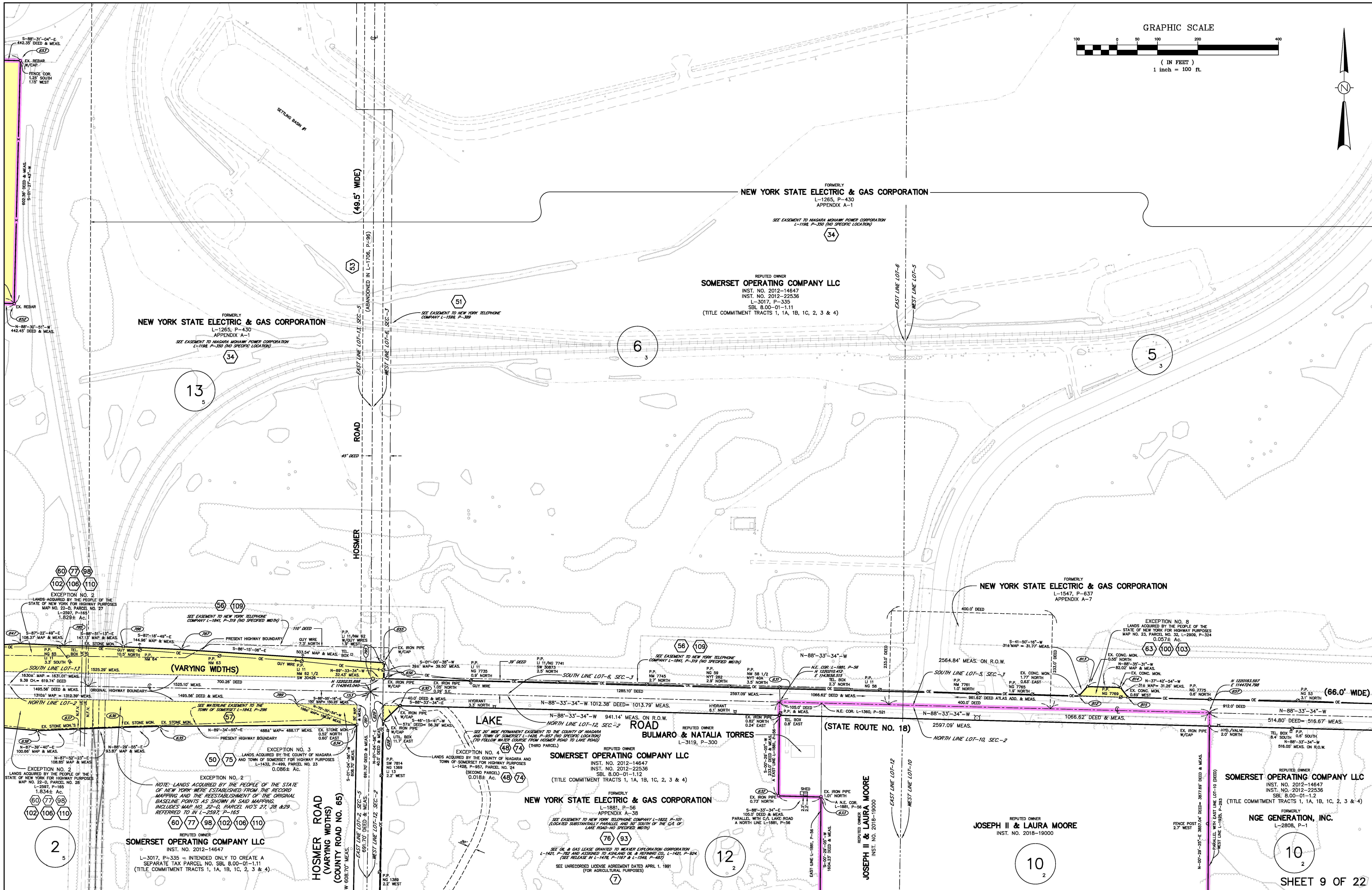


SHEET 8 OF 22

SHEET 10 OF 22



2

60 77 98 102 106 110

60 77 98 102 106 110

13

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53

6

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34

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50 75

56 109

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53

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63 100 103

56 109

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63 100 103

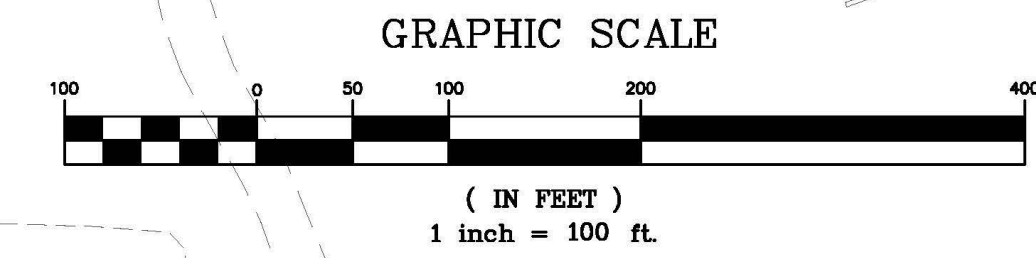
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6

34

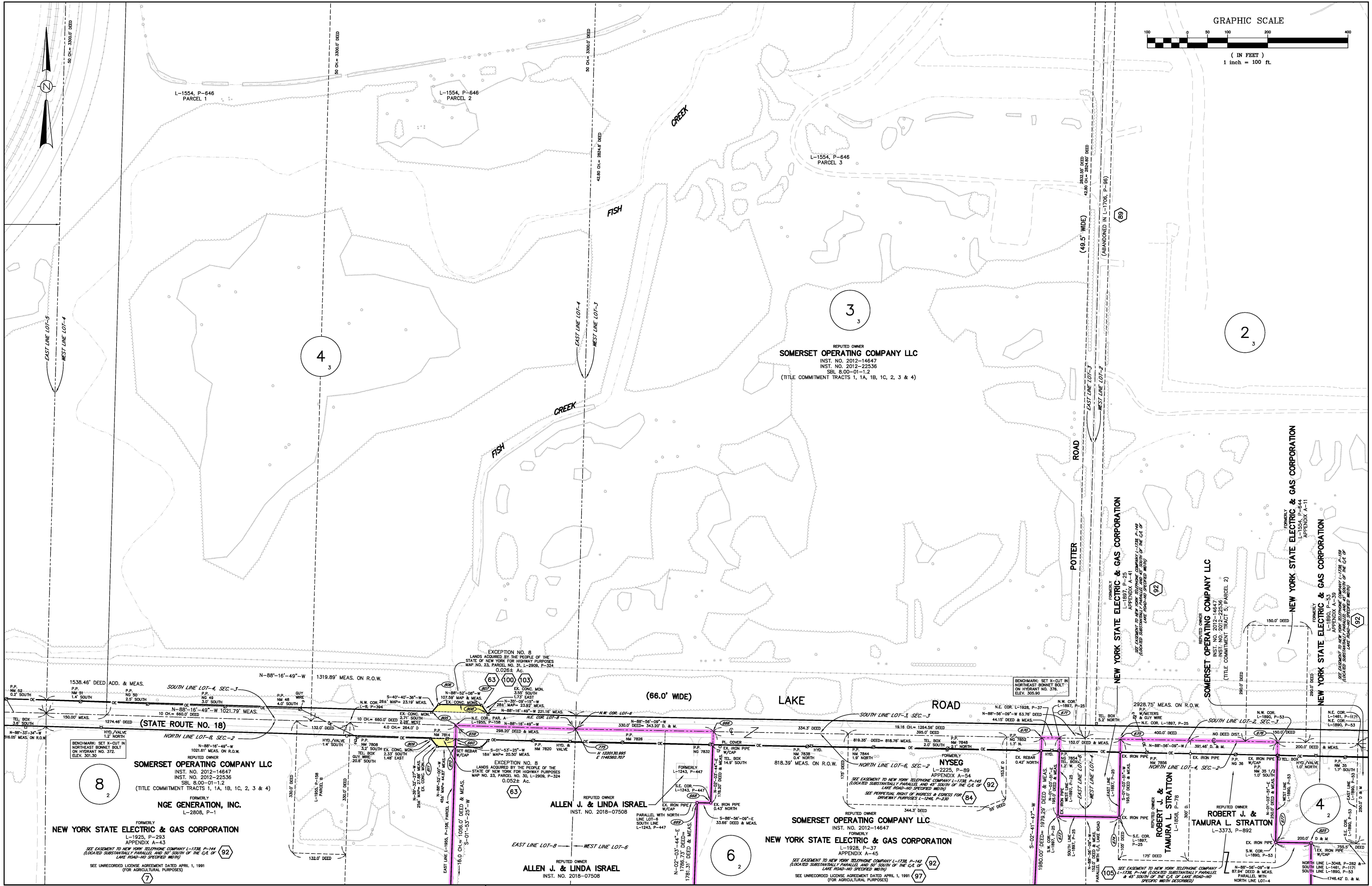
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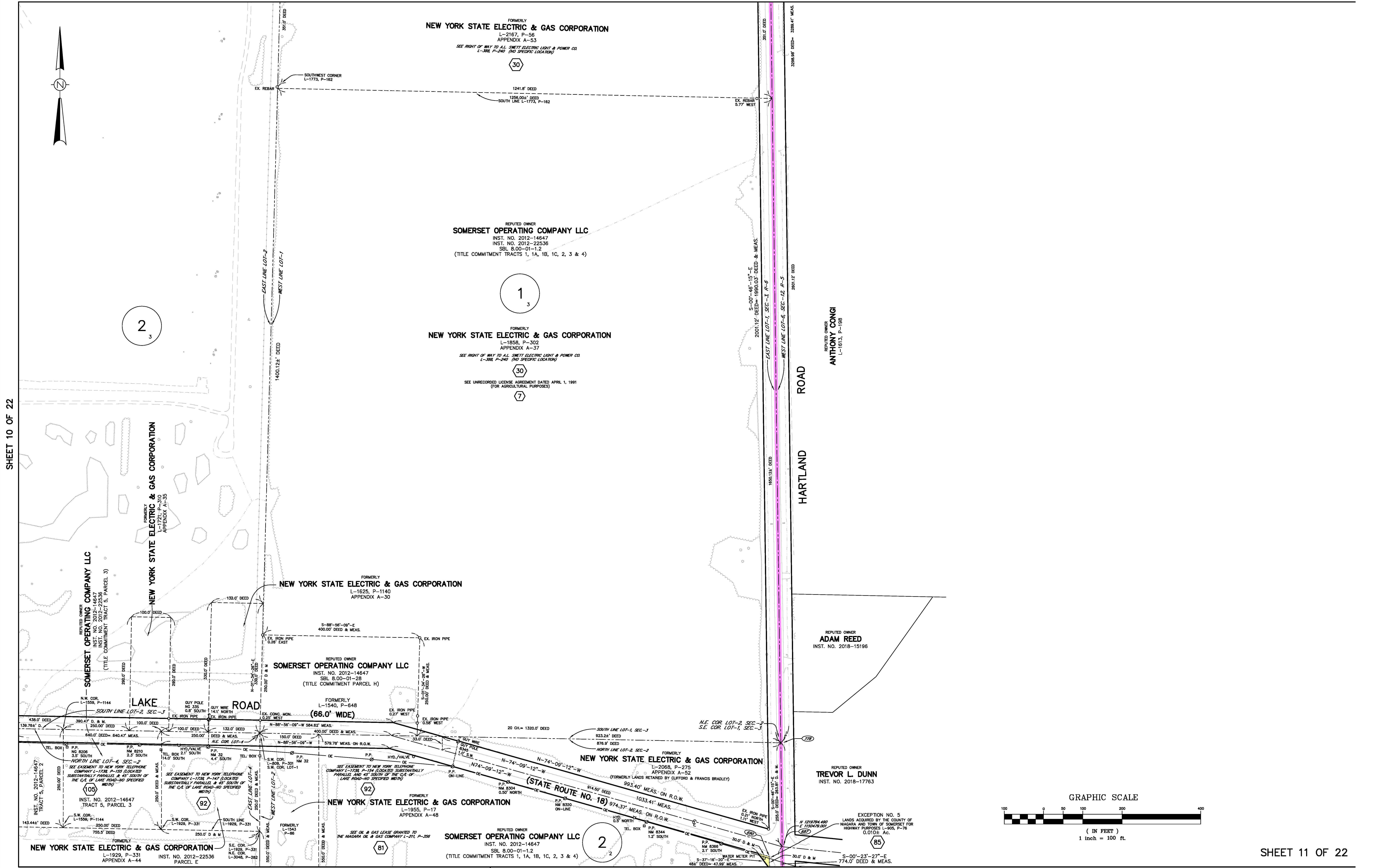
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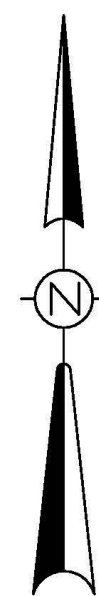


SHEET 9 OF 22

SHEET 11 OF 22







REPUTED OWNER  
**JOSEPH RIZZO FAMILY TRUST**  
INST. NO. 2014-19795

N-01'-01'-01"-E  
3811.52' DEED= 3810.56' DEED & MEAS.  
EAST LINE LOT-6

WEST LINE L-1846, P-191  
WEST LINE LOT-4

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

FORMERLY  
**NEW YORK STATE ELECTRIC & GAS CORPORATION**  
L-1948, P-191  
APPENDIX A-47  
SEE UNRECORDED LICENSE AGREEMENT DATED APRIL 1, 1991  
(FOR AGRICULTURAL PURPOSES)

REPUTED OWNER  
**TERROR DEVELOPMENT LLC**  
INST. NO. 2018-22935  
SBL 7.00-03-28  
(TITLE COMMITMENT TRACT 6)

FORMERLY  
**SOMERSET OPERATING COMPANY LLC**  
INST. NO. 2012-14647  
INST. NO. 2012-22536  
(TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C, 2, 3 & 4)

FORMERLY  
**NGE GENERATION, INC.**  
L-2808, P-1  
SEE DEED & GAS LEASE GRANTED TO THE  
NIAGARA CO. & GAS COMPANY L-211, P-297

57.280± AC.

REPUTED OWNER  
**NEW YORK STATE ELECTRIC & GAS CORPORATION**  
L-1264, P-431, 435 & 443

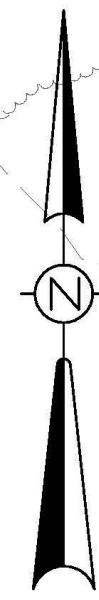
LANDS RESERVED BY NEW YORK STATE  
ELECTRIC & GAS CORP. L-1845, P-209  
AS AMENDED & RESTATED IN EXHIBIT B, L-2626, P-70  
AND ALSO AS AMENDED & RESTATED IN  
EXHIBIT A, L-2268, P-44  
AND ALSO AS AMENDED & RESTATED IN  
INST. NO. 2012-14647

REPUTED OWNER  
**SOMERSET OPERATING COMPANY LLC**  
INST. NO. 2012-14647  
(TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C, 2, 3 & 4)  
L-2017, P-335 - INTENDED ONLY TO CREATE A  
SEPARATE TAX PARCEL NO. SBL 8.00-01-1.11

FORMERLY  
**NEW YORK STATE ELECTRIC & GAS CORPORATION**  
L-1264, P-443

REPUTED OWNER  
**SOMERSET OPERATING COMPANY LLC**  
INST. NO. 2012-14647  
L-3017, P-335 - INTENDED ONLY TO CREATE A  
SEPARATE TAX PARCEL NO. SBL 8.00-01-1.11  
(TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C, 2, 3 & 4)

**HOSMER ROAD**  
(VARYING WIDTHS)  
(COUNTY ROAD NO. 65)



REPUTED OWNER  
**SOMERSET OPERATING COMPANY LLC**  
 INST. NO. 2012-14647  
 INST. NO. 2012-22536  
 SBL 8.00-01-1.12  
 (TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C, 2, 3 & 4)

FORMERLY  
**NEW YORK STATE ELECTRIC & GAS CORPORATION**  
 L-1881, P-56  
 APPENDIX A-38

SEE EASEMENT TO NEW YORK TELEPHONE COMPANY L-1822, P-101  
 (LOCATED SUBSTANTIALLY PARALLEL AND 30' SOUTH OF THE C/L OF  
 LAKE ROAD-NO SPECIFIED WIDTH)

76 93

SEE OIL & GAS LEASE GRANTED TO NECHER EXPLORATION CORPORATION  
 L-1421, P-782 AND ASSIGNED TO ASHLAND OIL & REFINING CO., L-1421, P-824  
 (SEE RELEASE IN L-1476, P-1187 & L-1548, P-487)

SEE UNRECORDED LICENSE AGREEMENT DATED APRIL 1, 1991  
 (FOR AGRICULTURAL PURPOSES)

7

EAST LINE L-1881, P-56  
 EAST LINE L-1881, P-56

S-00'-29'-05"-W 1804.23' DEED & MEAS.

EAST LINE LOT-12  
 WEST LINE LOT-10

FENCE POST  
 1.7' WEST

N-00'-29'-25"-E 3857.04' DEED & MEAS.  
 PARALLEL WITH EAST LINE LOT-10 (DEED)  
 WEST LINE L-1925, P-293

EAST LINE LOT-10  
 WEST LINE LOT-8

EAST LINE L-1881, P-56  
 18.0 CH = 1086.0' DEED

EAST LINE L-1881, P-56  
 S-01'-53'-25"-W 16.0 CH = 1086.0' DEED & MEAS.

REPUTED OWNER  
**SOMERSET OPERATING COMPANY LLC**  
 INST. NO. 2012-14647  
 INST. NO. 2012-22536  
 SBL 8.00-01-1.2  
 (TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C, 2, 3 & 4)  
 FORMERLY  
**NGE GENERATION, INC.**  
 L-2808, P-1

FORMERLY  
**NEW YORK STATE ELECTRIC & GAS CORPORATION**  
 L-1955, P-158  
 APPENDIX A-49  
 SEE EASEMENT TO NEW YORK TELEPHONE COMPANY L-1728, P-144  
 (LOCATED SUBSTANTIALLY PARALLEL AND 30' SOUTH OF THE C/L OF  
 LAKE ROAD-NO SPECIFIED WIDTH)

92

SOUTH LINE L-1955, P-158  
 PARALLEL WITH NORTH LINE LOT-8  
 N-88'-16'-49"-W  
 10.0 CH = 264.0' DEED & MEAS.  
 EX. IRON PIPE W/CAP  
 S.W. COR. L-1955, P-158  
 EX. IRON PIPE W/CAP 15' NORTH

SHEET 12 OF 22

SHEET 16 OF 22

A SOUTH LINE L-1881, P-56  
 N-88'-33'-34"-W  
 728.0' DEED & MEAS.  
 PARALLEL WITH NORTH LINE LOT-12

EX. IRON PIPE  
 0.87' NORTH  
 0.78' EAST

REPUTED OWNER  
**WILLIAM E. & GILLIAN WELLMAN**  
 L-3370, P-72  
 LOT-1

12  
 2

EX. IRON PIPE  
 0.19' EAST

REPUTED OWNER  
**EDGAR G. WESTLAKE**  
 L-3318, P-941  
 LOT-2

N-01'-04'-58"-E  
 PARALLEL WITH EAST LINE L-1881, P-56  
 A WEST LINE L-1881, P-56

A S.W. COR.  
 L-1881, P-56

A SOUTH LINE L-1881, P-56  
 N-88'-33'-34"-W  
 409.34' DEED = 409.96' DEED & MEAS.  
 PARALLEL WITH NORTH LINE LOT-12

S.E. COR.  
 L-1881, P-56

EX. IRON PIPE  
 0.44' WEST

HAIGHT SUBDIVISION PLAN  
 REFERENCE MAP FILED IN THE NIAGARA  
 COUNTY CLERK'S OFFICE IN MICROFILM  
 MAP BOOK-47 AT PAGE 4592

REPUTED OWNER  
**MICHAEL F. JORDAN**  
 L-3024, P-118

LOT-3

LOT-4

LOT-5

REPUTED OWNER  
**JOSEPH II & LAURA MOORE**  
 INST. NO. 2018-19000

10  
 2

FORMERLY  
**NEW YORK STATE ELECTRIC & GAS CORPORATION**  
 L-1925, P-293  
 APPENDIX A-43  
 SEE EASEMENT TO NEW YORK TELEPHONE COMPANY L-1728, P-144  
 (LOCATED SUBSTANTIALLY PARALLEL AND 30' SOUTH OF THE C/L OF  
 LAKE ROAD-NO SPECIFIED WIDTH)

92

7

SEE UNRECORDED LICENSE AGREEMENT DATED APRIL 1, 1991  
 (FOR AGRICULTURAL PURPOSES)

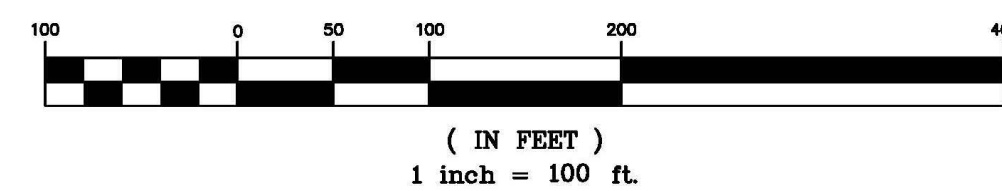
EAST LINE L-1925, P-293  
 PARALLEL WITH EAST LINE LOT-8 (DEED)  
 3881.46' DEED = 3881.18' MEAS.

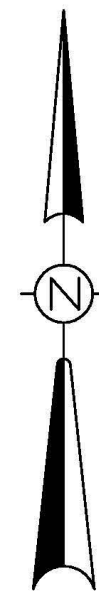
S-01'-53'-25"-W 2825.46' DEED SUBST. = 2839.18' DEED & MEAS.

REPUTED OWNER  
**ALLEN J. & LINDA ISRAEL**  
 INST. NO. 2018-07508

SHEET 14 OF 22

GRAPHIC SCALE





SHEET 13 OF 22

SHEET 15 OF 22

SEE UNRECORDED LICENSE AGREEMENT DATED APRIL 1, 1991  
(FOR AGRICULTURAL PURPOSES)

97

FORMERLY  
**NEW YORK STATE ELECTRIC & GAS CORPORATION**  
L-1928, P-37  
APPENDIX A-45  
SEE EASEMENT TO NEW YORK TELEPHONE COMPANY L-1738, P-142  
(LOCATED SUBSTANTIALLY PARALLEL AND 50' SOUTH OF THE C.A. OF  
LAKE ROAD-NO SPECIFIED WIDTH)

92

REPUTED OWNER  
**SOMERSET OPERATING COMPANY LLC**  
INST. NO. 2012-14647  
INST. NO. 2012-22536  
SBL 8.00-01-1.2  
(TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C, 2, 3 & 4)

REPUTED OWNER  
**ALLEN J. & LINDA ISRAEL**  
INST. NO. 2018-07508

6  
2

REPUTED OWNER  
**ROBERT J. & TAMURA A. STRATTON**  
L-3373, P-892

4  
2

REPUTED OWNER  
**SOMERSET OPERATING COMPANY LLC**  
INST. NO. 2012-14647  
INST. NO. 2012-22536  
(PARCEL E)  
SBL 8.00-01-38  
(TITLE COMMITMENT TRACT 5, PARCEL 1)

REPUTED OWNER  
**SOMERSET OPERATING COMPANY LLC**  
INST. NO. 2012-14647  
INST. NO. 2012-22536  
SBL 8.00-01-1.2  
(TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C, 2, 3 & 4)

2  
2

SEE OIL & GAS LEASE GRANTED TO  
THE NIAGARA OIL & GAS COMPANY L-211, P-358

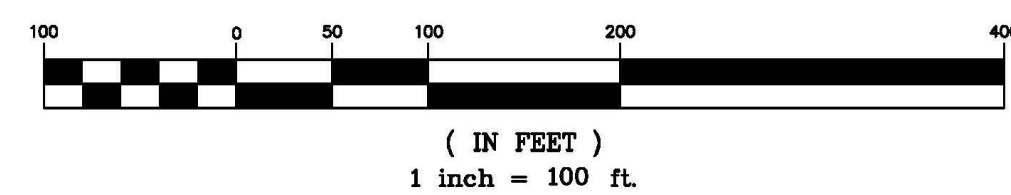
81

REPUTED OWNER  
**J.B. WATSON FARM, INC.**  
L-3410, P-480

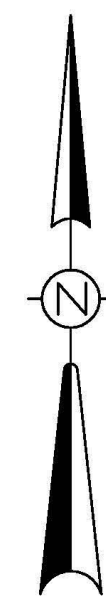
REPUTED OWNER  
**J.B. WATSON FARM, INC.**  
L-3410, P-480

REPUTED OWNER  
**SIDNEY J. SILSBY**  
L-2882, P-278

GRAPHIC SCALE







REPUTED OWNER  
**JOSEPH RIZZO FAMILY TRUST**  
INST. NO. 2014-19795

N-01-01'-21"-E  
3811.52' DEED= 3810.55' DEED & MEAS.  
MEANDERING FENCE REMNANTS  
WEST LINE L-1946, P-191

4  
5

FORMERLY  
**NEW YORK STATE ELECTRIC & GAS CORPORATION**  
L-1946, P-191  
APPENDIX A-47

SEE UNRECORDED LICENSE AGREEMENT DATED APRIL 1, 1991  
(FOR AGRICULTURAL PURPOSES)

REPUTED OWNER  
**TERROR DEVELOPMENT LLC**  
INST. NO. 2018-22935  
SBL 7.00-03-28  
(TITLE COMMITMENT TRACT 6)

FORMERLY  
**SOMERSET OPERATING COMPANY LLC**  
INST. NO. 2012-14647  
INST. NO. 2012-22536  
(TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C, 2, 3 & 4)

FORMERLY  
**NGE GENERATION, INC.**  
L-2808, P-1  
SEE OIL & GAS LEASE GRANTED TO THE  
NIAGARA OIL & GAS COMPANY L-211, P-297

27 108

S.E. COR LOT-6  
SOUTH LINE LOT-6  
NORTH LINE LOT-5

S.W. COR L-1946, P-191  
S.W. COR LOT-4  
MEANDERING FENCE REMNANTS

SOUTH LINE L-1946, P-191  
SOUTH LINE LOT-4  
1329.44' DEED ADD. =  
1328.92' DEED & MEAS.

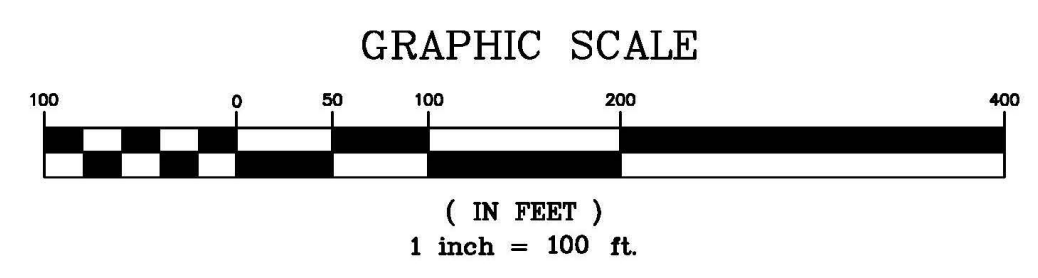
1144.44' DEED = 1143.92' MEAS.  
N-88'-39'-41"-W  
NORTH LINE LOT-3

S.W. COR L-1264, P-443  
EX. CONC. MON.  
0.76' SOUTH  
185.0' DEED & MEAS.  
S.W. COR LOT-2  
EX. CONC. MON.  
N.W. COR LOT-1  
N.E. COR LOT-3

N-00'-51'-11"-E 2886.89' DEED ADD. = 2885.75' DEED & MEAS.  
EAST LINE L-745, P-49  
N-00'-51'-11"-E 1936.76' DEED & MEAS.  
WEST LINE LOT-1  
P.P. 120/A P.P. 120/B P.P. 120/A P.P. 120/B

REPUTED OWNER  
**DAVID D. ALT**  
INST. NO. 2017-24981

3  
5



577,280± AC.  
NEW YORK STATE ELECTRIC & GAS CORPORATION  
LANDS RESERVED BY NEW YORK STATE ELECTRIC & GAS CORP. L-2845, P-209 AS AMENDED & RESTATED IN EXHIBIT B, L-2928, P-70 AND ALSO AS AMENDED & RESTATED IN EXHIBIT A, L-2298, P-44 AND ALSO AS AMENDED & RESTATED IN INST. NO. 2012-14647  
REPUTED OWNER  
**SOMERSET OPERATING COMPANY LLC**  
INST. NO. 2012-14647  
(TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C, 2, 3 & 4)  
L-3017, P-336 INTENDED ONLY TO CREATE A SEPARATE TAX PARCEL, NO. SBL 8.00-01-111  
S-01'-11'-18"-W  
5657.76' DEED & MEAS.  
5757.89' MEAS TO C/A LANE ROAD  
6703.02' MEAS. TO SOUTH LINE OF 6.12 AC PARCEL

2  
5

REPUTED OWNER  
**SOMERSET OPERATING COMPANY LLC**  
INST. NO. 2012-14647  
(TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C, 2, 3 & 4)  
L-3017, P-336 INTENDED ONLY TO CREATE A SEPARATE TAX PARCEL, NO. SBL 8.00-01-111

FORMERLY  
**NEW YORK STATE ELECTRIC & GAS CORPORATION**  
L-1284, P-443

FORMERLY  
**NGE GENERATION, INC.**  
L-2845, P-209  
154,814± AC. EXCLUDING ROAD APPROPRIATIONS  
APPENDIX A-55  
SEE UNRECORDED LICENSE AGREEMENT (FOR AGRICULTURAL PURPOSES)

S-08'-47'-34"-W  
101'± MAP= 100.50' MEAS.

S-01'-04'-58"-W  
350.0' MAP & MEAS.

S-08'-22'-48"-E  
61'± MAP= 60.83' MEAS.

140' MAP & MEAS.

200' DEED  
16.5' DEED  
FORMERLY  
**NYSEG**  
L-1560, P-972  
P.P. 187 1/2  
4.5' WEST

REPUTED OWNER  
**JAMES N. & MARY M. SALERNO**  
INST. NO. 2015-20162

11  
2

REPUTED OWNER  
**JOHN E. & ARTHUR P. SWEENEY**  
INST. NO. 2013-9087

(VARYING WIDTHS)

LOT-7

LOT-8

12  
2

(FIRST DESCRIBED PARCEL)  
LANDS ACQUIRED BY THE COUNTY OF NIAGARA AND TOWN OF SOMERSET, PARCEL NO. 20  
L-1428, P-957

LOT-10

(66.0' WIDE)

**HAIGHT ROAD**

FORMERLY  
**NEW YORK STATE ELECTRIC & GAS CORPORATION**  
L-1284, P-443  
CREEK  
FISH  
C. LIMESTONE TRACK  
C. RR LINE TRACK  
C. OUTBOUND TRACK

ROAD

**HOSMER**

EAST LINE LOT-2, SEC-5  
WEST LINE LOT-2, SEC-2  
S-01'-04'-58"-W  
2599.50' DEED & MEAS.

910.7' MAP= 910.00' MEAS.

350.0' MAP & MEAS.

140' MAP & MEAS.

200' DEED  
16.5' DEED

231' DEED

231' DEED

1616.72' DEED SUBT. & MEAS.

1616.72' DEED SUBT. & MEAS.

1616.72' DEED SUBT. & MEAS.

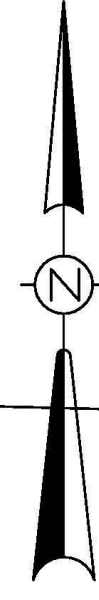
49

46

50 75

52





LOT-6

12  
2

LOT-12

LOT-9

LOT-11

11  
2

REPUTED OWNER  
**JOSEPH II & LAURA MOORE**  
INST. NO. 2018-19000

10  
2

REPUTED OWNER  
**SOMERSET OPERATING COMPANY LLC**  
INST. NO. 2012-14647  
INST. NO. 2012-22536  
SBL 8.00-01-12  
(TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C, 2, 3 & 4)

FORMERLY  
**NEW YORK STATE ELECTRIC & GAS CORPORATION**  
L-1925, P-283  
APPENDIX A-43

SEE EASEMENT TO NEW YORK TELEPHONE COMPANY L-1238, P-144  
(LOCATED SUBSTANTIALLY PARALLEL AND SOUTHWEST OF THE C/L OF  
LANE ROAD-NO SPECIFIED WIDTH)

SEE UNRECORDED LICENSE AGREEMENT DATED APRIL 1, 1991  
(FOR AGRICULTURAL PURPOSES)

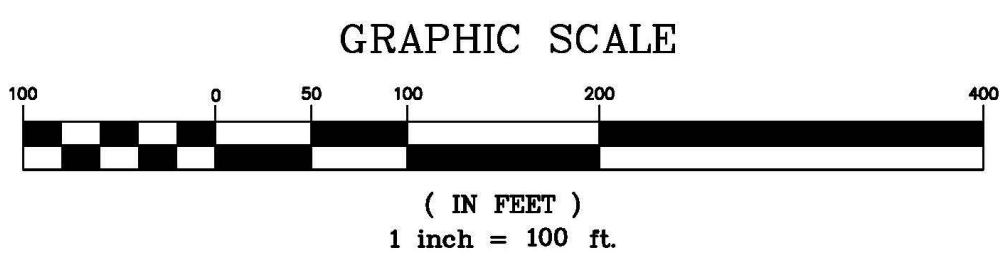
REPUTED OWNER  
**ALLEN J. & LINDA ISRAEL**  
INST. NO. 2018-07508

REPUTED OWNER  
**JOHN & JANE VOELPEL**  
L-3235, P-892

REPUTED OWNER  
**JOHN & ALICE M. WOLANYK**  
L-3439, P-338

**HAIGHT ROAD**  
(66.0' WIDE)

(FORMERLY KNOWN AS BROWN ROAD)



EAST LINE LOT-12  
WEST LINE LOT-10

EAST LINE LOT-11  
WEST LINE LOT-9

N-00°-28'-25"-E 3657.04' DEED = 3677.68' DEED & MEAS.  
PARALLEL WITH EAST LINE LOT-10 (DEED)  
WEST LINE L-1925, P-283

EAST LINE LOT-10  
WEST LINE LOT-8

EAST LINE LOT-8  
WEST LINE LOT-8  
S-01°-51'-25"-W 2825.46' DEED SUBT = 2839.18' DEED & MEAS.  
EAST LINE LOT-8  
WEST LINE LOT-8  
SBL 8.00-01-12  
SBL 8.00-01-12

SOUTH LINE LOT-12  
961.62' DEED ATLAS ADD. & MEAS.

SOUTH LINE LOT-10  
961.62' DEED ATLAS ADD. & MEAS.

1164.90' DEED = 1179.77' DEED & MEAS.

SOUTH LINE LOT-8

EX. REBAR

EX. IRON PIPE

EX. IRON PIPE

EX. IRON PIPE

EX. IRON PIPE  
W/CAP

EX. IRON PIPE

EX. IRON PIPE

EX. IRON PIPE

EX. IRON PIPE

EX. IRON PIPE

EX. IRON PIPE

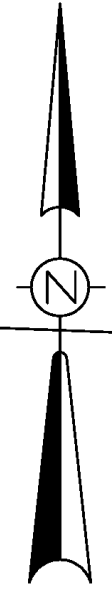
P.P. NM 198  
HYD. NG 199  
P.P. NG 200  
P.P. NM 201  
P.P. NM 202  
HYD. 0.42 NORTH  
P.P. NM 203  
P.P. NM 204

S.W. COR. L-1925, P-283

N-87°-30'-37"-W

S.E. COR. L-1925, P-283

N 116254.82' E 114870.26'



EX. IRON PIPE  
REPUTED OWNER  
**ALLEN J. & LINDA ISRAEL**  
INST. NO. 2018-07508

REPUTED OWNER  
**J.B. WATSON FARM, INC.**  
L-3410, P-480

REPUTED OWNER  
**J.B. WATSON FARM, INC.**  
L-3410, P-480

REPUTED OWNER  
**SIDNEY J. SILSBY**  
L-2882, P-278

6  
2

4  
2

REPUTED OWNER  
**JOHN & JANE VOELPEL**  
L-3235, P-892

EAST LINE LOT-8  
WEST LINE LOT-6

EAST LINE LOT-6  
WEST LINE LOT-4

EAST LINE LOT-4  
WEST LINE LOT-2

SOUTH LINE LOT-6

EX. IRON PIPE

SOUTH LINE LOT-4

SOUTH LINE LOT-2

**HAIGHT ROAD**  
(66.0' WIDE)

(FORMERLY KNOWN AS BROWN ROAD)

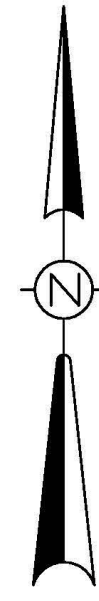
SHEET 17 OF 20

SHEET 15 OF 20

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



EAST LINE LOT-5  
WEST LINE LOT-3

REPUTED OWNER  
**DAVID D. ALT**  
INST. NO. 2017-24981

3  
5

62 113  
PERMANENT EASEMENT & RIGHT OF WAY  
RESERVED BY NEW YORK STATE ELECTRIC  
& GAS CORP. L-2945, P-209  
6.473± AC.

REPUTED OWNER  
**SOMERSET RAILROAD CORPORATION**  
L-1820, P-11

REPUTED OWNER  
**SOMERSET OPERATING COMPANY LLC**  
(TITLE COMMITMENT TRACTS 1, 1A, 1B, 1C, 2, 3 & 4)  
L-3077, P-335 - INTENDED ONLY TO CREATE A  
SEPARATE TAX PARCEL, NO. SBL 8.00-01-111  
INST. NO. 2012-14647  
57288' MEAS TO COR. OF 6.12 AC PARCEL

REPUTED OWNER  
**NEW YORK STATE ELECTRIC & GAS CORPORATION**  
L-1284, P-435

1  
5

REPUTED OWNER  
**TOWN OF SOMERSET**  
INST. NO. 2015-20548  
1.487± AC.

REPUTED OWNER  
**TOWN OF SOMERSET**  
L-1385, P-527  
(CEMETERY)

FORMERLY  
**NGE GENERATION, INC.**  
L-2845, P-209

REPUTED OWNER  
**SOMERSET RAILROAD CORPORATION**  
(FORMERLY ROME, WATERTOWN AND OGDENSBURG RAILROAD COMPANY L-140, P-135)  
L-2542, P-92

REPUTED OWNER  
**JOSEPH C. & JACQUELINE CZELUSTA**  
L-1630, P-153

11  
2

HOSMER ROAD  
(66.0' WIDE)

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

BENCHMARK: EAST BONNET  
BOLT ON HYDRANT NO. 015  
ELEV. 306.95

**TABULATION OF BEARINGS,  
DISTANCES, POINT NUMBERS AND COORDINATES**

**MAIN OUTBOUNDS DESCRIPTION**

BEARING	DISTANCE	PT. NO.	NORTH	EAST
S-00-46-15-E	200.00	301	1224753.899	1150412.284
S-00-46-15-E	34.85	776	1224553.917	1150414.974
S-89-13-45-W	1117.32	709	1224538.887	1149297.715
N-44-37-51-W	34.85	708	1224563.546	1149273.413
N-01-34-26-W	91.06	707	1224472.520	1149270.912
N-89-13-45-E	1145.05	705	1224487.823	1150415.862
S-00-46-15-E	2139.85	699	1222348.270	1150444.653
N-88-49-26-W	1231.67	698	1222373.552	1149213.239
S-01-34-26-W	300.00	697	1222073.666	1149204.999
S-88-49-26-E	1243.95	696	1222048.132	1150448.683
S-00-46-15-E	1990.03	687	1220058.277	1150475.452
S-00-46-15-E	263.81	688	1219794.490	1150479.001
S-00-23-27-E	774.00	686	1219020.508	1150484.280
S-88-58-42-W	680.60	685	1219008.372	1149803.786
S-00-21-07-E	931.10	684	1218077.289	1149809.505
N-88-20-21-W	662.24	683	1218084.928	1149147.311
N-88-56-09-W	87.94	677	121948.544	1148305.332
N-87-36-22-W	757.30	826	1218100.493	1148390.644
N-00-05-09-E	1746.42	825	1219846.911	1148393.257
N-88-56-09-W	87.94	677	121948.544	1148305.332
N-01-03-51-E	250.00	676	1220098.501	1148309.975
N-88-56-09-W	391.46	675	1220105.772	1147918.583
S-01-03-51-W	195.00	674	1219910.805	1147914.961
N-88-56-09-W	152.00	673	1219913.628	1147762.987
N-01-03-51-E	195.00	671	1220108.594	1147766.609
N-88-56-09-W	44.15	670	1220109.415	1147722.462
S-02-41-47-W	1979.29	672	1218132.320	1147629.347
N-88-36-22-W	16.07	688	1218151.006	1148101.689
N-02-03-44-E	1781.31	669	1219947.161	1146863.780
S-88-56-09-E	33.66	668	1219946.536	1146897.434
N-88-31-08-W	276.90	666	1220124.621	1146903.847
N-88-56-09-W	343.20	775	1220130.263	1146980.707
N-88-16-49-W	298.20	659	1220138.944	1146262.639
S-01-53-25-W	1056.00	665	1219084.519	1146227.804
N-88-16-49-W	284.00	664	1219092.441	1145963.922
S-01-53-25-W	2839.18	663	1216254.802	1145870.264
N-87-30-37-W	1179.77	661	1216306.053	1144691.611
N-00-29-25-E	3977.69	657	1220183.597	1144724.798
N-88-33-34-W	1086.61	631	1220210.412	1143658.515
S-00-29-05-W	233.00	632	1219977.420	1143656.544
S-88-33-34-E	105.00	633	1219974.780	1143761.511
S-00-29-05-W	1604.23	779	1218370.808	1143747.943
N-88-33-34-W	408.96	621	1218380.914	1143338.112
N-01-04-56-E	525.00	620	1218905.824	1143348.029
N-88-33-34-W	728.00	619	1218924.126	1142620.259
S-01-04-56-W	2529.50	174	1216395.075	1142572.480
S-01-12-47-W	1816.72	866	1214778.718	1142538.251
N-87-46-50-W	530.00	865	1214799.243	1142008.649
S-01-12-47-W	225.00	864	1214574.293	1142003.885
N-87-46-50-E	330.00	810	1214563.768	1142533.491
S-01-12-47-W	914.00	609	1213639.972	1142514.141
N-88-31-08-W	1024.75	608	1213666.460	1141489.733
S-01-12-47-W	100.00	780	1213566.462	1141487.616
N-88-31-08-W	276.90	608	1213573.639	114210.809
N-00-51-11-E	2865.75	78	1216439.071	1141253.477
N-88-39-41-W	1328.92	72	1216470.117	1139924.923
N-01-01-21-E	3910.55	602	1220280.057	1139992.916
N-88-12-55-W	743.72	601	1220290.244	1139499.261
N-89-53-25-W	604.47	600	1220291.403	1138644.792
N-00-15-47-E	3703.69	930	1223995.056	1138661.799
N-76-43-04-E	51.58	334	1224008.907	1138712.002
N-86-00-15-E	124.79	935	1224015.603	1138836.487
N-88-07-38-E	92.04	936	1224018.611	1138928.479
N-82-48-26-E	101.62	937	1224031.355	1139029.304
N-72-14-24-E	164.10	938	1224061.124	1139190.522
N-73-17-37-E	86.19	939	1224086.749	1139273.074
N-82-35-11-E	274.79	940	1224122.205	1139545.562
N-80-40-45-E	324.80	941	1224174.811	1139866.075
N-87-42-39-E	137.47	942	1224183.846	1140063.341
N-78-30-57-E	221.71	943	1224227.987	1140280.609
N-80-38-53-E	148.21	944	1224252.071	1140426.850
N-81-59-29-E	152.47	945	1224273.313	1140572.803
N-79-18-43-E	65.00	946	1224285.405	1140641.694
N-87-05-59-E	118.78	947	1224291.415	1140760.317
N-84-18-20-E	201.36	948	1224311.394	1140960.681
N-83-59-49-E	126.77	949	1224324.652	1141086.755
N-89-53-59-E	65.08	950	1224324.538	1141151.832
N-77-40-01-E	201.88	951	1224367.657	1141349.049
N-80-43-19-E	208.63	953	1224400.971	1141552.974
S-88-33-48-E	108.17	955	1224396.930	1141660.238
N-81-08-27-E	311.37	956	1224434.923	1141967.897
N-05-18-14-W	12.67	957	1224447.537	1141966.726
N-76-28-48-E	192.97	958	1224492.650	1142154.348
N-89-15-43-E	39.18	960	1224492.143	1142193.520
N-78-32-09-E	227.99	961	1224537.457	1142416.961
S-84-16-26-E	115.39	962	1224525.944	1142531.777
N-75-41-42-E	186.18	963	1224571.946	1142712.183
N-80-10-14-E	82.25	964	1224585.988	1142793.229
N-89-41-12-E	171.14	965	1224586.924	1142964.367
N-76-07-19-E	151.75	966	1224623.323	1143111.691
N-87-48-30-E	159.52	967	1224629.423	1143271.090
N-79-54-18-E	316.21	968	1224684.849	1143582.408
N-79-51-48-E	159.84	969	1224712.981	1143739.757
N-77-01-27-E	177.92	970	1224752.931	1143913.132
N-82-14-17-E	83.31	971	1224764.183	1143995.680
N-73-31-03-E	71.24	972	1224784.396	1144063.995
N-83-51-29-E	255.01	973	1224811.681	1144317.546
N-84-54-12-E	155.52	974	1224825.497	1144472.455
N-80-59-08-E	209.28	975	1224858.287	1144679.147
N-79-00-52-E	330.57	976	1224921.282	1145003.664
N-76-28-23-E	243.33	979	1224978.198	1145240.244
N-72-28-19-E	151.89	980	1225023.951	1145386.084
N-82-11-50-E	305.89	982	1225055.480	1145688.139
N-78-17-27-E	250.16	983	1125116.248	1145933.094
N-79-29-01-E	349.50	985	1225180.038	1146276.726
N-75-30-56-E	372.92	987	1125285.856	1146634.318
N-73-58-05-E	291.54	988	1225366.371	1146914.515
N-73-34-19-E	180.51	989	1225417.420	1147087.652
N-82-05-36-E	186.21	990	1225443.035	1147272.089
N-69-19-43-E	212.84	991	1225518.168	1147471.222
N-71-13-36-E	208.43	992	1225585.245	1147668.559
N-66-46-24-E	150.19	993	1225644.474	1147806.574
N-75-02-56-E	191.73	994	1225693.939	1147991.613
N-75-12-38-E	236.80	995	1225750.393	1148221.788
N-73-41-28-E	259.86	996	1225823.365	1148471.191
N-73-28-45-E	188.07	997	1225876.846	1148651.500
N-73-09-56-E	186.76	999	1225930.932	1148830.252
N-69-02-45-E	182.09	1000	1225996.053	1149000.304
N-79-12-31-E	180.80	1001	1226029.904	1149177.904
N-79-33-35-E	167.56	1002	1226071.689	1149340.172
N-81-40-06-E	434.06	1004	1226134.585	1149759.653
N-79-48-36-E	294.57	1006	1226186.699	1150059.579
N-83-39-49-E	147.37	1007	1226202.964	1150206.053
N-77-46-07-E	190.52	774	1226243.327	1150392.247
S-00-46-15-E	1489.66	301	1224753.899	1150412.284
Final Area= 81,627,250 Square Feet 1,873,904 Acres				

**ROGER C. & KAREN M. PAYNE EXCEPTION # 1 (SEE SHEET NO. 8)**

BEARING	DISTANCE	PT. NO.	NORTH	EAST
S-01-13-04-W	201.85	782	1220264.058	1141148.748
N-89-12-55-W	166.75	642	1220064.540	1140978.721
N-01-13-04-E	202.00	783	1220266.494	1140983.015
S-89-15-55-E	137.20	797	1220264.615	1141200.206
S-88-55-16-E	29.54	782	1220264.058	1141148.748
Final Area= 33680 Square Feet 0.773 Acres				

**NYSDOT PARCEL #27, MAP # 22-D EXCEPTION # 2 (SEE SHEET NO'S 8 & 9)**

BEARING	DISTANCE	PT. NO.	NORTH	EAST
N-84-34-19-E	327.91	644	1220298.614	1141047.459
N-86-22-04-E	403.18	647	1220355.175	1141776.265
S-87-22-49-E	108.37	785	1220350.222	1141884.622
S-88-51-13-E	147.13	786	1220347.278	1142031.623
S-87-18-49-E	144.96	787	1220340.484	1142176.423
S-86-15-06-E	503.54	655	1220307.566	1142678.886
S-01-00-38-W	39.50	656	1220268.075	1142678.190
N-88-33-34-W	32.43	795	1220268.890	1142645.766
N-88-55-16-W	1525.29	796	1220297.610	1141207.443
N-89-12-55-W	73.29	644	1220298.614	1141047.459
Final Area= 79686 Square Feet 1.829 Acres				

**NYSDOT PARCEL #28, MAP # 22-D EXCEPTION # 2 (SEE SHEET NO'S 8 & 9)**

BEARING	DISTANCE	PT. NO.	NORTH	EAST
S-88-55-16-E	1312.39	784	1220231.066	1141149.044
S-70-30-54-E	158.34	634	1220206.354	1142461.204
S-89-34-55-W	468.17	635	1220153.538	1142610.479
S-88-29-55-W	93.87	636	1220147.516	1142028.483
S-87-52-23-W	108.85	637	1220143.476	1141919.798
S-87-39-40-W	100.66	638	1220139.369	1141819.132
N-84-52-55-W	452.97	639	1220179.777	1141367.968
N-79-12-40-W	159.36	788	1220209.608	1141211.425
N-80-50-54-W	63.43	640	1220219.696	1141148.803
N-01-13-04-E	11.37	784	1220231.066	1141149.044
Final Area= 79896 Square Feet 1.834 Acres				

**COUNTY OF NIAGARA PARCEL # 21 EXCEPTION # 3 (SEE SHEET NO. 16)**

BEARING	DISTANCE	PT. NO.	NORTH	EAST
N-08-22-48-W	60.83	614	1216535.482	1142542.127
N-01-04-56-E	350.00	615	1216595.860	1142533.262
N-06-47-34-E	100.50	617	1217045.391	1142551.760
S-01-04-56-W	510.00	614	1216535.482	1142542.127
Final Area= 4300 Square Feet 0.099 Acres				

**COUNTY OF NIAGARA PARCEL # 22 EXCEPTION # 3 (SEE SHEET NO. 12)**

BEARING	DISTANCE	PT. NO.	NORTH	EAST
N-10-13-40-W	101.98	623	1218845.070	1142585.759
N-01-04-56-E	500.00	624	1218945.341	1142577.096
N-12-23-32-E	101.98	626	1219544.945	1142598.981

DESCRIPTION OF SURVEYED PREMISES

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Somerset, County of Niagara, State of New York, being part of Lots 1, 2, 4, 13, 14 and 15, Section 5; also being part of Lots 1, 2, 3, 4, 5 and 6, Section 3; also being part of Lots 2, 4, 6, 8, 10 and 12, Section 2, Township 16, Range 6 of the Holland Land Company survey (so-called), bounded and described as follows: BEGINNING AT A POINT on the east line of Lot 1, Section 3 (the east line of Lot 1 being also the centerline of Hartland Road); at its intersection with the centerline of Lower Lake Road; said point being further described as being 4696.05 feet northerly measured along the centerline of said Hartland Road (being also the east line of Lot 1, Section 3) from the southeast corner thereof; said point of beginning being further described as being at the southeast corner of lands conveyed to New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 2035 of Deeds at Page 113; RUNNING THENCE: S-00-46-15-E, along the centerline of said Hartland Road (being also the east line of Lot 1, Section 3), a distance of 200.0 feet to the northeast corner of lands conveyed to the Town of Somerset by deed recorded in the Niagara County Clerk's Office in Liber 1774 of Deeds at Page 324; RUNNING THENCE: S-89-13-45-W, along the north line of said Town of Somerset lands, a distance of 117.32 feet to an angle therein; CONTINUING THENCE: N-44-37-51-W, along the northerly line of said Town of Somerset lands, a distance of 34.65 feet to the northwest corner thereof; being also a point on the division line between Lot 1, Section 3, on the east and Lot 2, Section 3, on the west; RUNNING THENCE: S-01-34-26-W, along the westerly line of said Town of Somerset lands (being also the division line between Lot 1, Section 3, on the east and Lot 2, Section 3, on the west), a distance of 81.06 feet to the southwest corner of said Town of Somerset lands; RUNNING THENCE: N-89-13-45-E, along the south line of said Town of Somerset lands, a distance of 1145.05 feet to a point on the east line of Hartland Road (being also the east line of Lot 1, Section 3), at the southeast corner of said Town of Somerset lands; RUNNING THENCE: S-00-46-15-E, along the centerline of Hartland Road (being also the east line of Lot 1, Section 3), a distance of 2139.85 feet to the southeast corner of lands conveyed to New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1936 of Deeds at Page 1; said point being further described as being the northeast corner of land conveyed to Daniel Stroyan by deed recorded in the Niagara County Clerk's Office in Liber 2370 of Deeds at Page 214; RUNNING THENCE: N-89-49-26-W, along the south line of said lastly referred to New York State Electric & Gas Corporation lands, being also the north line of said Stroyan lands, a distance of 1231.67 feet to the southwest corner of said lastly referred to New York State Electric & Gas Corporation lands; being also the northwest corner of said Stroyan lands and being also on the division line between Lot 1, Section 3, on the east and Lot 2, Section 3, on the west; RUNNING THENCE: S-01-34-26-W, along the west line of said Stroyan lands (being also the division line between Lot 1, Section 3, on the east and Lot 2, Section 3, on the west), a distance of 300.0 feet to the northwest corner of lands conveyed to New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 2167 of Deeds at Page 56; said point being further described as being the southwest corner of said Stroyan lands; RUNNING THENCE: S-88-49-26-E, along the north line of said lastly referred to New York State Electric & Gas Corporation lands (being also the south line of said Stroyan lands), a distance of 1243.95 feet to a point on the centerline of Hartland Road; being also the east line of Lot 1, Section 3, at the northeast corner of said lastly referred to New York State Electric & Gas Corporation; being also the southeast corner of said Stroyan lands; RUNNING THENCE: S-00-46-15-E, along the centerline of Hartland Road, a distance of 1990.03 feet to the southeast corner of said Lot 1, Section 3; being also the northeast corner of Lot 2, Section 2; CONTINUING THENCE: S-00-46-15-E, along the centerline of said Hartland Road; being also the east line of Lot 2, Section 2, a distance of 263.81 feet to its intersection with the centerline of Lake Road; CONTINUING THENCE: S-00-23-27-E, along the centerline of Hartland Road (being also the east line of Lot 2, Section 2), a distance of 774.0 feet to a southeast corner of lands conveyed to the New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1974 of Deeds at Page 220; said point being further described as being the northeast corner of lands conveyed to Michael K. Mattorn and Christine Demelia by deed recorded in the Niagara County Clerk's Office in Liber 2754 of Deeds at Page 129; RUNNING THENCE: S-88-58-42-W, along the south line of said lastly referred to New York State Electric & Gas Corporation lands; being also along the north line of said Mattorn and Demelia lands and the north line of lands conveyed to Thomas Oliver by deed recorded in the Niagara County Clerk's Office in Liber 1940 of Deeds at Page 259, a distance of 680.60 feet to the northwest corner of said Oliver lands and on a point in said lastly referred to New York State Electric & Gas Corporation lands; RUNNING THENCE: S-00-21-07-E, along an east line of said lastly referred to New York State Electric & Gas Corporation lands; being also in part along the west line of said lastly referred to Thomas Oliver lands; being also in part along the west line of lands conveyed to Thomas A. Oliver by deed recorded in the Niagara County Clerk's Office in Liber 2047 of Deeds at Page 113, a distance of 931.10 feet to a southeast corner of said lastly referred to New York State Electric & Gas Corporation lands (being also at the southwest corner to said lastly referred to Oliver lands); RUNNING THENCE: N-89-20-21-W, along the south line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 662.24 feet to the southwest corner of said lastly referred to New York State Electric & Gas Corporation lands, at a point on the division line between Lot 2, Section 2, on the east and Lot 4, Section 2, on the west; RUNNING THENCE: S-00-05-09-W, along a line project southerly of the west line of said lastly referred to New York State Electric & Gas Corporation lands, and being along the division line between Lot 2, Section 2, on the east and Lot 4, Section 2, on the west, a distance of 16.07 feet to the southeast corner of lands conveyed to AES Somerset, LLC by deed recorded in the Niagara County Clerk's Office in Liber 3217 of Deeds at Page 992; RUNNING THENCE: N-87-36-22-W, along the south line of said lastly referred to AES Somerset, LLC lands, a distance of 757.30 feet to the southwest corner thereof; RUNNING THENCE: N-00-05-09-E, along the west line of said lastly referred to AES Somerset, LLC lands, a distance of 1746.42 feet to a point on the south line of lands conveyed to New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1890 of Deeds at Page 53, said point being 87.94 feet easterly measured along the south line of said lastly referred to New York State Electric & Gas Corporation lands from the southwest corner thereof; RUNNING THENCE: N-88-56-09-W, along the south line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 87.94 feet to the southwest corner thereof; RUNNING THENCE: N-01-03-51-E, along the west line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 250.0 feet to a point on the centerline of Lake Road (being also the north line of Lot 4, Section 2), at the northwest corner of said lastly referred to New York State Electric & Gas Corporation lands; RUNNING THENCE: N-88-56-09-W, along the centerline of said Lake Road (being also the north line of Lot 4, Section 2), a distance of 391.46 feet to the northeast corner of lands conveyed to New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1897 of Deeds at Page 25; RUNNING THENCE: S-01-03-51-W, along the east line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 195.0 feet to the southeast corner thereof; RUNNING THENCE: N-88-56-09-W, along the south line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 152.0 feet to the southwest corner thereof; RUNNING THENCE: N-01-03-51-E, along the west line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 195.0 feet to a point on the centerline of Lake Road; being also the north line of Lot 6, Section 2, and the northwest corner of said lastly referred to New York State Electric & Gas Corporation lands; RUNNING THENCE: N-88-56-09-W, along the centerline of said Lake Road (being also the north line of Lot 6, Section 2), a distance of 44.15 feet to the northeast corner of lands conveyed to the New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1928 of Deeds at Page 37; RUNNING THENCE: S-02-41-47-W, along the east line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 1979.29 feet to the southeast corner thereof;

RUNNING THENCE: N-87-36-22-W, along the south line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 830.39 feet to the southwest corner thereof; RUNNING THENCE: N-02-03-44-E, along the west line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 1781.31 feet to an angle point in said lastly referred to New York State Electric & Gas Corporation lands; said angle point being further described as being on the south line of lands conveyed to Otto F. and Katherine P. Israel Clear Office in the Niagara County Clerk's Office in Liber 1243 of Deeds at Page 447; RUNNING THENCE: S-88-56-09-E, along a north line of said lastly referred to New York State Electric & Gas Corporation lands (being also the south line of said Israel lands), a distance of 33.66 feet to an angle point in said New York State Electric & Gas Corporation lands and the southeast corner of said Israel lands; RUNNING THENCE: N-02-03-44-E, along a west line of said lastly referred to New York State Electric & Gas Corporation lands (being also the east line of said Israel lands), a distance of 178.20 feet to a point on the centerline of Lake Road (being also the north line of Lot 6, Section 2); RUNNING THENCE: N-88-56-09-W, along the centerline of said Lake Road (being also the north line of Lot 6, Section 2), a distance of 343.20 feet to the northwest corner of Lot 6, Section 2 (being also the northeast corner of Lot 8, Section 2); RUNNING THENCE: N-88-16-49-W, along the centerline of said Lake Road, being also the north line of Lot 8, Section 2, a distance of 298.20 feet to the northeast corner of Parcel A of lands conveyed to the New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1965 of Deeds at Page 158; RUNNING THENCE: S-01-53-25-W, along the east line of said lastly referred to Parcel A of New York State Electric & Gas Corporation lands, a distance of 1056.0 feet to a southeast corner thereof; RUNNING THENCE: N-88-16-49-W, along the south line of said lastly referred to Parcel A of New York State Electric & Gas Corporation lands, a distance of 264.0 feet to the southwest corner thereof; being also a point on the east line of lands conveyed to New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1925 of Deeds at Page 293; RUNNING THENCE: S-01-53-25-W, along the east line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 2839.18 feet to a point on the centerline of Haight Road; said centerline of Haight Road; being also the south line of Lot 8, Section 2, and at the southeast corner of said lastly referred to New York State Electric & Gas Corporation lands; RUNNING THENCE: N-87-30-37-W, along the centerline of said Haight Road (being also the south line of Lot 8, Section 2, and the south line of Lot 10, Section 2), a distance of 1179.77 feet to the southwest corner of said lastly referred to New York State Electric & Gas Corporation lands; RUNNING THENCE: N-00-29-25-E, along the west line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 3977.69 feet to a point on the centerline of Lake Road; said centerline of Lake Road being also the north line of Lot 10, Section 2; RUNNING THENCE: N-88-33-34-W, along the centerline of said Lake Road (being also the north line of Lot 10, Section 2, and Lot 12, Section 2), a distance of 1066.62 feet to the northeast corner of lands conveyed to New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1881 of Deeds at Page 56; RUNNING THENCE: S-00-29-05-W, along the east line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 233.0 feet to an angle therein; RUNNING THENCE: S-88-33-34-E, along a north line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 105.0 feet to a northeast corner of said lastly referred to New York State Electric & Gas Corporation lands; RUNNING THENCE: S-00-29-05-W, along the east line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 1604.23 feet to the southeast corner thereof; RUNNING THENCE: N-88-33-34-W, along a south line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 409.96 feet to a southwest corner thereof; RUNNING THENCE: N-01-04-56-E, along a west line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 525.0 feet to an angle therein; RUNNING THENCE: N-88-33-34-W, along a south line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 728.0 feet to a point on the centerline of Hosmer Road; said centerline being also the west line of Lot 2, Section 2, and the east line of Lot 2, Section 5; RUNNING THENCE: S-01-04-56-W, along the centerline of said Hosmer Road (being also the division line between Lot 12, Section 2 on the east and Lot 2, Section 5 on the west), a distance of 2529.50 feet to the southeast corner of said Lot 2, Section 5 (being also the northeast corner of Lot 1, Section 5); CONTINUING THENCE: S-01-12-47-W, along the centerline of said Hosmer Road (being also the division line between Lot 11, Section 2 on the east and Lot 1, Section 5 on the west), a distance of 914.0 feet to the southeast corner of lands conveyed to the New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1264 of Deeds at Page 431; RUNNING THENCE: N-88-31-08-W, along a south line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 1024.75 feet to an angle therein; RUNNING THENCE: S-01-12-47-W, along an east line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 100.0 feet to a southeast corner thereof; RUNNING THENCE: N-88-31-08-W, along a south line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 276.90 feet to the southwest corner thereof; being a point on the division line between Lot 1, Section 5, on the east and Lot 3, Section 5, on the west; RUNNING THENCE: N-00-51-11-E, in part along the west line of said lastly referred to New York State Electric & Gas Corporation lands and also in part along the west line of lands conveyed to New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1264 of Deeds at Page 435 (being also the division line between Lot 1, Section 5, on the east and Lot 3, Section 5, on the west), a distance of 2865.75 feet to the northwest corner of Lot 1, Section 5; being also the northeast corner of Lot 3, Section 5, and further described as being the southwest corner of Lot 2, Section 5; and also being the southeast corner of Lot 4, Section 5; RUNNING THENCE: N-88-39-41-W, along the south line of said Lot 4, Section 5; being also along the south line of lands conveyed to the New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1264 of Deeds at Page 443; and also along the south line of lands conveyed to the New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1949 of Deeds at Page 191, a distance of 1328.92 feet to the southwest corner of said lastly referred to New York State Electric & Gas Corporation lands; being the southwest corner of Lot 4, Section 5 and also the southeast corner of Lot 6, Section 5; RUNNING THENCE: N-01-01-21-E, along the westerly line of said lastly referred to New York State Electric & Gas Corporation lands (being also the division line between Lot 4, Section 5, on the east and Lot 6, Section 5, on the west), a distance of 3810.59 feet to a point on the centerline of Lake Road, at the northwest corner of said Lot 4, Section 5, and the northeast corner of Lot 6, Section 5; said point being further described as being the southwest corner of Lot 14, Section 5, and the southeast corner of Lot 15, Section 5; RUNNING THENCE: N-89-12-55-W, along the centerline of said Lake Road (being also the south line of Lot 15, Section 5), a distance of 743.72 feet to an angle point therein; CONTINUING THENCE: N-89-53-25-W, along the centerline of said Lake Road (being also the south line of Lot 15, Section 5), a distance of 604.47 feet to the southwest corner of Lot 15, Section 5; being also the southeast corner of Lot 8, Section 5, and being further described as being the southwest corner of lands conveyed to the New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1881 of Deeds at Page 310;

RUNNING THENCE: N-00-15-47-E, along the west line of said lastly referred to New York State Electric & Gas Corporation lands (being also the division line between Lot 15, Section 5 on the east and Lot 8, Section 5 on the west), a distance of approximately 3704 feet to the water's edge of Lake Ontario; RUNNING THENCE: N-00-15-47-E, along the water's edge of said Lake Ontario; a distance of approximately 12,006 feet to its intersection with the east line of Lot 1, Section 3; being also the northeast corner of lands conveyed to New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 2035 of Deeds at Page 113; RUNNING THENCE: S-00-46-15-E, along the east line of Lot 1, Section 3 (being also the east line of said lastly referred to New York State Electric & Gas Corporation lands), a distance of approximately 1,490 feet to the POINT OR PLACE OF BEGINNING; EXCEPTING therefrom the following described parcel of land commonly referred to as the Substation Parcel: COMMENCING at the point of intersection of the north bounds of Lake Road (being a 66.0 foot wide right-of-way) with the west line of lands conveyed to New York State Electric & Gas Corporation by deed filed in the Niagara County Clerk's Office on February 17, 1984, in Liber 1861 of Deeds at Page 310; said point being 33.0 feet northerly from the southwest corner of the last mentioned deed and the southwest corner of Lot 15, Section 5, Township 16, Range 6 (said Point of Commencing being formerly a concrete monument which has now been disturbed); Thence N-71-42-08-E, a distance of 2,816.55 feet to the Point or Place of Beginning; Thence N-01-28-16-E, a distance of 602.34 feet to a point; Thence S-88-31-04-E, a distance of 442.35 feet to a point; Thence S-01-27-43-W, a distance of 602.36 feet to a point; Thence N-88-30-51-W, a distance of 442.45 feet to the POINT OR PLACE OF BEGINNING, containing 6.117 acres, be the same, more or less. ALSO EXCEPTING therefrom the following described parcel of land: ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Somerset, County of Niagara, State of New York, being part of Lots 1, 2, and 4, Section 5, Township 16, Range 6 of the Holland Land Company survey (so-called), bounded and described as follows: COMMENCING AT A POINT on the north line of Lot 4, Section 5 (the north line of Lot 4 being also the centerline of Lake Road), at the northwest corner of lands conveyed to the New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1264 of Deeds at Page 443; RUNNING THENCE: S-01-04-56-W, along the west line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 44.37 feet to the southwest corner of Parcel No. 28 as shown on Map No. 22D of lands acquired by The People of the State of New York for highway purposes by deed recorded in the Niagara County Clerk's Office in Liber 2597 of Deeds at Page 165, and the POINT OR PLACE OF BEGINNING of the exception herein described; RUNNING THENCE: S-80-50-54-E, along the south line of said Parcel No. 28, a distance of 63.43 feet to an angle therein; CONTINUING THENCE: S-79-12-40-E, along the south line of said Parcel No. 28, a distance of 159.36 feet to an angle therein; CONTINUING THENCE: S-84-52-55-E, along the south line of said Parcel No. 28, a distance of 283.63 feet to a point; RUNNING THENCE: S-01-11-15-W, a distance of 5657.76 feet to a point; RUNNING THENCE: N-89-08-49-W, a distance of 308.52 feet to a point on the division line between Lot 1, Section 5, on the east and Lot 3, Section 5, on the west; said division line being also described as being the west line of lands conveyed to New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1264 of Deeds at Page 431; RUNNING THENCE: N-00-51-11-E, in part along the west line of said lastly referred to New York State Electric & Gas Corporation lands and also in part along the west line of lands conveyed to New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1264 of Deeds at Page 435; being also the division line between Lot 1, Section 5, on the east and Lot 3, Section 5, on the west, a distance of 1936.76 feet to the northwest corner of Lot 1, Section 5 being also the northeast corner of Lot 3, Section 5, and further described as being the southwest corner of Lot 2, Section 5; and also being the southeast corner of Lot 4, Section 5; RUNNING THENCE: N-88-39-41-W, along the south line of said Lot 4, Section 5, and along the south line of lands conveyed to the New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1264 of Deeds at Page 443, a distance of 185.0 feet to the southwest corner of said lastly referred to New York State Electric & Gas Corporation lands; RUNNING THENCE: N-01-13-04-E, along the west line of said lastly referred to New York State Electric & Gas Corporation lands, a distance of 3777.16 feet to the POINT OR PLACE OF BEGINNING, containing 57,280 acres, be the same, more or less. SUBJECT to that portion of the public in and to that portion of the above described premises lying within the bounds of Lake, Hosmer and Hartland Roads. EXCEPTION 1: Lands conveyed to Roger C. and Karen Payne by deed recorded in the Niagara County Clerk's Office in Liber 1484 of Deeds at Page 649; EXCEPTION 2: Lands acquired (Map No. 22D, Parcel No. 27, and Map No. 22D, Parcel No. 28) for highway purposes and permanent easement acquired (Map No. 22D, Parcel No. 29) for drainage ditch purposes by The People of the State of New York by deed recorded in the Niagara County Clerk's Office in Liber 2597 of Deeds at Page 165; EXCEPTION 3: Lands acquired (Parcel 21, Parcel 22, Parcel 23) by the County of Niagara and Town of Somerset for highway purposes by deed recorded in the Niagara County Clerk's Office in Liber 1432 of Deeds at Page 469; EXCEPTION 4: Lands acquired (Parcel 24) by the County of Niagara and Town of Somerset for highway purposes by deed recorded in the Niagara County Clerk's Office in Liber 1428 of Deeds at Page 957; EXCEPTION 5: Lands acquired by the County of Niagara and Town of Somerset for highway purposes by deed recorded in the Niagara County Clerk's Office in Liber 905 of Deeds at Page 76; EXCEPTION 7: Lands acquired to the Town of Somerset by deed recorded in the Niagara County Clerk's Office in Liber 1850 of Deeds at Page 346; EXCEPTION 8: Also excepting therefrom those premises taken/appropriated by the State of New York pursuant to map filed 3/26/1999 as Map No. 23, Parcel Nos. 30, 31, 32 and pursuant to Notice of Appropriation filed 3/28/1999 in Liber 2809 of Deeds, Page 324.

Subject to the following two described permanent easements and rights-of-way. 1) ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Somerset, County of Niagara, State of New York, and being part of Lot 1, Section 5, Township 16, Range 6 of the Holland Land Company survey (so-called), bounded and described as follows: BEGINNING AT A POINT on the division line between Lot 1, Section 5, on the east and Lot 3, Section 5, on the west, at the southwest corner of lands conveyed to New York State Electric & Gas Corporation by deed recorded in the Niagara County Clerk's Office in Liber 1264 of Deeds at Page 431; RUNNING THENCE: N-00-51-11-E, along the west line of said lastly referred to New York State Electric & Gas Corporation lands, being also the division line between Lot 1, Section 5, on the east and Lot 3, Section 5, on the west, a distance of 928.99 feet to a point; RUNNING THENCE: S-89-08-49-E, at right angles to the last described line, a distance of 308.52 feet to a point; RUNNING THENCE: S-01-11-18-W, a distance of 832.33 feet to a point on a south line of said New York State Electric & Gas Corporation lands; RUNNING THENCE: N-88-31-08-W, along a south line of said New York State Electric & Gas Corporation lands, a distance of 28.14 feet to an angle therein; RUNNING THENCE: S-01-12-47-W, along an east line of said New York State Electric & Gas Corporation lands, a distance of 100.0 feet to a southeast corner thereof; RUNNING THENCE: N-88-31-08-W, along a south line of said New York State Electric & Gas Corporation lands, a distance of 276.90 feet to the southwest corner thereof and the POINT OR PLACE OF BEGINNING, containing 6.473 acres, be the same, more or less. 2) ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Somerset, County of Niagara, State of New York, being part of Lots 13 and 14, Section 5, Township 16, Range 6 of the Holland Land Company Survey (so-called) bounded and described as follows: COMMENCING AT THE SOUTHWEST CORNER OF a 6.12 acre parcel of land reserved by New York State Electric and Gas Corporation as set forth and described in Appendix B in a deed from New York State Electric & Gas Corporation to NGE Generation, Inc., recorded in the Niagara County Clerk's Office in Liber 2808 of Deeds at Page 1; RUNNING THENCE: S-88-30-51-E (N-81-12-44-E, Plant Grid Bearing System), along the south line of said 6.12 acre reservation, a distance of 3.17 feet to the Point or Place of Beginning herein described; CONTINUING THENCE: S-88-30-51-E (N-81-12-44-E, Plant Grid Bearing System), along the south line of said 6.12 acre reservation, a distance of 350.0 feet to a point; RUNNING THENCE: S-01-11-18-W, a distance of 852.25 feet to a point on the north line of lands acquired by The People of the State of New York (Map No. 22D, Parcel No. 27) for highway purposes; RUNNING THENCE: N-88-30-51-E, along the north line of said Parcel No. 27, a distance of 281.14 feet to an angle therein; CONTINUING THENCE: S-84-34-19-W, along the north line of said Parcel No. 27, a distance of 70.32 feet to a point; RUNNING THENCE: N-01-11-18-E, a distance of 885.80 feet to the POINT OR PLACE OF BEGINNING, containing 6.975 acres, be the same, more or less.

NOTE: SEE INDEX MAP FOR NOTES & CERTIFICATIONS

NOTES CORRESPONDING TO SCHEDULE B-II  
"FIRST AMERICAN TITLE INSURANCE COMPANY TITLE NO. 3020-1030106NY1"  
DATED: NOVEMBER 12, 2020

5. Easement(s) reserved in a deed recorded on September 5, 1958 in (as) Liber 1296, Page 106. (Affects streets only – all parcels) (SEE NOTE 8 ON INDEX SHEET)
6. Easement(s) reserved in a deed recorded on November 7, 1968 in (as) Liber 1486, page 302. Affects streets only – all parcels) (SEE NOTE 9 ON INDEX SHEET)
7. Unrecorded License Agreement between New York State Electric & Gas Corporation and George Staples dated 4/1/1991 granting to said Staples permission to use a portion of the subject premises for agriculture purposes. (SEE SHEET NO'S 4, 7, 8, 9, 10, 11, 12, 13 & 16)
10. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area, encroachments, or any other facts which a current and accurate survey would disclose.
15. Railroad easements or rights of way, if any, traversing the land and the rights of railroad companies to any tracks, siding, ties and rails associated therewith.  
THE FOLLOWING MATTERS AFFECT TRACTS 1, 1A, 1B & 1C
27. Terms, covenants, conditions and agreements contained in a Memorandum of Agreement and Lease made by and between Louton Pettit, Lessor, and Edgar A. Taylor, Trustee for The Niagara Oil and Gas Company, Lessee, a memorandum of which dated June 12, 1891 was recorded on July 1, 1891 in (as) Liber 211, Page 297. (SEE SHEET NO'S 12 & 16)
28. Terms, covenants, conditions and agreements contained in a Memorandum of Agreement and Lease made by and between Edwin Hixson, Lessor, and Edgar A. Taylor, Trustee for The Niagara Oil and Gas Company, Lessee, a memorandum of which dated June 11, 1891 was recorded on July 21, 1891 in (as) Liber 211, Page 304. (SEE SHEET NO'S 16 & 19)
29. Terms, covenants, conditions and agreements contained in a Memorandum of Agreement and Lease made by and between Joel H. Pettit, Lessor, and Edgar A. Taylor, Trustee for The Niagara Oil and Gas Company, Lessee, a memorandum of which dated June 17, 1891 was recorded on July 21, 1891 in (as) Liber 211, Page 392. (SEE SHEET NO'S 4 & 8)
30. Utility Easement(s) reserved in a deed recorded on August 5, 1915 in (as) Liber 388, page 240. (SEE SHEET NO'S 7 & 11)
31. Water Pipe Line Easement(s) reserved in a deed recorded on September 28, 1916 in (as) Liber 407, Page 337. (SEE SHEET NO. 19)  
As assigned to New York State Electric & Gas Corporation by Deed recorded July 31, 1957 in Liber 1264, Page 428. (SEE SHEET NO. 19)
34. Utility Easement(s) reserved in a deed recorded on October 28, 1955 in (as) Liber 1198, Page 350. (SEE SHEET NO'S 1, 5 & 9)
35. Covenants and Restrictions recited in a deed recorded 10/26/1955 in Liber 1198 of Deeds, page 86. Policy insures that any violations thereof will not result in a forfeiture or reversion of title. (SEE SHEET NO. 1)
36. Covenants and Restrictions recited in a deed recorded 10/26/1955 in Liber 1198 of Deeds, page 90. Policy insures that any violations thereof will not result in a forfeiture or reversion of title. (SEE SHEET NO. 1)
37. Covenants and Restrictions recited in a deed recorded 10/26/1955 in Liber 1198 of Deeds, page 94. Policy insures that any violations thereof will not result in a forfeiture or reversion of title. (SEE SHEET NO. 1)
38. Covenants and Restrictions recited in a deed recorded 10/26/1955 in Liber 1198 of Deeds, page 98. Policy insures that any violations thereof will not result in a forfeiture or reversion of title. (SEE SHEET NO. 1)
39. Covenants and Restrictions recited in a deed recorded 10/31/1955 in Liber 1198 of Deeds, page 530. Policy insures that any violations thereof will not result in a forfeiture or reversion of title. (SEE SHEET NO. 1)
40. Covenants and Restrictions recited in a deed recorded 10/31/1955 in Liber 1198 of Deeds, page 534. Policy insures that any violations thereof will not result in a forfeiture or reversion of title. (SEE SHEET NO. 1)
41. Covenants and Restrictions recited in a deed recorded 10/31/1955 in Liber 1198 of Deeds, page 575. Policy insures that any violations thereof will not result in a forfeiture or reversion of title. (SEE SHEET NO. 1)
42. Covenants and Restrictions recited in a deed recorded 11/23/1955 in Liber 1201 of Deeds, page 497. Policy insures that any violations thereof will not result in a forfeiture or reversion of title. (SEE SHEET NO. 1)
43. Covenants and Restrictions recited in a deed recorded 8/8/1957 in Liber 1265 of Deeds, page 422. Policy insures that any violations thereof will not result in a forfeiture or reversion of title. (SEE SHEET NO. 1)
44. Covenants and Restrictions recited in a deed recorded 8/8/1957 in Liber 1265 of Deeds, page 426. Policy insures that any violations thereof will not result in a forfeiture or reversion of title. (SEE SHEET NO. 1)
45. Covenants and Restrictions recited in a deed recorded 8/8/1957 in Liber 1265 of Deeds, page 434. Policy insures that any violations thereof will not result in a forfeiture or reversion of title. (SEE SHEET NO. 1)
46. Terms, covenants, conditions and agreements contained in an unrecorded lease made by and between New York State Electric & Gas Corporation, Lessor, and Dickinson Farms Inc., Lessee, dated 1/1/1958. (SEE SHEET NO. 16)
47. Covenants and Restrictions recited in a deed recorded 10/21/1965 in Liber 1443 of Deeds, page 1165. Policy insures that any violations thereof will not result in a forfeiture or reversion of title. (SEE SHEET NO. 1)
48. Dedication/Road Deed (Hosmer Road/County Road 65A-2) recorded August 17, 1964 in Liber 1428, Page 957. (SEE SHEET NO'S 9, 12 & 16)
49. Utility Easement(s) reserved in a deed recorded on September 4, 1964 in (as) Liber 1429, Page 471. (SEE SHEET NO'S 16 & 19)
50. Dedication/Road Deed (Hosmer Road/County Road 65A-2) recorded December 2, 1964 in Liber 1432, Page 499. (SEE SHEET NO'S 9, 12 & 16)
51. Agreement (Underground Facilities) recorded May 18, 1977 in Liber 1599, Page 389. (SEE SHEET NO'S 1, 5 & 9)
53. Abandonment/Vacation of Town Highways (Hosmer Road) recorded March 25, 1980 in Liber 1706, Page 96. (SEE SHEET NO'S 1, 5 & 9)
54. Rights of the Town of Somerset to maintain, operate, repair or replace existing utility lines located within the bed of Hosmer Road, now vacated.
55. Rights of utility companies, if any, lying within the bed of Hosmer Road, now vacated.
56. Agreement (Underground Facilities) recorded March 23, 1983 in Liber 1841, Page 319. (SEE SHEET NO. 8 & 9)
57. Agreement (Underground Facilities) recorded April 13, 1983 in Liber 1843, Page 296. (SEE SHEET NO. 9)
58. Agreement (Underground Facilities) recorded July 27, 1984 in Liber 1902, Page 39. (See SHEET NO. 8)
59. Utility Agreement(s) reserved in a deed recorded on July 27, 1984 in Liber 1902, Page 44. (SEE SHEET NO. 19)
60. Covenants, Restrictions, Reservations and Easements as reserved in Deed recorded August 8, 1995 in Liber 2597, Page 165. (SEE SHEET NO'S 8 & 9)
61. Covenants, Restrictions, Reservations and Easements as reserved in Deed recorded February 13, 1998 in Liber 2808, Page 1. (SEE SHEET NO. 8)  
As Corrected by Deed of Correction and Confirmation recorded May 20, 1999, in Liber 2926, Page 70. (SEE SHEET NO. 8)
62. Covenants, Restrictions, Reservations and Easements as reserved in Deed recorded July 20, 1998 Liber 2845, Page 209. (SEE SHEET NO'S 12, 16 & 19)
63. New York State Department of Transportation, Appropriation of Property in Deed recorded March 26, 1999 in Liber 2909, Page 324. (SEE SHEET NO'S 9 & 10)
64. Amended and Restated Reciprocal Easement Agreement recorded May 20, 1999 in Liber 2928 Page 44. (SEE SHEET NO. 8)  
As amended by Amendment to Amended and Restated Reciprocal Easement Agreement recorded July 17, 2012 in Instrument No. 2012-14648. (SEE SHEET NO. 8)
65. Terms, covenants, conditions and agreements contained in a Memorandum of Lease made by and between AES Eastern Energy, L.P., a Delaware limited partnership, Lessor, and Niagara County Industrial Development Agency, a public benefit corporation, Lessee, a memorandum of which dated January 1, 2007 was recorded on January 16, 2007 in (as) Liber 3386, Page 754.  
Terms, covenants, conditions and agreements contained in a Memorandum of Leaseback made by and between Niagara County Industrial Development Agency, a public benefit corporation, Lessor, and AES Eastern Energy, L.P., a Delaware limited partnership, Lessee, a memorandum of which dated January 1, 2007 was recorded on January 16, 2007 in (as) Liber 3386, Page 761.  
(a) Memorandum of Amended and Restated Lease made by and between AES Eastern Energy, L.P., a Delaware limited partnership and Niagara County Industrial Development Agency, a public benefit corporation dated June 1, 2012 and recorded on July 17, 2012 in (as) Instrument No. 2012-14644.  
(b) Memorandum of Amended and Restated Leaseback made by and between Niagara County Industrial Development Agency, a public benefit corporation and AES Eastern Energy, L.P., a Delaware limited partnership dated June 1, 2012 and recorded on July 17, 2012 in (as) Instrument No. 2012-14645.  
(c) First Amendment to Amended and Restated Lease Agreement made by and between Somerset Operating Company, LLC, a Delaware limited liability company and Niagara County Industrial Development Agency, a public benefit corporation dated February 1, 2015 and recorded on February 26, 2015 in (as) Instrument No. 2015-03038.  
(d) First Amendment to Amended and Restated Leaseback Agreement made by and between Somerset Operating Company, LLC, a Delaware limited liability company and Niagara County Industrial Development Agency, a public benefit corporation dated February 1, 2015 and recorded on February 26, 2015 in (as) Instrument No. 2015-03039.  
(e) Second Amendment to Lease Agreement made by and between Somerset Operating Company, LLC, a Delaware limited liability company and Niagara County Industrial Development Agency, a public benefit corporation dated September 1, 2015 and recorded on September 16, 2015 in (as) Instrument No. 2015-15909.  
(f) Second Amendment to Leaseback Agreement made by and between Niagara County Industrial Development Agency, a public benefit corporation and Somerset Operating Company, LLC, a Delaware limited liability company dated September 1, 2015 and recorded on September 16, 2015 in (as) Instrument No. 2015-15910.  
(g) 2016 Amendment to Amended and Restated Lease Agreement made by and between Somerset Operating Company, LLC, a Delaware limited liability company and Niagara County Industrial Development Agency, a public benefit corporation dated February 1, 2016 and recorded on February 11, 2016 in (as) Instrument No. 2016-02460.  
(h) 2016 Amendment to Amended and Restated Leaseback Agreement made by and between Somerset Operating Company, LLC, a Delaware limited liability company and Niagara County Industrial Development Agency, a public benefit corporation dated February 1, 2016 and recorded on February 11, 2016 in (as) Instrument No. 2016-02461.  
(i) 2018 Amendment to Amended and Restated Lease Agreement made by and between Somerset Operating Company, LLC, a Delaware limited liability company and Niagara County Industrial Development Agency, a public benefit corporation dated October 1, 2018 and recorded on November 29, 2018 in (as) Instrument No. 2018-20987.  
(j) 2018 Amendment to Amended and Restated Leaseback Agreement made by and between Somerset Operating Company, LLC, a Delaware limited liability company and Niagara County Industrial Development Agency, a public benefit corporation dated October 1, 2018 and recorded on November 29, 2018 in (as) Instrument No. 2018-20988.
66. Right of First Refusal Agreement recorded July 17, 2012 in Instrument No. 2012-14550.
71. Rights public and private of the railroad bounding/crossing premises in question.
72. Access rights of Ingress and Egress is hereby not insured for the railroad running along, crossing and bounding said premises.  
THE FOLLOWING MATTERS AFFECT TRACT 2
74. Dedication/Road Deed (Hosmer Road/County Road 65A-2) recorded August 17, 1964 in Liber 1428, Page 957. (SEE SHEET NO'S 9 & 12)
75. Dedication/Road Deed (Hosmer Road/County Road 65A-2) recorded December 2, 1964 in Liber 1432, Page 499. (SEE SHEET NO'S 9, 12 & 16)
76. Utility Easement(s) reserved in a deed recorded on September 23, 1982 in (as) Liber 1822, Page 101. (SEE SHEET NO'S 9 & 13)
77. Covenants, Restrictions, Reservations and Easements as reserved in Deed recorded August 8, 1995 in Liber 2597, Page 165. (SEE SHEET NO'S 8 & 9)
78. Covenants, Restrictions, Reservations and Easements as reserved in Deed recorded February 13, 1998 in Liber 2808, Page 1. (SEE SHEET NO. 8)  
As Corrected by Deed of Correction and Confirmation recorded May 20, 1999, in Liber 2926, Page 70. (SEE SHEET NO. 8)
79. Amended and Restated Reciprocal Easement Agreement recorded May 20, 1999 in Liber 2928, Page 44. (SEE SHEET NO. 8)  
As amended by Amendment to Amended and Restated Reciprocal Easement Agreement recorded July 17, 2012 in Instrument No. 2012-14648. (SEE SHEET NO. 8)
80. Right of First Refusal Agreement recorded July 17, 2012 in Instrument No. 2012-14650.  
THE FOLLOWING MATTERS AFFECT TRACT 3
81. Terms, covenants, conditions and agreements contained in a Memorandum of Agreement and Lease made by and between W. M. McAdams, Lessor, and Edgar A. Taylor, Trustee for The Niagara Oil and Gas Company, Lessee, a memorandum of which dated June 17, 1891 was recorded on July 21, 1891 in (as) Liber 211, Page 356. (SEE SHEET NO'S 11, 14 & 15)
82. Terms, covenants, conditions and agreements contained in a Memorandum of Agreement and Lease made by and between M. E. Mead and Mary Mead, Lessor, and Edgar A. Taylor, Trustee for The Niagara Oil and Gas Company, Lessee, a memorandum of which dated June 16, 1891 was recorded on July 21, 1891 in (as) Liber 211, Page 359. (DOES NOT AFFECT SURVEYED PREMISES)
83. Terms, covenants, conditions and agreements contained in a Memorandum of Agreement and Lease made by and between S. C. Bateman and V. D. Bateman, Lessor, and Edgar A. Taylor, Trustee for The Niagara Oil and Gas Company, Lessee, a memorandum of which dated June 16, 1891 was recorded on July 21, 1891 in (as) Liber 211, Page 376. (SEE SHEET NO'S 3 & 7)
84. Easement(s) reserved in a deed recorded on January 9, 1957 in (as) Liber 1246, page 230. (SEE SHEET NO. 10)
85. Dedication/Road Deed (Hartland Road/County Road 108, Pt. 4) recorded March 10, 1948 in Liber 905, Page 76. (SEE SHEET NO. 11)
88. 20' Ingress and Egress Easement in Deed recorded May 10, 1977 in Liber 1599, page 39. (SEE SHEET NO. 15)
89. Abandonment/Vacation of Town Highways (Potter Road and Belmore Drive) recorded March 25, 1980 in Liber 1706, Page 96. (SEE SHEET NO'S 2, 6 & 10)
90. Rights of the Town of Somerset to maintain, operate, repair or replace existing utility lines located within the bed of Hosmer Road, now vacated.
91. Rights of utility companies, if any, lying within the bed of Hosmer Road, now vacated.
92. Utility Easements reserved in deeds recorded on October 15, 1980 in (as) Liber 1738, Page 141, Liber 1738, Page 142, Liber 1738, Page 144, Liber 1738, Page 145, Liber 1738, Page 147, Liber 1738, Page 148, Liber 1738, Page 149, Liber 1738, Page 154 and Liber 1738, Page 159. (SEE SHEET NO'S 9, 10, 11, 13, 14 & 15)
93. Easement(s) reserved in a deed recorded on September 23, 1982 in (as) Liber 1822, Page 101. (SEE SHEET NO'S 9 & 13)
94. Sanitary Sewer Easement(s) reserved in a deed recorded on June 20, 1983 in (as) Liber 1851, Page 17. (SEE SHEET NO. 7)
95. Easement(s) reserved in a deed recorded on August 27, 1984 in (as) Liber 1906, Page 104. (SEE SHEET NO. 15)
96. Unrecorded License Agreement between New York State Electric & Gas Corporation and Dwight D. Horning and Irene Horning dated 4/1/1991 granting to said Hornings permission to use a portion of the subject premises for agriculture purposes. (SEE SHEET NO'S 2, 6 & 7)
97. Unrecorded License Agreement between New York State Electric & Gas Corporation and Duane Langendorfer dated 4/1/1991 granting to said Langendorfer permission to use a portion of the subject premises for agriculture purposes. (SEE SHEET NO'S 10 & 14)
98. Covenants, Restrictions, Reservations and Easements as reserved in Deed recorded August 8, 1995 in Liber 2597, Page 165. (SEE SHEET NO'S 8 & 9)
99. Covenants, Restrictions, Reservations and Easements as reserved in Deed recorded February 13, 1998 in Liber 2808, Page 1. (SEE SHEET NO. 8)
100. New York State Department of Transportation, Appropriation of Property in Deed recorded March 26, 1999 in Liber 2909, Page 324. (SEE SHEET NO'S 9 & 10)
101. Right of First Refusal Agreement recorded July 17, 2012 in Instrument No. 2012-14650.  
THE FOLLOWING MATTERS AFFECT TRACT 4
102. Covenants, Restrictions, Reservations and Easements as reserved in Deed recorded August 8, 1995 in Liber 2597, Page 165. (SEE SHEET NO'S 8 & 9)
103. New York State Department of Transportation, Appropriation of Property in Deed recorded March 26, 1999 in Liber 2909, Page 324. (SEE SHEET NO'S 9 & 10)
104. Right of First Refusal Agreement recorded July 17, 2012 in Instrument No. 2012-14650.  
THE FOLLOWING MATTERS AFFECT TRACT 5
105. Utility Easements reserved in deeds recorded on October 15, 1980 in (as) Liber 1738, Page 146 (DOES NOT AFFECT SURVEYED PREMISES – SEE SHEET 10) and Liber 1738, Page 155. (SEE SHEET NO. 11)
106. Covenants, Restrictions, Reservations and Easements as reserved in Deed recorded August 8, 1995 in Liber 2597, Page 165. (SEE SHEET NO'S 8 & 9)
107. Right of First Refusal Agreement recorded July 17, 2012 in Instrument No. 2012-14650.  
THE FOLLOWING MATTERS AFFECT TRACT 6
108. Terms, covenants, conditions and agreements contained in a Memorandum of Agreement and Lease made by and between Louton Pettit, Lessor, and Edgar A. Taylor, Trustee for The Niagara Oil and Gas Company, Lessee, a memorandum of which dated June 18, 1891 was recorded on July 21, 1891 in (as) Liber 211, Page 297. (SEE SHEET NO'S 12 & 16)
109. Easement(s) reserved in a deed recorded on March 23, 1983 in (as) Liber 1841, Page 319. (SEE SHEET NO'S 8 & 9)
110. Covenants, Restrictions, Reservations and Easements as reserved in Deed recorded August 8, 1995 in Liber 2597, Page 165. (SEE SHEET NO'S 8 & 9)
111. Terms, covenants, conditions and agreements contained in an unrecorded lease made by and between New York State Electric & Gas Corporation, Lessor, and The Town of Somerset Historical Society, Lessee, dated 6/3/1997. (SEE SHEET NO. 8)
112. Covenants, Restrictions, Reservations and Easements as reserved in Deed recorded February 13, 1998 in Liber 2808, Page 1. (SEE SHEET NO. 8)  
As Corrected by Deed of Correction and Confirmation recorded May 20, 1999, in Liber 2926, Page 70. (SEE SHEET NO. 8)
113. Covenants, Restrictions, Reservations and Easements as reserved in Deed recorded July 20, 1998 in Liber 2845, Page 209. (SEE SHEET NO. 6)
114. Amended and Restated Reciprocal Easement Agreement recorded May 20, 1999 in Liber 2928, Page 44. (SEE SHEET NO. 8)  
As amended by Amendment to Amended and Restated Reciprocal Easement Agreement recorded July 17, 2012 in Instrument No. 2012-14648. (SEE SHEET NO. 8)
115. Right of First Refusal Agreement recorded July 17, 2012 in Instrument No. 2012-14650.

NOTE: SEE INDEX MAP FOR NOTES & CERTIFICATIONS