

[illegible]

As to certain parcels, plots or portions of land, which, lying and being in the Town of Westburgh, County of Orange and State of New York, have been designated as LOT 3 on the portion plan submitted under "AMENDED LEGAL EXHIBIT" made by Peter Associates, Architects/Planners Inc. Vincent J. Dore Associates, Planning, Surveying & Engineering, Inc., Civil Consultants and filed in the County Clerk's Office on September 30, 1986 at Map # 77-1-85 and being more particularly described and described as follows:

BEGINS at a point on the northerly side of Woodstock Hill Road, at the same place has been Offered for Dedication to the State of New York and the Town of Westburgh, for Highway widening purposes pursuant to Filed Map #77-1-88, the southerly corner of the premises hereinafter to be described (Lot 3 on 3rd Map #77-1-85), being the southerly corner of lands of Colquhoun LLC (LCC) on 1st Filed Map #77-1-88, Tax lot (60-3-3-327) and running thence;

(1) Northeasterly, southeasterly, northerly and southeasterly along the common boundary between the premises and the lands of Colquhoun LLC on straddled and divided lots of which the said Lot 3 is one of the said Lots 33 and 33A (on 2nd Filed Map #77-1-88, the majority of Tax Lot 33-32-1-1), the following eight (8) courses and distances:

- (a) North 18 degrees 34 minutes 29 seconds East 33.33 feet to a point, thence;
- (b) North 40 degrees 54 minutes 25 seconds East 42.66 feet to a point, thence;
- (c) North 54 degrees 50 minutes 29 seconds East 132.00 feet to a point, thence;
- (d) North 18 degrees 27 minutes 23 seconds East 103.00 feet to a point, thence;
- (e) South 73 degrees 22 minutes 27 seconds East 12.30 feet to a point, thence;
- (f) North 43 degrees 11 minutes 17 seconds East 79.05 feet to a point, thence;
- (g) North 16 degrees 37 minutes 12 seconds East 85.50 feet to the northeasterly corner of the premises, thence;
- (h) South 71 degrees 12 minutes 18 seconds East 146.26 feet to a point in the westerly side of John Avenue - N.Y. State Highway 200, being the southeasterly corner of said Lot 3 on 3rd Map #77-1-85, and running thence;

(2) Southeasterly along the westerly side of John Avenue - N.Y. State Highway 200, the following three (3) courses and distances:

- (a) North 18 degrees 30 minutes 31 seconds East 161.89 feet to a point of curvature, thence;
- (b) Southeasterly on a curve to the left with a radius of 755.70 feet, the arc length of 147.72 feet to a point, thence;
- (c) South 18 degrees 44 minutes 36 seconds West 76.32 feet to a point in the northerly side of Woodstock Hill Road and the same has been Offered for Dedication to the State of New York and the Town of Westburgh for highway widening purposes pursuant to Filed Map #77-1-88, and being the southeasterly corner of the premises, thence;

(3) Southeasterly and northeasterly along the northerly side of Woodstock Hill Road at the same place has been Offered for Dedication to the State of New York and the Town of Westburgh for highway widening purposes pursuant to Filed Map #77-1-88, the following two (2) courses and distances:

- (a) South 87 degrees 05 minutes 23 seconds West 22.21 feet to a point, thence;
- (b) North 16 degrees 35 minutes 20 seconds West 88.78 feet to the southeasterly corner of lands of Colquhoun LLC (LCC) on 1st Filed Map #77-1-85, being the southeasterly corner of the premises and the said Lot 3 on 3rd Map #77-1-85,

All those cars, planes, people or boats, trucks, ships and being in Town of Hawthorn, County of Orange and State of New South Wales and designated as Lot 2 on a certain subdivision plan entitled "NORTHVIEW TOWN CENTER" made by James Associates, Architects/Planning and Vincent J. Dixon Associates, Planning, Consultants, Engineers & Planners Inc., Professional Engineer's Office on September 26, 1988 as filed #71-01-08 and Lot No. 1 on a certain plat titled "Lot Line Change Plan of NEW YORK TELEPHONE CO. & CABLE INC." dated November 23, 1988, last revised December 9, 1995, prepared by William J. Giese Associates, Inc. and filed in the Office of the County Clerk of Sullivan County, NY 13819 as filed #67-03-99, and when said lots in the stated filed maps are taken together as a single unit it was more particularly located and described as follows:

BEGINNING at its point in the westerly side of Union Avenue - New York State Highway Route 300, said point being the southeasterly corner of the premises hereinafter so described;

Southeasterly corner of Lot 2 on Filed Map #71-01-08, being the northeasterly corner of Lot 3 on Filed Map #71-01-08, and running thence,

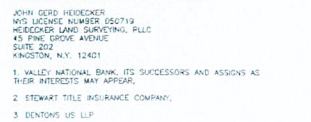
- (1) Northerly, southeasterly, northerly, easterly and northerly along the common boundary line between Lots 3 and 1 on Filed Map #71-01-08 to the south and east corners of Lot 3 on Filed Map #71-01-08 and
- (2) North 77 degrees 12 minutes 18 seconds West 143.36 feet to a point, thence,
- (3) South 16 degrees 37 minutes 23 seconds West 12.50 feet to a point, thence,
- (4) South 16 degrees 37 minutes 46 seconds West 580.31 feet to a point, thence,
- (5) North 16 degrees 37 minutes 23 seconds East 121.00 feet to a point, thence,
- (6) North 16 degrees 22 minutes 45 seconds West 299.89 feet to a point in the westerly right-of-way boundary of the New York State Thruway - Interstate Route 87, being the southeasterly corner of the premises herein before described and being the southeasterly corner of Lot 1 on Filed map #71-01-08, thence,
- (7) Northerly along the westerly line of the premises herein before described and being the northwestern right-of-way boundary of the New York State Thruway - Interstate Route 87, 110.00 feet to a point, thence,
- (8) North 6 degrees 31 minutes 30 seconds West 284.70 feet to the southeasterly corner of Lot No. 1 on Filed Map #235-0-98, thence,
- (9) North 04 degrees 39 minutes 31 seconds West 218.61 feet to the southeasterly corner of said lot no. 1 formerly of route [Tax Lot 80-3-24-1] and being the northeasterly corner of Lot No. 1 on Filed Map #235-0-98, thence,
- (10) South 73 degrees 23 minutes 37 seconds East along the northerly line of the premises herein before described and the northerly line of said lots nos. 2 and 3 of April 2nd 1892 to the northeasterly corner of Lot No. 1 and Lot No. 2 on Filed Map #235-0-98, the following footages [Tax Lot 80-3-24-1]:

26.1; the distance of 87.87 feet to the northeasterly corner of lots nos. 1 and 2 on Filed Map #235-0-98, the following footages [Tax Lot 80-3-24-1], thence,

- (A) Southeasterly along the common boundary line between Lots 1 and No. 1 on Filed Map #235-0-98, the following foot:
 - (a) South 16 degrees 52 minutes 56 seconds East 159.77 feet to a point, thence,
 - (b) South 54 degrees 53 minutes 05 seconds East 31.29 feet to a point, thence,
 - (c) South 75 degrees 41 minutes 33 seconds East 85.00 feet to a point, thence,
 - (d) South 75 degrees 48 minutes 33 seconds East 80.24 feet to a point in the northerly line of Lot 2 on Filed Map #71-01-08, thence,
 - (e) South 73 degrees 23 minutes 37 seconds East along the southerly line of said lots nos. new Footage of new Footage of New York Telephone Company [being Lot 2 on Filed Map #235-0-98], Tax Lot 80.
- (B) The southerly portion of the northerly line of Lot 1 on Filed Map #71-01-08, the distance of 196.97 feet to a point in the westerly side of Union Avenue - New York State Highway Route 300, thence,
- (C) North 18 degrees 03 minutes 16 seconds West along the westerly side of Union Avenue - New York State Highway Route 300, the distance of 422.06 feet to the

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2015 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 21, 2020.



DENTONS US LLP

ALTA/NSPS LAND TITLE SURVEY		SHEET
#1425-#1433 NEW YORK STATE ROUTE 300		1 OF
TOWN OF NEWBURGH		PROJ.
ORANGE COUNTY, NEW YORK		20HL
		CAD F
		201510

NOTES

- FIELD WORK WAS CONDUCTED DECEMBER, 2020 BY HEDDECKER LAND SURVEYING, PLLC. ALL MEASUREMENTS WERE TAKEN ON THE GROUND.
2. PROPERTY LINES, BEARINGS, AND NORTH ARROW ARE BASED UPON THE FOLLOWING:
- DEED FILED WITH THE ORANGE COUNTY CLERK IN LIBER 11047-PAGE 508 AND FIELD MAP NUMBER 7.
3. THIS SURVEY REFLECTS CERTIFICATE OF TITLE NO. 1240201437 ISSUED BY STEWART TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF OCTOBER 14, 2020.
4. WETLAND BOUNDARY SHOWN HAS BEEN OBTAINED FROM THE NATIONAL WETLANDS DATA REFERENCE NUMBER 3.
5. Unauthorized alteration or addition to this survey is a violation of section 7209, subdivision 2, of the Florida State Statutes, Chapter 349, Florida Statute, not bearing the land surveyor's inked or stamped signature shall not be considered to be a valid copy.
6. THERE ARE NO VISIBLE ENCROACHMENTS AT THE TIME OF FIELD SURVEY.
7. THERE WAS CONSIDERABLE SNOW COVERAGE AT THE TIME OF OUR FINAL FIELD SURVEY.

ITEMS CORRESPONDING
TO SCHEDULE "B"

5. Notes and state of facts shown on the following Maps:
- (a) Map No. 171-96, filed September 30, 1998 (effects Parcel 1, Parcel 2 and the southerly portion of Parcel 3)
 - (b) Map No. 283-99, dated December 13, 1999 (effects the northern portion of Parcel 3)
6. Easement appropiations as set forth in Notice of Appropriation by the People of the State of New York dated January 7, 2000, recorded January 7, 2005 in LRP 1974 of 60, 61 and 62.
7. Restrictive covenants as set forth under The New York Telephone Company, Inc. in LRP 1811 of 9725, PERTANG TO FILED MAP NO. 283-999 LOT 1 ONLY.
8. Terms, covenants and conditions of Dringose Easement 20 feet in width reserved to Dringose LLC in LRP 243-99, dated December 13, 1999, recorded January 7, 2005 in LRP 1974 of 60, 61 and 62. The northern portion of Parcel 3 made by New York Telephone Company, Inc. in LRP 1811 of 9725, PERTANG TO FILED MAP NO. 283-999 LOT 1 ONLY in LRP 5294 of 35, 36, as shown on that certain survey dated December 14, 2012 and recorded January 7, 2013 prepared by KCI Engineering and Land Surveying, P.C. PLOTTED AS SHOWN.
9. Terms, covenants and conditions of Dringose Easement and Operation Declaration as set forth in LRP 243-99, dated December 13, 1999, recorded January 7, 2005 in LRP 1974 of 60, 61 and 62. The northern portion of Parcel 3 made by New York Telephone Company, Inc. in LRP 1811 of 9725, PERTANG TO FILED MAP NO. 283-999 LOT 1 ONLY in LRP 5294 of 35, 36, as shown on that certain First Amendment to Reciprocal Easement and Operation Declaration as set forth in LRP 243-99, dated December 13, 1999, recorded January 7, 2005 in LRP 1974 of 60, 61 and 62.
10. Coecl LLC and Coeclg LLC and recorded in the Orange County Clerk's Office on December 27, 2000 in LRP 5432 of 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745,

PARKING TABLE

PARCEL	REGULAR SPACES	HANDICAPPED SPACES
PARCEL 1 TAX LOT 60-3-32.21	337	7
PARCEL 2 TAX LOT 60-3-32.11	31	2
PARCEL 3 TAX LOT 60-3-29.11	322	16

MAP REFERENCES

1. MAP ENTITLED "NEWBURGH TOWNE CENTER" MADE BY PARKER ASSOCIATES, ARCHITECTS/PLANNING AND VINCENT J. DOCE ASSOCIATES, PLANNING, SURVEYORS, ENGINEERS, PROJECT CONSULTANTS-LAND CONSULTANTS AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON SEPTEMBER 30, 1998 AS MAP #171-99.
2. MAP ENTITLED "LOT LINE CHANGE PLAN OF NEW YORK TELEPHONE CO. & COBURGH LLC", DATED NOVEMBER 25, 1998, LAST REVISED DECEMBER 8, 1999, PREPARED BY VINCENT J. DOCE ASSOCIATES AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON DECEMBER 13, 1999 AS MAP #283-99.

