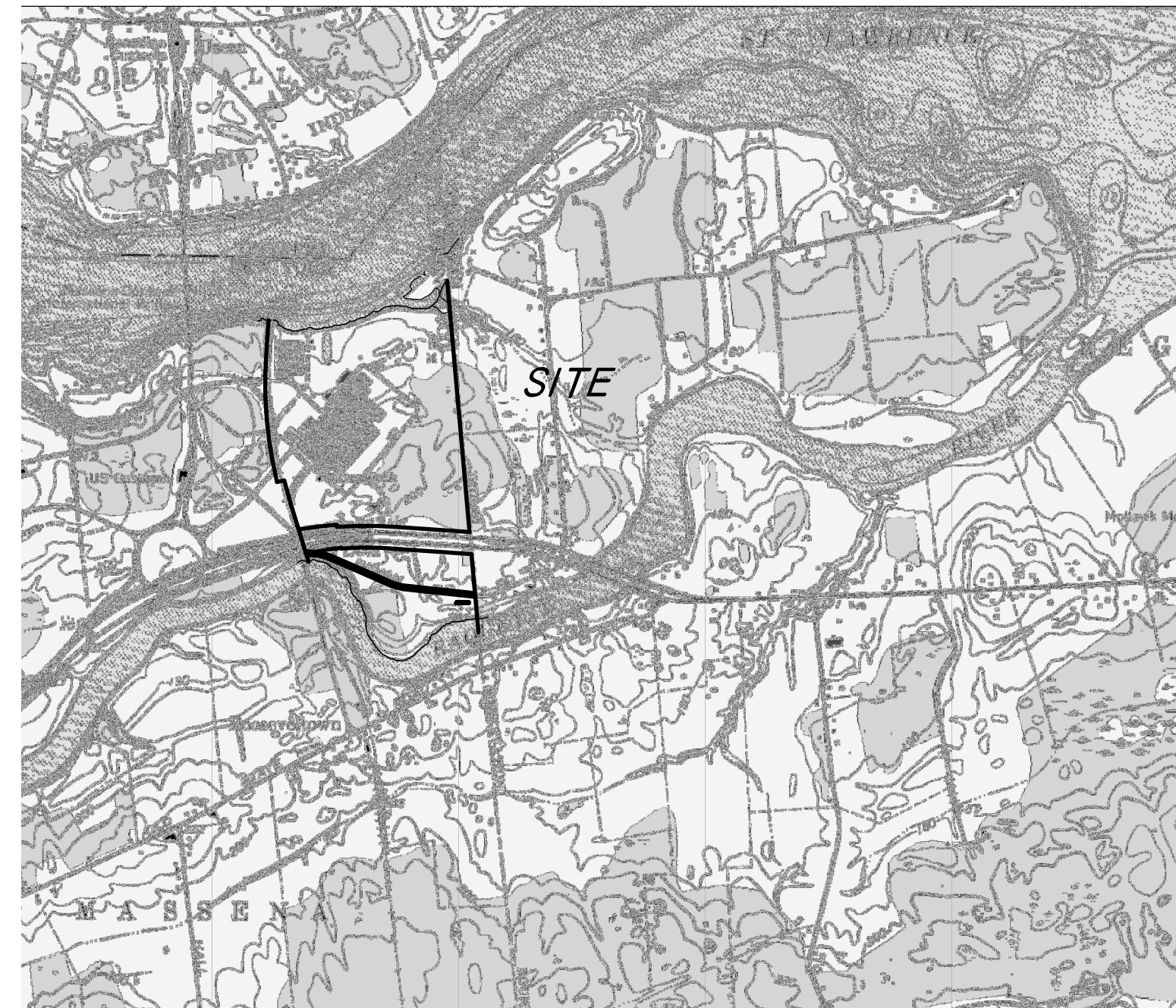


VICINITY MAP



STATEMENT OF ZONING REGULATIONS

NOTES CORRESPONDING TO SCHEDULE B
 LAWYERS TITLE INSURANCE TITLE NO. 08203892

- 1a, b, c) Survey provided as specified.
- 1d) Title documents not yet provided
- 2) Survey in progress
- 3) Indian Road (Town of Massena) and New York State Rte. 37 plotted on Survey
- 4-9) Not applicable to Survey

UTILITY NOTES

- 1) The location of utilities shown hereon are from observed evidence of above ground structures only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- 2) From the observed above ground structures only as shown hereon, gas and electric services are available to the subject property.

SURVEY CERTIFICATE

PRELIMINARY
 SHEET 1 OF 2
 PARCEL NORTH OF RTE. 37

STATEMENT OF ZONING REGULATIONS

Site is Zoned General Industrial District, and is subject to the following restrictions:

- Lot Area: 80,000 square feet
- Lot Size: 200' minimum width, 200' minimum depth
- Setbacks: Front 75', Side 50', Rear 50'
- Lot Coverage: 35% of total lot area covered by buildings
- Maximum Building Height: None

Subdivision of property is subject to Site Plan Review

STATEMENT OF ENCROACHMENTS

- 1) ENCROACHMENT A: Lands occupied by Herne; Utility and surveyor access denied
- 2) ENCROACHMENT B: Lands occupied by Thompson; surveyor access with permission.

STATEMENT OF FLOOR AREA RATIO

- 1) The ground floor area of the subject Property determined by survey to be [tbd]
- 2) The land area of the subject property is 1,021,789 square feet.

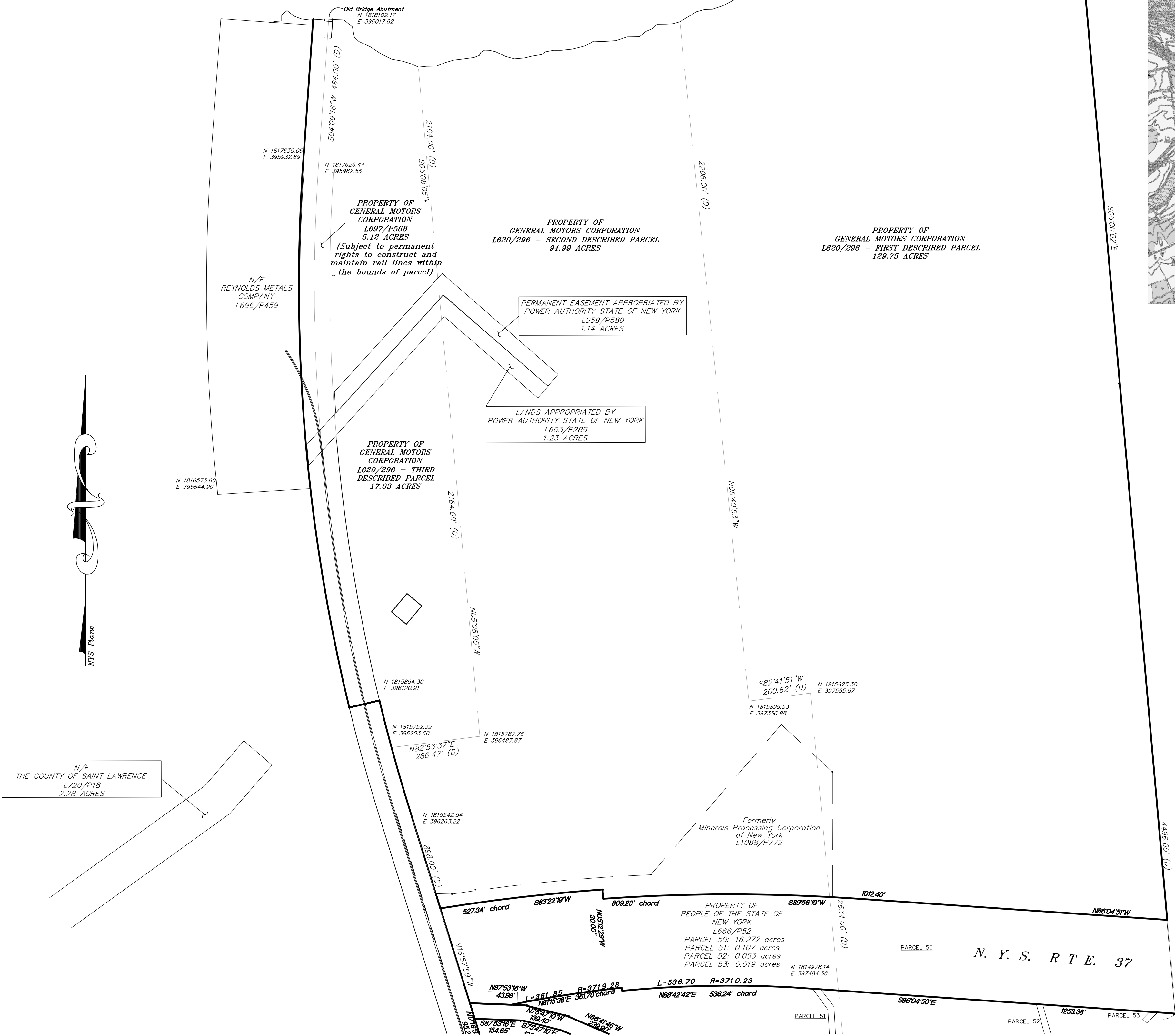
GENERAL NOTES

- 1) Bearings and north arrow are based on New York State Plane, East Zone, NAD 83, US Survey feet.
- 2) Survey was made on the ground beginning June 6, 2008 and completed []

LEGEND OF SYMBOLS & ABBREVIATIONS

—	PROPERTY LINE (RECORD PARCEL)	⊗	MANHOLE
- - -	DEED PLOT	⊗	GAS VALVE
- - -	SETBACK LINE PER ZONING CODE CITED HEREON	— GAS —	GAS LINE AS PAINTED
—	EDGE OF ASPHALT PAVEMENT	wv	WATER VALVE
N/F	NOW OR FORMERLY PROPERTY OF	— UE —	UNDERGROUND ELECTRIC
L1040/P381	DEED FILING REFERENCE: LIBER 1040 AT PAGE 381	— OE —	OVERHEAD ELECTRIC
(D)	DEEDED DIMENSION	⊕	UTILITY POLE
⊙	FOUND IRON PIPE OR PIN	⊕	TRAFFIC SIGN
☆	LIGHT POLE WITH CONCRETE BASE	⊕	FIRE HYDRANT

BUILDINGS



FLOOD NOTE:

By graphic plotting only, the improved portion of this property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 361182 0025 B which bears an effective date of June 17, 1986

PREPARED BY
WCT Surveyors, P. C.
 Wilhelm, Chatelle, and Towne
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MAP OF SURVEY PREPARED FOR:
**ALTA/ACSM LAND TITLE SURVEY
 WDC GOUVERNEUR ASSOCIATES, LLC**
 1100 LARCH CIRCLE, GOUVERNEUR, NY
 SITUATE IN: VILLAGE & TOWN OF GOUVERNEUR
 COUNTY OF ST. LAWRENCE
 STATE OF NEW YORK

DATE: Recertified 06/30/06 SCALE: 1 inch = 60 feet
 TAX MAP ID # 173.026-2-6.1 FILE # 106-027
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