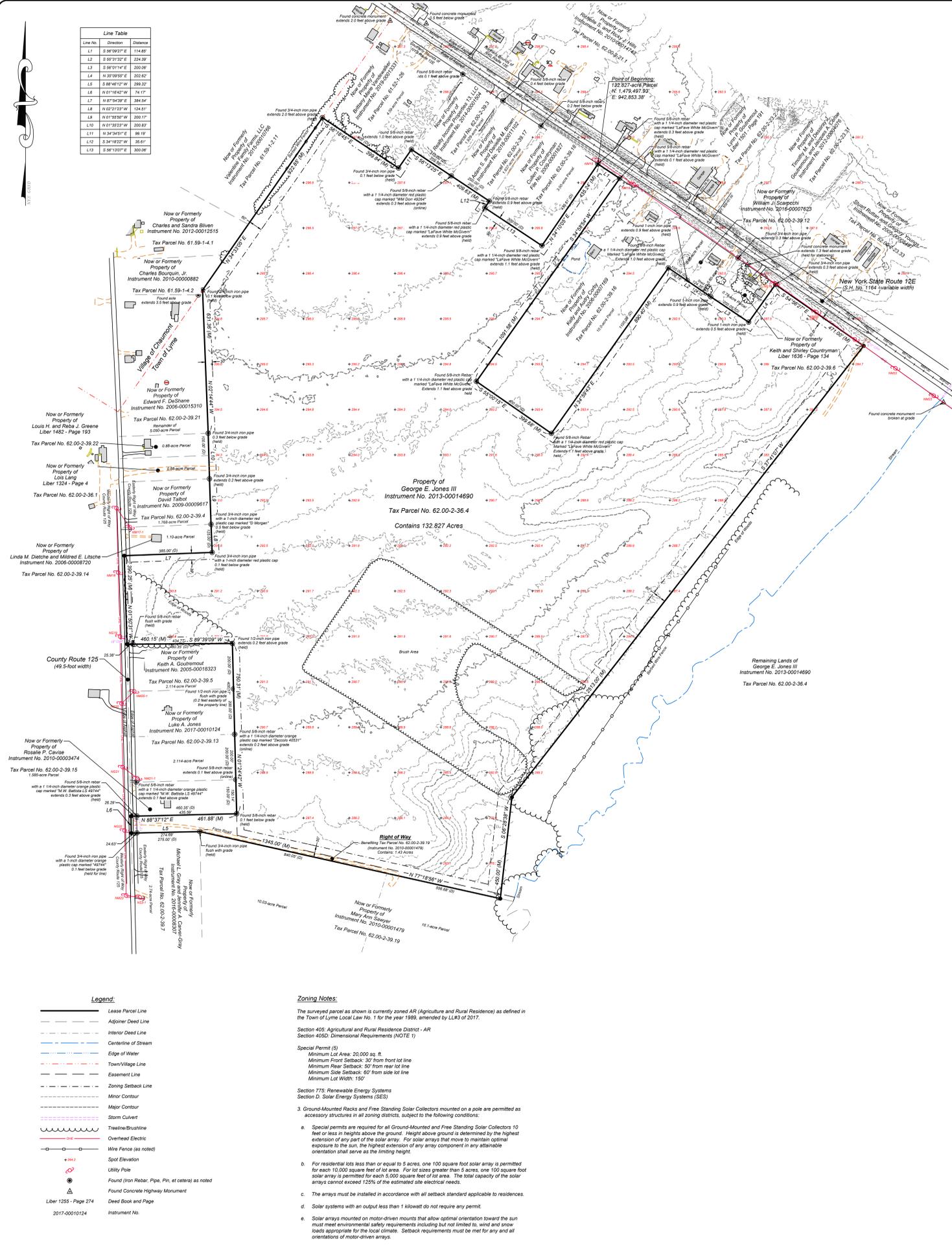


## Appendix 4-1

# **Survey of Properties Leased by Applicant**



Line No.	Direction	Distance
L1	S 89°07'21" E	114.49'
L2	S 89°17'32" E	234.99'
L3	S 89°17'41" E	200.96'
L4	N 39°59'59" E	202.62'
L5	S 81°46'17" W	289.32'
L6	N 67°16'52" W	74.17'
L7	N 1°14'12" E	384.54'
L8	N 02°27'23" W	124.41'
L9	N 01°55'50" W	200.17'
L10	N 01°35'27" W	300.67'
L11	N 34°34'17" E	86.19'
L12	S 1°14'12" E	335.61'
L13	S 89°25'07" E	300.66'

**Legend**

- Lease Parcel Line
- Adjoiner Deed Line
- Interior Deed Line
- Centerline of Stream
- Edge of Water
- Town/Village Line
- Easement Line
- Zoning Setback Line
- Minor Contour
- Major Contour
- Storm Culvert
- Treeline/Buvaline
- Overhead Electric
- Wire Fence (as noted)
- Spot Elevation
- Utility Pole
- Found (Iron Rebar, Pipe, Pin, et cetera) as noted
- Found Concrete Highway Monument
- Deer Book and Page

**Zoning Notes:**

The surveyed parcel as shown is currently zoned AR (Agriculture and Rural Residence) as defined in the Town of Lyme Local Law No. 1 for the year 1989, amended by LLR of 2017.

Section 405: Agricultural and Rural Residence District - AR  
Section 405D: Dimensional Requirements (NOTE 1)

**Special Permit (S)**  
Minimum Lot Area: 20,000 sq. ft.  
Minimum Front Setback: 30' from front lot line  
Minimum Rear Setback: 50' from rear lot line  
Minimum Side Setback: 60' from side lot line  
Minimum Lot Width: 150'

Section 775: Renewable Energy Systems  
Section D: Solar Energy Systems (SES)

3. Ground-Mounted Racks and Free Standing Solar Collectors mounted on a pole are permitted as accessory structures in all zoning districts, subject to the following conditions:

- Special permits are required for all Ground-Mounted and Free Standing Solar Collectors 10 feet or less in height above the ground. Height above ground is determined by the highest extension of any part of the solar array. For solar arrays that move to maintain optimal exposure to the sun, the highest extension of any array component in any attainable orientation shall serve as the limiting height.
- For residential lots less than or equal to 5 acres, one 100 square foot solar array is permitted for each 10,000 square feet of lot area. For lot sizes greater than 5 acres, one 100 square foot solar array is permitted for each 5,000 square feet of lot area. The total capacity of the solar array cannot exceed 100% of the estimated site electrical needs.
- The arrays must be installed in accordance with all setback standards applicable to residences.
- Solar systems with an output less than 1 kilowatt do not require any permit.
- Solar arrays mounted on motor-driven mounts that allow optimal orientation toward the sun must meet environmental safety requirements including but not limited to, wind and snow loads appropriate for the local climate. Setback requirements must be met for any and all orientations of motor-driven arrays.

**Surveyor's Description**  
**Property of George E. Jones, III**  
**Contains: 132,827 Acres**

All that tract or parcel of land situate in the Town of Lyme, County of Jefferson, State of New York, being a portion of Great Lot 4 of Macdonald's Purchase, and being more precisely described as follows:

**Beginning** at a 5/8-inch rebar with a 1 1/4-inch diameter red plastic cap marked "LaFave White McGivern" (extends 0.3 feet above grade) found on the southerly bounds of New York State Route 12E (variable width); said rebar also being the northeastern corner of a 1.0-acre parcel of land conveyed by Lois E. Lang to Cullen P. Courtney by deed dated February 5, 2009 and recorded in the Jefferson County Clerk's Office on February 6, 2009 as Instrument No. 2009-0001827; said rebar having New York State plane coordinates (NAD83/2011 - Central Zone) of 1470.497' 83 feet North and 942.853' 38 feet East.

thence South 56 degrees 09 minutes 27 seconds East, along the southerly bounds of New York State Route 12E, a distance of 114.85 feet to a 5/8-inch rebar with a 1 1/4-inch diameter red plastic cap marked "LaFave White McGivern" (extends 0.1 feet above grade) found at the northwesterly corner of a 10.0-acre parcel of land conveyed by Lois E. Lang to Kelly and Audrey Cully by deed dated April 28, 2005 and recorded in the Jefferson County Clerk's Office on May 4, 2006 as instrument No. 2006-0007169.

thence along the westerly, southerly, and easterly lines of said 10.0-acre parcel, the following three courses and distances:

- South 34 degrees 58 minutes 54 seconds West a distance of 1,091.58 feet to a found 5/8-inch rebar with a 1 1/4-inch diameter red plastic cap marked "LaFave White McGivern" (extends 1.1 feet above grade).
- South 55 degrees 00 minutes 15 seconds East a distance of 399.68 feet to a found 5/8-inch rebar with a 1 1/4-inch diameter red plastic cap marked "LaFave White McGivern" (extends 1.1 feet above grade).
- North 34 degrees 59 minutes 43 seconds East a distance of 890.40 feet to a 5/8-inch rebar with a 1 1/4-inch diameter red plastic cap marked "LaFave White McGivern" (extends 1.0 feet above grade) found at the southwesterly corner of a 0.48-acre parcel of land conveyed by William J. Scapach to William J. Scapach by deed dated March 16, 2010 and recorded in the Jefferson County Clerk's Office on June 9, 2016 as instrument No. 2016-00007623.

thence South 55 degrees 31 minutes 32 seconds East, along the southerly line of said 0.48-acre parcel and in part along the southerly line of a 0.60-acre parcel of land conveyed to William J. Scapach by deed dated March 16, 2010 and recorded in the Jefferson County Clerk's Office on June 9, 2016 as instrument No. 2016-00007623; a distance of 224.39 feet to a 1/2-inch iron pipe (extends 0.3 feet above grade) found at the southwesterly corner of a 0.78-acre parcel of land conveyed by Lois E. Lang to Keith and Shirley Courtney by deed dated August 28, 1998 and recorded in the Jefferson County Clerk's Office on September 1, 1998 in Liber 1035 of Deeds at Page 134, said course passing over a 1-inch iron pipe (extends 0.5 feet above grade) found at a distance of 100.16 feet.

thence along the southerly and easterly lines of said 0.78-acre parcel, the following two courses and distances:

- South 56 degrees 01 minutes 14 seconds East a distance of 200.06 feet to a found 1-inch iron pipe (extends 0.5 feet above grade).
- North 35 degrees 09 minutes 55 seconds East a distance of 202.62 feet to a 3/4-inch iron pipe (extends 0.3 feet above grade) found on the southerly bounds of New York State Route 12E, a distance of 471.00 feet to a point:

thence through a parcel of land conveyed by Lois E. Lang to George E. Jones, III by deed dated August 28, 2013 and recorded in the Jefferson County Clerk's Office on October 1, 2013 as instrument No. 2013-0001490; the following two courses and distances:

- South 37 degrees 41 minutes 07 seconds West a distance of 2,513.00 feet to a point.
- South 00 degrees 28 minutes 38 seconds West a distance of 450.00 feet to a point on the northerly line of a 10.1-acre parcel of land conveyed by Lois E. Lang to Mary Ann Sawyer by deed dated January 27, 2010 and recorded in the Jefferson County Clerk's Office on February 4, 2010 as instrument No. 2010-0001479.

thence North 77 degrees 18 minutes 52 seconds West, along the northerly line of said 10.1-acre parcel and in part along the northerly line of a 10.03-acre parcel conveyed to Mary Ann Sawyer (Instrument No. 2010-0001479), a distance of 1,345.00 feet to a 3/4-inch iron pipe (flush with grade) found at the northwesterly corner of a 2.14-acre parcel of land conveyed by Andrea P. Quacquare and Tamara J. Quacquare to Michael L. Gray and Jennifer A. Carver-Gray by deed dated June 1, 2016 and recorded in the Jefferson County Clerk's Office on June 22, 2016 as instrument No. 2016-0009307.

thence South 68 degrees 46 minutes 12 seconds West, along the northerly line of said 2.74-acre parcel, a distance of 298.32 feet to a point in the center of County Route 125 (46.5-foot width), said course passing over a 3/4-inch iron pipe with a 1-inch diameter orange plastic cap marked "49744" (extends 0.1 feet below grade) found at a distance of 274.69 feet.

thence North 01 degrees 16 minutes 42 seconds West, along the center of County Route 125, a distance of 74.17 feet to the southwesterly corner of a 1.585-acre parcel of land conveyed by The United States of America to Rassaf P. Cavise by deed dated January 29, 2010 and recorded in the Jefferson County Clerk's Office on March 17, 2010 as instrument No. 2010-0003474.

thence North 01 degrees 24 minutes 42 seconds West, in part along the easterly line of said 1.585-acre parcel, in part along the easterly line of a parcel of land conveyed by Brian J. and Dana M. Peters to Linda A. Jones by deed dated July 6, 2017 and recorded in the Jefferson County Clerk's Office on July 7, 2017 as instrument No. 2017-00010124, and in part along the easterly line of a 2.114-acre parcel of land conveyed by M. Gutierrez to Keith A. Gutierrez by deed dated November 9, 2005 and recorded in the Jefferson County Clerk's Office on November 10, 2005 as instrument No. 2005-00018323, a distance of 750.31 feet to a 1/2-inch iron pipe (extends 0.2 feet above grade) found at the northwesterly corner of said 2.114-acre parcel, said course passing over a 5/8-inch rebar with a 1 1/4-inch diameter orange plastic cap marked "2ccoco 40331" (extends 0.2 feet above grade) found at a distance of 350.14 feet.

thence North 01 degrees 24 minutes 42 seconds West, in part along the easterly line of said 1.585-acre parcel, a distance of 461.88 feet to a point in the center of County Route 125 (46.5-foot width), said course passing over a 3/4-inch iron pipe with a 1-inch diameter orange plastic cap marked "49744" (extends 0.1 feet below grade) found at a distance of 274.69 feet.

thence North 01 degrees 16 minutes 42 seconds West, along the center of County Route 125, a distance of 74.17 feet to the southwesterly corner of a 1.585-acre parcel of land conveyed by The United States of America to Rassaf P. Cavise by deed dated January 29, 2010 and recorded in the Jefferson County Clerk's Office on March 17, 2010 as instrument No. 2010-0003474.

thence North 01 degrees 24 minutes 42 seconds West, in part along the easterly line of said 1.585-acre parcel, in part along the easterly line of a parcel of land conveyed by Brian J. and Dana M. Peters to Linda A. Jones by deed dated July 6, 2017 and recorded in the Jefferson County Clerk's Office on July 7, 2017 as instrument No. 2017-00010124, and in part along the easterly line of a 2.114-acre parcel of land conveyed by M. Gutierrez to Keith A. Gutierrez by deed dated November 9, 2005 and recorded in the Jefferson County Clerk's Office on November 10, 2005 as instrument No. 2005-00018323, a distance of 750.31 feet to a 1/2-inch iron pipe (extends 0.2 feet above grade) found at the northwesterly corner of said 2.114-acre parcel, said course passing over a 5/8-inch rebar with a 1 1/4-inch diameter orange plastic cap marked "2ccoco 40331" (extends 0.2 feet above grade) found at a distance of 350.14 feet.

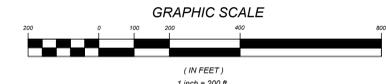
**Notes Corresponding to Schedule B of Stewart Title Insurance Company of New York**  
Effective Date: June 30, 2020

- Items not listed below are standard title exceptions and/or are not matters that pertain to this survey.
- Right of Way granted by C.M. Case to Northern New York Utilities, Inc., dated April 30, 1915 and recorded May 7, 1915 in the Jefferson County Clerk's Office in Liber 345 of Deeds, page 128. Does not encumber the surveyed parcel.
  - Right of Way granted by George E. Jones, III to Niagara Mohawk Power Corporation and TDS Telecom, dated December 11, 2018 and recorded April 9, 2019 in the Jefferson County Clerk's Office in instrument No. 2019-4456. Does not encumber the surveyed parcel.

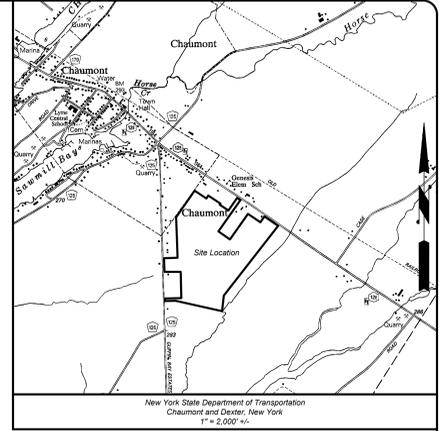
The undersigned hereby certifies to:

- Riverside Solar, LLC
- AES Clean Energy Development, LLC
- Stewart Title Insurance Company

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Registration No.: \_\_\_\_\_  
Date: \_\_\_\_\_



Sheet 1 of 11		ALTA/NSPS Land Title Survey Riverside Solar Development Property of George E. Jones, III Town of Lyme County of Jefferson State of New York	
DRAWN	JLS	CHECKED	JST
SCALE	1" = 200'	DATE	06.04.2021
PROJECT NUMBER	4048-05-20	P.O. Box 463	8401 02 Highway 117 Catskill, New York 12017 P: 518-936-9716 F: 518-936-1012
DATE	06.04.2021	www.TheAssociates.com	DATE PLOTTED May 19, 2021 P: 518-936-1017



- General Notes:**
- This survey is referenced horizontally to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone), and vertically to the North American Vertical Datum of 1988 (NAVD88).
  - North arrow as shown indicates Grid North referenced to NAD83/2011, projected on the New York State Plane Coordinate System (Central Zone).
  - A static survey was performed to determine the coordinates and elevations of the primary horizontal and vertical control throughout the project area. The reference horizontal and vertical control stations used in the adjustment of the static network are the following Continuously Operating Reference Stations (CORS): "LOWVILLE CORS ARP" (NLVJ), Elevation 897.48 feet and "WATERTOWN CORS ARP" (NYWT), Elevation 497.62 feet.
  - RTK GPS/GNSS and conventional surveying techniques were utilized to determine the coordinates and elevations of secondary horizontal and vertical control. The primary control points served as the reference horizontal and vertical control. RTK GPS/GNSS and conventional surveying techniques were utilized over the course of the field survey to locate photo-control points, physical boundary evidence and spatial features not discernible from the aerial photography.
  - Existing spatial features shown herein (e.g. buildings, foundations, hydraulic surface features, roads, tree lines, culverts, etc.) are based on aerial photography.
  - The location of subsurface improvements or encroachments are not always known and often must be estimated. If any subsurface improvements or encroachments exist or are shown, the improvements or encroachments are not certified to by the undersigned Surveyor.
  - The surveyed premises may be affected by encumbrances that are unknown to the undersigned surveyor. The users of this survey map should verify the title with competent title examiners.
  - The surveyed parcel is subject to all covenants, assessments, and restrictions of record, if any.
  - Boundary information shown herein is based on an instrument survey completed in July 2020.
  - The certifications herein are not transferable.

- Notes Corresponding to Table A of the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys**
- The address of the surveyed parcel is 13342 New York State Route 12E in the Town of Lyme.
  - The surveyed parcel lies in Zone X, areas determined to be outside 500-year floodplain, as shown on Community Panel No. 360343 0050 C bearing an effective date of September 2, 1993.
  - The gross land area of the surveyed parcel is 132,827 acres, which is a portion of Tax Parcel 62.00-2-36.4.
  - The topography shown herein is derived from LIDAR data and colored digital aerial photography acquired from a manned aircraft in March 2021. The LIDAR data set meets the minimum vertical accuracy and point density for the 10 on Vertical Class as defined by the American Society for Photogrammetry and Remote Sensing (ASPRS) as defined in the ASPRS Positional Accuracy Standards for Digital Geospatial Data Manual published in November 2014 (Edition 1, Version 1.0).
  - Refer to the zoning notes for applicable setback requirements.
  - The parcel is vacant.
  - Substantial features or improvements situate on the surveyed parcel are shown herein.
  - There are no division lines or party walls with any of the adjoining properties.
  - The subsurface utilities shown herein are of Quality Level C (QL-C) as defined by the American Society of Civil Engineers (ASCE) in Document 38-02 titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data". The subsurface utilities are based on observed evidence located during the field survey and record mapping. The surveyor makes no guarantee the subsurface utilities comprise all such utilities upon or adjacent to the surveyed parcel, either in service or abandoned. The surveyor does not warrant, guarantee, or certify that the subsurface utilities are in the exact location indicated, although the subsurface utilities are depicted as accurately as possible from the information available.
  - The name, deed reference, and tax parcel number of the current property owners for parcels adjoining the surveyed parcel are shown herein.
  - The Point of Beginning of the 132,827-acre parcel is 2,708 feet southeasterly from the intersection of New York State Route 12 with County Route 125 (a.k.a. Morns Tract Road).
  - To the best of my knowledge, there was no observed evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field survey.
  - To the best of my knowledge, there are no proposed changes in street right-of-way lines.
  - To the best of my knowledge, there are not any off-site assessments or servitudes that benefit the surveyed parcel.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.  
Only copies from the original of this survey marked with an original of the surveyor's inks seal or his embossed seal shall be considered to be valid and true copies.



**Surveyor's Description**  
**Property of Justin M. Day**  
**Contains: 69.687 acres**

All that tract or parcel of land situate in the Town of Brownville, County of Jefferson, State of New York, and being more precisely described as follows:

**Beginning** at a point in the center of County Route 125 (a.k.a. Morris Tract Road - 49.5-foot width), said point also being the northwesterly corner of a parcel of land conveyed by Patricia J. Pixa to Devon J. Ellingsworth and Sarah M. Ellingsworth by deed dated May 21, 2019 and recorded in the Jefferson County Clerk's Office on June 6, 2019 as Instrument No. 2019-0009735, said point having New York State plane coordinates (NAD83/2011 - Central Zone) of 1,488,554.68 feet North and 954,401.76 feet East;

thence North 80 degrees 51 minutes 32 seconds East, along the center of County Route 125, a distance of 1,706.28 feet to the northeasterly corner of a parcel of land conveyed to Howard P. Sheever to Howley W. Howard by deed recorded in the Jefferson County Clerk's Office on October 1, 1942 in Liber 441 of Deeds at Page 430 (now property of Isabel Howard);

thence South 06 degrees 09 minutes 20 seconds East, generally with a barbed wire fence and along the easterly line of Isabel G. Howard, a distance of 1,935.42 feet to a point on the northerly line of a parcel of land conveyed by Paul and Donna Drake to the Niagara Mohawk Power Corporation by deed dated April 26, 1991 and recorded in the Jefferson County Clerk's Office on April 26, 1991 in Liber 1257 of Deeds at Page 260;

thence South 51 degrees 38 minutes 18 seconds West, along the northerly line of the Niagara Mohawk Power Corporation a distance of 1,365.35 feet to a point on the easterly line of a parcel of land conveyed by Robert D. South to Richard P. and Cheryl H. Hughes by deed dated September 24, 2018 and recorded in the Jefferson County Clerk's Office on October 1, 2018 as Instrument No. 2018-0001424;

thence North 04 degrees 48 minutes 50 seconds West, generally with a barbed wire fence and along the easterly line of Richard P. and Cheryl H. Hughes, a distance of 986.69 feet to a point;

thence North 25 degrees 57 minutes 04 seconds West, generally with a barbed wire fence, in part along the easterly line of Richard P. and Cheryl H. Hughes, and in part along the easterly line of Devon J. Ellingsworth and Sarah M. Ellingsworth, a distance of 1,687.54 feet to the **Point of Beginning**.

To contain 69.687 acres of land, more or less.

Subject to the rights of the public to and within the right-of-way of County Route 125.

The above-described parcel of land is intended to be a portion of the same premises conveyed by George A. Day III to Justin M. Day by deed dated July 17, 2014 and recorded in the Jefferson County Clerk's Office on July 18, 2014 as Instrument No. 2014-0009735.

The above-mentioned coordinates, bearings, and distances are referenced to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).

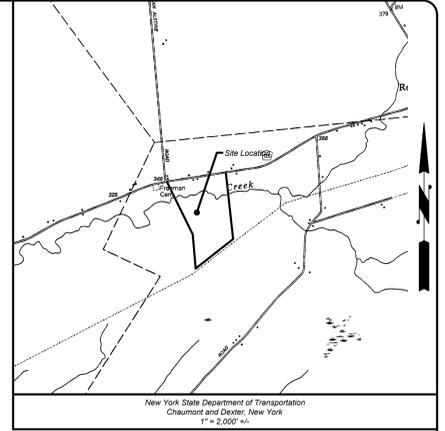
**Notes Corresponding to Schedule B of Stewart Title Insurance Company Commitment for Title Insurance No. 71113521 Effective Date: June 30, 2020**

Items not listed below are standard title exceptions and/or are not matters that pertain to this survey.

(19) Permanent right to cut brush as contained in Warranty Deed granted by Bethel M. Day to Niagara Mohawk Power Corporation dated April 25, 1991 and recorded May 14, 1991 in Liber 1259 of Deeds, Page 203. Does not encumber the survey parcel.

(20) Memorandum of Wind Options and Wind Energy Lease Agreement granted by George & Susan Day to Atlantic Wind LLC dated October 18, 2007 and recorded November 6, 2007 in Instrument No. 2007-20057.

a. Memorandum to First Amendment of Wind Option and Wind Energy Lease Agreement granted by Justin M. Day to Atlantic Wind, LLC dated May 3, 2016 and recorded June 23, 2019 in instrument No. 2016-8638. Encumbers the surveyed parcel in its entirety.



New York State Department of Transportation  
 Chaumont and Dexter, New York  
 7 x 2,000 ft.

**General Notes:**

- This survey is referenced horizontally to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone), and vertically to the North American Vertical Datum of 1988 (NAVD88).
- North arrow as shown indicates Grid North referenced to NAD83/2011, projected on the New York State Plane Coordinate System (Central Zone).
- A static survey was performed to determine the coordinates and elevations of the primary horizontal and vertical control throughout the project area. The reference horizontal and vertical control stations used in the adjustment of the static network are the following Continuously Operating Reference Stations (CORS): "LOWVILLE CORS ARP" (NYLV), Elevation 897.49 feet and "WATERTOWN CORS ARP" (NYWT), Elevation 497.62 feet.
- RTK GPS/GNSS and conventional surveying techniques were utilized to determine the coordinates and elevations of secondary horizontal and vertical control. The primary control points served as the reference horizontal and vertical control. RTK GPS/GNSS and conventional surveying techniques were utilized over the course of the field survey to locate photo-control points, physical boundary evidence and spatial features not discernible from the aerial photography.
- Existing spatial features shown hereon (e.g. buildings, foundations, hydraulic surface features, roads, tree lines, culverts, etc.) are based on aerial photography.
- The location of subsurface improvements or encroachments are not always known and often must be estimated. If any subsurface improvements or encroachments exist or are shown, the improvements or encroachments are not certified to by the undersigned Surveyor.
- The surveyed premises may be affected by encumbrances that are unknown to the undersigned surveyor. The users of this survey map should verify the title with competent title examiners.
- The surveyed parcel is subject to all covenants, assessments, and restrictions of record, if any.
- Boundary information shown hereon is based on an instrument survey completed in July 2020.
- The certifications hereon are not transferable.

**Notes Corresponding to Table A of the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys**

- The address of the surveyed parcel is South of Morris Tract Road in the Town of Brownville.
- The surveyed parcel lies in Zone X, areas determined to be outside 500-year floodplain, as shown on Community Panel No. 360343 0050 C bearing an effective date of September 2, 1993.
- The gross land area of the surveyed parcel is 69.687 acres, which is the entirety of Tax Parcel 62.00-1-7.31.
- The topography shown hereon is derived from LIDAR data and colored digital aerial photography acquired from a manned aircraft in March 2021. The LIDAR data set meets the minimum vertical accuracy and point density for the 10 on Vertical Class as defined by the American Society for Photogrammetry and Remote Sensing (ASPRS) as defined in the ASPRS Positional Accuracy Standards for Digital Geospatial Data manual published in November 2014 (Edition 1, Version 1.0).
- Refer to the zoning notes for applicable setback requirements.
- The parcel is vacant.
- Substantial features or improvements situate on the surveyed parcel are shown hereon.
- There are no division lines or party walls with any of the adjoining properties.
- The subsurface utilities shown hereon are of Quality Level C (QL-C) as defined by the American Society of Civil Engineers (ASCE) in Document 38-02 titled "Standard Guidelines for the Collection and Deposition of existing Subsurface Utility Data". The subsurface utilities are based on observed evidence located during the field survey and record mapping. The surveyor makes no guarantee the subsurface utilities comprise all such utilities upon or adjacent to the surveyed parcel, either in service or abandoned. The surveyor does not warrant, guarantee, or certify that the subsurface utilities are in the exact location indicated, although the subsurface utilities are depicted as accurately as possible from the information available.
- The name, deed reference, and tax parcel number of the current property owners for parcels adjoining the surveyed parcel are shown hereon.
- The Point of Beginning of the 69.687-acre parcel is 30 feet easterly from the intersection of Morris Tract Road with Van Aalstyne Road.
- To the best of my knowledge, there was no observed evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field survey.
- To the best of my knowledge, there are no proposed changes in street right-of-way lines.
- To the best of my knowledge, there are not any off-site easements or servitudes that benefit the surveyed parcel.

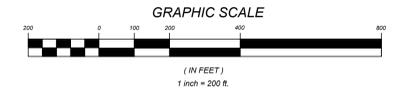
**Legend:**

	Lease Parcel Line
	Adjoining Deed Line
	Interior Deed Line
	Centerline of Stream
	Edge of Water
	Town/Village Line
	Easement Line
	Zoning Setback Line
	Minor Contour
	Major Contour
	Storm Culvert
	Trench/Bioshield
	Overhead Electric
	Wire Fence (as noted)
	Spot Elevation
	Utility Pole
	Found (Iron Rebar, Pipe, Pin, etc.) as noted
	Found Concrete Highway Monument
	Deed Book and Page
	Instrument No.

The undersigned hereby certifies to:  
 1. Riverside Solar, LLC  
 2. AES Clean Energy Development, LLC  
 3. Stewart Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6(b), 7(a), 8, 10, 11(a), 13, 14, 16, 17, 18, and 19 of Table A thereof.

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Registration No.: \_\_\_\_\_  
 Date: \_\_\_\_\_



Sheet 10 of 11		DRAWN: AAW CHECKED: JST SCALE: 1" = 200' DATE: 6/4/2021	<b>ALTA/NSPS Land Title Survey</b> <b>Geronomo Solar Development</b> <b>Proposed Lease Parcel on Lands of Justin M. Day</b> Town of Brownville County of Jefferson State of New York
P.O. Box 463 6401 US Highway 1 Cayuga, New York 13037 T: 315-936-9776 F: 315-936-1072 www.TheAssociates.com	THE ASSOCIATES <b>LAND SURVEYORS</b> 9476 New Road Merit, New York 13403 T: 315-933-7724 F: 315-937-1867	PROJECT NUMBER: 4048-05-20	INVENTORY DESCRIPTION DATE

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.  
 Only copies from the original of this survey marked with an original of the surveyor's inked seal or his embossed seal shall be considered to be valid and true copies.



Surveyor's Description

Property of Donald J. and Sandra M. Corp Contains: 51.611 acres

All that tract or parcel of land situate in the Town of Brownville, County of Jefferson, State of New York, and being more precisely described as follows:

Parcel 1

Beginning at a point in the northerly bounds of New York State Route 12 (a.k.a. S.H. No. 5267 - variable width), said point also being the southeasterly corner of a parcel of land conveyed by John J. Whitenack to Jennifer M. Whitenack by deed dated June 13, 2012 and recorded in the Jefferson County Clerk's Office on August 29, 2012 as Instrument No. 2012-00013396, said point being North 46 degrees 32 minutes 53 seconds East a distance of 10.45 feet from a found concrete highway monument (broken at grade), said point having New York State plane coordinates (NAD83/2011 - Central Zone) of 1,489,852.87 feet North and 978,253.74 feet East.

thence along the northerly and easterly lines of Jennifer M. Whitenack, the following two courses and distances:

- 1. North 46 degrees 32 minutes 53 seconds East, generally with a barbed wire fence, a distance of 129.45 feet to a found 1/2-inch rebar (extends 1.0 feet above grade);
2. North 52 degrees 39 minutes 07 seconds West, generally with a barbed wire fence, a distance of 578.05 feet to a 1/2-inch iron pipe (extends 0.7 feet above grade) found on the easterly line of a parcel of land conveyed to The People of the State of New York (no deed reference found);

thence along the northerly and easterly lines of The People of the State of New York State, the following five courses and distances:

- 1. North 28 degrees 25 minutes 28 seconds East, generally with a barbed wire fence, a distance of 1,417.24 feet to a point;
2. South 63 degrees 20 minutes 31 seconds East, generally with a barbed wire fence, a distance of 290.96 feet to a found stone on end;
3. South 61 degrees 52 minutes 29 seconds East, generally with a barbed wire fence, a distance of 163.76 feet to a found stone on end;
4. South 30 degrees 49 minutes 12 seconds West, generally with a barbed wire fence, a distance of 431.12 feet to a point;
5. South 51 degrees 44 minutes 28 seconds East, generally with a barbed wire fence, a distance of 1,543.57 feet to a 5/8-inch rebar with a 1-1/4-inch diameter orange plastic cap marked "Batista L549744" (flush with grade) found at the northerly corner of a parcel of land conveyed by Donald J. and Sandra M. Corp to Jessica Raymond by deed dated May 24, 2016 and recorded in the Jefferson County Clerk's Office on May 24, 2016 as Instrument No. 2016-00006852;

thence along the northerly and westerly lines of Jessica Raymond, the following two courses and distances:

- 1. South 57 degrees 13 minutes 10 seconds West a distance of 199.81 feet to a found 5/8-inch rebar with a 1-1/4-inch diameter orange plastic cap marked "Batista L549744" (flush with grade);
2. South 39 degrees 29 minutes 34 seconds West a distance of 362.07 feet to a point;

thence South 72 degrees 25 minutes 19 seconds East, along the southerly bounds of New York State Route 12, a distance of 499.16 feet to a point on the northerly bounds of Allen Road (variable width);

thence along the northerly bounds of Allen Road, the following three courses and distances:

- 1. South 17 degrees 10 minutes 36 seconds West a distance of 211.74 feet to a point;
2. South 39 degrees 29 minutes 34 seconds West a distance of 362.07 feet to a point;
3. South 58 degrees 05 minutes 29 seconds West a distance of 91.75 feet to a 5/8-inch rebar (flush with grade) found on the northerly line of a parcel of land conveyed by Donald J. and Sandra M. Corp to Zachary C. Drake by deed dated September 16, 2019 and recorded in the Jefferson County Clerk's Office on September 17, 2019 as Instrument No. 2019-00015232;

thence North 35 degrees 48 minutes 04 seconds West, along the northerly line of Zachary C. Drake, a distance of 622.75 feet to a 3/4-inch iron pipe (extends 0.5-foot above grade) found on the easterly line of Richard Washer;

thence North 56 degrees 44 minutes 56 seconds East, along the easterly line of Richard Washer, a distance of 313.35 feet to the Point of Beginning.

To contain 6.395 acres of land, more or less.

The overall tract of land contains 51.611 acres of land, more or less.

The above-described parcel of land is intended to be the same premises conveyed by Donald James Corp, as Surviving Joint Tenant and Executor of the Last Will and Testament to Donald James and Sandra M. Corp by deed dated May 24, 1991 recorded in the Jefferson County Clerk's Office on May 28, 1991 in Liber 1261 of Deeds at Page 1;

thence along the southerly, easterly, and northerly lines of the Niagara Mohawk Power Corporation, the following six courses and distances:

- 1. North 60 degrees 38 minutes 33 seconds West a distance of 253.81 feet to a point;
2. North 72 degrees 48 minutes 30 seconds West a distance of 384.16 feet to a point;
3. North 78 degrees 37 minutes 47 seconds West a distance of 198.57 feet to a point;
4. North 71 degrees 15 minutes 01 seconds West a distance of 153.54 feet to the southeasterly corner of a parcel of land conveyed by Donald J. and Sandra M. Corp to the Niagara Mohawk Power Corporation by deed dated May 24, 1991 recorded in the Jefferson County Clerk's Office on May 28, 1991 in Liber 1261 of Deeds at Page 1;

- 1. North 56 degrees 15 minutes 30 seconds East a distance of 763.82 feet to a point;
2. North 54 degrees 46 minutes 01 seconds East a distance of 50.56 feet to a point;
3. North 57 degrees 44 minutes 09 seconds East a distance of 51.01 feet to a point;
4. North 56 degrees 15 minutes 29 seconds East a distance of 30.00 feet to a point;
5. North 43 degrees 43 minutes 07 seconds West a distance of 203.07 feet to a point;
6. South 56 degrees 15 minutes 29 seconds West a distance of 1,013.69 feet to a point on the northerly bounds of New York State Route 12;

thence along the northerly bounds of New York State Route 12, the following two courses and distances:

- 1. North 71 degrees 15 minutes 01 seconds West a distance of 191.18 feet to a point;
2. North 61 degrees 21 minutes 57 seconds West a distance of 45.70 feet to the Point of Beginning.

To contain 45.216 acres of land, more or less.

Subject to the rights of the public to and within the right-of-way of Vaad Road.

Parcel 2

All that tract or parcel of land situate in the Town of Brownville, County of Jefferson, State of New York, and being more precisely described as follows:

Beginning at a point in the southerly bounds of New York State Route 12 (a.k.a. S.H. No. 5267 - variable width), said point also being the northeasterly corner of a parcel of land conveyed by Jeffrey and Jan Godfrey to Richard Washer by deed dated November 27, 1995 and recorded in the Jefferson County Clerk's Office on November 30, 1995 in Liber 1486 of Deeds at Page 34, said point having New York State plane coordinates (NAD83/2011 - Central Zone) of 1,489,557.43 feet North and 978,717.25 feet East;

thence South 72 degrees 25 minutes 19 seconds East, along the southerly bounds of New York State Route 12, a distance of 499.16 feet to a point on the northerly bounds of Allen Road (variable width);

thence along the northerly bounds of Allen Road, the following three courses and distances:

- 1. South 17 degrees 10 minutes 36 seconds West a distance of 211.74 feet to a point;
2. South 39 degrees 29 minutes 34 seconds West a distance of 362.07 feet to a point;
3. South 58 degrees 05 minutes 29 seconds West a distance of 91.75 feet to a 5/8-inch rebar (flush with grade) found on the northerly line of a parcel of land conveyed by Donald J. and Sandra M. Corp to Zachary C. Drake by deed dated September 16, 2019 and recorded in the Jefferson County Clerk's Office on September 17, 2019 as Instrument No. 2019-00015232;

thence North 35 degrees 48 minutes 04 seconds West, along the northerly line of Zachary C. Drake, a distance of 622.75 feet to a 3/4-inch iron pipe (extends 0.5-foot above grade) found on the easterly line of Richard Washer;

thence North 56 degrees 44 minutes 56 seconds East, along the easterly line of Richard Washer, a distance of 313.35 feet to the Point of Beginning.

To contain 6.395 acres of land, more or less.

The overall tract of land contains 51.611 acres of land, more or less.

The above-described parcel of land is intended to be the same premises conveyed by Donald James Corp, as Surviving Joint Tenant and Executor of the Last Will and Testament to Donald James and Sandra M. Corp by deed dated May 24, 1991 recorded in the Jefferson County Clerk's Office on May 28, 2009 as Instrument No. 2009-00019895;

thence North 56 degrees 44 minutes 56 seconds East, along the easterly line of Richard Washer, a distance of 313.35 feet to the Point of Beginning.

To contain 6.395 acres of land, more or less.

The overall tract of land contains 51.611 acres of land, more or less.

The above-mentioned coordinates, bearings, and distances are referenced to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).

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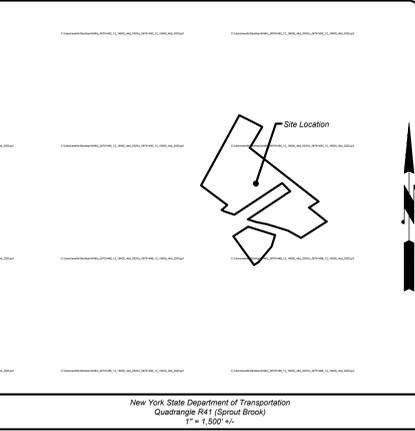
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New York State Department of Transportation Quadrangle R41 (Central Block) 1" = 1,500'

General Notes:

- 1. This survey is referenced horizontally to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone), and vertically to the North American Vertical Datum of 1988 (NAVD88).
2. North arrow as shown indicates Grid North referenced to NAD83/2011, projected on the New York State Plane Coordinate System (Central Zone).
3. A static survey was performed to determine the coordinates and elevations of the primary horizontal and vertical control throughout the project area. The reference horizontal and vertical control stations used in the adjustment of the static network are the following Continuously Operating Reference Stations (CORS): "LOWVILLE CORS ARP" (NYLV), Elevation 897.49 feet and "WATERTOWN CORS ARP" (NYWT), Elevation 497.62 feet.
4. RTK GPS/GNSS and conventional surveying techniques were utilized to determine the coordinates and elevations of secondary horizontal and vertical control. The primary control points served as the reference horizontal and vertical control. RTK GPS/GNSS and conventional surveying techniques were utilized over the course of the field survey to locate photo-control points, physical boundary evidence and spatial features not discernible from the aerial photography.
5. Existing spatial features shown hereon (e.g. buildings, foundations, hydraulic surface features, roads, tree lines, culverts, etc.) are based on aerial photography.
6. The location of subsurface improvements or encroachments are not always known and must be estimated. If any subsurface improvements or encroachments exist or are shown, the improvements or encroachments are not certified to by the undersigned Surveyor.
7. The surveyed premises may be affected by encumbrances that are unknown to the undersigned surveyor. The users of this survey map should verify the title with competent title examiners.
8. The surveyed parcel is subject to all covenants, assessments, and restrictions of record, if any.
9. Boundary information shown hereon is based on an instrument survey completed in July 2020.
10. The certifications hereon are not transferable.

Notes Corresponding to Schedule B of Stewart Title Insurance Company Commitment for Title Insurance No. 71114515 Effective Date: August 10, 2020

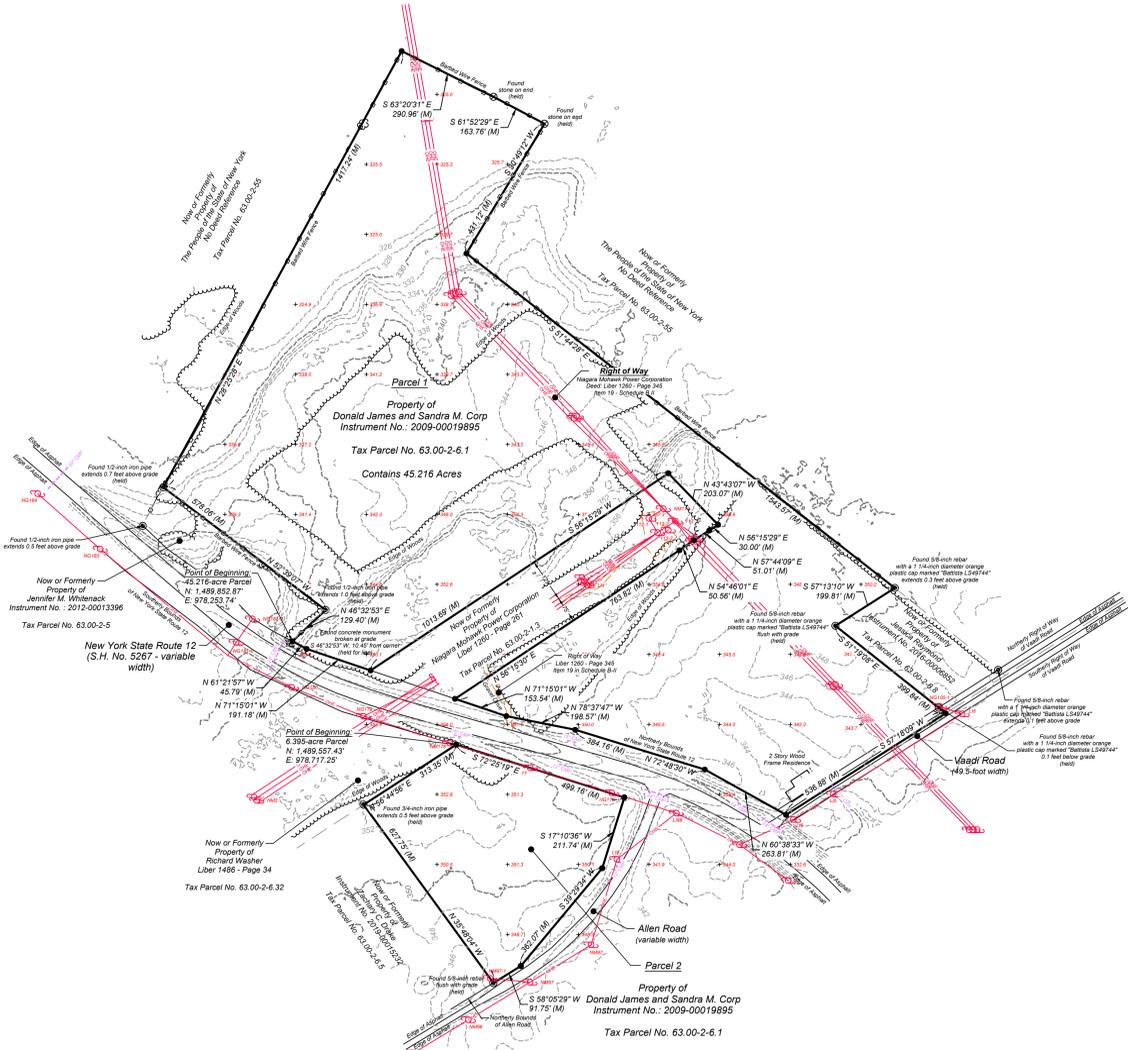
Items not listed below are standard title exceptions and/or are not matters that pertain to this survey.

(1) Right of Way granted by Irena M. Corp, surviving tenant by the entirety of Charles H. Corp, deceased to Niagara Mohawk Power Corporation dated December 20, 1960 and recorded January 5, 1961 in Liber 703 of Deeds, Page 86. Does not encumber the surveyed parcel.

(2) Right of Way granted by Howard J. Corp & June M. Corp to Niagara Mohawk Power Corporation dated May 24, 1991 and recorded May 28, 1991 in Liber 1261 of Deeds, Page 345. Encumbers the surveyed parcel and is shown hereon.

Notes Corresponding to Table A of the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys

- 2. The address of the surveyed parcel is South of Morris Tract Road in the Town of Brownville.
3. The surveyed parcel lies in Zone X, areas determined to be outside 500-year floodplain, as shown on Community Panel No. 360342 0050 C bearing an effective date of September 2, 1993.
4. The gross land area of the surveyed parcel is 51.611 acres (45,216 + 6,395), which is the entirety of Tax Parcel 63.00-2-6.1.
5. The topography shown hereon is derived from LIDAR data and colored digital aerial photography acquired from a manned aircraft in March 2021. The LIDAR data set meets the minimum vertical accuracy and point density for the 10 cm Vertical Class as defined by the American Society of Photogrammetry and Remote Sensing (ASPRS) as defined in the ASPRS Positional Accuracy Standards for Digital Geospatial Data manual published in November 2014 (Edition 1, Version 1.0).
6(a). Refer to the zoning notes for applicable setback requirements.
7(a). The parcel contain a residential dwelling.
8. Substantial features or improvements situate on the surveyed parcel are shown hereon.
9. There are no division lines or party walls with any of the adjoining properties.
11(a). The subsurface utilities shown hereon are of Quality Level C (QL-C) as defined by the American Society of Civil Engineers (ASCE) in Document 38-02 titled "Standard Guidelines for the Collection and Deposition of existing Subsurface Utility Data". The subsurface utilities are based on observed evidence located during the field survey and record mapping. The surveyor makes no guarantee the subsurface utilities comprise all such utilities upon or adjacent to the surveyed parcel, either in service or abandoned. The surveyor does not warrant, guarantee, or certify that the subsurface utilities are in the exact location indicated, although the subsurface utilities are depicted as accurately as possible from the information available.
13. The name, deed reference, and tax parcel number of the current property owners for parcels adjoining the surveyed parcel are shown hereon.
14. The Point of Beginning of the 6.395-acre parcel is 570 feet westerly from the intersection of New York State Route 12 with Vaad Road.
16. To the best of my knowledge, there was no observed evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field survey.
17. To the best of my knowledge, there are no proposed changes in street right-of-way lines.
18. To the best of my knowledge, there are not any off-site assessments or servitudes that benefit the surveyed parcel.

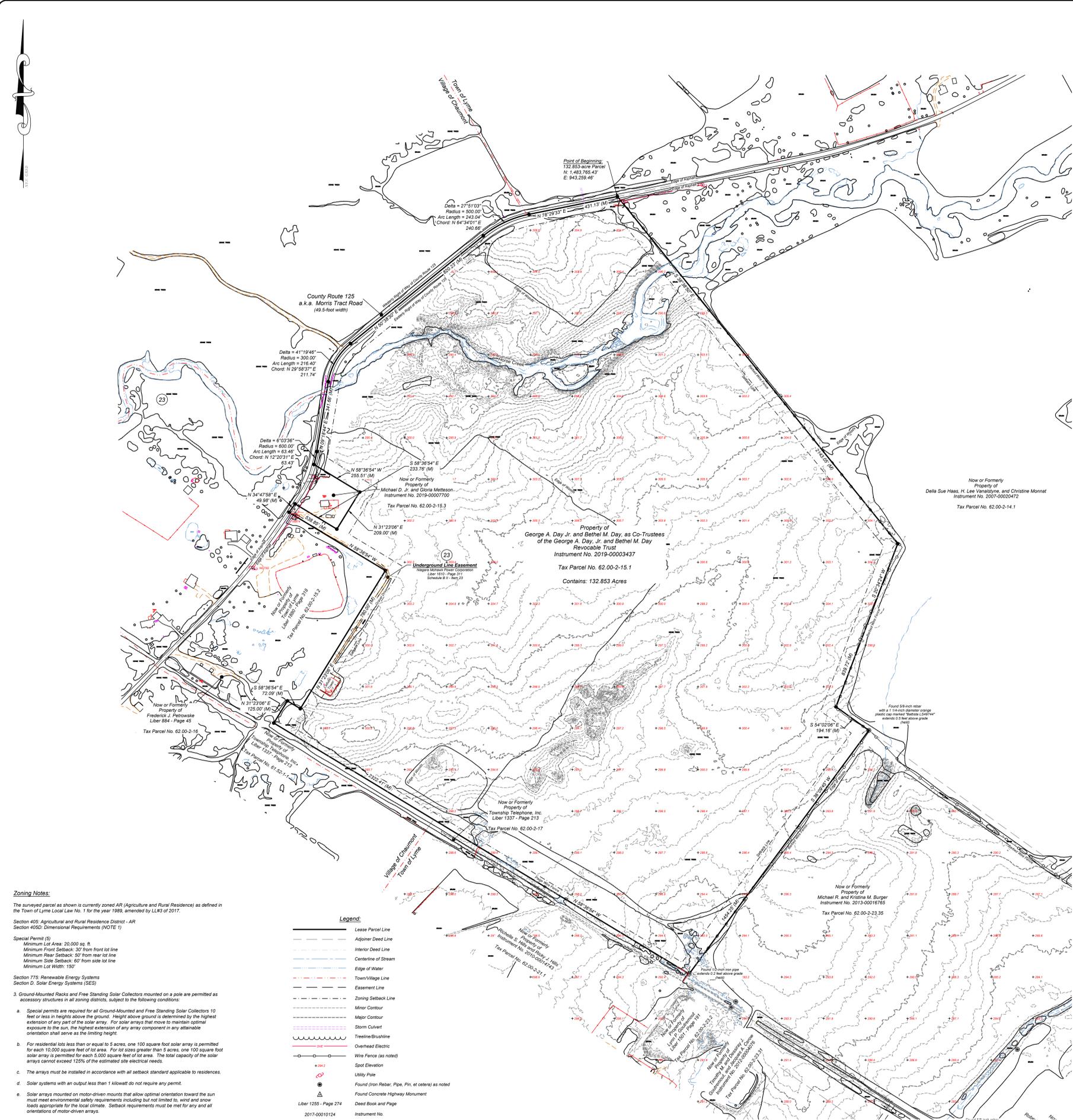


- Legend:
Lease Parcel Line
Adjoiner Deed Line
Interior Deed Line
Centerline of Stream
Edge of Water
Town/Village Line
Easement Line
Zoning Setback Line
Minor Contour
Major Contour
Storm Culvert
Treeline/Brushline
Overhead Electric
Wire Fence (as noted)
Spot Elevation
Utility Pole
Found (Iron Rebar, Pipe, Pin, et cetera) as noted
Found Concrete Highway Monument
Deed Book and Page
Instrument No.

The undersigned hereby certifies to:
1. Riverside Solar, LLC
2. AES Clean Energy Development, LLC
3. Stewart Title Insurance Company
Signature:
Name:
Registration No.:
Date:
GRAPHIC SCALE
1" = 200'

Table with columns for DRAWN, CHECKED, SCALE, DATE, PROJECT NUMBER, and DESCRIPTION. Includes project details for ALTA/NSPS Land Title Survey and contact information for The Associates Land Surveyors.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the surveyor's indel seal or his embossed seal shall be considered to be valid and true copies.



**Surveyor's Description**  
 Property of  
 George A. Day Jr. and Bethel M. Day, as Co-Trustees of the  
 George A. Day, Jr. and Bethel M. Day Revocable Trust  
 Contains: 132.853 acres

All that tract or parcel of land situate in the Town of Lyme, County of Jefferson, State of New York, and being more precisely described as follows:  
**Beginning** at a point in the center of County Route 125 (a.k.a. Morris Tract Road - 49.5-foot width), said point also being the westerly line of a parcel of land conveyed by George Vanalstynne & Harold G. Vanalstynne and Joan M. Vanalstynne to Della Sue Haas, H. Lee Vanalstynne, and Christine Monart by deed dated September 6, 2007 and recorded in the Jefferson County Clerk's Office on November 15, 2007 as Instrument No. 2007-000072, said point having New York State plane coordinates (NAD83/2011 - Central Zone) of 1,483,765.43 feet North and 943,259.46 feet East;

- thence along the westerly and southerly line of Della Sue Haas, H. Lee Vanalstynne, and Christine Monart, the following three courses and distances:
1. South 38 degrees 38 minutes 50 seconds East, generally with a barbed wire fence, a distance of 2,143.05 feet to a point;
  2. South 20 degrees 34 minutes 24 seconds West, generally with a barbed wire fence, a distance of 839.72 feet to a point;
  3. South 54 degrees 02 minutes 06 seconds East, generally with a barbed wire fence, a distance of 194.16 feet to a 5/8-inch rebar with a 1 1/4-inch diameter orange plastic cap marked "Battista LS49744" (extends 0.5 feet above grade) found at the most northerly corner of a parcel of land conveyed by Timothy M. Hodge, Desiray J. Gouremout, and Jacques A. Carver to Michael R. and Kristina M. Burger by deed dated November 7, 2013 and recorded in the Jefferson County Clerk's Office on November 8, 2012 as Instrument No. 2013-00016765;

thence South 36 degrees 09 minutes 45 seconds West, in part with a barbed wire fence and along the westerly line of Michael R. and Kristina M. Burger, a distance of 1,454.25 feet to a 1/2-inch iron pipe (extends 0.2 feet above grade) found at the most easterly corner of a parcel of land conveyed by Kenneth L. Hills to Rochelle S. Hills and Ricky J. Hills by deed dated October 8, 2010 and recorded in the Jefferson County Clerk's Office on October 15, 2010 as Instrument No. 2010-00014743;

thence North 58 degrees 36 minutes 54 seconds West, in part with a paige wire fence, in part along the northerly line of Rochelle S. Hills and Ricky J. Hills, in part along the northerly line of a parcel of land conveyed by Wesley A. Daniels, III to Township Telephone, by Deed dated March 18, 1993 and recorded in the Jefferson County Clerk's Office on March 19, 1993 in Liber 1337 of Deeds at Page 213, a distance of 232.41 feet to a point on the easterly line of a parcel of land conveyed by Robert J. Bates to Frederick J. Petrowske by deed dated August 31, 1977 and recorded in the Jefferson County Clerk's Office on September 1, 1977 in Liber 844 of Deeds at Page 45;

thence North 31 degrees 23 minutes 06 seconds East, along the easterly line of Frederick J. Petrowske, a distance of 125.00 feet to a point on the southerly line of a parcel of land conveyed by the Village of Chamont to the Town of Lyme by deed dated June 7, 2002 and recorded in the Jefferson County Clerk's Office on September 10, 2002 in Liber 1880 of Deeds at Page 218;

- thence along the southerly, easterly, and northerly lines of the Town of Lyme, the following three courses and distances:
1. South 58 degrees 36 minutes 54 seconds East a distance of 72.09 feet to a point;
  2. North 31 degrees 23 minutes 06 seconds East a distance of 780.00 feet to a point;
  3. North 58 degrees 36 minutes 54 seconds West a distance of 538.85 feet to a point in the center of County Route 125;

thence North 34 degrees 47 minutes 58 seconds East, along the center of County Route 125, a distance of 49.98 feet to the southwesterly corner of a parcel of land conveyed by Zanda Holdings, LLC to Michael D. Jr. and Gloria Matteson by deed dated May 28, 2019 and recorded in the Jefferson County Clerk's Office on May 30, 2019 as Instrument No. 2019-00007702;

- thence along the southerly, easterly, and northerly lines of Michael D. Jr. and Gloria Matteson, the following three courses and distances:
1. South 58 degrees 36 minutes 54 seconds East a distance of 233.76 feet to a point;
  2. North 31 degrees 23 minutes 06 seconds East a distance of 209.00 feet to a point;
  3. North 58 degrees 36 minutes 54 seconds West a distance of 255.51 feet to a point in the center of County Route 125;

- thence along the center of County Route 125, the following six courses and distances:
1. along a curve deflecting to the left, having a central angle of 06 degrees 03 minutes 38 seconds and a radius of 600.00 feet, an arc distance of 63.46 feet to a point (Chord: North 12 degrees 29 minutes 31 seconds East, 63.43 feet);
  2. North 09 degrees 18 minutes 44 seconds East a distance of 341.66 feet to a point;
  3. along a curve deflecting to the right, having a central angle of 41 degrees 19 minutes 46 seconds and a radius of 300.00 feet, an arc distance of 216.40 feet to a point (Chord: North 29 degrees 08 minutes 37 seconds East, 211.74 feet);
  4. North 50 degrees 38 minutes 30 seconds East a distance of 820.23 feet to a point;
  5. along a curve deflecting to the right, having a central angle of 27 degrees 51 minutes 03 seconds and a radius of 500.00 feet, an arc distance of 243.04 feet to a point (Chord: North 64 degrees 34 minutes 01 seconds East, 246.66 feet);
  6. North 78 degrees 29 minutes 33 seconds East a distance of 431.13 feet to the **Point of Beginning**;

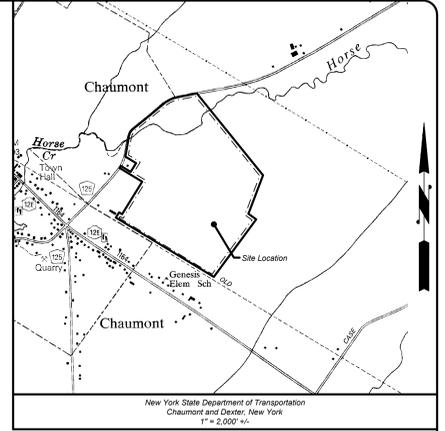
To contain 132.853 acres of land, more or less.  
 Subject to the rights of the public to and within the right-of-way of County Route 125.

The above-described parcel of land is intended to be a portion of the same premises conveyed by George A. Day, Jr. and Bethel M. Day to George A. Jr. and Bethel M. Day, as Co-Trustees of the George A. Day, Jr. and Bethel M. Day Revocable Trust by deed dated March 13, 2019 and recorded in the Jefferson County Clerk's Office on March 18, 2019 as Instrument No. 2019-00003437.

The above-mentioned coordinates, bearings, and distances are referenced to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).

**Notes Corresponding to Schedule B of Stewart Title Insurance Company Commitment for Title Insurance No. 7113622 Effective Date: September 1, 2020**  
 Items not listed below are standard title exceptions and/or are not matters that pertain to this survey:

19. Right of Way granted by Jefferson County Savings Bank to Northern New York Utilities, Inc., dated July 20, 1916 and recorded July 24, 1916 in Liber 348 of Deeds, page 175. **Does not encumber the surveyed parcel.**
20. Right of Way granted by Alys Hayden (owner) and Nellie M. Hayden as Executrix of the Last Will and Testament of Wesley J. Hayden, deceased and Harold Hills to Central New York Power Corporation, dated September 12, 1949 and recorded October 13, 1949 in Liber 524 of Deeds, page 546. **Does not encumber the surveyed parcel.**
21. Right of Way granted by Harold and Viola Hills to New York Telephone Company, dated March 26, 1958 and recorded May 5, 1958 in Liber 660 of Deeds, page 92. **Does not encumber the surveyed parcel.**
22. Right of Way granted by Viola N. Hills to Niagara Mohawk Power Corporation, dated September 1, 1959 and recorded September 16, 1959 in Liber 683 of Deeds, page 263. **Does not encumber the surveyed parcel.**
23. Right of Way granted by George and Bethel Day to Niagara Mohawk Power Corporation, dated April 3, 1997 and recorded March 16, 1998 in Liber 1610 of Deeds, page 311. **Encumbers the surveyed parcel and is shown hereon.**
24. Highway Appropriation granted by Viola N. Hills, The Federal Bank of Springfield, Niagara Mohawk Power Corporation, New York Telephone Company, Northern New York Utilities, Inc. to Superintendent of Public Works of the State of New York Department of State, dated and recorded May 14, 1959 in Liber 676 of Deeds, page 303. **Does not encumber the surveyed parcel.**
25. Highway Appropriation Easement granted by Viola N. Hills, Niagara Mohawk Power Corporation, Daymen's League Co-Operative Association, Inc., New York Telephone Company, The Federal Land Bank of Springfield to Superintendent of Public Works of the State of New York Department of State, dated and recorded October 29, 1959 in Liber 685 of Deeds, page 309. **Does not encumber the surveyed parcel.**



New York State Department of Transportation  
 Chamont and Dexter, New York  
 T-2-2007-11

- General Notes:**
1. This survey is referenced horizontally to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone), and vertically to the North American Vertical Datum of 1988 (NAVD88).
  2. North arrow as shown indicates Grid North referenced to NAD83/2011, projected on the New York State Plane Coordinate System (Central Zone).
  3. A static survey was performed to determine the coordinates and elevations of the primary horizontal and vertical control throughout the project area. The reference horizontal and vertical control stations used in the adjustment of the static network are the following Continuously Operating Reference Stations (CORS): "LOWVILLE CORS ARP" (NYLV), Elevation: 897.49 feet and "WATERTOWN CORS ARP" (NYWT), Elevation: 497.62 feet.
  4. RTK GPS/GNSS and conventional surveying techniques were utilized to determine the coordinates and elevations of secondary horizontal and vertical control. The primary control points served as the reference horizontal and vertical control. RTK GPS/GNSS and conventional surveying techniques were utilized over the course of the field survey to locate photo-control points, physical boundary evidence and spatial features not discernible from the aerial photography.
  5. Existing spatial features shown hereon (e.g. buildings, foundations, hydraulic surface features, roads, tree lines, culverts, etc.) are based on aerial photography.
  6. The location of subsurface improvements or encroachments are not always known and often must be estimated. If any subsurface improvements or encroachments exist or are shown, the improvements or encroachments are not certified to by the undersigned Surveyor.
  7. The surveyed premises may be affected by encumbrances that are unknown to the undersigned Surveyor. The users of this survey map should verify the title with competent title examiners.
  8. The surveyed parcel is subject to all covenants, assessments, and restrictions of record, if any.
  9. Boundary information shown hereon is based on an instrument survey completed in July 2020.
  10. The certifications hereon are not transferable.

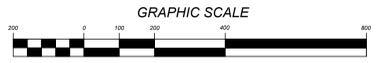
**Notes Corresponding to Table A of the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys**

2. The address of the surveyed parcel is 12240 Morris Tract Road in the Town of Lyme.
3. The surveyed parcel lies in Zone X, areas determined to be outside 500-year floodplain, as shown on Community Panel No. 360343 0050 C bearing an effective date of September 2, 1993.
4. The gross land area of the surveyed parcel is 132.853 acres, which is the entirety of Tax Parcel 62.00-2-15.1.
5. The topography shown hereon is derived from LIDAR data and colored digital aerial photography acquired from a manned aircraft in March 2021. The LIDAR data set meets the minimum vertical accuracy and point density for the 10 on Vertical Class as defined by the American Society for Photogrammetry and Remote Sensing (ASPRS) as defined in the ASPRS Positional Accuracy Standards for Digital Geospatial Data manual published in November 2014 (Edition 1, Version 1.0).
- 6(a). Refer to the zoning notes for applicable setback requirements.
- 7(a). The parcel is vacant.
8. Substantial features or improvements situated on the surveyed parcel are shown hereon.
9. There are no division lines or party walls with any of the adjoining properties.
- 11(a). The subsurface utilities shown hereon are of Quality Level C (QL-C) as defined by the American Society of Civil Engineers (ASCE) in Document 38-02 titled "Standard Guidelines for the Collection and Deposition of Existing Subsurface Utility Data". The subsurface utilities are based on observed evidence located during the field survey and record mapping. The surveyor makes no guarantee the subsurface utilities comprise all such utilities upon or adjacent to the surveyed parcel, either in service or abandoned. The surveyor does not warrant, guarantee, or certify that the subsurface utilities are in the exact location indicated, although the subsurface utilities are depicted as accurately as possible from the information available.
13. The name, deed reference, and tax parcel number of the current property owners for parcels adjoining the surveyed parcel are shown hereon.
14. The Point of Beginning of the 132.853-acre parcel is 3,965 feet easterly from the Intersection of Morris Tract Road with New York State Route 12 E.
16. To the best of my knowledge, there was no observed evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field survey.
17. To the best of my knowledge, there are no proposed changes in street right-of-way lines.
18. To the best of my knowledge, there are not any off-site easements or servitudes that benefit the surveyed parcel.

**Zoning Notes:**  
 The surveyed parcel as shown is currently zoned AR (Agriculture and Rural Residence) as defined in the Town of Lyme Local Law No. 1 for the year 1989, amended by LRS of 2017.  
 Section 405: Agricultural and Rural Residence District - AR  
 Section 405D: DIMENSIONAL REQUIREMENTS (NOTE 1)  
 Special Permits (S)  
 Minimum Lot Area: 20,000 sq. ft.  
 Minimum Front Setback: 30' from front lot line  
 Minimum Rear Setback: 50' from rear lot line  
 Minimum Side Setback: 60' from side lot line  
 Minimum Lot Width: 150'  
 Section 775: Renewable Energy Systems  
 Section D: Solar Energy Systems (SES)  
 3. Ground-Mounted Racks and Free Standing Solar Collectors mounted on a pole are permitted as accessory structures in all zoning districts, subject to the following conditions:  
 a. Special permits are required for all Ground-Mounted and Free Standing Solar Collectors 10 feet or less in height above the ground. Height above ground is determined by the highest extension of any part of the solar array. For solar arrays that move to maintain optimal exposure to the sun, the highest extension of any array component in any attainable orientation shall serve as the limiting height.  
 b. For residential lots less than or equal to 5 acres, one 100 square foot solar array is permitted for each 10,000 square feet of lot area. For lot sizes greater than 5 acres, one 100 square foot solar array is permitted for each 5,000 square feet of lot area. The total capacity of the solar arrays cannot exceed 120% of the estimated site electrical needs.  
 c. The arrays must be installed in accordance with all setback standard applicable to residences.  
 d. Solar systems with an output less than 1 kilowatt do not require any permit.  
 e. Solar arrays mounted on motor-driven mounts that allow optimal orientation toward the sun must meet environmental safety requirements including but not limited to, wind and snow loads appropriate for the local climate. Setback requirements must be met for any and all orientations of motor-driven arrays.

**Legend:**

Lease Parcel Line	---
Adjunct Deed Line	---
Interior Deed Line	---
Centerline of Stream	---
Edge of Water	---
Town/Village Line	---
Easement Line	---
Zoning Setback Line	---
Minor Contour	---
Major Contour	---
Storm Culvert	---
Treeline/Bruelime	---
Overhead Electric	---
Wire Fence (as noted)	---
Spot Elevation	---
Utility Pole	---
Found (Iron Rebar, Pipe, Pin, et cetera) as noted	---
Found Concrete Highway Monument	---
Deed Book and Page	---
Instrument No.	---



Sheet 2 of 11

OWNER	AAW
CHECKED	JST
SCALE	1" = 200'
DATE	6/4/2021
PROJECT NUMBER	4048-05-20

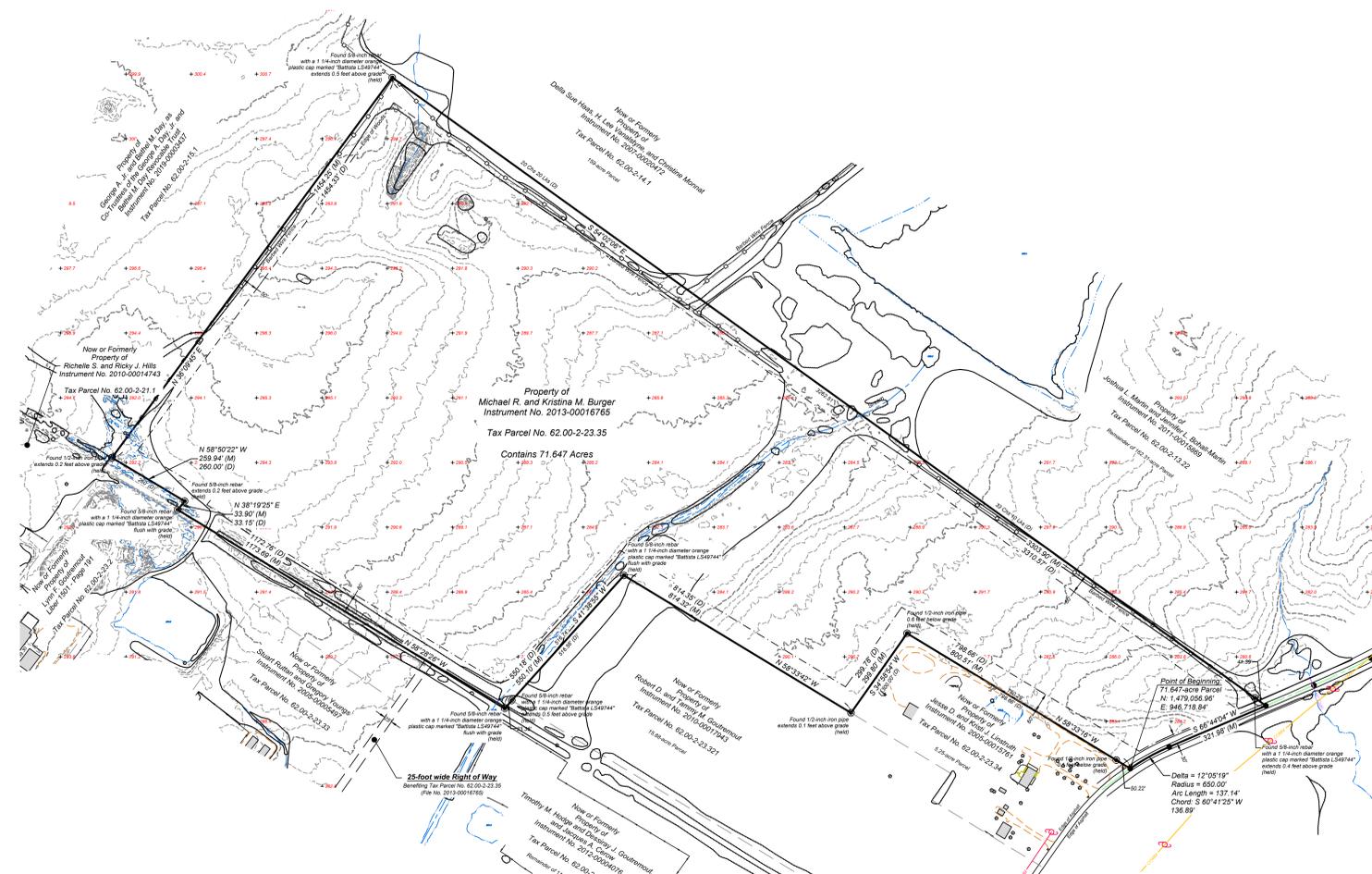
**ALTA/NSPS Land Title Survey**  
**Riverside Solar Development**  
 Property of  
**George A. Day, Jr. and Bethel M. Day Revocable Trust**  
 Town of Lyme  
 County of Jefferson  
 State of New York

**Thew Associates**  
 LAND SURVEYORS  
 www.TheAssociates.com

P.O. Box 463  
 6401 US Highway 1  
 Cayuga, New York 13017  
 T: 315-936-9716  
 F: 315-936-1012

DATE PLOTTED: 6/4/2021  
 METERS: 1:50000  
 PLOT NUMBER: 1

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.  
 Only copies from the original of this survey marked with an original of the surveyor's inks seal or his embossed seal shall be considered to be valid and true copies.



**Surveyor's Description**  
**Property of Michael R. and Kristina M. Burger**  
**Contains: 71.647 Acres**

All that tract or parcel of land situate in the Town of Lyme, County of Jefferson, State of New York, being a portion of Great Lot 4 of Macomb's Purchase, and being more precisely described as follows:

**Beginning** at a point in the center of Case Road (49.5-foot wide), said point also being the northwesterly corner of a 5.25-acre parcel of land conveyed by Lynn F. Gouremout to Jean D. and Kristina M. Lintoth by deed dated September 28, 2005 and recorded in the Jefferson County Clerk's Office on October 3, 2005 as Instrument No. 2005-0015761, said point having New York State plane coordinates (NAD83/2011) - Central Zone of 1,473,056.86 feet North and 946,718.84 feet East.

thence along the northerly and westerly lines of said 5.25-acre parcel, the following two courses and distances:

1. North 58 degrees 33 minutes 18 seconds West a distance of 803.51 feet to a found 1/2-inch iron pipe (0.6 feet below grade), said course passing over a 1/2-inch iron pipe (0.1 feet below grade) found at a distance of 50.22 feet.
2. South 34 degrees 58 minutes 54 seconds West a distance of 299.80 feet to a 1/2-inch iron pipe (extends 0.1 feet above grade) found on the northerly line of a 15.88-acre parcel of land conveyed by Lynn F. Gouremout to Timothy M. Hodge, Jacques A. Ceno by deed dated March 19, 2012 and recorded in the Jefferson County Clerk's Office on March 21, 2012 as Instrument No. 2012-0004076, a distance of 550.10 feet to a 5/8-inch rebar with a 1/4-inch diameter orange plastic cap marked "Battista LS49744" (flush with grade) found on the northerly line of said 114.88-acre remainder parcel, said course passing over a 5/8-inch rebar with a 1/4-inch diameter orange plastic cap marked "Battista LS49744" (extends 0.5 feet above grade) found at a distance of 516.74 feet.

thence North 58 degrees 33 minutes 42 seconds West, along the northerly line of said 15.88-acre parcel, a distance of 814.32 feet to a found 5/8-inch rebar with a 1/4-inch diameter orange plastic cap marked "Battista LS49744" (flush with grade).

thence South 41 degrees 38 minutes 55 seconds West, in part along the westerly line of said 15.88-acre parcel and in part along the northerly line of the remainder of a 114.88-acre parcel of land conveyed by Lynn F. Gouremout to Timothy M. Hodge, Jacques A. Ceno by deed dated March 19, 2012 and recorded in the Jefferson County Clerk's Office on March 21, 2012 as Instrument No. 2012-0004076, a distance of 550.10 feet to a 5/8-inch rebar with a 1/4-inch diameter orange plastic cap marked "Battista LS49744" (flush with grade) found on the northerly line of said 114.88-acre remainder parcel, said course passing over a 5/8-inch rebar with a 1/4-inch diameter orange plastic cap marked "Battista LS49744" (extends 0.5 feet above grade) found at a distance of 516.74 feet.

thence North 58 degrees 33 minutes 26 seconds West, along the northerly line of said 114.88-acre remainder parcel, a distance of 1,173.69 feet to a 5/8-inch rebar with a 1/4-inch diameter orange plastic cap marked "Battista LS49744" (flush with grade) found on the easterly line of a parcel of land conveyed by Lynn F. Gouremout and Shelia R. Gouremout to Lynn F. Gouremout by deed dated March 22, 1996 and recorded in the Jefferson County Clerk's Office on March 25, 1996 in Liber 1501 of Deeds at Page 191:

thence along the easterly and northerly lines of Lynn F. Gouremout, the following two courses and distances:

1. North 38 degrees 19 minutes 25 seconds East a distance of 33.30 feet to a found 5/8-inch rebar (extends 0.2 feet above grade).
2. North 58 degrees 50 minutes 22 seconds East a distance of 259.94 feet to a 1/2-inch iron pipe (extends 0.2 feet above grade) found at the southeasterly corner of a parcel of land conveyed by George A. Jay, Jr. and Bethel M. Day to George A. Jay, Jr. and Bethel M. Day as Co-Trustees of the George A. Jay, Jr. and Bethel M. Day Revocable Trust by deed dated March 13, 2019 and recorded in the Jefferson County Clerk's Office on March 18, 2019 as Instrument No. 2019-0000347.

thence North 36 degrees 09 minutes 45 seconds East, in part with a barbed wire fence and along the easterly line of George A. Jay, Jr. and Bethel M. Day Revocable Trust, a distance of 1,456.25 feet to a 5/8-inch rebar with a 1/4-inch diameter orange plastic cap marked "Battista LS49744" (extends 0.5 feet above grade) found on the southerly line of a 159-acre parcel of land conveyed by H. George and Joan M. Vanalstyne to Delta Sue Haas, H. Lee Vanalstyne, and Christine Monnet by deed dated September 6, 2007 and recorded in the Jefferson County Clerk's Office on November 15, 2007 as Instrument No. 2007-0002042.

thence South 54 degrees 02 minutes 06 seconds East, in part with a barbed wire fence, in part along the southerly line of said 159-acre parcel, and in part along the southerly line of the remainder of a 162.31-acre parcel of land conveyed by William E. and Ellen M. Wiseman to Jennifer L. Bohar-Martin and Joshua L. Martin by deed dated October 28, 2011 and recorded in the Jefferson County Clerk's Office on October 31, 2011 as Instrument No. 2011-0015865, a distance of 3,303.90 feet to a point in the center of Case Road, said course passing over a 5/8-inch rebar with a 1/4-inch diameter orange plastic cap marked "Battista LS49744" (extends 0.4 feet above grade) found at a distance of 3,265.51 feet.

thence along the center of Case Road, the following two courses and distances:

1. South 66 degrees 44 minutes 04 seconds West a distance of 321.98 feet to a point.
2. along a curve deflecting to the left having a central angle of 12 degrees 05 minutes 19 seconds and a radius of 650.00 feet, an arc distance of 137.14 feet to the Point of Beginning (chord: South 50 degrees 41 minutes 25 seconds West, 136.89 feet).

To contain 71.647 acres of land, more or less.

Subject to the rights of the public to and within the right-of-way of Case Road.

The above described parcel of land is intended to be the same premises conveyed by Timothy M. Hodge and Desiray J. Gouremout and Jacques A. Ceno to Michael R. and Kristina M. Burger by deed dated November 7, 2013 and recorded in the Jefferson County Clerk's Office on November 8, 2013 as Instrument No. 2013-0016765.

The above mentioned coordinates, bearings, and distances are referenced to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).

**Notes Corresponding to Schedule B of Stewart Title Insurance Company**  
**Commitment for Title Insurance No. 71113774**  
**Effective Date: June 30, 2020**

Items not listed below are standard title exceptions and/or are not matters that pertain to this survey.

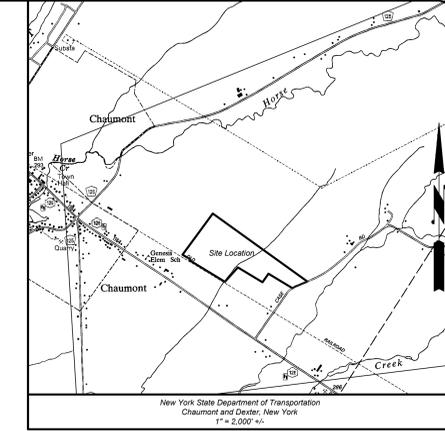
18 Right of Way granted by C.M. Case to Northern New York Utilities Inc., a corporation of the State of New York, dated April 30, 1915 and recorded May 7, 1915 in Liber 0345 of Deeds, page 128. **Does not encumber the surveyed parcel.**

19 Right of Way granted by Ralph and Margaret Radley to New York Telephone Company, dated March 25, 1956 and recorded May 5, 1956 in Liber 0680 of Deeds, page 93. **Does not encumber the surveyed parcel.**

20 Right of Way granted by Ralph C. Radley and Margaret M. Radley to Niagara Mohawk Power Corporation a public service corporation of the State of New York, dated May 22, 1959 and recorded June 24, 1959 in Liber 0678 of Deeds, page 507. **Does not encumber the surveyed parcel.**

21 Right of Way granted by Lynn F. Gouremout to Development Authority of the North County, a New York public benefit corporation, dated July 27, 1996 and recorded August 29, 1996 in Liber 1526 of Deeds, page 132. **Does not encumber the surveyed parcel.**

22 Right of Way granted by Lynn F. Gouremout to Niagara Mohawk Power Corporation, dated September 9, 2005 and recorded September 28, 2010 in Instrument No. 2010-13800. **Does not encumber the surveyed parcel.**



**General Notes:**

1. This survey is referenced horizontally to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone), and vertically to the North American Vertical Datum of 1988 (NAVD88).
2. North arrow as shown indicates Grid North referenced to NAD83/2011, projected on the New York State Plane Coordinate System (Central Zone).
3. A static survey was performed to determine the coordinates and elevations of the primary horizontal and vertical control throughout the project area. The reference horizontal and vertical control stations used in the adjustment of the static network are the following Continuously Operating Reference Stations (CORS): "LOWVILLE CORS ARP" (NYLV), Elevation: 897.49 feet and "WATERLOO CORS ARP" (NYWT), Elevation: 497.62 feet.
4. RTK GPS/GNSS and conventional surveying techniques were utilized to determine the coordinates and elevations of secondary horizontal and vertical control. The primary control points served as the reference horizontal and vertical control. RTK GPS/GNSS and conventional surveying techniques were utilized over the course of the field survey to locate photo-control points, physical boundary evidence and spatial features not discernible from the aerial photography.
5. Existing spatial features shown hereon (e.g. buildings, foundations, hydraulic surface features, roads, tree lines, culverts, etc.) are based on aerial photography.
6. The location of subsurface improvements or encroachments are not always known and often must be estimated. If any subsurface improvements or encroachments exist or are shown, the improvements or encroachments are not certified to by the undersigned Surveyor.
7. The surveyed premises may be affected by encumbrances that are unknown to the undersigned Surveyor. The users of this survey map should verify the title with competent title examiners.
8. The surveyed parcel is subject to all covenants, easements, and restrictions of record, if any.
9. Boundary information shown hereon is based on an instrument survey completed in July 2020.
10. The certifications hereon are not transferable.

**Notes Corresponding to Table A of the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys**

2. The address of the surveyed parcel is Case Road in the Town of Lyme.
3. The surveyed parcel lies in Zone X, areas determined to be outside 500-year floodplain, as shown on Community Panel No. 360343 0050 C bearing an effective date of September 2, 1993.
4. The gross land area of the surveyed parcel is 71.647 acres, which is the entirety of Tax Parcel 62.00-2-23.35.
5. The topography shown hereon is derived from LIDAR data and colored digital aerial photography acquired from a manned aircraft in March 2021. The LIDAR data set meets the minimum vertical accuracy and point density for the 10 on Vertical Class as defined by the American Society for Photogrammetry and Remote Sensing (ASPRS) as defined in the ASPRS Positional Accuracy Standards for Digital Geospatial Data Manual published in November 2014 (Edition 1, Version 1.0).
- 6(a). Refer to the zoning notes for applicable setback requirements.
- 7(a). The parcel is vacant.
8. Substantial features or improvements situate on the surveyed parcel are shown hereon.
9. There are no division lines or party walls with any of the adjoining properties.
- 11(a). The subsurface utilities shown hereon are of Quality Level C (QL-C) as defined by the American Society of Civil Engineers (ASCE) in Document 38-02 titled "Standard Guidelines for the Collection and Deposition of existing Subsurface Utility Data". The subsurface utilities are based on observed evidence located during the field survey and record mapping. The surveyor makes no guarantee the subsurface utilities comprise all such utilities upon or adjacent to the surveyed parcel, either in service or abandoned. The surveyor does not warrant, guarantee, or certify that the subsurface utilities are in the exact location indicated, although the subsurface utilities are depicted as accurately as possible from the information available.
13. The name, deed reference, and tax parcel number of the current property owners for parcels adjoining the surveyed parcel are shown hereon.
14. The Point of Beginning of the 132,827-acre parcel is 2,708 feet southeasterly from the intersection of New York State Route 12 with county Route 125 (a.k.a. Morris Tract Road).
16. To the best of my knowledge, there was no observed evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field survey.
17. To the best of my knowledge, there are no proposed changes in street right-of-way lines.
18. To the best of my knowledge, there are not any off-site easements or servitudes that benefit the surveyed parcel.

**Legend:**

- Lease Parcel Line
- Adjoiner Deed Line
- Interior Deed Line
- Centerline of Stream
- Edge of Water
- Town/Village Line
- Easement Line
- Zoning Setback Line
- Minor Contour
- Major Contour
- Storm Culvert
- Treeline/Bushline
- Overhead Electric
- Wire Fence (as noted)
- Spot Elevation
- Utility Pole
- Found (Iron Rebar, Pipe, Pin, et cetera) as noted
- Found Concrete Highway Monument
- Deed Book and Page
- Instrument No.

**Zoning Notes:**

The surveyed parcel as shown is currently zoned AR (Agriculture and Rural Residence) as defined in the Town of Lyme Local Law No. 1 for the year 1989, amended by LLD of 2017.

**Section 405: Agricultural and Rural Residence District - AR**  
**Section 405D: Dimensional Requirements (NOTE 1):**

**Special Permit (S)**  
 Minimum Lot Area: 20,000 sq. ft.  
 Minimum Front Setback: 30' from front lot line  
 Minimum Rear Setback: 50' from rear lot line  
 Minimum Side Setback: 60' from side lot line  
 Minimum Lot Width: 150'

**Section 775: Renewable Energy Systems**  
**Section D: Solar Energy Systems (SES)**

3. Ground-Mounted Racks and Free Standing Solar Collectors mounted on a pole are permitted as accessory structures in all zoning districts, subject to the following conditions:

- a. Special permits are required for all Ground-Mounted and Free Standing Solar Collectors 10 feet or less in heights above the ground. Height above ground is determined by the highest extension of any part of the solar array. For solar arrays that move to maintain optimal exposure to the sun, the highest extension of any array component in any attainable orientation shall serve as the limiting height.
- b. For residential lots less than or equal to 5 acres, one 100 square foot solar array is permitted for each 10,000 square feet of lot area. For lot sizes greater than 5 acres, one 100 square foot solar array is permitted for each 5,000 square feet of lot area. The total capacity of the solar arrays cannot exceed 100% of the estimated site electrical needs.
- c. The arrays must be installed in accordance with all setback standards applicable to residences.
- d. Solar systems with an output less than 1 kilowatt do not require any permit.
- e. Solar arrays mounted on motor-driven mounts that allow optimal orientation toward the sun must meet environmental safety requirements including but not limited to, wind and snow loads appropriate for the local climate. Setback requirements must be met for any and all orientations of motor-driven arrays.

The undersigned hereby certifies to:

1. Riverside Solar, LLC
2. AES Clean Energy Development, LLC
3. Stewart Title Insurance Company

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6(b), 7(a), 8, 10, 11(a), 13, 14, 16, 17, 18, and 19 of Table A thereof.

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Registration No.: \_\_\_\_\_  
 Date: \_\_\_\_\_



Sheet 3 of 11

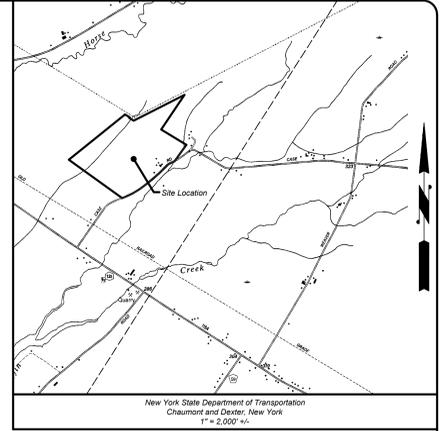
DRAWN	JLS
CHECKED	JST
SCALE	1" = 200'
DATE	06.04.2021
PROJECT NUMBER	4048-05-20

**ALTA/NSPS Land Title Survey**  
**Riverside Solar Development**  
**Property of Michael R. and Kristina M. Burger**  
 Town of Lyme  
 County of Jefferson  
 State of New York

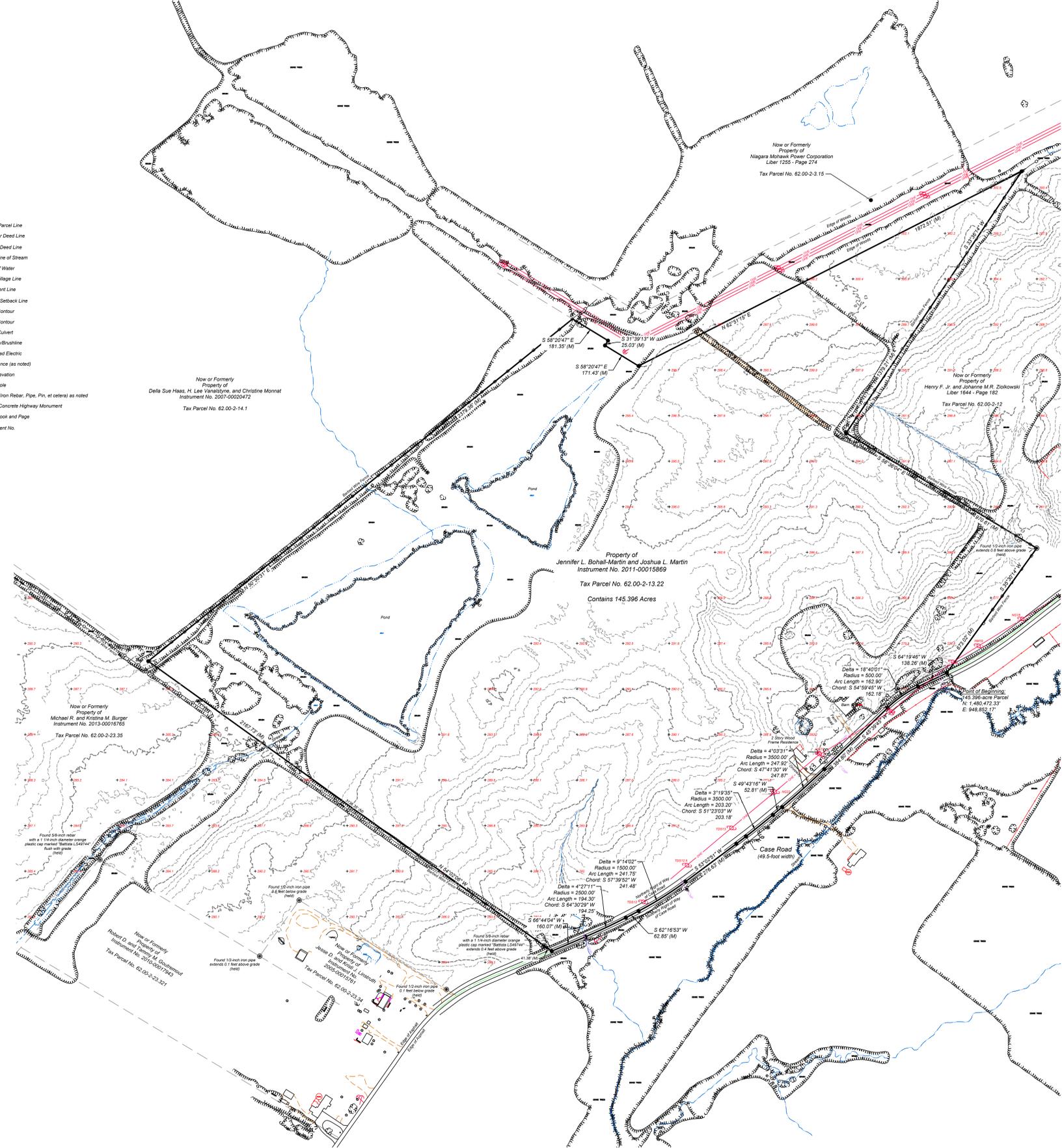
**Thew Associates**  
 LAND SURVEYORS  
 8475 Old Highway 1  
 Cayuga, New York 13027  
 P: 315-995-9716  
 F: 315-995-1012  
 www.TheAssociates.com

DATE PLOTTED: May 19, 2023  
 PLOT NUMBER: 31597-1607

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.  
 Only copies from the original of this survey marked with an original of the surveyor's inks seal or his embossed seal shall be considered to be valid and true copies.



- Legend:**
- Lease Parcel Line
  - Adjoining Deed Line
  - Interior Deed Line
  - Centerline of Stream
  - Edge of Water
  - Town/Village Line
  - Easement Line
  - Zoning Setback Line
  - Minor Contour
  - Major Contour
  - Storm Culvert
  - Transect/Blushline
  - Overhead Electric
  - Wire Fence (as noted)
  - Spot Elevation
  - Utility Pole
  - Found (Iron Rebar, Pipe, Pin, etc) as noted
  - Found Concrete Highway Monument
  - Deed Book and Page
  - Instrument No.



- Surveyor's Description**
- Property of Jennifer L. Bohall-Martin and Joshua L. Martin  
Contains: 145.396 acres
- All that tract or parcel of land situate in the Town of Lyme, County of Jefferson, State of New York, and being more precisely described as follows:
- Beginning** at a point in the center of Case Road (49.5-foot width), said point also being the southwesterly corner of a parcel of land conveyed by Reginald J. and Diane L. Schwelzer to Henry F., Jr. and Johanna M.R. Zolkowski by deed dated October 20, 1998 and recorded in the Jefferson County Clerk's Office on October 20, 1998 in Liber 1644 of Deeds at Page 162, said point having New York State plane coordinates (NAD83/2011 - Central Zone) of 1,480,472.33 feet North and 948,852.17 feet East:
- thence along the center of Case Road, the following 11 courses and distances:
1. South 64 degrees 19 minutes 46 seconds West a distance of 138.26 feet to a point;
  2. along a curve deflecting to the left, having a central angle of 18 degrees 40 minutes 01 seconds and a radius of 500.00 feet, an arc distance of 247.92 feet to a point (Chord: South 54 degrees 59 minutes 45 seconds West, 162.18 feet);
  3. South 45 degrees 39 minutes 45 seconds West a distance of 384.80 feet to a point;
  4. along a curve deflecting to the right, having a central angle of 04 degrees 03 minutes 31 seconds and a radius of 3,500.00 feet, an arc distance of 247.92 feet to a point (Chord: South 47 degrees 41 minutes 30 seconds West, 247.87 feet);
  5. South 49 degrees 43 minutes 16 seconds West a distance of 52.81 feet to a point;
  6. along a curve deflecting to the right, having a central angle of 03 degrees 19 minutes 35 seconds and a radius of 3,500.00 feet, an arc distance of 203.20 feet to a point (Chord: South 51 degrees 23 minutes 03 seconds West, 203.18 feet);
  7. South 53 degrees 02 minutes 51 seconds West a distance of 276.63 feet to a point;
  8. along a curve deflecting to the right, having a central angle of 08 degrees 14 minutes 02 seconds and a radius of 1,500.00 feet, an arc distance of 241.75 feet to a point (Chord: South 57 degrees 39 minutes 52 seconds West, 241.48 feet);
  9. South 62 degrees 16 minutes 53 seconds West a distance of 62.85 feet to a point;
  10. along a curve deflecting to the right, having a central angle of 04 degrees 27 minutes 11 seconds and a radius of 2,500.00 feet, an arc distance of 194.30 feet to a point (Chord: South 64 degrees 30 minutes 29 seconds West, 194.25 feet);
  11. South 66 degrees 44 minutes 04 seconds West a distance of 160.07 feet to a point on the southerly line of a parcel of land conveyed by Timothy M. Hooge, Dessany J. Goumoutou, and Jacques A. Corcoran to Michael R. and Kristina M. Burger by deed dated November 7, 2013 and recorded in the Jefferson County Clerk's Office on November 8, 2012 as Instrument No. 2013-0016765;
- thence North 54 degrees 02 minutes 06 seconds West, generally with a barbed wire fence and along the northerly line of Michael R. and Kristina M. Burger, a distance of 2,167.73 feet to the southeasterly corner of a parcel of land conveyed by H. George Vanastoyne aka Harold C. Vanastoyne and Joan M. Vanastoyne to Della Sue Haas, H. Lee Vanastoyne, and Christine Mornat by deed dated September 6, 2007 and recorded in the Jefferson County Clerk's Office on November 15, 2007 as Instrument No. 2007-0002042; said course passing over a 5/8-inch rebar with a 1 1/4-inch diameter orange plastic cap marked "Samsa LS49744" (extends 0.4 feet above grade) found at a distance of 41.38 feet;
- thence North 50 degrees 50 minutes 31 seconds East, generally with a barbed wire fence and along the easterly line of Della Sue Haas, H. Lee Vanastoyne, and Christine Mornat, a distance of 2,375.36 feet to a point on the southerly line of a parcel of land conveyed by James E. Golden to the Niagara Mohawk Power Corporation by deed dated March 27, 1991 and recorded in the Jefferson County Clerk's Office on April 4, 1991 in Liber 1285 of Deeds at Page 274;
- thence along the southerly line of the Niagara Mohawk Power Corporation, the following four courses and distances:
1. South 58 degrees 20 minutes 47 seconds East a distance of 181.35 feet to a point;
  2. South 31 degrees 39 minutes 13 seconds West a distance of 25.03 feet to a point;
  3. South 58 degrees 20 minutes 47 seconds East a distance of 171.43 feet to a point;
  4. North 62 degrees 51 minutes 15 seconds East a distance of 1,872.51 feet to a point on the westerly line of Henry F., Jr. and Johanna M.R. Zolkowski;
- thence along the westerly line of Henry F., Jr. and Johanna M.R. Zolkowski, the following three courses and distances:
1. South 33 degrees 36 minutes 14 seconds West, generally with a barbed wire fence, a distance of 1,379.21 feet to a point;
  2. South 58 degrees 36 minutes 04 seconds East, generally with a barbed wire fence, a distance of 970.61 feet to a 12-inch iron pipe (extends 0.8 feet above grade);
  3. South 35 degrees 30 minutes 14 seconds West, in part with a barbed wire fence, a distance of 673.02 feet to the Point of Beginning.
- To contain 145.396 acres of land, more or less.
- The above-described parcel of land is intended to be the same premises conveyed by William E. and Ellen M. Wasmann to Jennifer L. Bohall-Martin and Joshua L. Martin by deed dated October 20, 2011 recorded in the Jefferson County Clerk's Office on October 31, 2011 as Instrument No. 2011-00015869.
- The above-mentioned coordinates, bearings, and distances are referenced to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).

- Notes Corresponding to Table A of the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys**
1. The address of the surveyed parcel is 13741 Case Road in the Town of Lyme.
  2. The surveyed parcel lies in Zone X, areas determined to be outside 500-year floodplain, as shown on Community Panel No. 360343 0050 C bearing an effective date of September 2, 1993.
  3. The gross land area of the surveyed parcel is 145.396 acres, which is the entirety of Tax Parcel 62.00-2-13.22.
  4. The topography shown hereon is derived from LIDAR data and colored digital aerial photography acquired from a manned aircraft in March 2021. The LIDAR data set meets the minimum accuracy and point density for the 10 cm Vertical Class as defined by the American Society for Photogrammetry and Remote Sensing (ASPRS) as defined in the ASPRS Positional Accuracy Standards for Digital Geospatial Data manual published in November 2014 (Edition 1, Version 1.0).
  5. Refer to the zoning notes for applicable setback requirements.
  6. The parcel is vacant.
  7. Substantial features or improvements situate on the surveyed parcel are shown hereon.
  8. There are no division lines or party walls with any of the adjoining properties.
  9. The subsurface utilities shown hereon are of Quality Level C (QL-C) as defined by the American Society of Civil Engineers (ASCE) in Document 38-02 titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data". The subsurface utilities are based on observed evidence located during the field survey and record mapping. The surveyor makes no guarantee the subsurface utilities comprise all such utilities upon or adjacent to the surveyed parcel, either in service or abandoned. The surveyor does not warrant, guarantee, or certify that the subsurface utilities are in the exact location indicated, although the subsurface utilities are depicted as accurately as possible from the information available.
  10. The name, deed reference, and tax parcel number of the current property owners for parcels adjoining the surveyed parcel are shown hereon.
  11. The Point of Beginning of the 145.396-acre parcel is 3,920 feet northeasterly from the intersection of Case Road with New York State Route 12E.
  12. To the best of my knowledge, there was no observed evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field survey.
  13. To the best of my knowledge, there are no proposed changes in street right-of-way lines.
  14. To the best of my knowledge, there are not any off-site easements or servitudes that benefit the surveyed parcel.

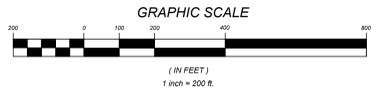
- Notes Corresponding to Schedule B of Stewart Title Insurance Company Commitment for Title Insurance No. 71114516 Effective Date: July 17, 2020**
- Items not listed below are standard exceptions and/or are not matters that pertain to this survey.
1. Easement granted by Robert Neil & Louise M. Neil to Niagara Mohawk Power Corporation dated April 30, 1991 and recorded May 24, 1991 in Liber 1280 of Deeds, Page 264. Presumably encumbers the surveyed parcel, however it can not be plotted and is not shown hereon.
  2. Easement granted by Ronald Hochmuth & Susanne Hochmuth to Niagara Mohawk Power Corporation dated June 7, 1991 and recorded June 13, 1991 in Liber 1282 of Deeds, Page 211. Presumably encumbers the surveyed parcel, however it can not be plotted and is not shown hereon.

The undersigned hereby certifies to:

1. Riverside Solar, LLC
2. AES Clean Energy Development, LLC
3. Stewart Title Insurance Company

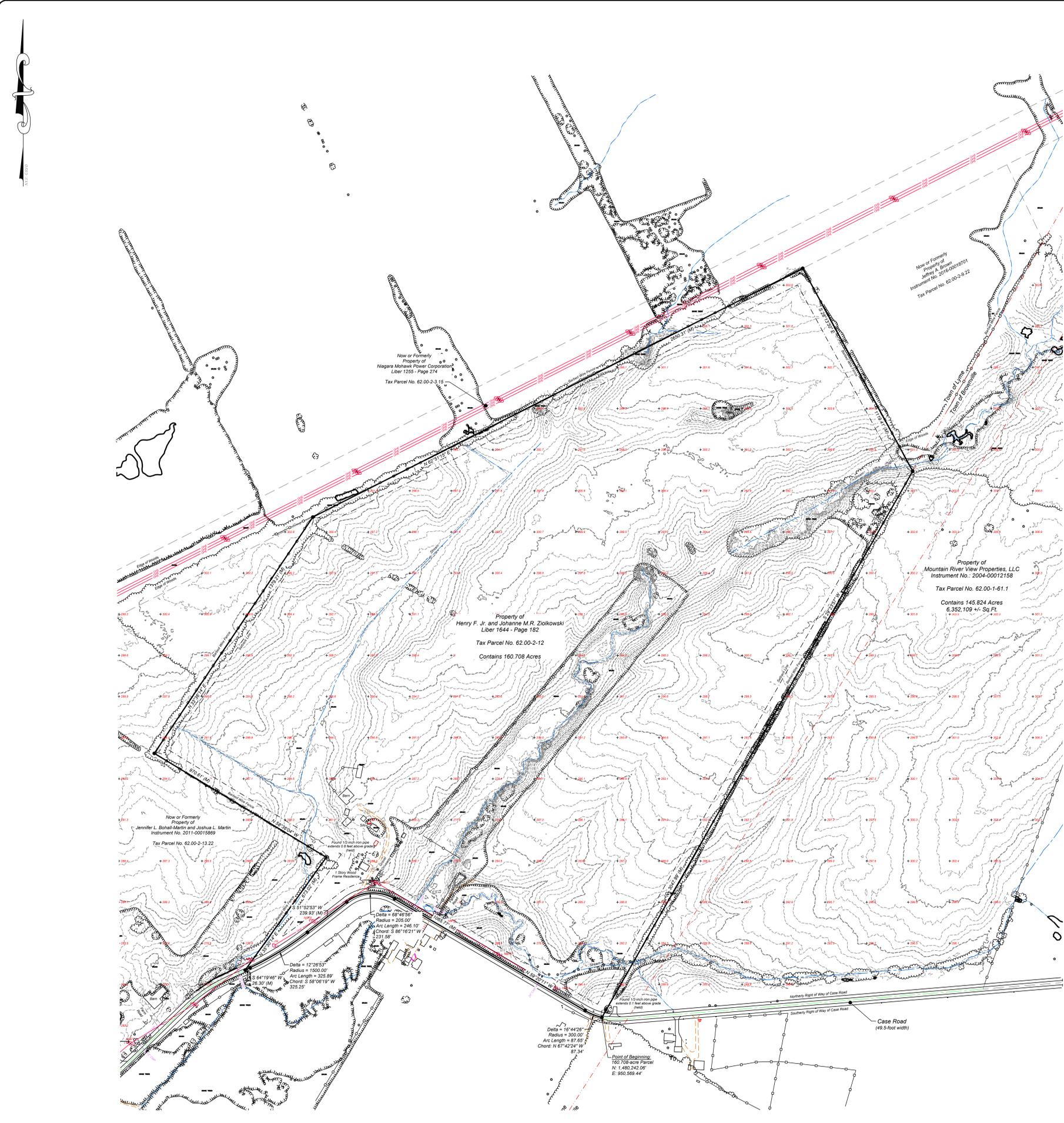
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6(b), 7(a), 8, 10, 11(a), 13, 14, 16, 17, 18, and 19 of Table A thereof.

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Registration No.: \_\_\_\_\_  
 Date: \_\_\_\_\_



Sheet 4 of 11		<b>ALTA/NSPS Land Title Survey</b> <b>Riverside Solar Development</b> <b>Property of</b> <b>Jennifer L. Bohall-Martin and Joshua L. Martin</b> Town of Lyme County of Jefferson State of New York
DRAWN: AAW CHECKED: JST SCALE: 1" = 200' DATE: 6/4/2021	PROJECT NUMBER: 4048-05-20	
P.O. Box 463 6401 US Highway 191 Cayuga, New York 13017 T: 315-936-9716 F: 315-936-1012 www.TheAssociates.com		8476 New York Albany, New York 12243 T: 518-437-7773 F: 518-437-1867

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.  
 Only copies from the original of this survey marked with an original of the surveyor's indelible seal or his embossed seal shall be considered to be valid and true copies.



**Surveyor's Description**  
**Property of Henry F. Jr. and Johanna M.R. Ziolkowski**  
**Contains: 160.708 acres**

All that tract or parcel of land situate in the Town of Lyme, County of Jefferson, State of New York, and being more precisely described as follows:

**Beginning** at a point in the center of Case Road (49.5-foot width), said point also being the southwesterly corner of a parcel of land conveyed by Reginald and Diane Schweitzer to Mountain River View Properties, LLC by deed dated August 10, 2004 and recorded in the Jefferson County Clerk's Office on August 16, 2004 as Instrument No. 2004-0011158, said point having New York State plane coordinates (NAD83/2011 - Central Zone) of 1,480,242.06 feet North and 950,569.44 feet East;

thence along the center of Case Road, the following six courses and distances:

1. along a curve deflecting to the right, having a central angle of 16 degrees 44 minutes 26 seconds and a radius of 300.00 feet, an arc distance of 87.65 feet to a point (Chord: North 67 degrees 42 minutes 24 seconds West, 87.34 feet);
2. North 59 degrees 20 minutes 11 seconds West a distance of 1,065.77 feet to a point;
3. along a curve deflecting to the right, having a central angle of 68 degrees 46 minutes 58 seconds and a radius of 205.00 feet, an arc distance of 246.10 feet to a point (Chord: South 86 degrees 18 minutes 21 seconds West, 231.58 feet);
4. South 51 degrees 52 minutes 53 seconds West a distance of 239.93 feet to a point;
5. along a curve deflecting to the right, having a central angle of 12 degrees 26 minutes 53 seconds and a radius of 1,500.00 feet, an arc distance of 325.89 feet to a point (Chord: South 58 degrees 06 minutes 19 seconds West, 325.25 feet);
6. South 64 degrees 19 minutes 46 seconds West a distance of 26.30 feet to a point on the easterly line of a parcel of land conveyed by William E. and Ellen M. Wiseman to Jennifer L. Bahal-Martin and Joshua L. Martin by deed dated October 28, 2011 recorded in the Jefferson County Clerk's Office on October 31, 2011 as Instrument Number 2011-00015869;

thence along the northerly and easterly lines of Jennifer L. Bahal-Martin and Joshua L. Martin, the following three courses and distances:

1. North 35 degrees 30 minutes 14 seconds East, in part with a barbed wire fence, a distance of 673.02 feet to a 1/2-inch iron pipe extends 0.8 feet above ground;
2. North 58 degrees 36 minutes 04 seconds West, generally with a barbed wire fence, a distance of 970.61 feet to a point;
3. North 33 degrees 36 minutes 14 seconds East, generally with a barbed wire fence, a distance of 1,379.21 feet to a point on the southerly line of a parcel of land conveyed by James E. Golden to the Niagara Mohawk Power Corporation by deed dated March 27, 1991 and recorded in the Jefferson County Clerk's Office on April 4, 1991 in Liber 1255 of Deeds at Page 274;

thence North 62 degrees 51 minutes 15 seconds East, generally with a barbed wire fence and along the southerly line of the Niagara Mohawk Power Corporation, a distance of 2,650.31 feet to a point on the westerly line of a parcel of land conveyed by William A. Brown to Jeffrey A. Brown by deed dated December 29, 2016 and recorded in the Jefferson County Clerk's Office on December 29, 2016 as Instrument No. 2016-00018701;

thence South 28 degrees 13 minutes 30 seconds East, in part with a barbed wire fence and along the westerly line of Jeffrey A. Brown, a distance of 1,119.41 feet to a point on the westerly line of Mountain River View Properties, LLC;

thence South 29 degrees 23 minutes 57 seconds West, in part with a barbed wire fence and along the westerly line of Mountain River View Properties, LLC, a distance of 3,047.99 feet to the **Point of Beginning**.

To contain 160.708 acres of land, more or less.

The above-described parcel of land is intended to be the same premises conveyed by Reginald J. and Diane L. Schweitzer to Henry F. Jr. and Johanna M.R. Ziolkowski by deed dated October 20, 1998 and recorded in the Jefferson County Clerk's Office on October 30, 1998 in Liber 1544 of Deeds at Page 182.

The above-mentioned coordinates, bearings, and distances are referenced to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).

**Notes Corresponding to Schedule B of Stewart Title Insurance Company Commitment for Title Insurance No. 711313773 Effective Date: June 30, 2020**

Items not listed below are standard title exceptions and/or are not matters that pertain to this survey.

None

**Zoning Notes:**

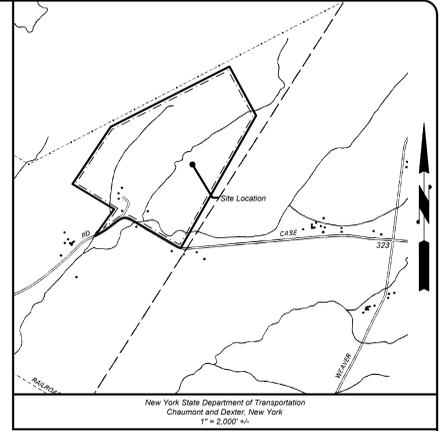
The surveyed parcel as shown is currently zoned AR (Agriculture and Rural Residence) as defined in the Town of Lyme Local Law No. 1 for the year 1989, amended by L443 of 2017.

Section 405: Agricultural and Rural Residence District - AR  
 Section 405D: Dimensional Requirements (NOTE 1)

Special Permit (S)  
 Minimum Lot Area: 20,000 sq. ft.  
 Minimum Front Setback: 30' from front lot line  
 Minimum Rear Setback: 60' from rear lot line  
 Minimum Side Setback: 60' from side lot line  
 Minimum Lot Width: 150'

Section 775: Renewable Energy Systems  
 Section D: Solar Energy Systems (SES)

1. Special permits are required for all Ground-Mounted and Free Standing Solar Collectors 10 feet or less in height above the ground. Height above ground is determined by the highest extension of any part of the solar array. For solar arrays that must maintain optimal exposure to the sun, the highest extension of any array component in any attainable orientation shall serve as the limiting height.
2. For residential lots less than or equal to 5 acres, one 100 square foot solar array is permitted for each 10,000 square feet of lot area. For lot sizes greater than 5 acres, one 100 square foot solar array is permitted for each 5,000 square feet of lot area. The total capacity of the solar arrays cannot exceed 125% of the estimated site electrical needs.
3. The arrays must be installed in accordance with all setback standard applicable to residences.
4. Solar systems with an output less than 1 kilowatt do not require any permit.
5. Solar arrays mounted on motor-driven mounts that allow optimal orientation toward the sun must meet environmental safety requirements including but not limited to, wind and snow loads appropriate for the local climate. Setback requirements must be met for any and all orientations of motor-driven arrays.



- General Notes:**
1. This survey is referenced horizontally to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone), and vertically to the North American Vertical Datum of 1988 (NAVD88).
  2. North arrow as shown indicates Grid North referenced to NAD83/2011, projected on the New York State Plane Coordinate System (Central Zone).
  3. A static survey was performed to determine the coordinates and elevations of the primary horizontal and vertical control throughout the project area. The reference horizontal and vertical control stations used in the adjustment of the static network are the following Continuously Operating Reference Stations (CORS): "LOWVILLE CORS ARP" (NYLV), Elevation: 897.49 feet and "WATERTOWN CORS ARP" (NYWT), Elevation: 497.62 feet.
  4. RTK GPS/GNSS and conventional surveying techniques were utilized to determine the coordinates and elevations of secondary horizontal and vertical control. The primary control points served as the reference horizontal and vertical control. RTK GPS/GNSS and conventional surveying techniques were utilized over the course of the field survey to locate photo-control points, physical boundary evidence and spatial features not discernible from the aerial photography.
  5. Existing spatial features shown hereon (e.g. buildings, foundations, hydraulic surface features, roads, tree lines, culverts, etc.) are based on aerial photography.
  6. The location of subsurface improvements or encroachments are not always known and often must be estimated. If any subsurface improvements or encroachments exist or are shown, the improvements or encroachments are not certified to by the undersigned Surveyor.
  7. The surveyed premises may be affected by encumbrances that are unknown to the undersigned surveyor. The users of this survey map should verify the title with competent title examiners.
  8. The surveyed parcel is subject to all covenants, assessments, and restrictions of record, if any.
  9. Boundary information shown hereon is based on an instrument survey completed in July 2020.
  10. The certifications hereon are not transferable.

**Notes Corresponding to Table A of the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys**

2. The address of the surveyed parcel is 13963 Case Road in the Town of Lyme.
3. The surveyed parcel lies in Zone X, areas determined to be outside 500-year floodplain, as shown on Community Panel No. 360343 0050 C bearing an effective date of September 2, 1993.
4. The gross land area of the surveyed parcel is 160.708 acres, which is the entirety of Tax Parcel 62.00-2-12.
5. The topography shown hereon is derived from LIDAR data and colored digital aerial photography acquired from a manned aircraft in March 2021. The LIDAR data set meets the minimum vertical accuracy and point density for the 10 on Vertical Class as defined by the American Society for Photogrammetry and Remote Sensing (ASPRS) as defined in the ASPRS Positional Accuracy Standards for Digital Geospatial Data manual published in November 2014 (Edition 1, Version 1.0).
- 6(a). Refer to the zoning notes for applicable setback requirements.
- 7(a). The parcel is vacant.
8. Substantial features or improvements situate on the surveyed parcel are shown hereon.
9. There are no division lines or party walls with any of the adjoining properties.
- 11(a). The subsurface utilities shown hereon are of Quality Level C (QL-C) as defined by the American Society of Civil Engineers (ASCE) in Document 38-02 titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data". The subsurface utilities are based on observed evidence located during the field survey and record mapping. The surveyor makes no guarantee the subsurface utilities comprise all such utilities upon or adjacent to the surveyed parcel, either in service or abandoned. The surveyor does not warrant, guarantee, or certify that the subsurface utilities are in the exact location indicated, although the subsurface utilities are depicted as accurately as possible from the information available.
13. The name, deed reference, and tax parcel number of the current property owners for parcels adjoining the surveyed parcel are shown hereon.
14. The Point of Beginning of the 160.708-acre parcel is 3,855 feet westerly from the Intersection of Case Road with Weaver Road.
16. To the best of my knowledge, there was no observed evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field survey.
17. To the best of my knowledge, there are no proposed changes in street right-of-way lines.
18. To the best of my knowledge, there are no any off-site assessments or servitudes that benefit the surveyed parcel.

The undersigned hereby certifies to:

1. Riverside Solar, LLC
2. AES Clean Energy Development, LLC
3. Stewart Title Insurance Company

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, (ASPRS established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6(b), 7(a), 8, 10, 11(a), 13, 14, 16, 17, 18, and 19 of Table A thereof.

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Registration No.: \_\_\_\_\_  
 Date: \_\_\_\_\_



Legend:

- Lease Parcel Line
- Adjoiner Deed Line
- Interior Deed Line
- Centerline of Stream
- Edge of Water
- Town/Village Line
- Essment Line
- Zoning Setback Line
- Minor Contour
- Major Contour
- Stream Culvert
- Treeline/Subsoline
- Overhead Electric
- Wire Fence (as noted)
- Spot Elevation
- Utility Pole
- Found (Iron Rebar, Pipe, Pin, et cetera) as noted
- Found Concrete Highway Monument
- Deed Book and Page
- Instrument No.

LIBER	BOOK AND PAGE	INSTRUMENT NO.
2017-00010124		

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Sheet 5 of 11

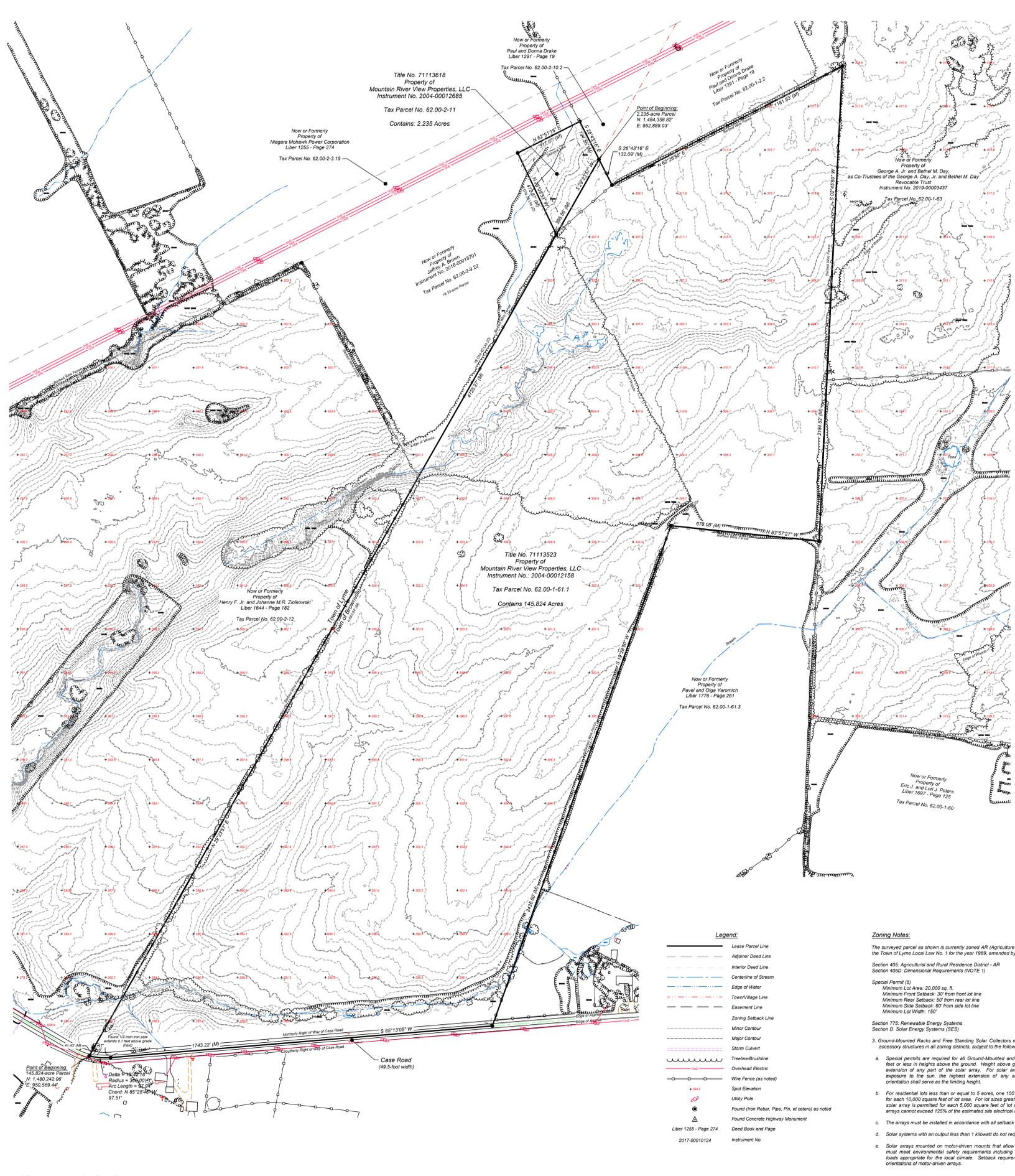
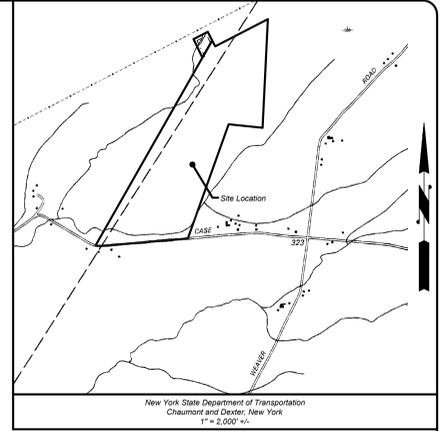
DRAWN	AAW
CHECKED	JST
SCALE	1" = 200'
DATE	6/4/2021

**ALTA/NSPS Land Title Survey**  
**Riverside Solar Development**  
**Property of Henry F. Jr., and Johanna M.R. Ziolkowski**  
 Town of Lyme  
 County of Jefferson  
 State of New York

**The Associates LAND SURVEYORS**  
 6475 Old Highway 1  
 Cayuga, New York 13017  
 P: 315-936-9716  
 F: 315-936-1012  
 www.TheAssociates.com

8476 New Road  
 Merit, New York 13403  
 P: 315-933-7724  
 F: 315-937-1867

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the surveyor's inks seal or his embossed seal shall be considered to be valid and true copies.



**Surveyor's Description**

**Property of Mountain River View Properties, LLC**  
**Contains: 2.235 acres**

All that tract or parcel of land situated in the Town of Lime, County of Jefferson, State of New York, and being more precisely described as follows:

**Beginning** at a point on the westerly line of a parcel of land conveyed by Martin E. and Carol J. Quencer to Paul and Donna Drake by deed dated January 11, 1992 and recorded in the Jefferson County Clerk's Office on February 10, 1992, in Liber 1291 of Deeds at Page 19, said point also being the most northerly corner of a parcel of land conveyed by Reginald and Diane Schweitzer to Mountain River View Properties, LLC by deed dated August 15, 2004 and recorded in the Jefferson County Clerk's Office on August 16, 2004 as Instrument No. 2004-00012685, said point having New York State plane coordinates (NAD83/2011 - Central Zone) of 1,484,358.82 feet North and 952,889.03 feet East;

thence South 29 degrees 23 minutes 57 seconds West, along the northerly line Mountain River View Properties, LLC, a distance of 385.56 feet to the southeasterly corner of a parcel of land conveyed by William A. Brown to Jeffrey A. Brown by deed dated December 29, 2016 and recorded in the Jefferson County Clerk's Office on December 29, 2016 as Instrument No. 2016-00018701;

thence North 25 degrees 08 minutes 53 seconds West, along the easterly line of Jeffrey A. Brown, a distance of 412.87 feet to a point on the southerly line of a parcel of land conveyed by James E. Golden to the Niagara Mohawk Power Corporation by deed dated March 27, 1991 and recorded in the Jefferson County Clerk's Office on April 4, 1991 in Liber 1255 of Deeds at Page 274;

thence North 62 degrees 51 minutes 15 seconds East, along the southerly line of the Niagara Mohawk Power Corporation by deed dated March 27, 1991 and recorded in the Jefferson County Clerk's Office on April 4, 1991 in Liber 1255 of Deeds at Page 274;

thence South 26 degrees 43 minutes 16 seconds East, along the westerly line of Paul and Donna Drake, a distance of 194.56 feet to the Point of Beginning;

To contain 2.235 acres of land, more or less.

The above-described parcel of land is intended to be the same premises conveyed by Reginald and Diane Schweitzer to Mountain River View Properties, LLC by deed dated August 15, 2004 and recorded in the Jefferson County Clerk's Office on August 23, 2004 as Instrument No. 2004-00012685.

The above-mentioned coordinates, bearings, and distances are referenced to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).

**Surveyor's Description**

**Property of Mountain River View Properties, LLC**  
**Contains: 145,824 acres**

All that tract or parcel of land situated in the Town of Brownville, County of Jefferson, State of New York, and being more precisely described as follows:

**Beginning** at a point in the center of Case Road (49.5-foot width), said point also being the southeasterly corner of a parcel of land conveyed by Reginald J. and Diane L. Schweitzer to Henry F. Jr. and Johanna M.R. Zolowski by deed dated October 20, 1998 and recorded in the Jefferson County Clerk's Office on October 20, 1998 in Liber 1644 of Deeds at Page 182; said point having New York State plane coordinates (NAD83/2011 - Central Zone) of 1,480,242.06 feet North and 950,569.44 feet East;

thence North 29 degrees 23 minutes 57 seconds East, in part with a barbed wire fence, in part along the easterly line of Henry F. Jr. and Johanna M.R. Zolowski, in part along the easterly line of a parcel of land conveyed by William A. Brown to Jeffrey A. Brown by deed dated December 29, 2016 and recorded in the Jefferson County Clerk's Office on December 29, 2016 as Instrument No. 2016-00018701; and in part along the easterly line of a parcel of land conveyed by Reginald J. and Diane L. Schweitzer to Mountain River View Properties, LLC by deed dated August 10, 2004 and recorded in the Jefferson County Clerk's Office on August 23, 2004 as Instrument No. 2004-00012685, a distance of 4,725.27 feet to a point on the westerly line of a parcel of land conveyed by Martin E. and Carol J. Quencer to Paul and Donna Drake by deed dated January 11, 1992 and recorded in the Jefferson County Clerk's Office on February 10, 1992 in Liber 1291 of Deeds at Page 19, said course passing over a 12-inch iron pipe (extends 0.1 feet above grade) found at a distance of 43 feet;

thence along the westerly and southerly lines of Paul and Donna Drake, the following two courses and distances:

- South 26 degrees 43 minutes 16 seconds East, generally with a barbed wire fence, a distance of 132.09 feet to a point;
- North 62 degrees 26 minutes 55 seconds East, a distance of 1,181.53 feet to a point on the westerly line of a parcel of land conveyed by George A. Jr. and Bethel M. Day to George A. Jr. and Bethel M. Day by deed dated March 13, 2019 and recorded in the Jefferson County Clerk's Office on March 13, 2019 as Instrument No. 2019-0003437;

thence South 02 degrees 45 minutes 50 seconds West, generally with a barbed wire fence and along the westerly line of the George A. Jr. and Bethel M. Day Revocable Trust, a distance of 2,194.52 feet to the northeasterly corner of a parcel of land conveyed by Reginald J. and Diane L. Schweitzer to Pavel and Olga Yaromich by deed dated February 1, 2001 and recorded in the Jefferson County Clerk's Office on February 5, 2001 in Liber 1775 of Deeds at Page 281;

thence along the northerly and westerly lines of Pavel and Olga Yaromich, the following two courses and distances:

- North 83 degrees 57 minutes 27 seconds West, generally with a barbed wire fence, a distance of 678.08 feet to a point;
- South 19 degrees 28 minutes 45 seconds West, generally with a barbed wire fence, a distance of 2,436.60 feet to a point in the center of Case Road;

thence along the center of Case Road, the following two courses and distances:

- South 85 degrees 13 minutes 05 seconds West a distance of 1,743.22 feet to a point;
- along a curve deflecting to the right, having a central angle of 18 degrees 42 minutes 18 seconds and a radius of 300.00 feet, an arc distance of 97.94 feet to the Point of Beginning (Chord North 85 degrees 25 minutes 46 seconds West, 97.51 feet)

To contain 145,824 acres of land, more or less.

The above-described parcel of land is intended to be a portion of the same premises conveyed by Reginald and Diane Schweitzer to Mountain River View Properties, LLC by deed dated August 10, 2004 and recorded in the Jefferson County Clerk's Office on August 16, 2004 as Instrument No. 2004-00012685.

The above-mentioned coordinates, bearings, and distances are referenced to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).

**Notes Corresponding to Table A of the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys**

- The address of Tax Parcel 62.00-1-61.1 is 1465 Case Road in the Town of Brownville. The address of Tax Parcel 62.00-2-11 is South of Morris Tract Road in the Town of Lime.
- The surveyed parcel lies in Zone X, areas determined to be outside 500-year floodplain, as shown on Community Panel No. 380343.000C bearing an effective date of September 2, 1993.
- The gross land area of the Tax Parcel 62.00-1-61.1 is 150,708 acres, which is the entirety of the tax parcel. The gross land area of Tax Parcel 62-2-11 is 2.235 acres, which is the entirety of the tax parcel.
- The topography shown herein is derived from LIDAR data and colored digital aerial photography acquired from a manned aircraft in March 2021. The LIDAR data set meets the minimum vertical accuracy and point density for the 10 cm Vertical Class as defined by the American Society of Photogrammetry and Remote Sensing (ASPRS) as defined in the ASPRS Positional Accuracy Standards for Digital Orthographic Data manual published in November 2014 (Edition 1, Version 1.0).
- Refer to the zoning notes for applicable setback requirements.
- The parcel is vacant.
- Substantial features or improvements situate on the surveyed parcel are shown herein.
- There are no division lines or party walls with any of the adjoining properties.
- The subsurface utilities shown herein are of Quality Level C (QL-C) as defined by the American Society of Civil Engineers (ASCE) in Document 38-22 titled "Standard Guidelines for the Collection and Deposition of existing Subsurface Utility Data". The subsurface utilities are based on observed evidence located during the field survey and record mapping. The surveyor makes no guarantee the subsurface utilities comprise all such utilities upon or adjacent to the surveyed parcel, either in service or abandoned. The surveyor does not warrant, guarantee, or certify that the subsurface utilities are in the exact location indicated, although the subsurface utilities are depicted as accurately as possible from the information available.
- The name, deed reference, and tax parcel number of the current property owners for parcels adjoining the surveyed parcel are shown herein.
- The Point of Beginning of the 145,824-acre parcel is 3,855 feet westerly from the Intersection of Case Road with Weaver Road. The Point of Beginning of the 2.235-acre parcel is 3,960 feet northwesterly from the Intersection of Case Road with Weaver Road.
- To the best of my knowledge, there was no observed evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field survey.
- To the best of my knowledge, there are no proposed changes in street right-of-way lines.
- To the best of my knowledge, there are not any off-site easements or servitudes that benefit the surveyed parcel.

**Notes Corresponding to Schedule B of Stewart Title Insurance Company Commitment for Title Insurance No. 71113523**  
 Effective Date: August 12, 2020

Items not listed below are standard title exceptions and/or are not matters that pertain to this survey:

Memorandum of Wind Option and Wind Energy Lease Agreement granted by Mountain River View Properties, LLC to Atlantic Wind LLC dated February 27, 2008 and recorded January 9, 2009 in Instrument No. 2009-0000354. Encumbers the surveyed parcel in its entirety.

**Notes Corresponding to Schedule B of Stewart Title Insurance Company Commitment for Title Insurance No. 71113618**  
 Effective Date: June 30, 2020

Items not listed below are standard title exceptions and/or are not matters that pertain to this survey:

Memorandum of Wind Option and Wind Energy Lease Agreement granted by Mountain River View Properties, LLC to Atlantic Wind LLC dated February 27, 2008 and recorded January 9, 2009 in Instrument No. 2009-0000354. Encumbers the surveyed parcel in its entirety.

**Legend:**

- Lease Parcel Line
- Adjoiner Deed Line
- Interior Deed Line
- Centerline of Stream
- Edge of Water
- Town/Village Line
- Easement Line
- Zoning Setback Line
- Minor Contour
- Major Contour
- Storm Culvert
- Treeline/Brushline
- Overhead Electric
- Wire Fence (as noted)
- Spot Elevation
- Utility Pole
- Found (Iron Rebar, Pipe, Pin, et cetera) as noted
- Found Concrete Highway Monument
- Deed Book and Page
- Instrument No.

**Zoning Notes:**

The surveyed parcel as shown is currently zoned AR (Agriculture and Rural Residence) as defined in the Town of Lime Local Law No. 1 for the year 1988, amended by L.L.85 of 2017.

Section 405: Agricultural and Rural Residence District - AR  
 Section 405D: Dimensional Requirements (NOTE 1)

**Special Permit (S)**

Minimum Lot Area: 20,000 sq. ft.  
 Minimum Front Setback: 30' from front lot line  
 Minimum Rear Setback: 50' from rear lot line  
 Minimum Side Setback: 60' from side lot line  
 Minimum Lot Width: 150'

Section 775: Renewable Energy Systems  
 Section D: Solar Energy Systems (SES)

3. Ground-Mounted Racks and Free Standing Solar Collectors mounted on a pole are permitted as accessory structures in all zoning districts, subject to the following conditions:

- Special permits are required for all Ground-Mounted and Free Standing Solar Collectors 10 feet or less in height above the ground. Height above ground is determined by the highest extension of any part of the solar array. For solar arrays that move to maintain optimal exposure to the sun, the highest extension of any array component in any attainable orientation shall serve as the limiting height.
- For residential lots less than or equal to 5 acres, one 100 square foot solar array is permitted for each 10,000 square feet of lot area. For lot sizes greater than 5 acres, one 100 square foot solar array is permitted for each 5,000 square feet of lot area. The total capacity of the solar arrays cannot exceed 120% of the estimated site electrical needs.
- The arrays must be installed in accordance with all setback standard applicable to residences.
- Solar systems with an output less than 1 kilowatt do not require any permit.
- Solar arrays mounted on motor-driven mounts that allow optimal orientation toward the sun must meet environmental safety requirements including but not limited to: wind and snow loads appropriate for the local climate. Setback requirements must be met for any and all orientations of motor-driven arrays.

The undersigned hereby certifies to:

- Riverside Solar, LLC
- AES Clean Energy Development, LLC
- Stewart Title Insurance Company

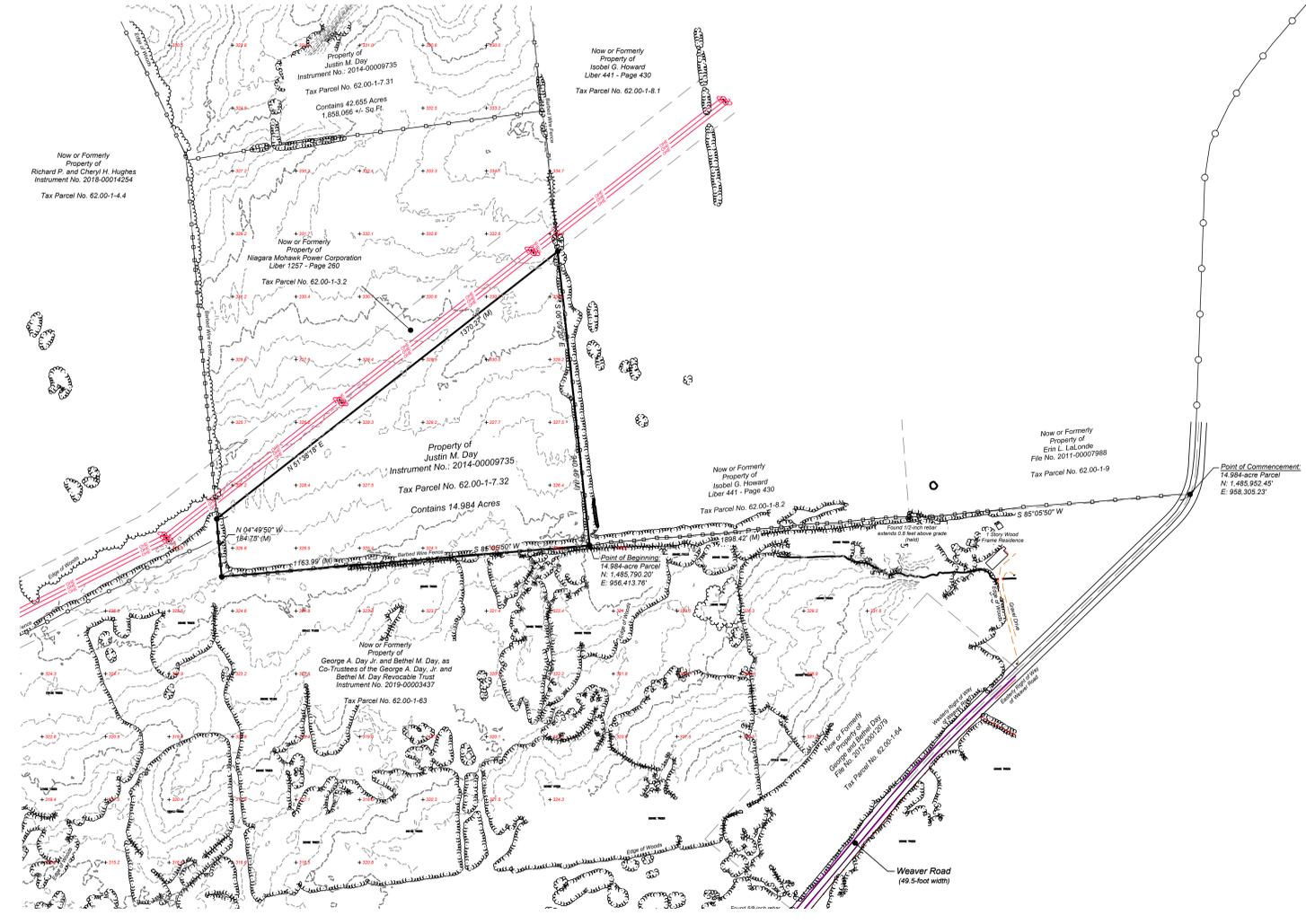
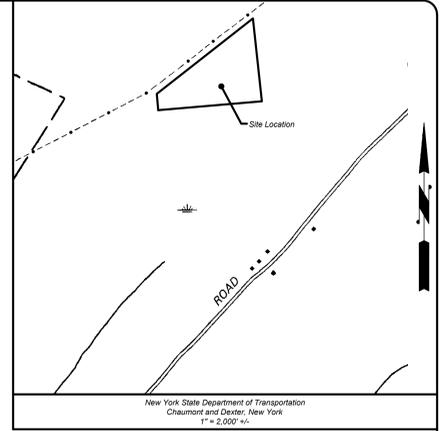
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6(b), 7(a), 8, 10, 11(a), 13, 14, 16, 17, 18, and 19 of Table A thereof.

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Registration No.: \_\_\_\_\_  
 Date: \_\_\_\_\_



Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the surveyor's inks seal or his embossed seal shall be considered to be valid and true copies.

Sheet 6 of 11		<b>ALTA/NSPS Land Title Survey</b> <b>Riverside Solar Development</b> <b>Property of</b> <b>Mountain River View Properties, LLC</b> Town of Brownville County of Jefferson State of New York	<b>Thew Associates</b> <b>LAND SURVEYORS</b> 8476 River Road Monticello, New York 14853 P: 315-395-9776 F: 315-395-1012 www.ThewAssociates.com
DRAWN: AAW CHECKED: JST SCALE: 1" = 200' DATE: 06.04.2021	PROJECT NUMBER: 4048-05-20		



**Surveyor's Description**

**Property of Justin M. Day**  
**Contains: 14,984 acres**

All that tract or parcel of land situate in the Town of Brownville, County of Jefferson, State of New York, and being more precisely described as follows:

Commencing at a point in the center of Weaver Road (49.5-foot wide), said point also being the northwesterly corner of a parcel of land conveyed by George A. Day, Jr. and Bethel M. Day to George A. Day, Jr. and Bethel M. Day, as Co-Trustees of the George A. Day, Jr. and Bethel M. Day Revocable Trust, by deed dated March 13, 2018 and recorded in the Jefferson County Clerk's Office on March 18, 2018 as Instrument No. 2018-0003437, said point having New York State plane coordinates (NAD83/2011 - Central Zone) of 1,485,952.45 feet North and 958,305.23 feet East.

thence South 85 degrees 05 minutes 40 seconds West, generally with a barbed wire fence and along the northerly line of George A. Day, Jr. and Bethel M. Day, as Co-Trustees of the George A. Day, Jr. and Bethel M. Day Revocable Trust, a distance of 1,898.42 feet to the southwesterly corner of a parcel of land conveyed by Howard P. Sheever to Howley W. Howard by deed recorded in the Jefferson County Clerk's Office on October 1, 1942 in Liber 441 of Deeds at Page 430 (now property of Isobel Howard), said point having New York State plane coordinates (NAD83/2011 - Central Zone) of 1,485,790.20 feet North and 958,413.76 feet East, said point also being the Point of Beginning.

thence continuing South 85 degrees 05 minutes 50 seconds West, generally with a barbed wire fence and along the northerly line of George A. Day, Jr. and Bethel M. Day, as Co-Trustees of the George A. Day, Jr. and Bethel M. Day Revocable Trust, a distance of 1,163.99 feet to a point.

thence North 04 degrees 49 minutes 50 seconds West, generally with a barbed wire fence and in part along the easterly line of George A. Day, Jr. and Bethel M. Day, as Co-Trustees of the George A. Day, Jr. and Bethel M. Day Revocable Trust, and in part along the easterly line of a parcel of land conveyed by Paul and Donna Drake to the Niagara Mohawk Power Corporation by deed dated April 26, 1991 and recorded in the Jefferson County Clerk's Office on April 26, 1991 in Liber 1257 of Deeds at Page 260, a distance of 184.75 feet to a point.

thence North 51 degrees 38 minutes 18 seconds East, along the southerly line of the Niagara Mohawk Power Corporation, a distance of 1,370.27 feet to a point on the westerly line of Isobel G. Howard.

thence South 06 degrees 09 minutes 20 seconds East, along the westerly line of Isobel G. Howard, a distance of 940.46 feet to the Point of Beginning.

To contain 14,984 acres of land, more or less.

The above-described parcel of land is intended to be the same premises conveyed by George A. Day, III to Justin M. Day by deed dated July 17, 2014 and recorded in the Jefferson County Clerk's Office on July 18, 2014 as Instrument No. 2014-00009735.

The above-mentioned coordinates, bearings, and distances are referenced to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).

**Notes Corresponding to Schedule B of Stewart Title Insurance Company Commitment for Title Insurance No. 71113522**  
**Effective Date: August 12, 2020**

Items not listed below are standard title exceptions and/or are not matters that pertain to this survey.

- 17. Permanent right to cut brush as contained in Warranty Deed granted by Bethel M. Day to Niagara Mohawk Power Corporation dated April 25, 1991 and recorded May 14, 1991 in Liber 1259 of Deeds, Page 203. Does not encumber the surveyed parcel.
- 18. Memorandum of Wind Option & Wind Energy Lease Agreement granted by George & Susan Day to Atlantic Wind LLC dated October 18, 2007 and recorded November 6, 2007 as Instrument No. 2007-00007.
- 19. Memorandum to First Amendment of Wind Option & Wind Energy Lease Agreement granted by Justin M. Day to Atlantic Wind, LLC dated May 3, 2016 and recorded June 29, 2016 in Instrument No. 2016-8638. Encumbers the surveyed parcel in its entirety.

**General Notes:**

- This survey is referenced horizontally to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone), and vertically to the North American Vertical Datum of 1988 (NAVD88).
- North arrow as shown indicates Grid North referenced to NAD83/2011, projected on the New York State Plane Coordinate System (Central Zone).
- A static survey was performed to determine the coordinates and elevations of the primary horizontal and vertical control throughout the project area. The reference horizontal and vertical control stations used in the adjustment of the static network are the following Continuously Operating Reference Stations (CORS): "LOWVILLE CORS ARP" (NYLV), Elevation 897.49 feet and "WATERTOWN CORS ARP" (NYWT), Elevation 497.62 feet.
- RTK GPS/GNSS and conventional surveying techniques were utilized to determine the coordinates and elevations of secondary horizontal and vertical control. The primary control points served as the reference horizontal and vertical control. RTK GPS/GNSS and conventional surveying techniques were utilized over the course of the field survey to locate photo-control points, physical boundary evidence and spatial features not discernible from the aerial photography.
- Existing spatial features shown hereon (e.g. buildings, foundations, hydraulic surface features, roads, tree lines, culverts, etc.) are based on aerial photography.
- The location of subsurface improvements or encroachments are not always known and often must be estimated. If any subsurface improvements or encroachments are or are shown, the improvements or encroachments are not certified to by the undersigned Surveyor.
- The surveyed premises may be affected by encumbrances that are unknown to the undersigned Surveyor. The users of this survey map should verify the title with competent title examiners.
- The surveyed parcel is subject to all covenants, easements, and restrictions of record, if any.
- Boundary information shown hereon is based on an instrument survey completed in July 2020.
- The certifications hereon are not transferable.

**Notes Corresponding to Table A of the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys**

- The address of the surveyed parcel is South of Morris Tract Road in the Town of Brownville.
- The surveyed parcel lies in Zone X, areas determined to be outside 500-year floodplain, as shown on Community Panel No. 360343 0050 C bearing an effective date of September 2, 1993.
- The gross land area of the surveyed parcel is 14,984 acres, which is the entirety of Tax Parcel 62.00-1-7.32.
- The topography shown hereon is derived from LIDAR data and colored digital aerial photography acquired from a manned aircraft in March 2021. The LIDAR data set meets the minimum vertical accuracy and point density for the 10 on Vertical Class as defined by the American Society for Photogrammetry and Remote Sensing (ASPRS) as defined in the ASPRS Positional Accuracy Standards for Digital Geospatial Data manual published in November 2014 (Edition 1, Version 1.0).
- Refer to the zoning notes for applicable setback requirements.
- The parcel is improved by a residential dwelling, garage, and barn.
- Substantial features or improvements situate on the surveyed parcel are shown hereon.
- There are no division lines or party walls with any of the adjoining properties.
- The subsurface utilities shown hereon are of Quality Level C (QL-C) as defined by the American Society of Civil Engineers (ASCE) in Document 38-02 titled "Standard Guidelines for the Collection and Deposition of existing Subsurface Utility Data". The subsurface utilities are based on observed evidence located during the field survey and record mapping. The surveyor makes no guarantee the subsurface utilities comprise all such utilities upon or adjacent to the surveyed parcel, either in service or abandoned. The surveyor does not warrant, guarantee, or certify that the subsurface utilities are in the exact location indicated, although the subsurface utilities are depicted as accurately as possible from the information available.
- The name, deed reference, and tax parcel number of the current property owners for parcels adjoining the surveyed parcel are shown hereon.
- The Point of Beginning of the 153,368-acre parcel is 4,055 feet southerly from the intersection of Weaver Road with Morris Tract Road.
- To the best of my knowledge, there was no observed evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field survey.
- To the best of my knowledge, there are no proposed changes in street right-of-way lines.
- To the best of my knowledge, there are not any off-site easements or servitudes that benefit the surveyed parcel.

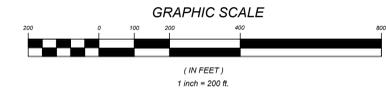
**Legend:**

--- (dashed)	Lease Parcel Line
--- (dotted)	Adjoiner Deed Line
--- (dash-dot)	Interior Deed Line
--- (solid)	Centerline of Stream
--- (solid)	Edge of Water
--- (solid)	Town/Village Line
--- (solid)	Easement Line
--- (dashed)	Zoning Setback Line
--- (dotted)	Minor Contour
--- (dashed)	Major Contour
--- (dotted)	Storm Culvert
--- (dotted)	Treeline/Bushline
--- (dotted)	Overhead Electric
--- (dotted)	Wire Fence (as noted)
● (circle with dot)	Spot Elevation
○ (circle)	Utility Pole
● (circle with cross)	Found (Iron Rebar, Pipe, Pin, et cetera) as noted
● (circle with triangle)	Found Concrete Highway Monument
△ (triangle)	Deed Book and Page
---	Instrument No.

The undersigned hereby certifies to:  
1. Riverside Solar, LLC  
2. AES Clean Energy Development, LLC  
3. Stewart Title Insurance Company

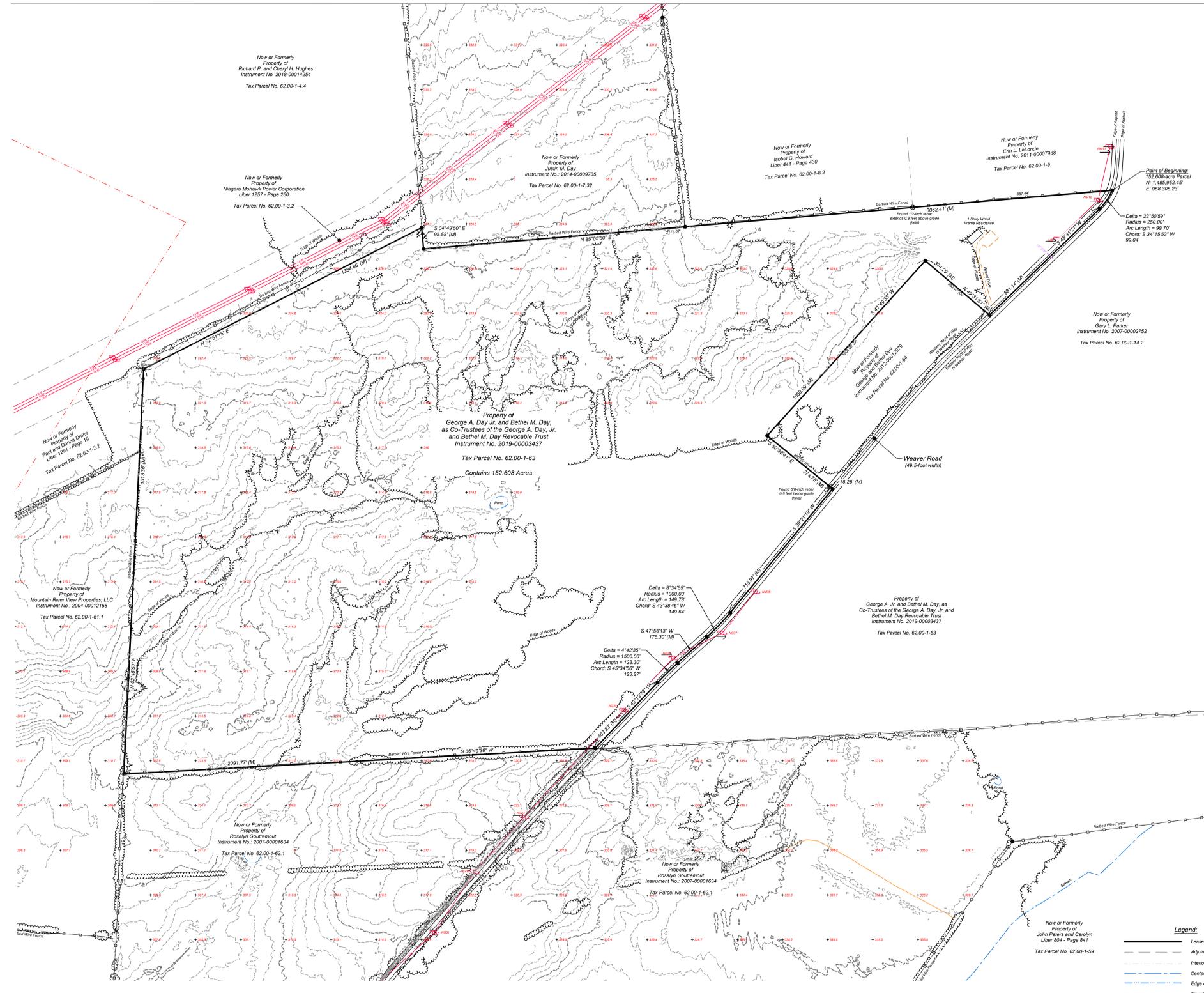
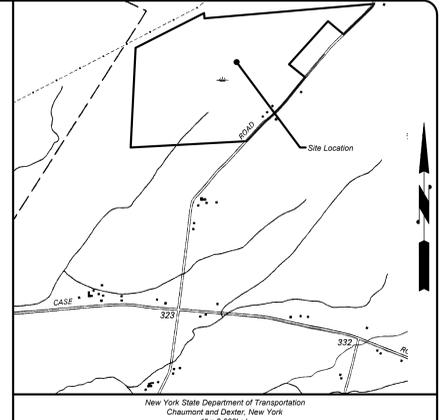
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6(b), 7(a), 8, 10, 11(a), 13, 14, 16, 17, 18, and 19 of Table A thereof.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Registration No.: \_\_\_\_\_  
Date: \_\_\_\_\_



Sheet 7 of 11		DATE: 6/4/2021	PROJECT NUMBER: 4048-05-20
DRAWN: AAW	CHECKED: JST	SCALE: 1" = 200'	
ALTA/NSPS Land Title Survey Riverside Solar Development Property of Justin M. Day Town of Brownville County of Jefferson State of New York		Thew Associates LAND SURVEYORS P.O. Box 463 4601 US Highway 17 Catskill, New York 12017 T: 518-936-9776 F: 518-936-1072 www.ThewAssociates.com	

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.  
Only copies from the original of this survey marked with an original of the surveyor's inked seal or his embossed seal shall be considered to be valid and true copies.



**Surveyor's Description**

Property of George A. Day, Jr. and Bethel M. Day, as Co-Trustees of the George A. Day, Jr. and Bethel M. Day Revocable Trust  
Contains: 152.608 acres

All that tract or parcel of land situate in the Town of Brownville, County of Jefferson, State of New York, and being more precisely described as follows:

**Beginning** at a point in the center of Weaver Road (49.5-foot width), said point also being the southeasterly corner of a parcel of land conveyed by Michael A. Floyd to Erin L. LaLonde by deed dated May 12, 2011 and recorded in the Jefferson County Clerk's Office on June 2, 2011 as Instrument No. 2011-0007988, said point having New York State plane coordinates (NAD83/2011 - Central Zone) of 1,485,952.45 feet North and 958,305.23 feet East;

**thence** along the center of Weaver Road, the following two courses and distances:

- on a curve deflecting to the right, having a central angle of 22 degrees 50 minutes 59 seconds and a radius of 250.00 feet, an arc distance of 99.70 feet to a point (Chord South 34 degrees 15 minutes 52 seconds West, 99.04 feet);
- South 45 degrees 41 minutes 21 seconds West a distance of 681.14 feet to the northeasterly corner of a parcel of land conveyed by J. Vogl and Beryl G. Weaver to George and Bethel Day by deed dated July 18, 2012 and recorded in the Jefferson County Clerk's Office on August 5, 2012 as Instrument No. 2012-00012079;

**thence** along the northerly, westerly, and southerly lines of George and Bethel Day, the following three courses and distances:

- North 49 degrees 31 minutes 51 seconds West a distance of 374.29 feet to a point;
- South 41 degrees 51 minutes 38 seconds West a distance of 1,050.00 feet to a point;
- South 50 degrees 38 minutes 41 seconds East a distance of 374.75 feet to a point in the center of Weaver Road, said course passing over a 5/8-inch rebar (0.8 feet below grade) found at a distance of 356.47 feet;

**thence** along the center of Weaver Road, the following five courses and distances:

- North 39 degrees 21 minutes 10 seconds West a distance of 715.97 feet to a point;
- along a curve deflecting to the right, having a central angle of 08 degrees 34 minutes 55 seconds and a radius of 1,000.00 feet, an arc distance of 149.78 feet to a point (Chord: South 43 degrees 38 minutes 46 seconds West, 149.64 feet);
- South 47 degrees 56 minutes 13 seconds West a distance of 175.30 feet to a point;
- along a curve deflecting to the left, having a central angle of 04 degrees 42 minutes 35 seconds and a radius of 1,800.00 feet, an arc distance of 123.30 feet to a point (Chord: South 43 degrees 34 minutes 56 seconds West, 123.27 feet);
- South 43 degrees 13 minutes 38 seconds West a distance of 403.23 feet to a point on the northerly line of a parcel of land conveyed by Rosalyn Goulemout, as Administratrix of the Estate of Donald R. Goulemout to Rosalyn Goulemout, by deed dated January 26, 2007 and recorded in the Jefferson County Clerk's Office on January 31, 2007 as Instrument No. 2007-00001634;

**thence** South 58 degrees 49 minutes 38 seconds West, generally with a barbed wire fence and along the northerly line of Rosalyn Goulemout, a distance of 2,091.77 feet to a point on the easterly line of a parcel of land conveyed by Rosalyn and Diane Schuchter to Mountain River View Properties, LLC by deed dated August 10, 2004 and recorded in the Jefferson County Clerk's Office on August 16, 2004 as Instrument No. 2004-00012158;

**thence** North 02 degrees 45 minutes 50 seconds East, generally with a barbed wire fence, in part along the easterly line of Mountain River View Properties, and in part along the easterly line of a parcel of land conveyed by Martin E. and Carol J. Quencer to Paul and Donna Drake by deed dated January 11, 1998 and recorded in the Jefferson County Clerk's Office on February 10, 1992 in Liber 1291 of Deeds at Page 19, a distance of 1,813.38 feet to a point on the southerly line of a parcel of land conveyed by Paul and Donna Drake to the Niagara Mohawk Power Corporation by deed dated April 26, 1991 and recorded in the Jefferson County Clerk's Office on April 26, 1991 in Liber 1257 of Deeds at Page 260;

**thence** North 62 degrees 51 minutes 13 seconds East, along the southerly line of the Niagara Mohawk Power Corporation, a distance of 1,284.86 feet to a point on the westerly line of a parcel of land conveyed by George A. Day, Jr. to Justin M. Day by deed dated July 17, 2014 and recorded in the Jefferson County Clerk's Office on July 15, 2014 as Instrument No. 2014-00009735;

**thence** South 04 degrees 49 minutes 50 seconds East, in part with a barbed wire fence and along the westerly line of Justin M. Day, a distance of 95.58 feet to the southwest corner of Justin M. Day;

**thence** North 85 degrees 05 minutes 50 seconds East, generally with a barbed wire fence, in part along the southerly line of Justin M. Day, in part along the southerly line of a parcel of land conveyed to Howard P. Shaver to Howard W. Howard by deed recorded in the Jefferson County Clerk's Office on October 2, 1942 in Liber 441 of Deeds at Page 430 (now property of Isobel Howard), and in part along the southerly line of Erin L. LaLonde, a distance of 302.41 feet to the Point of Beginning, said course passing over a 1/2-inch rebar (extends 0.8 feet above grade) found at a distance of 2,175.07 feet;

To contain 152.608 acres of land, more or less.

Subject to the rights of the public to and within the right-of-way of Weaver Road

The above-described parcel of land is intended to be a portion of the same premises conveyed by George A. Day, Jr. and Bethel M. Day to George A. Jr. and Bethel M. Day, as Co-Trustees of the George A. Day, Jr. and Bethel M. Day Revocable Trust by deed dated March 13, 2019 and recorded in the Jefferson County Clerk's Office on March 18, 2019 as Instrument No. 2019-00003437.

The above-mentioned coordinates, bearings, and distances are referenced to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).

**Notes Corresponding to Table A of the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys**

- The address of the surveyed parcel is 27339 Weaver Road in the Town of Brownville.
- The surveyed parcel lies in Zone X, areas determined to be outside 500-year floodplain, as shown on Community Panel No. 360343 0050 C bearing an effective date of September 2, 1993.
- The gross land area of the surveyed parcel is 152.608 acres, which is the entirety of Tax Parcel 62.00-1-63.
- The topography shown hereon is derived from LIDAR data and colored digital aerial photography acquired from a manned aircraft in March 2021. The LIDAR data set meets the minimum vertical accuracy and point density for the 10 on Vertical Class as defined by the American Society for Photogrammetry and Remote Sensing (ASPRS) as defined in the ASPRS Positional Accuracy Standards for Digital Geospatial Data Manual published in November 2014 (Edition 1, Version 1.0).
- Refer to the zoning notes for applicable setback requirements.
- The parcel is vacant.
- Substantial features or improvements situate on the surveyed parcel are shown hereon.
- There are no division lines or party walls with any of the adjoining properties.
- (18) Memorandum of Wind Option & Wind Energy Lease Agreement granted by George A. Day, Jr. & Bethel M. Day to Atlantic Wind, LLC dated July 21, 2007 and recorded September 28, 2007 in Instrument No. 2007-17431. Encumbers the surveyed parcel in its entirety.
- (19) Memorandum of Wind Option & Wind Energy Lease Agreement granted by George A. Day, Jr. & Bethel M. Day to Atlantic Wind, LLC dated May 28, 2013 and recorded June 24, 2013 in Instrument No. 2013-9019. Encumbers the surveyed parcel in its entirety.
- (20) Memorandum of Wind Option & Wind Energy Lease Agreement granted by George A. Day, Jr. & Bethel M. Day to Atlantic Wind, LLC dated January 13, 2016 and recorded February 9, 2016 in Instrument No. 2016-1749. Encumbers the surveyed parcel in its entirety.
- The name, deed reference, and tax parcel number of the current property owners for parcels adjoining the surveyed parcel are shown hereon.
- The Point of Beginning of the 152.608-acre parcel is 4,070 feet southerly from the Intersection of Weaver Road with Monts Tract Road.
- To the best of my knowledge, there was no observed evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field survey.
- To the best of my knowledge, there are no proposed changes in street right-of-way lines.
- To the best of my knowledge, there are not any off-site easements or servitudes that benefit the surveyed parcel.

**Notes Corresponding to Schedule B of Stewart Title Insurance Company Commitment for Title Insurance No. 7113524**

Effective Date: August 13, 2020

Items not listed below are standard title exceptions and/or are not matters that pertain to this survey.

The undersigned hereby certifies to:

- Riverside Solar, LLC
- AES Clean Energy Development, LLC
- Stewart Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6(b), 7(a), 8, 10, 11(a), 13, 14, 16, 17, 18, and 19 of Table A thereof.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Registration No.: \_\_\_\_\_  
Date: \_\_\_\_\_



Sheet 8 of 11	
DRAWN	AAW
CHECKED	JST
SCALE	1" = 200'
DATE	6/7/2021
PROJECT NUMBER	4048-05-20

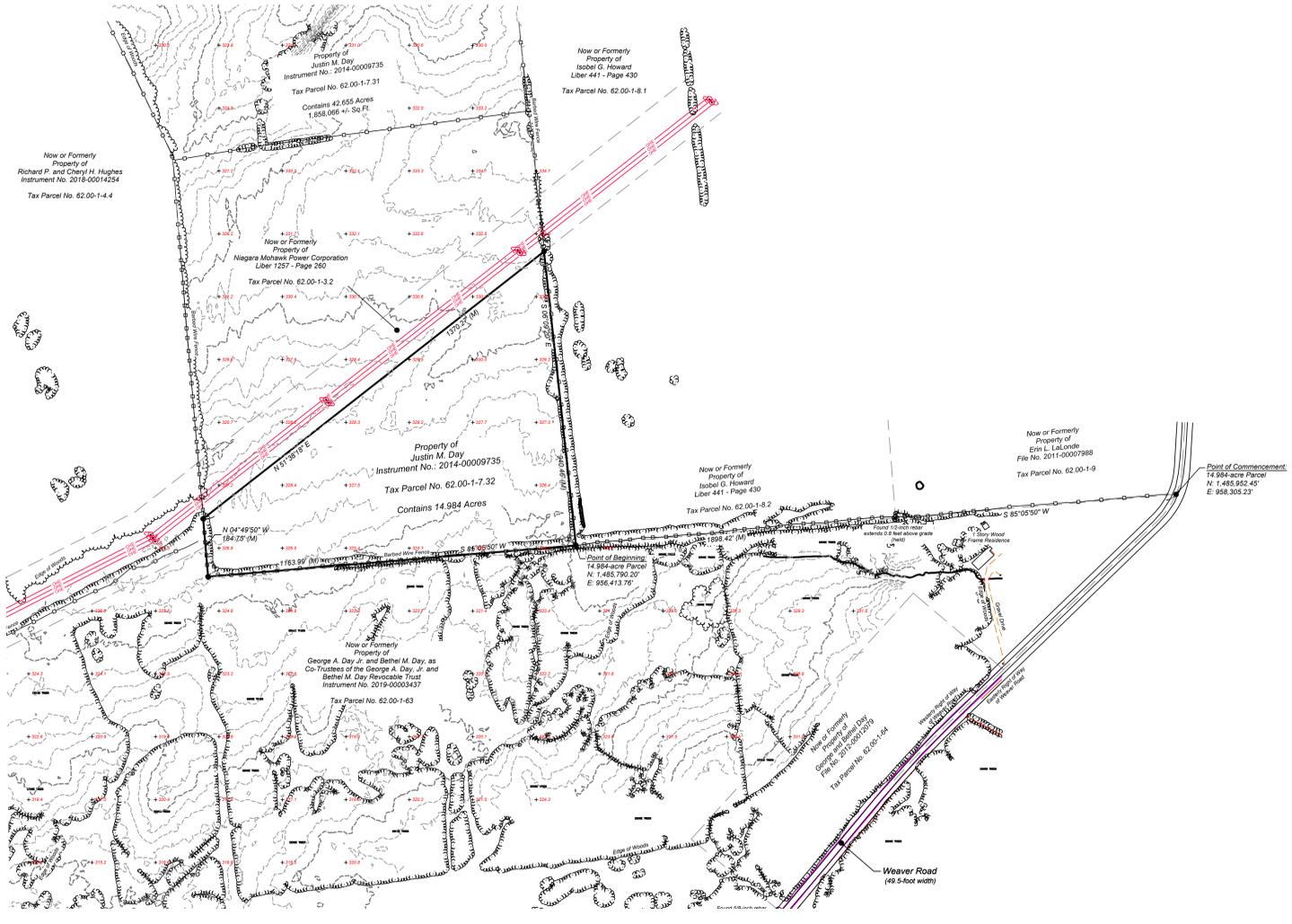
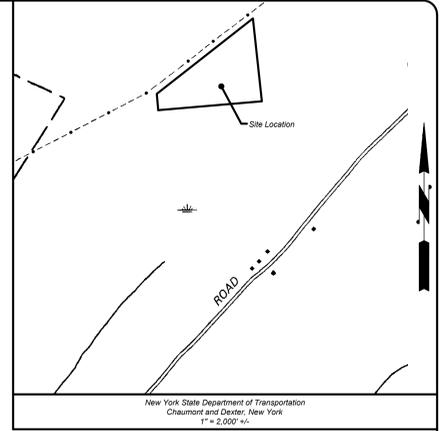
**ALTA/NSPS Land Title Survey**  
**Riverside Solar Development**  
**Property of**  
**George A. Day, Jr. and Bethel M. Day Revocable Trust**  
Town of Brownville  
County of Jefferson  
State of New York

**Thew Associates**  
LAND SURVEYORS  
www.ThewAssociates.com

P.O. Box 463  
6401 US Highway 1  
Canton, New York 13617  
T: 315-936-9776  
F: 315-936-1012

DATE: 6/7/2021  
PROJECT NUMBER: 4048-05-20

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.  
Only copies from the original of this survey marked with an original of the surveyor's inks seal or his embossed seal shall be considered to be valid and true copies.



**Surveyor's Description**

**Property of Justin M. Day**  
**Contains: 14,984 acres**

All that tract or parcel of land situate in the Town of Brownville, County of Jefferson, State of New York, and being more precisely described as follows:

Commencing at a point in the center of Weaver Road (49.5-foot width), said point also being the northwesterly corner of a parcel of land conveyed by George A. Day, Jr. and Bethel M. Day to George A. Day, Jr. and Bethel M. Day, as Co-Trustees of the George A. Day, Jr. and Bethel M. Day Revocable Trust, by deed dated March 13, 2018 and recorded in the Jefferson County Clerk's Office on March 18, 2018 as Instrument No. 2018-0003437, said point having New York State plane coordinates (NAD83/2011 - Central Zone) of 1,485,952.45 feet North and 958,305.23 feet East;

thence South 85 degrees 05 minutes 40 seconds West, generally with a barbed wire fence and along the northerly line of George A. Day, Jr. and Bethel M. Day, as Co-Trustees of the George A. Day, Jr. and Bethel M. Day Revocable Trust, a distance of 1,898.42 feet to the southwesterly corner of a parcel of land conveyed by Howard P. Sheaver to Howley W. Howard by deed recorded in the Jefferson County Clerk's Office on October 1, 1942 in Liber 441 of Deeds at Page 430 (now property of Isabel Howard), said point having New York State plane coordinates (NAD83/2011 - Central Zone) of 1,485,790.20 feet North and 958,413.76 feet East, said point also being the Point of Beginning;

thence continuing South 85 degrees 05 minutes 50 seconds West, generally with a barbed wire fence and along the northerly line of George A. Day, Jr. and Bethel M. Day, as Co-Trustees of the George A. Day, Jr. and Bethel M. Day Revocable Trust, a distance of 1,163.99 feet to a point;

thence North 04 degrees 49 minutes 50 seconds West, generally with a barbed wire fence and in part along the easterly line of George A. Day, Jr. and Bethel M. Day, as Co-Trustees of the George A. Day, Jr. and Bethel M. Day Revocable Trust, and in part along the easterly line of a parcel of land conveyed by Paul and Donna Drake to the Niagara Mohawk Power Corporation by deed dated April 25, 1991 and recorded in the Jefferson County Clerk's Office on April 26, 1991 in Liber 1257 of Deeds at Page 260, a distance of 184.75 feet to a point;

thence North 51 degrees 38 minutes 18 seconds East, along the southerly line of the Niagara Mohawk Power Corporation, a distance of 1,370.27 feet to a point on the westerly line of Isabel G. Howard;

thence South 06 degrees 09 minutes 20 seconds East, along the westerly line of Isabel G. Howard, a distance of 940.46 feet to the Point of Beginning.

To contain 14,984 acres of land, more or less.

The above-described parcel of land is intended to be the same premises conveyed by George A. Day, III to Justin M. Day by deed dated July 17, 2014 and recorded in the Jefferson County Clerk's Office on July 18, 2014 as Instrument No. 2014-00009735.

The above-mentioned coordinates, bearings, and distances are referenced to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).

The above-mentioned coordinates, bearings, and distances are referenced to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone).

**Notes Corresponding to Schedule B of Stewart Title Insurance Company Commitment for Title Insurance No. 71113522**  
**Effective Date: August 12, 2020**

Items not listed below are standard title exceptions and/or are not matters that pertain to this survey.

(17) Permanent right to cut brush as contained in Warranty Deed granted by Bethel M. Day to Niagara Mohawk Power Corporation dated April 25, 1991 and recorded May 14, 1991 in Liber 1259 of Deeds, Page 203. Does not encumber the surveyed parcel.

(18) Memorandum of Wind Option & Wind Energy Lease Agreement granted by George & Susan Day to Atlantic Wind LLC dated October 18, 2007 and recorded November 6, 2007 as Instrument No. 2007-00027.

a. Memorandum to First Amendment of Wind Option & Wind Energy Lease Agreement granted by Justin M. Day to Atlantic Wind, LLC dated May 3, 2016 and recorded June 29, 2016 in Instrument No. 2016-8638. Encumbers the surveyed parcel in its entirety.

**General Notes:**

- This survey is referenced horizontally to the North American Datum of 1983, 2011 adjustment (NAD83/2011), projected on the New York State Plane Coordinate System (Central Zone), and vertically to the North American Vertical Datum of 1988 (NAVD88).
- North arrow as shown indicates Grid North referenced to NAD83/2011, projected on the New York State Plane Coordinate System (Central Zone).
- A static survey was performed to determine the coordinates and elevations of the primary horizontal and vertical control throughout the project area. The reference horizontal and vertical control stations used in the adjustment of the static network are the following Continuously Operating Reference Stations (CORS): "LOWVILLE CORS ARP" (NYLV), Elevation 897.49 feet and "WATERTOWN CORS ARP" (NYWT), Elevation 497.62 feet.
- RTK GPS/GNSS and conventional surveying techniques were utilized to determine the coordinates and elevations of secondary horizontal and vertical control. RTK GPS/GNSS and conventional surveying techniques were utilized over the course of the field survey to locate photo-control points, physical boundary evidence and spatial features not discernible from the aerial photography.
- Existing spatial features shown hereon (e.g. buildings, foundations, hydraulic surface features, roads, tree lines, culverts, etc.) are based on aerial photography.
- The location of subsurface improvements or encroachments are not always known and often must be estimated. If any subsurface improvements or encroachments are or are shown, the improvements or encroachments are not certified to by the undersigned Surveyor.
- The surveyed premises may be affected by encumbrances that are unknown to the undersigned Surveyor. The users of this survey map should verify the title with competent title examiners.
- The surveyed parcel is subject to all covenants, easements, and restrictions of record, if any.
- Boundary information shown hereon is based on an instrument survey completed in July 2020.
- The certifications hereon are not transferable.

**Notes Corresponding to Table A of the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys**

- The address of the surveyed parcel is South of Morris Tract Road in the Town of Brownville.
- The surveyed parcel lies in Zone X, areas determined to be outside 500-year floodplain, as shown on Community Panel No. 360343 0050 C bearing an effective date of September 2, 1993.
- The gross land area of the surveyed parcel is 14,984 acres, which is the entirety of Tax Parcel 62.00-1-7.32.
- The topography shown hereon is derived from LIDAR data and colored digital aerial photography acquired from a manned aircraft in March 2021. The LIDAR data set meets the minimum accuracy and point density for the 10 on Vertical Class as defined by the American Society for Photogrammetry and Remote Sensing (ASPRS) as defined in the ASPRS Positional Accuracy Standards for Digital Geospatial Data manual published in November 2014 (Edition 1, Version 1.0).
- Refer to the zoning notes for applicable setback requirements.
- The parcel is vacant.
- Substantial features or improvements situate on the surveyed parcel are shown hereon.
- There are no division lines or party walls with any of the adjoining properties.
- The subsurface utilities shown hereon are of Quality Level C (QL-C) as defined by the American Society of Civil Engineers (ASCE) in Document 38-02 titled "Standard Guidelines for the Collection and Deposition of existing Subsurface Utility Data". The subsurface utilities are based on observed evidence located during the field survey and record mapping. The surveyor makes no guarantee the subsurface utilities comprise all such utilities upon or adjacent to the surveyed parcel, either in service or abandoned. The surveyor does not warrant, guarantee, or certify that the subsurface utilities are in the exact location indicated, although the subsurface utilities are depicted as accurately as possible from the information available.
- The name, deed reference, and tax parcel number of the current property owners for parcels adjoining the surveyed parcel are shown hereon.
- The Point of Beginning of the 14,984-acre parcel is 3,440 feet northwesterly from the intersection of Morris Tract Road with Van Alstyne Road.
- To the best of my knowledge, there was no observed evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the field survey.
- To the best of my knowledge, there are no proposed changes in street right-of-way lines.
- To the best of my knowledge, there are not any off-site easements or servitudes that benefit the surveyed parcel.

**Legend:**

- Lease Parcel Line
- Adjoiner Deed Line
- Interior Deed Line
- Centerline of Stream
- Edge of Water
- Town/Village Line
- Easement Line
- Zoning Setback Line
- Minor Contour
- Major Contour
- Storm Culvert
- Treeline/Bushline
- Overhead Electric
- Wire Fence (as noted)
- Spot Elevation
- Utility Pole
- Found (Iron Rebar, Pipe, Pin, et cetera) as noted
- Found Concrete Highway Monument
- Deed Book and Page
- Instrument No.

The undersigned hereby certifies to:

- Riverside Solar, LLC
- AES Clean Energy Development, LLC
- Stewart Title Insurance Company

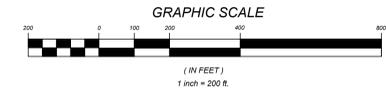
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6(b), 7(a), 8, 10, 11(a), 13, 14, 16, 17, 18, and 19 of Table A thereof.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Registration No.: \_\_\_\_\_

Date: \_\_\_\_\_



Sheet 9 of 11		DATE: 6/4/2021	PROJECT NUMBER: 4048-05-20
DRAWN: AAW	CHECKED: JST	DATE: 6/4/2021	
SCALE: 1" = 200'	DATE: 6/4/2021		
PROJECT NUMBER: 4048-05-20		DATE: 6/4/2021	
PROJECT NUMBER: 4048-05-20		DATE: 6/4/2021	

**ALTA/NSPS Land Title Survey**  
**Riverside Solar Development**  
**Property of Justin M. Day**  
Town of Brownville  
County of Jefferson  
State of New York

**Thew Associates**  
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