE 4, 2018 AND RECORDED IN THE GENESSEE COUNTY CLERK'S OFFICE AS INSTRUMENT NO. DE2018-1023 ON JUNE 25, 2018.

- CERTIFICATIONS:
1. ROBERT V. CALL JR. IRREVOCABLE TRUST
 2. HECATE ODER SOLAR, LLC

TITLE REPORT:

THE PROPERTY KNOWN AS TAX PARCELS 12--1-10.2 & 12--1-11.2 AND DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE STEWART TITLE INSURANCE COMPANY REPORT NO. 71132928 AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 10, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

SURVEYORS COMMENTS

-SCHEDULE B, SECTION 2, ITEMS 1-19: NOT SURVEY RELATED.

-SCHEDULE B, SECTION 2, ITEM 20: RIGHTS OF WAY AS CONTAINED IN WARRANTY DEED MADE BY LESTER E. WIGTON AND HARRY WIGTON TO ROBERT V. CALL, JR. AND RICHARD C. CALL DATED MARCH 27, 1961 AND RECORDED MARCH 27, 1961 IN THE GENESSEE COUNTY CLERK'S OFFICE IN LIBER 345 OF DEEDS, PAGE 441. - DOES NOT AFFECT PARCEL.

-SCHEDULE B, SECTION 2, ITEM 21: EASEMENT GRANTED BY ROBERT V. CALL JR. TO THE NEW YORK TELEPHONE COMPANY, DATED FEBRUARY 16, 1977 AND RECORDED APRIL 27, 1977 IN LIBER 436 OF DEEDS, PAGE 733. - AFFECTS PARCEL, SHOWN HEREON.

-SCHEDULE B, SECTION 2, ITEM 22: PERMANENT EASEMENT GRANTED BY THE ROBERT V. CALL, JR. REVOCABLE TRUST TO TOWN OF OAKFIELD, DATED MARCH 27, 2014 AND RECORDED JULY 24, 2014 IN LIBER 907 OF DEEDS, PAGE 108 - AFFECTS PARCEL, SHOWN HEREON.

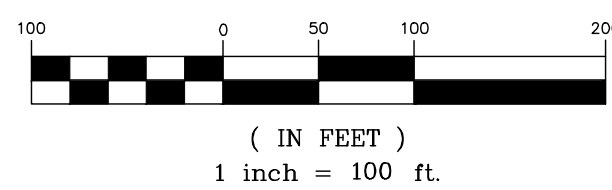
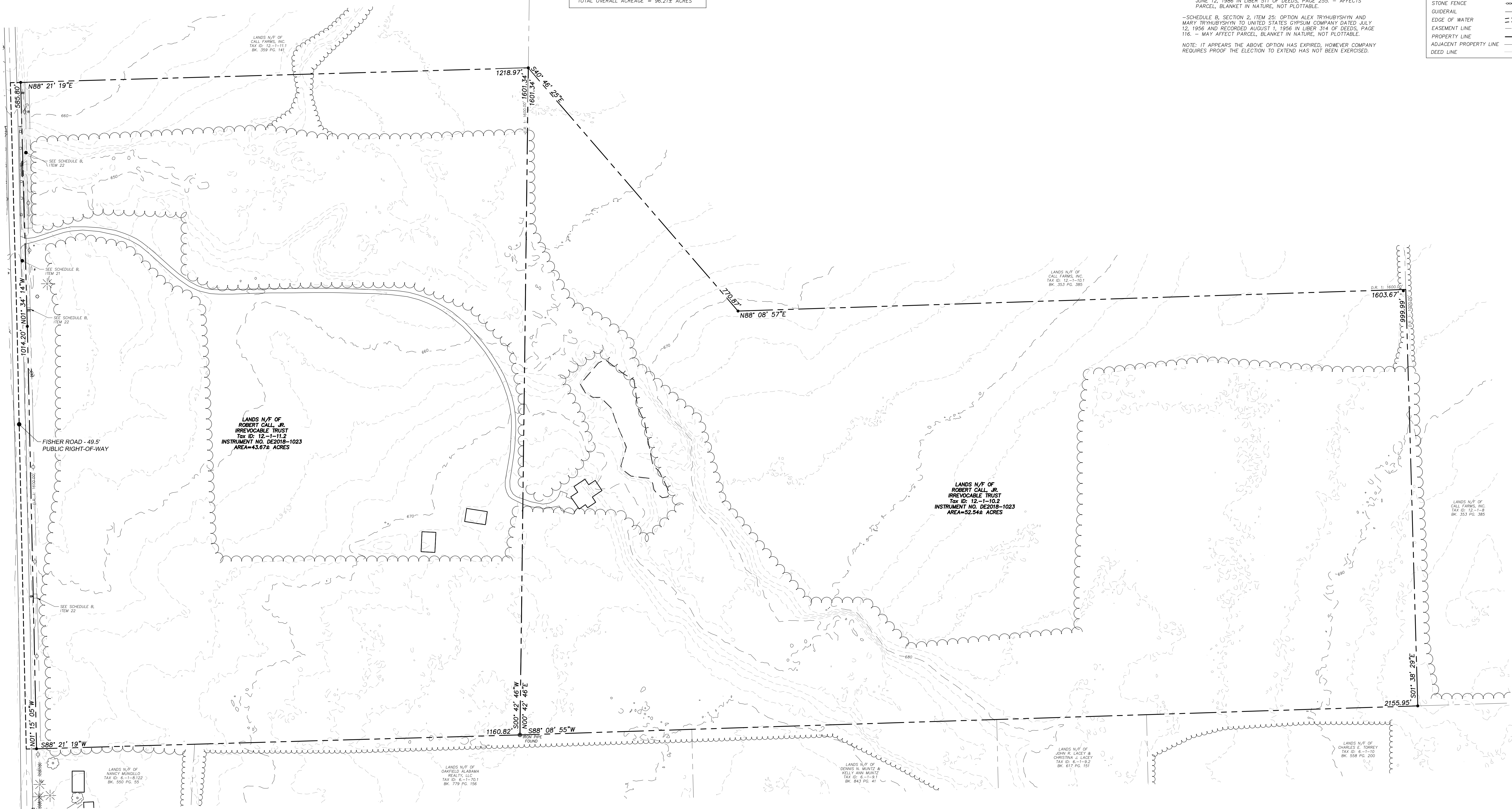
-SCHEDULE B, SECTION 2, ITEM 23: EASEMENT GRANTED BY CALL FARMS, INC. TO TWENTIETH CENTURY OIL CO. INC., DATED MARCH 18, 1969 AND RECORDED JUNE 6, 1969 IN LIBER 407 OF DEEDS, PAGE 1056. - AFFECTS PARCEL, BLANKET IN NATURE, NOT PLOTTABLE.

-SCHEDULE B, SECTION 2, ITEM 24: OIL/GAS LEASE MADE BY CALL FARMS, INC. AKA MY-T-ACRES, INC. DATED JULY 3, 1982 AND RECORDED SEPTEMBER 15, 1982 IN LIBER 464 OF DEEDS, PAGE 323. A. AMENDMENT TO LEASE MADE BY CALL FARMS, INC. RECORDED JUNE 12, 1986 IN LIBER 517 OF DEEDS, PAGE 255. - AFFECTS PARCEL, BLANKET IN NATURE, NOT PLOTTABLE.

-SCHEDULE B, SECTION 2, ITEM 25: OPTION ALEX TRYHUBYSKYHYN AND MARY TRYHUBYSKYHYN TO UNITED STATES GYPSUM COMPANY DATED JULY 12, 1956 AND RECORDED AUGUST 1, 1956 IN LIBER 314 OF DEEDS, PAGE 116. - MAY AFFECT PARCEL, BLANKET IN NATURE, NOT PLOTTABLE.

NOTE: IT APPEARS THE ABOVE OPTION HAS EXPIRED, HOWEVER COMPANY REQUIRES PROOF THE ELECTION TO EXTEND HAS NOT BEEN EXERCISED.

LEGEND	
UTILITY POLE	○
IRON ROD	⬮
IRON PIPE	⬮
FIRE HYDRANT	⬮
WATER WELL	⬮
WATER GATE VALVE	⬮
MAILBOX	⬮
DECIDUOUS TREE	⬮
CONIFEROUS TREE	⬮
DECIDUOUS SHRUB	⬮
CONIFEROUS SHRUB	⬮
TREE STUMP	⬮
TREE WITH WIRE	⬮
SINGLE POST SIGN	⬮
DOUBLE POST SIGN	⬮
DELINEATORS	⬮
WOOD POST	⬮
BUILDING LINE	⬮
SPOT ELEVATION	⬮
MINOR CONTOUR	⬮
MAJOR CONTOUR	⬮
BRUSH LINE	⬮
WOODS LINE	⬮
CULVERT	⬮
OVERHEAD WIRE	⬮
TELECOM. LINE	⬮
DITCH	⬮
CHAIN LINK FENCE	⬮
WOOD FENCE	⬮
WIRE FENCE	⬮
STONE FENCE	⬮
GUIDERAIL	⬮
EDGE OF WATER	⬮
EASEMENT LINE	⬮
PROPERTY LINE	⬮
ADJACENT PROPERTY LINE	⬮
DEED LINE	⬮



SCALE: 1" = 100'

CONTRACT No.: M1476.01

DATE: 05/14/2021

1 OF 1

BOUNDARY & TOPOGRAPHIC SURVEY

LANDS NOW OR FORMERLY OF

ROBERT V. CALL JR.,

IRREVOCABLE TRUST

661 FISHER ROAD

TOWN OF OAKFIELD

GENESSEE COUNTY

NEW YORK

Engineering and

Land Surveying, P.C.

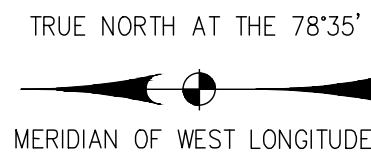
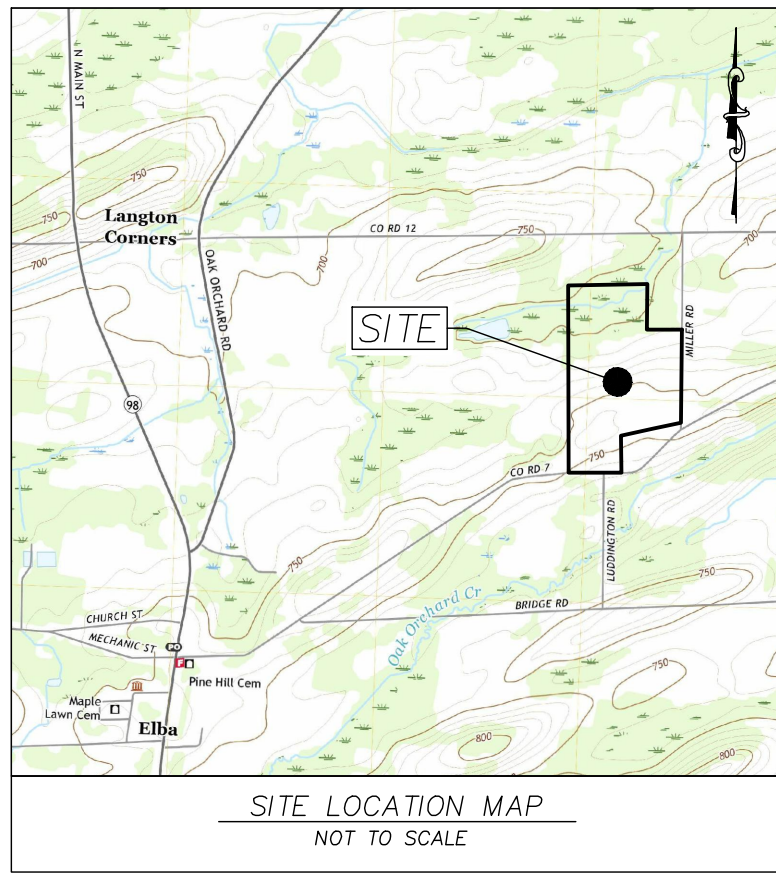
1533 Concord Road - Clifton Park, NY 12065

DRAFT

SEAL

SUBMITTAL / REVISIONS		TEC	
No.	DATE	PROJ. MGR.	CHIEF DES.
		DESIGNED BY:	CUB
		DRAWN BY:	JCM
		CHECKED BY:	

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE CLOSE PERSONAL SUPERVISION OF THE PROFESSIONAL (I.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER, OR AN ENGINEER OR LAND SURVEYOR FOR A LAND SURVEYOR, VIOLATES THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS A MISDEMEANOR.



LEGEND	
UTILITY POLE	
IRON ROD	
IRON PIPE	
FIRE HYDRANT	
WATER WELL	
TELEPHONE PEDESTAL	
GATE VALVE	
GUY WIRE	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
TREE STUMP	
TREE WITH WIRE	
SINGLE POST SIGN	
DOUBLE POST SIGN	
DELINEATORS	
WOOD POST	
BUILDING LINE	
SPOT ELEVATION	
MINOR CONTOUR	
MAJOR CONTOUR	
BRUSH LINE	
WOODS LINE	
CULVERT	
OVERHEAD WIRE	
CHAIN LINK FENCE	
WOOD FENCE	
WIRE FENCE	
STONE FENCE	
QUADRANT	
EDGE OF WATER	
FEMA FLOOD LINE	
EASEMENT LINE	
PROPERTY LINE	
ADJACENT PROPERTY LINE	

GENERAL NOTES:

1. INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. BETWEEN OCTOBER 2020 AND FEBRUARY 2021.
2. NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
3. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83/2011), NEW YORK STATE PLANE WEST ZONE, 3103.
4. THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. ORTHOMAGERY SHOWN HEREON IS FROM A PHOTOGRAMMETRIC SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. IN DECEMBER 2020. CONTOURS ARE GENERATED FROM 2019 FEMA AERIAL LIDAR AND GROUND TRUTHED WITH CONVENTIONAL SURVEY METHODS.
6. CONTOUR INTERVAL = 2 FOOT.
7. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AND INFORMATION RECORDED DURING CONVENTIONAL SURVEY METHODS. THIS MAPPING DOES NOT PURPORT TO SHOW ALL UNDERGROUND UTILITIES ON SITE AND IS SUBJECT TO FIELD VERIFICATION.
8. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
9. "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." COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S SEAL AND SIGNED WITH INK SHALL NOT BE CONSIDERED TO BE VALID COPIES.
10. SURVEY OF TAX ID: 17-1-35 PERFORMED IN ACCORDANCE WITH THE FACTS SET FORTH IN THE TITLE REPORT PROVIDED BY THE STEWART TITLE INSURANCE COMPANY REPORT NO. 71141685 1ST AMENDED AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY WITH AN AFFECTIVE DATE OF FEBRUARY 1, 2021.

FLOOD ZONE- DESIGNATIONS (SEE MAP REFERENCE No. 1)	
• ZONE A - AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED	
• ZONE C - AREAS OUTSIDE 500-YEAR FLOOD	

TOWN OF ELBA ZONING NOTES:	
ZONING DISTRICT - AGRICULTURAL RESIDENTIAL (A-R)	
PERMITTED USES: NON-RESIDENTIAL	REQUIRED
MINIMUM LOT SIZE	80,000
MINIMUM FRONTAGE (FT)	200
MINIMUM YARDS (FT)	
FRONT	75
REAR	60
SIDE	50
MAX HEIGHT	35
MAXIMUM LOT COVERAGE (%)	15
SITE PLAN REQUIRED	YES

TITLE REPORT:

THE PROPERTY KNOWN AS TAX PARCEL 17-1-46.11 AND DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE STEWART TITLE INSURANCE COMPANY REPORT NO. 71120022 AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY WITH AN AFFECTIVE DATE OF OCTOBER 15, 2020 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR AFFECT(S) ON THE SUBJECT PROPERTY.

SURVEYOR'S COMMENTS:

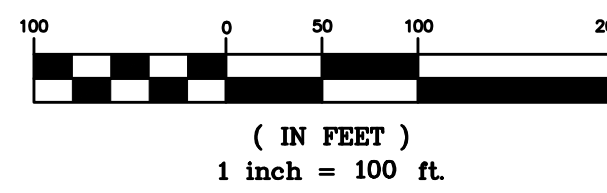
- SCHEDULE B, SECTION II, ITEMS 1-18: NOT SURVEY RELATED.
- SCHEDULE B, SECTION II, ITEM 19: RIGHT OF WAY GRANTED BY GUY H. SMITH TO THE NEW YORK TELEPHONE COMPANY, DATED SEPTEMBER 27, 1975 AND RECORDED OCTOBER 23, 1975 IN LIBER 433 OF DEEDS, PAGE 401 - LOCATED ON THE WEST SIDE OF MILLER ROAD.
- SCHEDULE B, SECTION II, ITEM 20: EASEMENT GRANTED BY LEO STAROWITZ, JR. & DEBORAH J. STAROWITZ TO PAUL GREFRATH & JEAN S. GREFRATH, DATED OCTOBER 29, 2008 AND RECORDED NOVEMBER 25, 2008 IN LIBER 870 OF DEEDS, PAGE 860 - AS SHOWN HEREON.
- SCHEDULE B, SECTION II, ITEM 21: EASEMENT GRANTED BY LEO STAROWITZ, JR. & DEBORAH J. STAROWITZ TO NIAGARA MOHAWK POWER CORPORATION, DATED MARCH 5, 2013 AND RECORDED AUGUST 7, 2013 IN LIBER 900 PAGE 355 - BLANKET IN NATURE, DOES NOT AFFECT SURVEYED PARCEL.

DEED REFERENCE:

1. SOPHIA J. SMITH AS THE EXECUTOR OF THE ESTATE OF GUY H. SMITH AND KATHLEEN KUTOLOWSKI AS TRUSTEE UNDER THE WILL OF GUY H. SMITH TO LEO STAROWITZ, JR. AND DEBORAH J. STAROWITZ, DATED DECEMBER 19, 2002 AND RECORDED IN THE GENESEE COUNTY CLERK'S OFFICE IN DEED BOOK 815 AT PAGE 202 ON DECEMBER 19, 2002.

MAP REFERENCES:

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 3611208, MAP NUMBER: 05, GENESEE COUNTY, NEW YORK, AFFECTIVE DATE: OCTOBER 5, 1984.
2. "BIRD LAND SEPARATION" PREPARED BY KEVIN M. O'DONOGHUE, PLS. DATED AUGUST 28, 2003 AND RECORDED IN THE GENESEE COUNTY CLERK'S OFFICE ON DECEMBER 16, 2003 AS MAP No. 1509.
3. "SURVEY OF LANDS TO BE CONVEYED BY RONALD L. AND TERESA J. HANSEN" PREPARED BY THOMAS F. OULTON, PLS. DATED JANUARY 24, 1979 AND RECORDED IN THE GENESEE COUNTY CLERK'S OFFICE ON FEBRUARY 28, 1979 AS MAP No. 79-10.
4. "LAND SEPARATION- LANDS OF RANDOLPH P. GARNEY & DEBORAH A. GARNEY" PREPARED BY OTTNEY & MILLER, LSPC DATED JUNE 24, 2011 AND RECORDED IN THE GENESEE COUNTY CLERK'S OFFICE ON SEPTEMBER 14, 2011 IN CABINET 3, SLIDE 39, AS MAP No. 2112.



SCALE: 1" = 100'
SUBTRACT NO. 2125.01
DATE: 04/19/2021

1 OF 1

TOPOGRAPHIC & BOUNDARY SURVEY
LANDS NOW OR FORMERLY OF
LEO STAROWITZ, JR. &
DEBORAH J. STAROWITZ
MILLER ROAD & BARRVILLE ROAD
TOWN OF ELBA
GENESSE COUNTY
NEW YORK

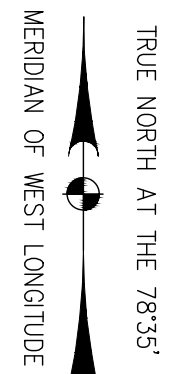
Engineering and
Land Surveying, P.C.
1538 Chestnut Road - Clifton Park, NY 12065

DRAFT

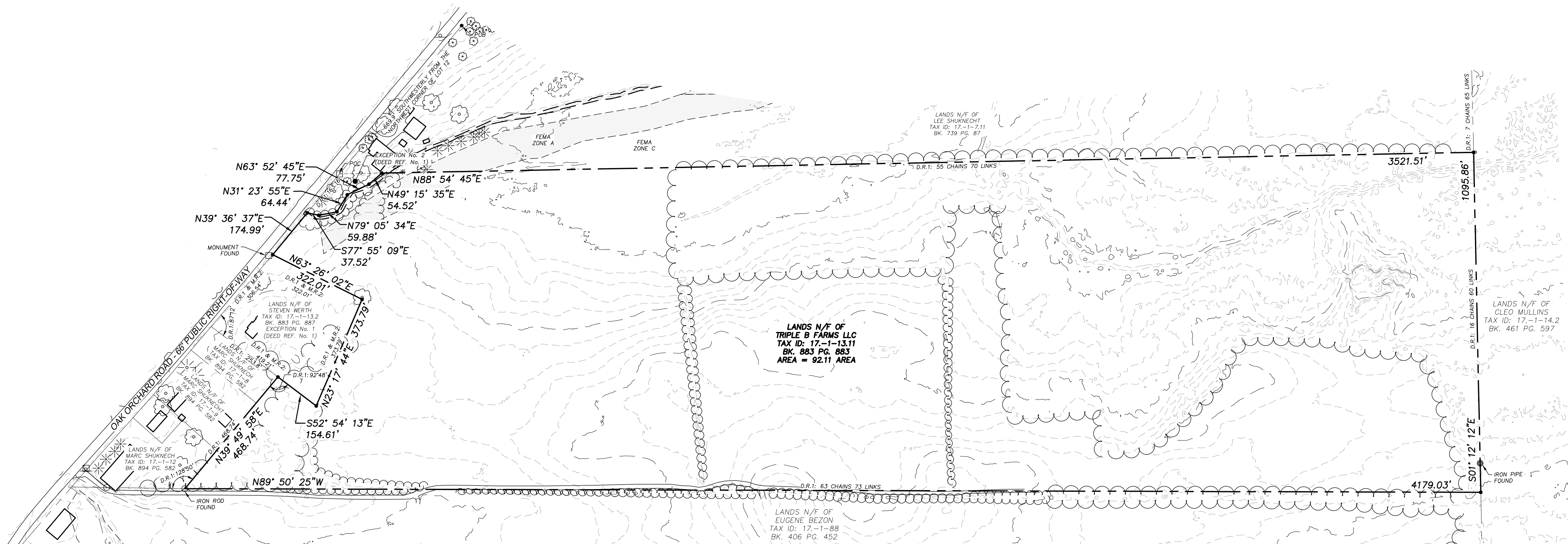
SEAL

SUBMITTAL / REVISIONS		DATE	BY	REVD BY:	DESCRIPTION
No.					

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. AN ARCHITECT, ENGINEER, OR A LAND SURVEYOR IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND IS A CLASS M MISDEMEANOR.



LEGEND	
UTILITY POLE	
IRON ROD	
IRON PIPE	
FIRE HYDRANT	
WATER WELL	
TELEPHONE PEDESTAL	
GATE VALVE	
GUY WIRE	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
TREE STUMP	
TREE WITH WIRE	
SINGLE POST SIGN	
DOUBLE POST SIGN	
DELINATORS	
WOOD POST	
BUILDING LINE	
SPOT ELEVATION	
MINOR CONTOUR	
MAJOR CONTOUR	
BRUSH LINE	
WOODS LINE	
CULVERT	
OVERHEAD WIRE	
CHAIN LINK FENCE	
WOOD FENCE	
STONE FENCE	
GUADERAL	
EDGE OF WATER	
FEMA FLOOD LINE	
EASEMENT LINE	
PROPERTY LINE	
ADJACENT PROPERTY LINE	



FLOOD ZONE- DESIGNATIONS (SEE MAP REFERENCE No. 1)

- ZONE A - AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED
- ZONE C - AREAS OUTSIDE 500-YEAR FLOOD

FILE REPORT:

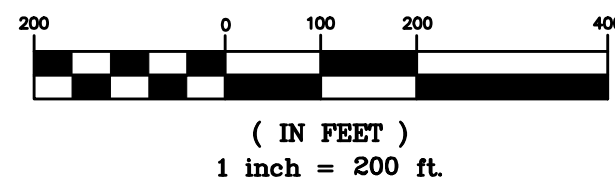
THE PROPERTY KNOWN AS TAX PARCEL 17-1-77.2 AND DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE STEWART TITLE INSURANCE COMPANY REPORT NO. XXXXXXXX AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF XXXXX XX, XXXX AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR AFFECT(S) ON THE SUBJECT PROPERTY.

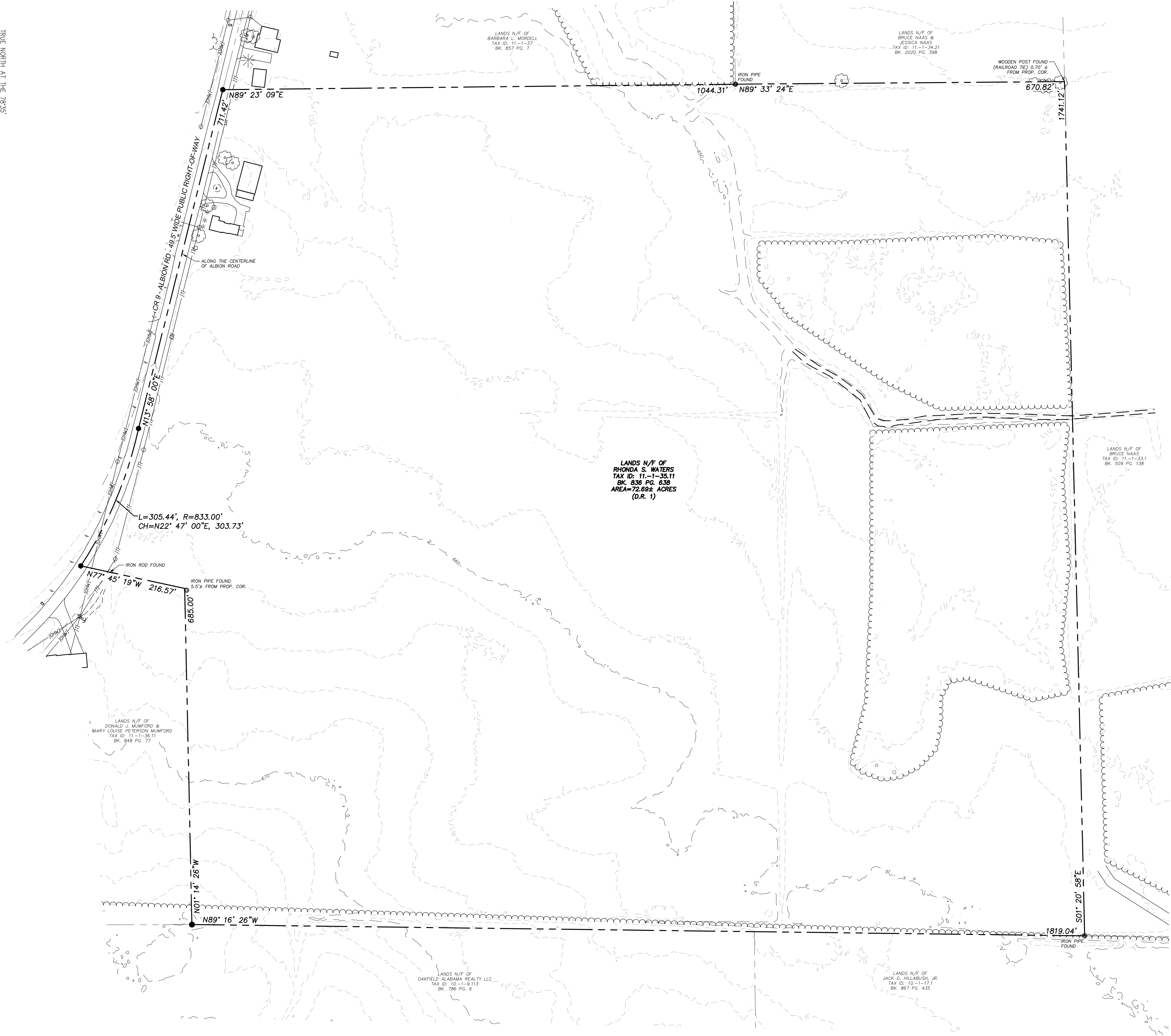
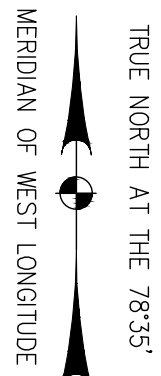
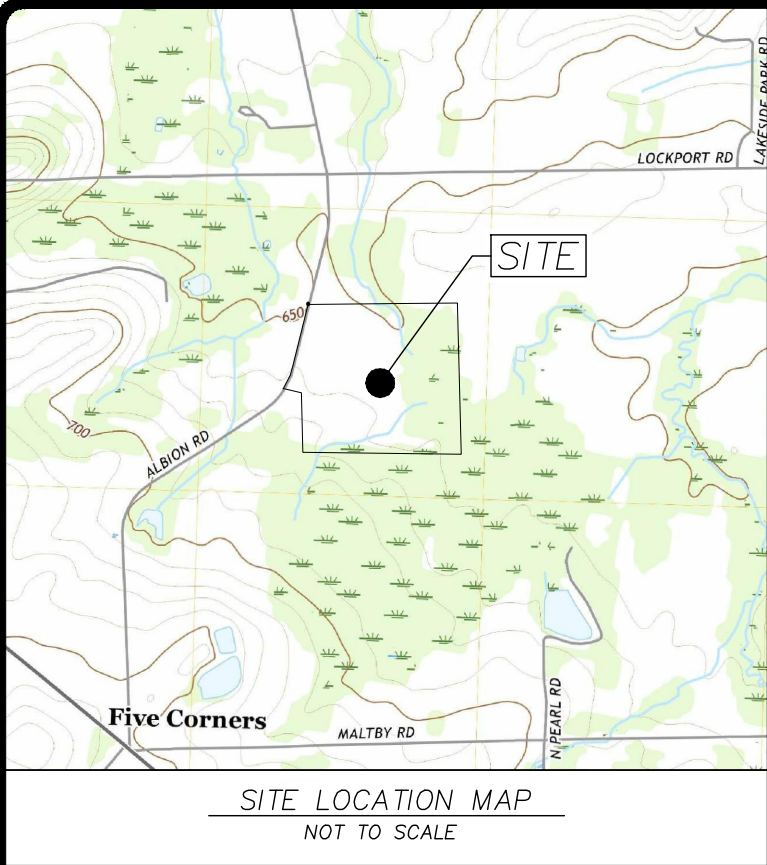
SURVEYOR'S COMMENTS
-SCHEDULE B, SECTION II, ITEMS 1-XX: NOT SURVEY RELATED.
-SCHEDULE B, SECTION II, ITEM X:
-SCHEDULE B, SECTION II, ITEM X:
-SCHEDULE B, SECTION II, ITEM X:
-SCHEDULE B, SECTION II, ITEM X:

TOWN OF ELBA ZONING NOTES: ZONING DISTRICT – AGRICULTURAL RESIDENTIAL (A-R)	
PERMITTED USES: NON-RESIDENTIAL	REQUIRED
MINIMUM LOT SIZE	80,000
MINIMUM FRONTAGE (FT)	200
MINIMUM YARDS (FT)	
FRONT	75
REAR	60
SIDE	50
MAX HEIGHT	35
MAXIMUM LOT COVERAGE (%)	15
SITE PLAN REQUIRED	YES

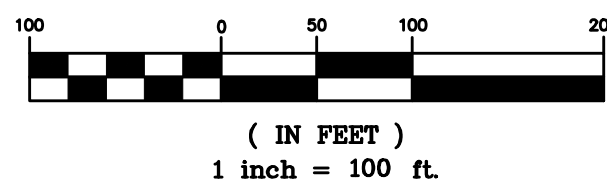
CERTIFICATIONS:

- I HEREBY CERTIFY TO:
1. TRIPLE B FARMS, LLC
2. HECATE ENERGY CIDER SOLAR, LLC

[illegible]



LEGEND	
UTILITY POLE	
IRON ROD	
IRON PIPE	
FIRE HYDRANT	
WATER WELL	
WATER GATE VALVE	
MAILBOX	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
TREE STUMP	
TREE WITH WIRE	
SINGLE POST SIGN	
DOUBLE POST SIGN	
DELINEATORS	
WOOD POST	
BUILDING LINE	
SPOT ELEVATION	
MINOR CONTOUR	
MAJOR CONTOUR	
BRUSH LINE	
WOODS LINE	
CULVERT	
OVERHEAD WIRE	
TELECOM. LINE	
DITCH	
CHAIN LINK FENCE	
WOOD FENCE	
WIRE FENCE	
STONE FENCE	
QUADRIL	
EDGE OF WATER	
EASEMENT LINE	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
DEED LINE	



GENERAL NOTES:

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- NORTH IS ORIENTED TO GRID NORTH FROM GPS OBSERVATION.
- THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83/2011), NEW YORK STATE PLANE WEST ZONE, 3103.
- THE VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- ORTHOIMAGERY SHOWN HEREON IS FROM A PHOTOGRAMMETRIC SURVEY CONDUCTED BY M.J. ENGINEERING AND LAND SURVEYING, P.C. IN DECEMBER 2020. CONTOURS ARE GENERATED FROM 2019 FEMA AERIAL LIDAR AND GROUND TRUTHED WITH CONVENTIONAL SURVEY METHODS.
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- SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
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- SURVEY PERFORMED IN ACCORDANCE WITH THE FACTS SET FORTH IN THE TITLE REPORT PROVIDED BY THE STEWART TITLE INSURANCE COMPANY REPORT NO. 71132923 AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 1, 2020.

AREA:

3,166,261± SQUARE FEET
72.667± ACRES

FLOOD ZONE- DESIGNATIONS (SEE MAP REFERENCE No. 1)
• C - AREAS OUTSIDE 500-YEAR FLOOD

OAKFIELD ZONING NOTES:

ZONING DISTRICT - AGRICULTURAL RESIDENTIAL (R-A)	
PERMITTED USES: AGRICULTURAL BUILDINGS & STRUCTURES	REQUIRED
MINIMUM LOT SIZE	X
MINIMUM FRONTAGE (FT)	X
MINIMUM YARDS (FT)	
FRONT	50
REAR	X
SIDE	X
TOTAL BOTH SIDES	X
MAX BUILDING HEIGHT	X
LOT COVERAGE (%)	X
MINIMUM FLOOR AREA PER UNIT (Sq. Ft.)	X

CERTIFICATIONS:

- RHONDA WATERS
- HECATE ENERGY CIDER SOLAR, LLC

TAX ID: 11-1-35.11 SCHEDULE B EXCEPTIONS:
NONE SURVEY RELATED

MAP REFERENCES:

- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 3611198, MAP NO. 03, TOWN OF OAKFIELD, GENESSEE COUNTY, NEW YORK, EFFECTIVE DATE: MAY 25, 1984.
- "GENESSEE COUNTY TO FREDERICK T. MOONEY, LOCATED IN LOT 21, TOWN 13, RANGE 2, TONAWANDA INDIAN RESERVATION, OAKFIELD, NEW YORK".

DEED REFERENCE:

- FREDERICK T. MOONEY AND FLORENCE A. MOONEY TO RHONDA S. WATERS, DATED SEPTEMBER 22, 2004 AND RECORDED IN THE GENESSEE COUNTY CLERK'S OFFICE IN DEED BOOK 636 AT PAGE 638 ON OCTOBER 18, 2004.

SCALE: 1" = 100'
CONTRACT No.: 2125.01
M/J PROJ. No.: 05/14/2021
DATE: 05/14/2021

1 OF 1

BOUNDARY & TOPOGRAPHIC SURVEY
LANDS NOW OR FORMERLY OF
RHONDA WATERS
6629 ALBION ROAD
TOWN OF OAKFIELD
GENESSEE COUNTY
NEW YORK

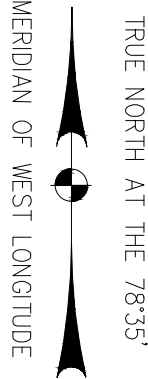
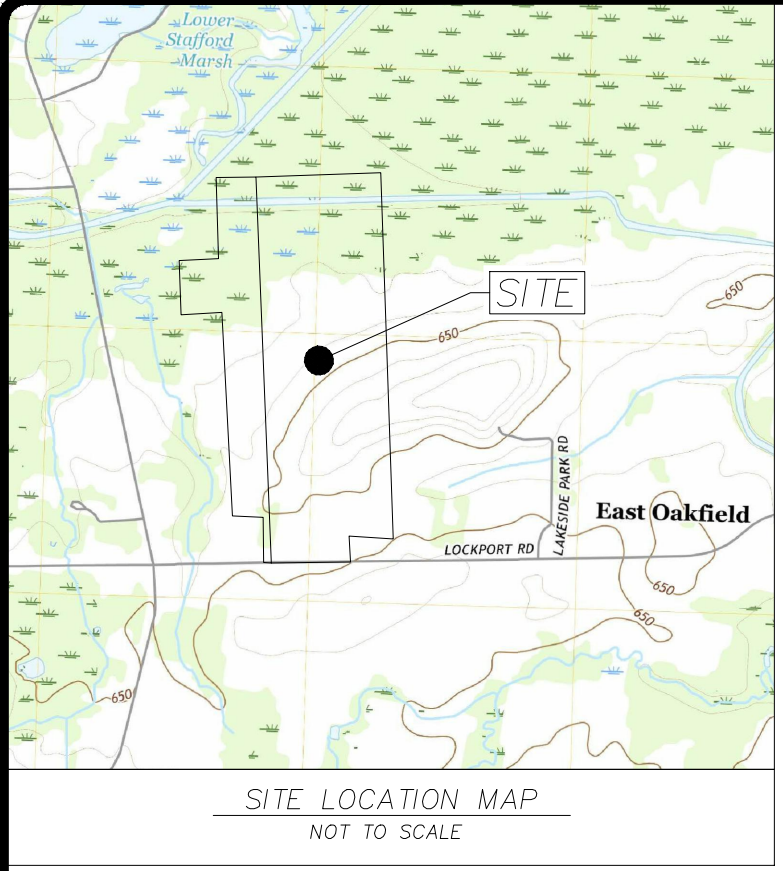
Engineering and
Land Surveying, P.C.
1533 Chestnut Road - Clifton Park, NY 12065

DRAFT

SEAL

SUBMITTAL / REVISIONS		TEC	
No.	DATE	PROJ. MGR.	CHIEF DES.
		DESIGNED BY:	CUB
		DRAWN BY:	JCM
		CHECKED BY:	

THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE SIGNATURE AND SEAL OF THE SURVEYOR, IS A VIOLATION OF THE PROFESSIONAL (J.E.) ARCHITECT FOR AN ARCHITECT, ENGINEER OR SURVEYOR FOR AN ENGINEER OR SURVEYOR FOR A PROFESSIONAL ENGINEER OR SURVEYOR FOR THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS A MISDEMEANOR.



BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89° 14' 54"W	82.49'
L2	S02° 03' 00"E	230.53'
L3	N02° 03' 00"W	230.53'
L4	S02° 02' 57"E	155.76'
L5	N02° 02' 57"W	155.76'

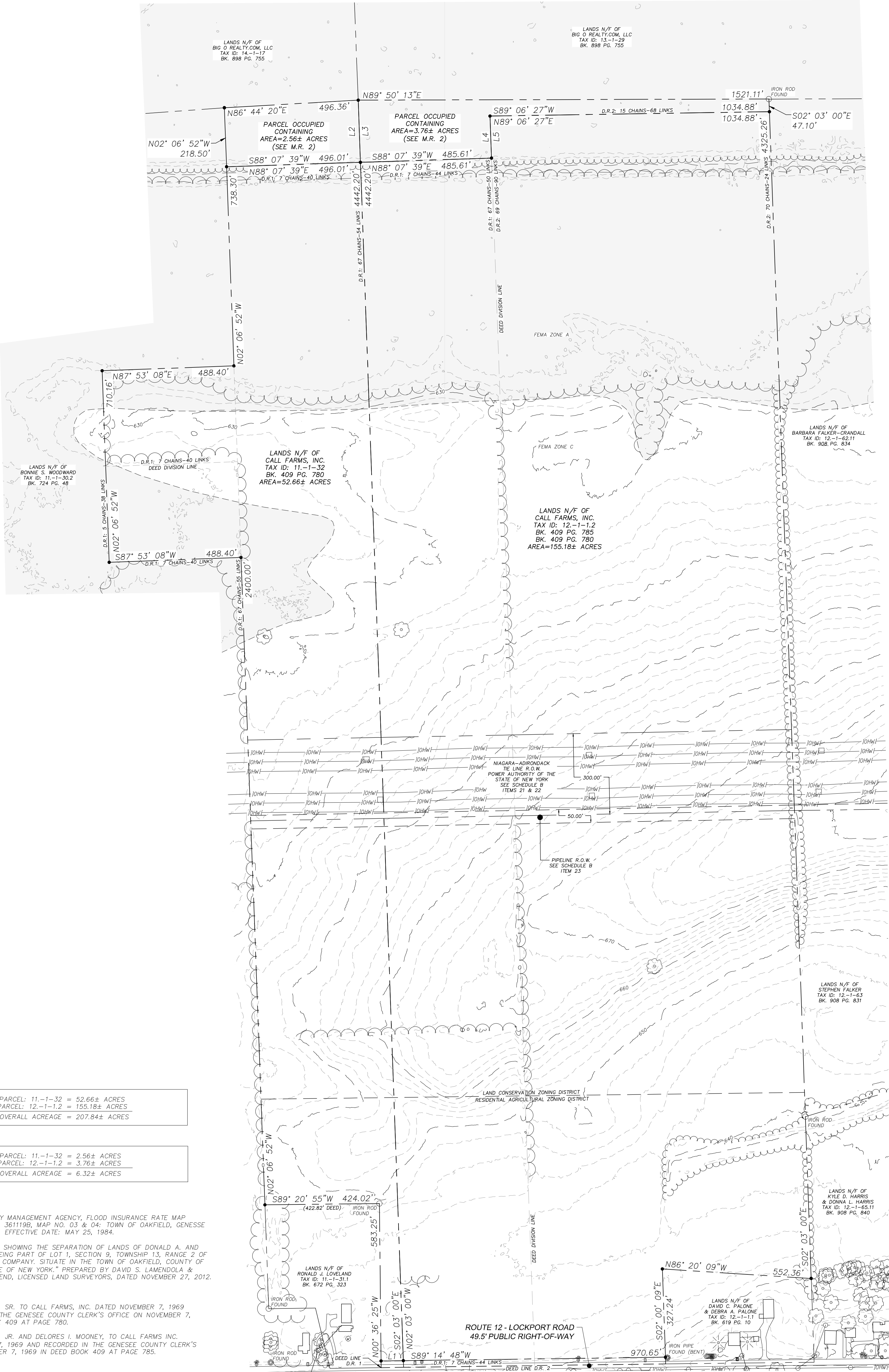
FLOOD ZONE- DESIGNATIONS (SEE MAP REFERENCE No. 1)

- A - AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED
- C - AREAS OUTSIDE 500-YEAR FLOOD

TOWN OF OAKFIELD ZONING NOTES			
ZONING DISTRICT –			
RESIDENTIAL AGRICULTURAL (R-A) & LAND CONSERVATION (LC)			
PERMITTED USES:			
AGRICULTURAL BUILDINGS & STRUCTURES (FOR R-A)	R-A		LC
ALL LC USES AS SPECIFIED IN SECTION 425X (FOR LC)			
MINIMUM LOT SIZE	X		30,000
MINIMUM FRONTAGE (FT)		X	1,500
MINIMUM YARDS (FT)	50	50	50
FRONT		X	35
REAR		X	20
SIDE		X	45
TOTAL BOTH SIDES	X	X	
MAX BUILDING HEIGHT		X	35
LOT COVERAGE (%)		X	X
MINIMUM FLOOR AREA PER UNIT (Sq. Ft.)	X	X	X

GENERAL NOTES:

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8. SUBJECT TO ANY RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.
9. "UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 2208, SURVEY-DIVISION OF THE NEW YORK STATE EDUCATION LAW." COPIES OF THIS SURVEY MAP NOT BEING REPRODUCED OR SO ALTERED WITHOUT THE WRITTEN CONSENT OF M.J. ENGINEERING AND LAND SURVEYING, P.C. SEAL AND SIGNED WITH INK SHALL NOT BE CONSIDERED TO BE VALID COPIES.
10. SURVEY PERFORMED IN ACCORDANCE WITH THE FACTS SET FORTH IN THE TITLE REPORT PROVIDED THE STEWART TITLE INSURANCE COMPANY REPORT NO. 7112004/4 OF THE PREPARED THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 15, 2020.



TITLE REPORT:

THE PROPERTY KNOWN AS TAX PARCELS 11,-1-32 & 12,-1-1,2 AND DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE STEWART TITLE INSURANCE COMPANY REPORT NO. 71210014 AS PREPARED BY THE STEWART TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 15, 2020 AND THAT ALL EASEMENTS, RESTRICTIONS OR RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

SURVEYORS COMMENTS

-SCHEDULE B, SECTION 2, ITEMS 1-20: NOT SURVEY RELATED.

- SCHEDULE B, SECTION 2, ITEM 21: NOTICE OF APPROPRIATION MADE BY WILLIAM E. POTTER TO POWER AUTHORITY OF THE STATE OF NEW YORK DATED SEPTEMBER 11, 1959 AND RECORDED SEPTEMBER 16, 1959 IN LIBER 334 PAGE 363. - AFFECTS PARCEL, SHOWN HEREON.

SCHEDULE B, SECTION 2, ITEM 22: NOTICE OF APPROPRIATION MADE BY WILLIAM H. MOONEY, SR. AND WILLIAM H. MOONEY, JR. TO POWER AUTHORITY OF THE STATE OF NEW YORK DATED SEPTEMBER 21, 1959 AND RECORDED SEPTEMBER 25, 1959 IN LIBER 334 PAGE 476. - AFFECTS PARCEL, SHOWN HEREON.

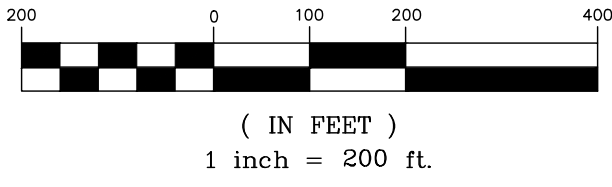
SCHEDULE B, SECTION 2, ITEM 23: RIGHT OF WAY GRANTED BY CALL FARMS, INC. TO EMPIRE STATE PIPELINE COMPANY, INC. AND ST. CLAIR PIPELINE COMPANY, INC. RECORDED MARCH 17, 1993 IN LIBER 623 PAGE 217. - AFFECTS PARCEL, SHOWN HEREON.

SCHEDULE B, SECTION 2, ITEM 24: OIL AND GAS LEASE MADE BY WILLIAM H. MOONEY, SR. AND PEARL E. MOONEY TO WEAVER OIL AND GAS CORPORATION DATED APRIL 6, 1964 AND RECORDED NOVEMBER 19, 1964 IN LIBER 377 PAGE 42; AND OIL AND GAS LEASE MADE BY WILLIAM H. MOONEY, SR. AND PEARL E. MOONEY TO THE PURE OIL COMPANY DATED SEPTEMBER 20, 1964 AND RECORDED DECEMBER 21, 1964 IN LIBER 54 OF MISC. RECORDS, PAGE 9 AND RELEASED BY THE UNION OIL COMPANY OF CALIFORNIA TO WILLIAM H. MOONEY, SR. DATED NOVEMBER 1, 1967 AND RECORDED NOVEMBER 28, 1967 IN LIBER 59 OF MISC. RECORDS, PAGE 352. - MAY AFFECT PARCEL, BLANKET IN NATURE, NOTED THEREIN.

SCHEDULE B, SECTION 2, ITEM 25: OIL AND GAS LEASE OWNED BY WILLIAM H. MOONEY, SR. AND WILLIAM H. MOONEY, JR. TO HEAVER OIL AND GAS CORPORATION, DATED APRIL 6, 1964 AND RECORDED NOVEMBER 19, 1964 IN LIBER 377 PAGE 428 ASSIGNED BY ASSIGNMENT MADE BY HEAVER OIL AND GAS CORPORATION TO THE PURE OIL COMPANY DATED SEPTEMBER 28, 1964 AND RECORDED DECEMBER 21, 1964 IN LIBER 54 OF MISC. RECORDS, PAGE 9 AND RELEASE MADE BY THE UNION OIL COMPANY OF CALIFORNIA TO WILLIAM H. MOONEY, SR. DATED NOVEMBER 1, 1967 AND RECORDED NOVEMBER 28, 1967 IN LIBER 59 OF MISC. RECORDS, PAGE 353. - MAY AFFECT PARCEL, BLANKET IN NATURE, NOT PLOTTABLE.

- SCHEDULE B, SECTION 2, ITEM 26: OIL AND GAS LEASE MADE BY CALL FARMS, INC. TO DORAN & ASSOCIATES, INC. DATED JULY 3, 1982 AND RECORDED SEPTEMBER 15, 1982 IN LIBER 464 PAGE 333, AS AMENDED BY AMENDMENT TO LEASE MADE BY CALL FARMS, INC. TO DORAN & ASSOCIATES, INC. RECORDED JUNE 12, 1986 IN LIBER 511 PAGE 257. - MAY AFFECT PARCEL, BLANKET IN NATURE, NOT PLOTTABLE.

SCHEDULE B, SECTION 2, ITEM 27: MEMO OF LEASE MADE BY CALL FARMS, INC. TO HECATE ENERGY CIDER SOLAR LLC DATED OCTOBER 22, 2019 AND RECORDED DECEMBER 3, 2019 IN INSTRUMENT NO. DE 2019-1810. - NOT PLOTTABLE.



- UTILITY POLE
- IRON ROD
- IRON PIPE
- FIRE HYDRANT
- WATER WELL
- WATER GATE VALVE
- MAILBOX
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- TREE STUMP
- TREE WITH WIRE
- SINGLE POST SIGN
- DOUBLE POST SIGN
- DELINEATORS
- WOOD POST
- BUILDING LINE
- SPOT SIGN POSITION
- MINOR CONTOUR
- MAJOR CONTOUR
- BRUSH LINE
- WOODS LINE
- CULVERT
- OVERHEAD WIRE
- TELECOM. LINE
- DITCH
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- STONE FENCE
- GUDRAIL
- EDGE OF WATER
- EASEMENT LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DEEP LINE