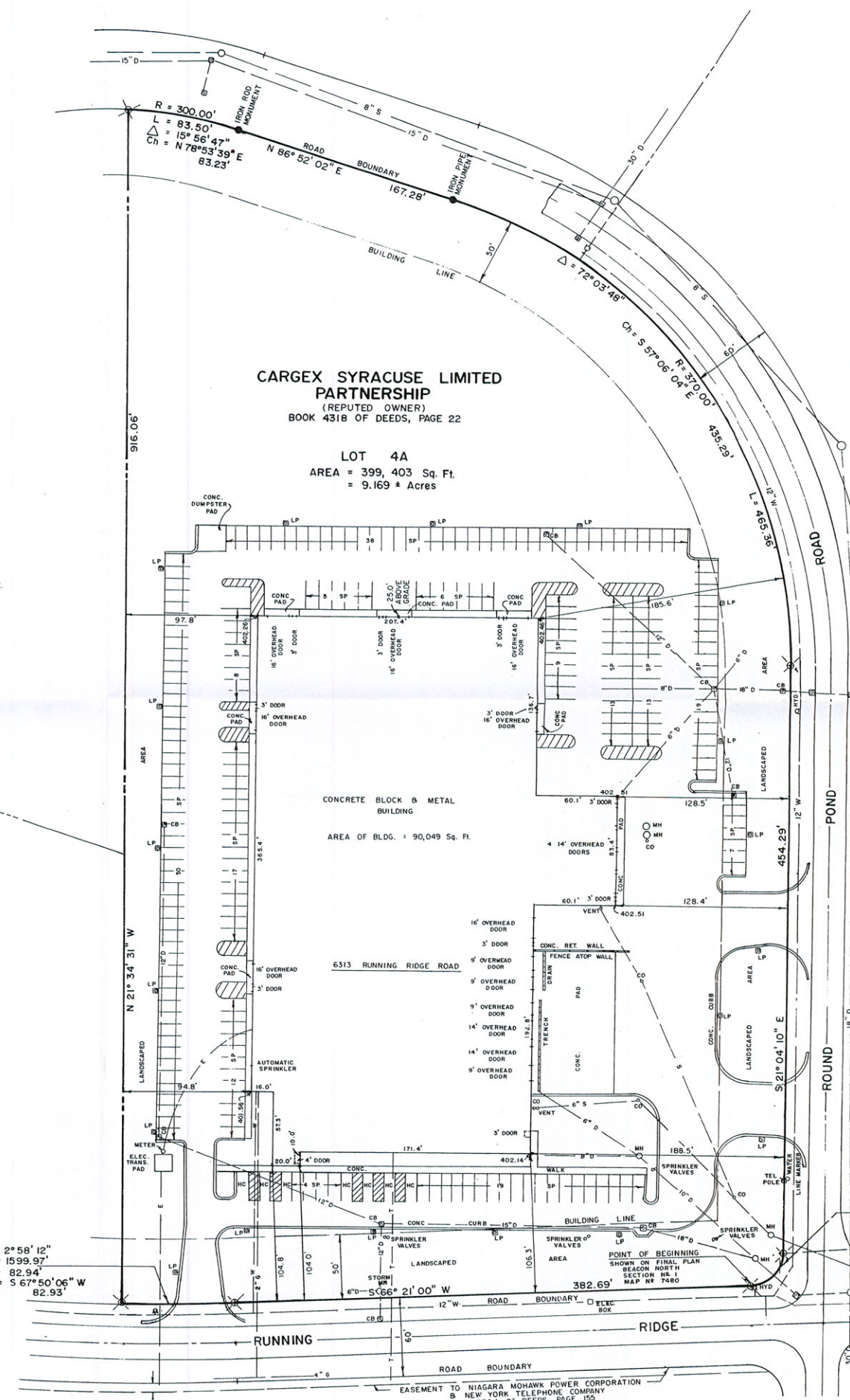


6313 Running Ridge



CARGEX SYRACUSE LIMITED PARTNERSHIP
(REPUTED OWNER)
BOOK 431B OF DEEDS, PAGE 22

LOT 4A
AREA = 399,403 Sq. Ft.
= 9.169 ± Acres

LOT 5B
O'BRIEN & GERE PROPERTY DEVELOPMENT, INC.
(REPUTED OWNER)

LOT 5A
TECHNOLOGY ENTERPRISES, LLC
(REPUTED OWNER)

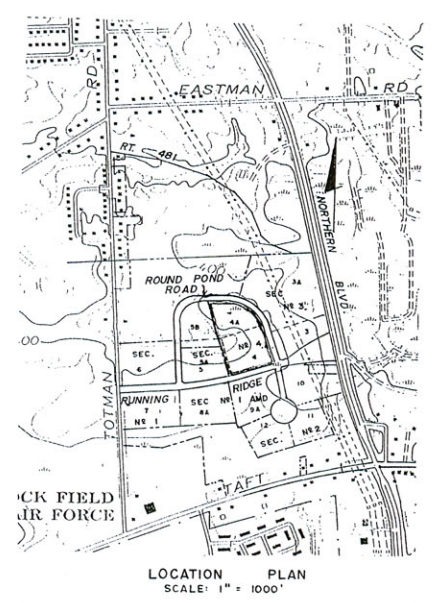
BOUNDARY DESCRIPTION
LOT 4A

All that tract or parcel of land, situate in the Town of Cicero, County of Onondaga and State of New York, being Lot 4A as shown on an Amended Final Plan of Beacon North, Section No. 3 and Section No. 4 prepared by Phillips & Associates, Surveyors, P.C. filed in Onondaga County Clerk's Office October 26, 2000 as Map No. 9088, and being more particularly described as follows:

Beginning at a point on the northerly boundary of Running Ridge Road, said point being the point of tangency of a small curve located on the west side of Round Pond Road as shown on a Final Plan of Beacon North, Section No. 1 prepared by Phillips & Associates, Surveyors, P.C. dated November 9, 1990 and recorded in Onondaga County Clerk's Office May 30, 1991 as Map No. 7480; running thence S 66° 21' 00" W along said northerly boundary of Running Ridge Road, a distance of 382.69 feet to a point of curvature; thence westerly, continuing along said northerly road boundary, following a curve to the right, having a radius of 1,599.97 feet, an arc distance of 82.94 feet to a point; thence N 21° 34' 31" W, a distance of 916.06 feet to a point on the southerly boundary of Round Pond Road; thence along the boundary of said road and along the existing southeasterly and westerly boundary of said Round Pond Road as shown on a Final Plan of Beacon North, Section No. 3 prepared by Phillips & Associates, Surveyors, P.C. dated July 1, 1998 and filed in Onondaga County Clerk's Office October 5, 1998 as Map No. 8677, the following 4 courses and distances:

- 1) westerly, following a curve to the right, having a radius of 300.00 feet, an arc distance of 83.50 feet to a point of tangency;
 - 2) N 86° 52' 02" E, 167.28 feet to a point of curvature;
 - 3) southeasterly, following a curve to the right, having a radius of 370.00 feet, an arc distance of 465.36 feet to a point of tangency;
 - 4) S 21° 04' 10" E, 454.29 feet to a point of curvature;
- thence southeasterly, following a curve to the right, having a radius of 25.00 feet, an arc distance of 38.14 feet to the point of beginning.

BEACON NORTH SECTION No 3
FILED: OCTOBER 5, 1998 MAP No 8677



SURVEYOR'S CERTIFICATION

To: Massachusetts Mutual Life Insurance Company, its successors or assigns; Babson Capital Management LLC; Chicago Title Insurance Company; NorthAmerican Terminals Management, Inc.; CalEast MAT, LLC; CalEast Industrial Investors, LLC; LaSalle Investment Management, Inc., their respective partners, subsidiaries and affiliates and their respective successors and assigns;

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements" for ALTA/ACSM Land Title Survey, jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1-4, 6, 7a, 7b, 8-10, 11b, 14-16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

PHILLIPS & ASSOCIATES Joseph L. Phillips
Surveyors, P.C. Joseph L. Phillips
N.Y.S. Licensed Land Surveyor No. 25911

NOTES:

- LOCATION OF UNDERGROUND UTILITIES AND OTHER UNDERGROUND STRUCTURES OBTAINED BY FIELD MEASUREMENT WHERE POSSIBLE, OTHERWISE OBTAINED FROM OTHER SOURCES AND MAY BE APPROXIMATE ONLY.
- OTHER UNDERGROUND UTILITIES AND STRUCTURES MAY EXIST, THE LOCATIONS OF WHICH ARE PRESENTLY UNKNOWN.
- PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY A REVIEW OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CICERO, COMMUNITY PANEL NO. 360572 0009 D REVISED SEPTEMBER 15, 1994.
- THERE ARE NO RECORDED RESTRICTIONS OR ACCESS LIMITATIONS.
- PRESENT ZONE: REGIONAL COMMERCIAL
- ZONING REQUIREMENTS:
BUILDING SETBACK LINE 50 FEET
MINIMUM SIDE YARD 15 FEET
MINIMUM REAR YARD 25 FEET
- ERROR OF CLOSURE EXCEEDS 1 : 20,000
- PARKING APPROVED: 233
PARKING PROVIDED: REGULAR 220
HANDICAP 7
TOTAL 227
- ALL UTILITIES ARE AVAILABLE TO THE PROPERTY FROM EITHER A PUBLICLY DEDICATED RIGHT-OF-WAY OR A VALIDLY CREATED EASEMENT.


LEGEND:

- 8" S SANITARY SEWER, SIZE AND MAN HOLE
- 12" S STORM SEWER, SIZE AND CATCH BASIN
- 4" G GAS MAIN & SIZE
- 12" W WATER LINE, SIZE AND HYDRANT
- 12" W UNDERGROUND ELECTRIC CABLE
- 12" W UNDERGROUND TELEPHONE CABLE
- LP LIGHT POLE
- CO CLEAN OUT
- PI CAPPED IRON PIN MONUMENT

$\Delta = 67^\circ 25' 09''$
 $R = 25.00'$
 $L = 38.14'$
 $Ch = S 22^\circ 38' 26'' W$
 $34.55'$

$\Delta = 2^\circ 58' 12''$
 $R = 1599.97'$
 $L = 82.94'$
 $Ch = S 67^\circ 50' 06'' W$
 $82.93'$

Alterations or Additions to this Survey Map are Prohibited, except as provided in Section 7209, Subdivision 2, of New York State Education Law.

ALTA/ACSM LAND TITLE SURVEY		 BEACON NORTH SECTION No 4 (AMENDED) PART OF MILITARY LOT 94
LOT 4A PART OF		
TOWN OF CICERO ONONDAGA COUNTY, N.Y.		
PHILLIPS & ASSOCIATES SURVEYORS, P.C. LIVERPOOL, NEW YORK		DATE: OCTOBER 11, 2005 SCALE: 1" = 50' FILE NO.: 2105.130
REVISIONS	12/16/05	