

EXCEPTIONS

- 1. GRANTS, EASEMENTS, RIGHTS OF WAY: LIBER 481 PAGE 311 (LOCATION UNKNOWN) LIBER 893 PAGE 329 (LOCATION UNKNOWN) LIBER 1526 PAGE 468 (PLOTTED) LIBER 1708 PAGE 38 (PLOTTED)
- 12. SUBJECT TO UTILITY EASEMENT IN FAVOR OF THE TOWN OF NEWBURGH IN LIBER 3542 PAGE 205 (PLOTTED)
- 14. SUBJECT TO STORMWATER CONTROL FACILITY MAINTENANCE AGREEMENT IN LIBER 13346 PAGE 926 (BLANKET IN NATURE)
- 15. RECIPROCAL ACCESS AND PARKING EASEMENT AGREEMENT IN LIBER 13363 PAGE 1500, SUBJECT TO CHARGES IMPOSED THEREIN (PLOTTED)
- 16. SUBJECT TO GRANT OF RIGHT OF WAY AND CONSTRUCTION EASEMENT IN LIBER 13363 PAGE 1534 (PLOTTED)
- 17. SUBJECT TO GRANT OF RIGHT OF WAY AND PERMANENT EASEMENT IN LIBER 13363 PAGE 1525 (PLOTTED)
- 30. SUBJECT TO 20' WIDE RIGHT OF WAY CROSSING PERMITS IN FAVOR OF 85-1-35 IN LIBER 1508 PAGE 508 (PLOTTED)

TABLE OF VESTING DEEDS

SECTION 96, BLOCK 1, LOT 6	BOOK 13288 PAGE 231
SECTION 96, BLOCK 1, LOT 7	BOOK 13288 PAGE 239
SECTION 96, BLOCK 1, LOT 8	BOOK 13288 PAGE 227
SECTION 96, BLOCK 1, LOT 9	BOOK 13288 PAGE 235
SECTION 95, BLOCK 1, LOT 36	BOOK 13288 PAGE 243
SECTION 95, BLOCK 1, LOT 37.2	BOOK 13288 PAGE 247

REVISIONS

Date	Description	No.
8/21/18	updated Topo and Wetland	3
7/17/18	Added Sheet - 2	2
12/05/17	Revised Labels Along Orr Ave.	1

I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSE Code of Practice for Professional Land Surveyors and to the best of my professional opinion, skill and knowledge, the conditions found on the date of the survey are true and correct.

8/1/18
 SIGNATURE: JOSEPH E. ROMANO DATE SIGNED: 8/1/18
 PROFESSIONAL LAND SURVEYOR
 NY Lic. No. 050130-1

LANGAN
 Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
 300 Kimball Drive
 Parsippany, NJ 07054
 T: 973.560.4900 F: 973.560.4901 www.langan.com

THE SHOPPES AT UNION SQUARE
 SECTION 96, BLOCK 1, LOT 6.2
 TOWN OF NEWBURGH NEW YORK
 ORANGE COUNTY

PARTIAL TOPOGRAPHIC SURVEY

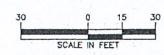
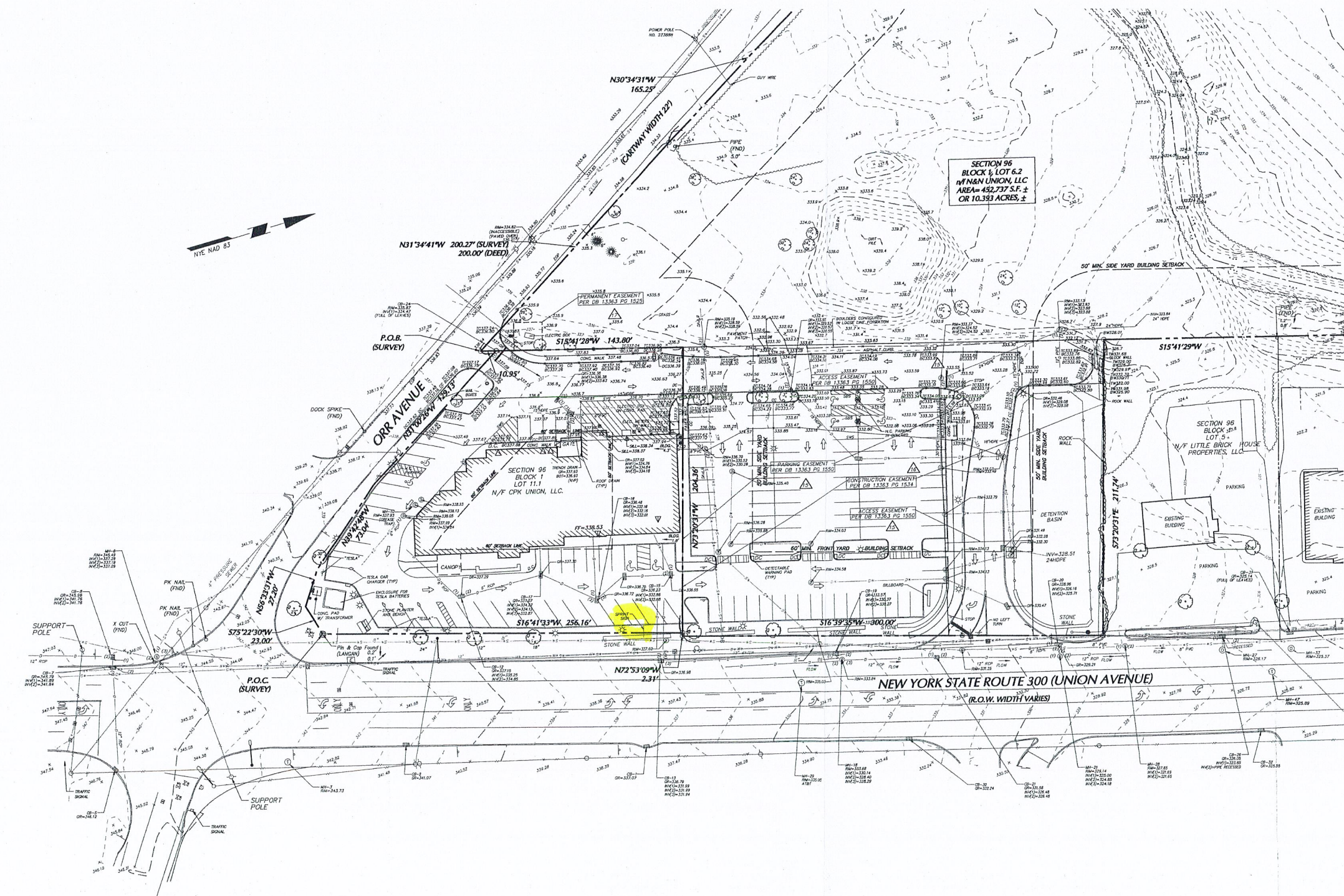
Project No. 9133101 Drawing No. VB101
 Date 12/1/2017
 Scale 1" = 30'
 Drawn By KEV/HBV Checked By DRA
 Submission Date 07/17/2018 Sheet 2 of 2

GENERAL NOTES

- THIS SURVEY IS BASED UPON PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE. DEED INFORMATION AND THE FOLLOWING REFERENCES:
 - PLAN TITLED "COSMO'S ON UNION, ALTA/ACSM LAND TITLE SURVEY" PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, DATED JUNE 4, 2012 AND LAST REVISED JULY 3, 2012.
 - PLAN TITLED "TROUPE 300 AND ORR AVENUE, BOUNDARY AND TOPOGRAPHIC SURVEY" BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, DATED FEBRUARY 7, 2007 AND LAST REVISED SEPTEMBER 17, 2008.
 - CURRENT TAX MAPS OF TOWN OF NEWBURGH.
 - MAP OF SURVEY FOR THE T AND G ANCELO LIMITED PARTNERSHIP, TOWN OF NEWBURGH/ORANGE COUNTY, NEW YORK, DATED MAY 8, 2000, BY PETER R. HUSTIS, L.L.S., BEACON, NEW YORK.
 - PLAN TITLED "SITE PLAN PROPOSED RETAIL DEVELOPMENT FOR THE LOWE'S COMPANIES, INC." PREPARED BY B. COMPANES, POORHURSE, NEW YORK SHEET NO. SP-1, DATED FEBRUARY 29, 2000 AND LAST REVISED NOVEMBER 21, 2001.
 - TITLE COMMITMENTS BY HILL-HOLE ABSTRACTORS, INC. TITLE NUMBER: HN 59812 AMENDED DATED NOVEMBER 15, 2017 (EXCEPTIONS LISTED SEPARATELY).
- THE MEDIUM OF THIS SURVEY IS REFERENCED TO NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED THROUGH GPS METHODS.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C. FIELD WORK COMPLETED JUNE 2012 AND UPDATED IN NOVEMBER 2017, AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAPS ENTITLED "ORANGE COUNTY, NEW YORK, PANELS 139 OF 160 AND 330 OF 630, MAP NUMBERS 3607(C)336 AND 3607(C)336, EFFECTIVE DATES AUGUST 3, 2009". THE PROJECT AREA LIES WITHIN ZONE X (UNSHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED, DESPITE MEETING THE REQUIRED STANDARD OF CARE. THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL, AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA IS SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON. (PLAN REFERENCED IN NOTE 1A)
- ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ACCURACY, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PIT EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF NY STATE EDUCATION LAW ARTICLE 148.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.
- WETLAND AREAS WERE DELINEATED BY ECOLOGICAL SOLUTIONS, LLC, ON AUGUST 8, 2018.

LEGEND (NOT SHOWN TO SCALE)

	HYDRANT		PILLAR		STORM DRAIN
	STREET LIGHT		PEDESTRIAN WALK SIGNAL		SANITARY LINE
	AREA LIGHT		DOOR		COMBINED UTILITY LINE
	SIGNAL POLE		DOUBLE DOOR		UNKNOWN UTILITY LINE
	POLE		PARKING METER		GAS LINE
	OUT WIRE		ELECTRIC BOX		WATER LINE
	ANCHOR POLE		SOIL BORING		ELECTRIC LINE
	MANHOLE		MONITORING WELL		TELEPHONE LINE
	MANHOLE (DRAINAGE)		TEST PIT		CABLE TV LINE
	MANHOLE (SANITARY SEWER)		BENCHMARK		STEAM LINE
	MANHOLE (ELECTRIC)		ROOF DRAIN		FORCE MAIN
	MANHOLE (NATURAL GAS)		SPOT ELEVATION		FIBER OPTIC
	MANHOLE (WATER)		CONCRETE CURB		REFERENCED UTILITY LINE (TYPE AS NOTED)
	MANHOLE (TELEPHONE)		DETECTABLE PAD		CHAIN LINK FENCE
	MANHOLE (FORCE MAIN)		BROKEN WHITE STRIPE		GUIDE RAIL (TYPE AS NOTED)
	MANHOLE (SEWER)		SINGLE YELLOW STRIPE		WOOD/STOCKADE FENCE
	MANHOLE (UNKNOWN UTILITY)		SINGLE WHITE STRIPE		WIRE FENCE
	WATER VALVE		REINFORCED CONCRETE PIPE		IRON FENCE
	GAS VALVE		DUCTILE IRON PIPE		TREE LINE
	SHRUB		CORRUGATED METAL PIPE		EASEMENT LINE
	CATCH BASIN		NO VISIBLE PIPE		PROPERTY LINE
	CLEAN OUT		EDGE OF PAVEMENT		RIGHT-OF-WAY LINE
	TREE		LANDSCAPED AREA		CONTOUR LINE
	SIGN		SURVEYED BEARING & DISTANCE		
			DEED BEARING & DISTANCE		



LEGEND (NOT SHOWN TO SCALE)

<ul style="list-style-type: none"> HYDRANT STREET LIGHT AREA LIGHT SIGNAL POLE POLE OUT WIRE ANCHOR POLE MANHOLE MANHOLE (DRAINAGE) MANHOLE (SANITARY SEWER) MANHOLE (ELECTRIC) MANHOLE (NATURAL GAS) MANHOLE (NATURAL GAS) MANHOLE (TELEPHONE) MANHOLE (FORCE MAIN) MANHOLE (STEAM) MANHOLE (UNKNOWN UTILITY) WATER VALVE SURIS GAS VALVE CLON BASIN CLEAN OUT TREE STON 	<ul style="list-style-type: none"> ROLLARD PEDESTRIAN WALK SIGNAL DOOR DOUBLE DOOR OVERHEAD DOOR PASSING METER METAL COVER ELECTRIC BOX SOIL SOUNDING MONITORING WELL TEST PIT BENCHMARK ROOF DRAIN SPOT ELEVATION CONCRETE CURB CONCRETE DETECTABLE PAD DISC CURB DETECTABLE PAD BROKEN WHITE STRIPE SINGLE YELLOW STRIPE DOUBLE YELLOW STRIPE SINGLE WHITE STRIPE REINFORCED CONCRETE PIPE DUCTILE IRON PIPE CORRUGATED METAL PIPE NO VISIBLE PIPE EDGE OF PAVEMENT LANDSCAPE AREA ROAD-OF-WAY LINE CONTOUR LINE DEED BEARING & DISTANCE 	<ul style="list-style-type: none"> STORM DRAIN SANITARY LINE COMBINED UTILITY LINE UNKNOWN UTILITY LINE GAS LINE WATER LINE ELECTRIC LINE TELEPHONE LINE CABLE TV LINE STEAM LINE FORCE MAIN FIBER OPTIC REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING OVERHEAD WIRE GUIDE RAIL (TYPE AS NOTED) CHAIN LINK FENCE WOOD/STOCKADE FENCE WIRE FENCE IRON FENCE TREE LINE EASEMENT LINE PROPERTY LINE ROAD-OF-WAY LINE CONTOUR LINE
---	--	--

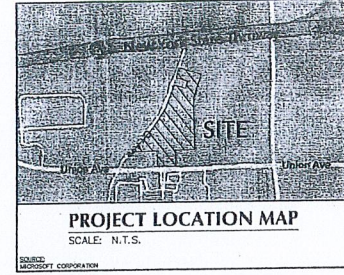
GENERAL NOTES

- THIS SURVEY IS BASED UPON PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
 - PLAN TITLED "COSMOS ON UNION, ALTA/ACSM LAND TITLE SURVEY" PREPARED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, DATED FEBRUARY 7, 2007 AND LAST REVISED SEPTEMBER 17, 2009.
 - PLAN TITLED "ROUTE 300 AND ORR AVENUE, BOUNDARY AND TOPOGRAPHIC SURVEY" BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, DATED FEBRUARY 7, 2007 AND LAST REVISED SEPTEMBER 17, 2009.
 - CURRENT TAX MAPS OF TOWN OF NEWBURGH.
 - MAP OF SURVEY FOR THE T AND G ANODED LIMITED PARTNERSHIP, TOWN OF NEWBURGH/ORANGE COUNTY, NEW YORK, DATED MAY 8, 2008, BY PETER R. HUSTIS, L.L.S., BEACON, NEW YORK.
 - PLAN TITLED "SITE PLAN PROPOSED RETAIL DEVELOPMENT FOR THE LOWE'S COMPANIES, INC." PREPARED BY BL COMPANIES, PODGORISKE, NEW YORK, SHEET NO. SP-1, DATED FEBRUARY 28, 2008 AND LAST REVISED NOVEMBER 21, 2008.
 - TITLE COMMITMENTS BY HILL-N-DALE ABSTRACTORS, INC. TITLE NUMBER: FN 68912 AMENDED DATED: NOVEMBER 15, 2017 (EXCEPTIONS LISTED SEPARATELY)
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED THROUGH GPS METHODS.
- PLANNING AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING AND LANDSCAPE ARCHITECTURE, D.P.C. FIELD WORK COMPLETED JUNE 2012 AND UPDATED IN NOVEMBER 2017.
- AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAPS ENTITLED "ORANGE COUNTY, NEW YORK, PANELS 138 OF 180 AND 330 OF 850, MAP NUMBER 800705010E AND 800705010F, RESPECTIVELY, EFFECTIVE DATES AUGUST 3, 2009" THE PROJECT AREA LIES WITHIN ZONE X (UNSHADED), AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA IS SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

(PLAN REFERENCED IN NOTE 1A)
- ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF N.Y. STATE EDUCATION LAW ARTICLE 146.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.
- WETLAND AREAS WERE DELINEATED BY ECOLOGICAL SOLUTIONS, LLC, ON AUGUST 8, 2018.



EXCEPTIONS

1. GRANTS, EASEMENTS, RIGHTS OF WAY: LIBER 487 PAGE 311 (LOCATION UNKNOWN) LIBER 893 PAGE 329 (LOCATION UNKNOWN) LIBER 1356 PAGE 468 (PLOTTED) LIBER 1708 PAGE 39 (PLOTTED)
12. SUBJECT TO UTILITY EASEMENT IN FAVOR OF THE TOWN OF NEWBURGH IN LIBER 1334 PAGE 205 (PLOTTED)
14. SUBJECT TO STORMWATER CONTROL FACILITY MAINTENANCE AGREEMENT IN LIBER 1334 PAGE 928 (PLANET IN NATURE)
15. RECREATIONAL ACCESS AND PARKING EASEMENT AGREEMENT IN LIBER 1334 PAGE 1550, SUBJECT TO CHARGES IMPOSED THEREIN (PLOTTED)
16. SUBJECT TO GRANT OF RIGHT OF WAY AND CONSTRUCTION EASEMENT IN LIBER 1334 PAGE 1534 (PLOTTED)
17. SUBJECT TO GRANT OF RIGHT OF WAY AND PERMANENT EASEMENT IN LIBER 1334 PAGE 1525 (PLOTTED)
30. SUBJECT TO 20' WIDE RIGHT OF WAY CROSSING PERMITS IN FAVOR OF 95-1-35 IN LIBER 1508 PAGE 508 (PLOTTED)

TABLE OF VESTING DEEDS

SECTION 96, BLOCK 1, LOT 6	BOOK 13288	PAGE 231
SECTION 96, BLOCK 1, LOT 7	BOOK 13288	PAGE 239
SECTION 96, BLOCK 1, LOT 8	BOOK 13288	PAGE 227
SECTION 96, BLOCK 1, LOT 9	BOOK 13288	PAGE 235
SECTION 96, BLOCK 1, LOT 36	BOOK 13288	PAGE 243
SECTION 96, BLOCK 1, LOT 37.2	BOOK 13288	PAGE 247

Date	Description	No.
8/21/18	updated Topo and Wetland	3
7/17/18	Added Sheet - 2	2
12/06/17	Revised Labels Along Orr Ave.	1

REVISIONS

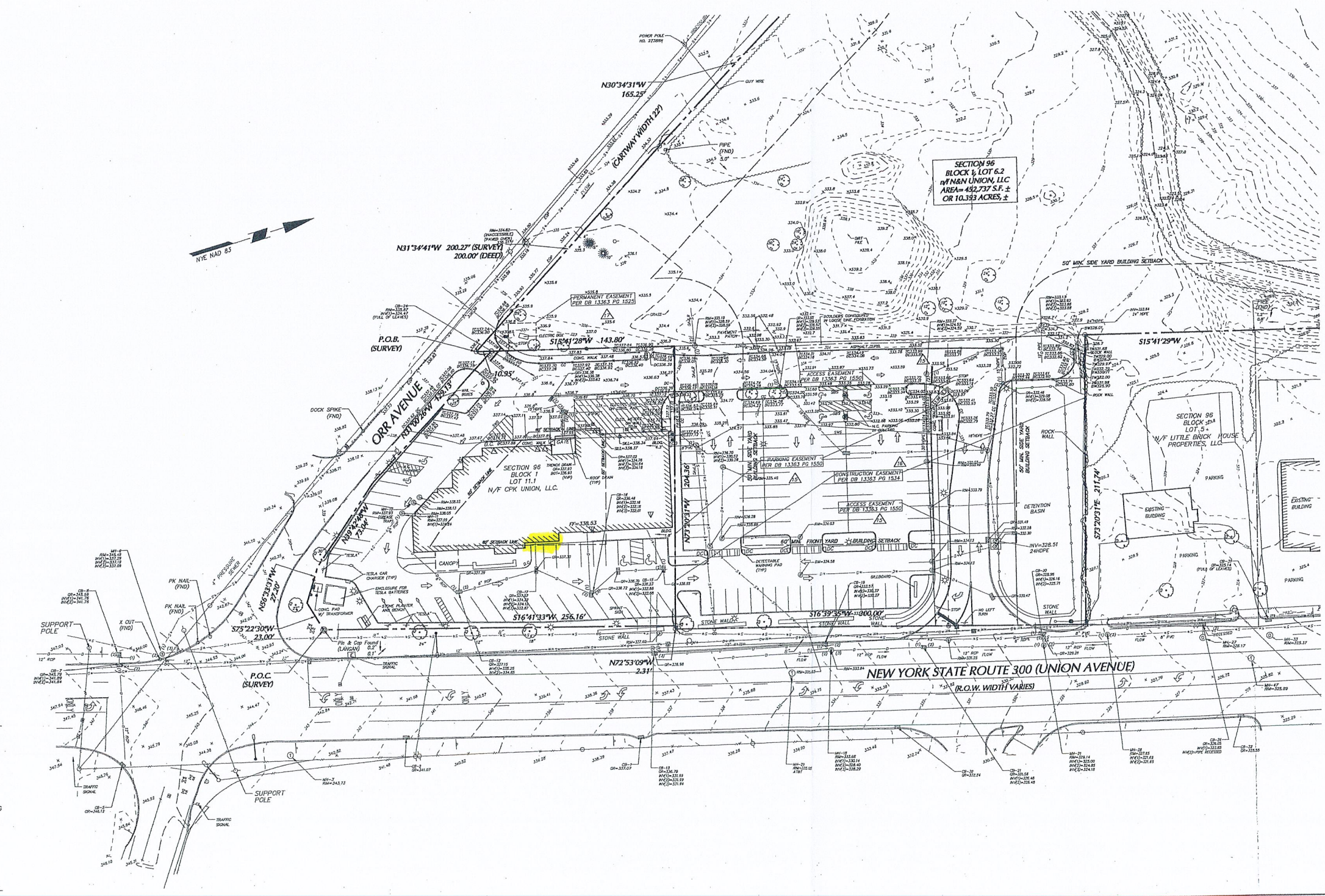
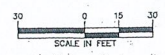
I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with the Code of Practice for Land Surveyors, and to the best of my professional knowledge, belief, and in the absence of any professional opinion, opinion, or otherwise, the conditions found on the date of the survey are correct and true.

8/21/18
 SIGNATURE: JOSEPH E. ROMANO DATE SIGNED
 PROFESSIONAL LAND SURVEYOR
 NY Lic. No. 050130-1

LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture and Geology, D.P.C.
 300 Kemball Drive
 Parsippany, NJ 07054
 T: 973.560.4900 F: 973.560.4901 www.langan.com

THE SHOPPES AT UNION SQUARE
 SECTION 96, BLOCK 1, LOT 6.2
 ORANGE COUNTY TOWN OF NEWBURGH NEW YORK
 Drawing Title
PARTIAL TOPOGRAPHIC SURVEY

Project No.	9133101	Drawing No.	VB101	
Date	12/17/2017			
Scale	1" = 30'			
Drawn By	KECH/BV	Checked By		DRA
Submission Date	07/17/2018			



SUBMISSION DATE: 07/17/2018

PROJECT NO. 9133101