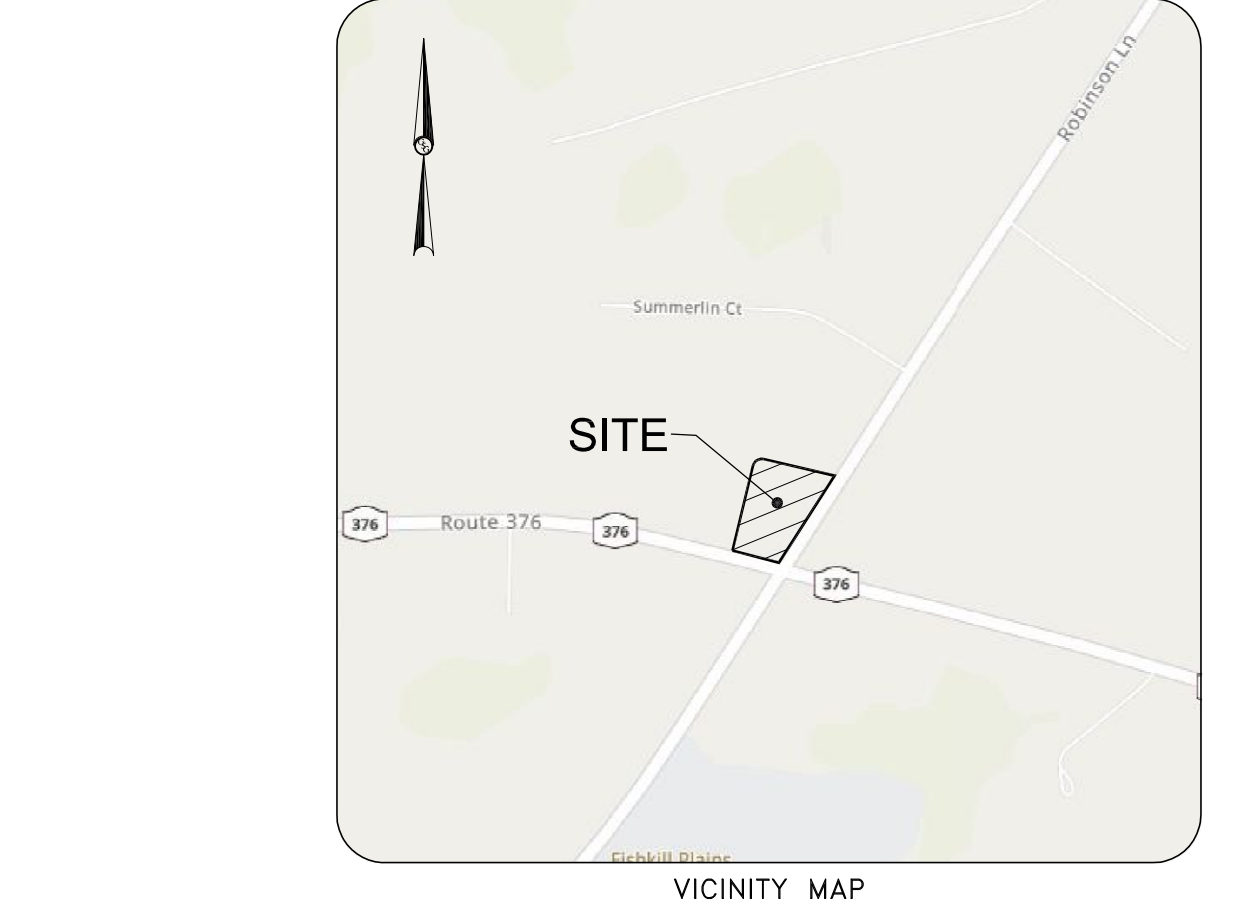
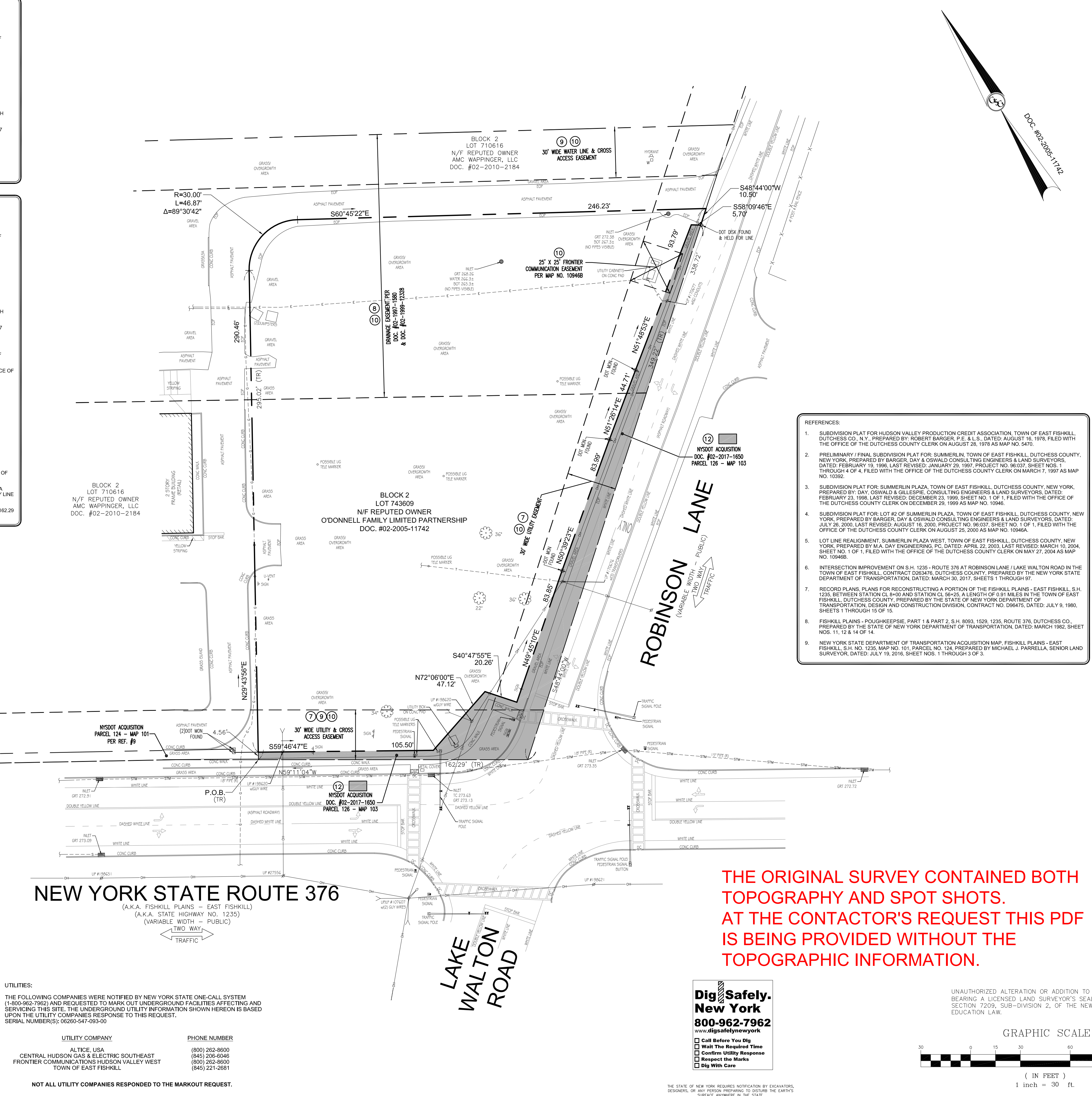
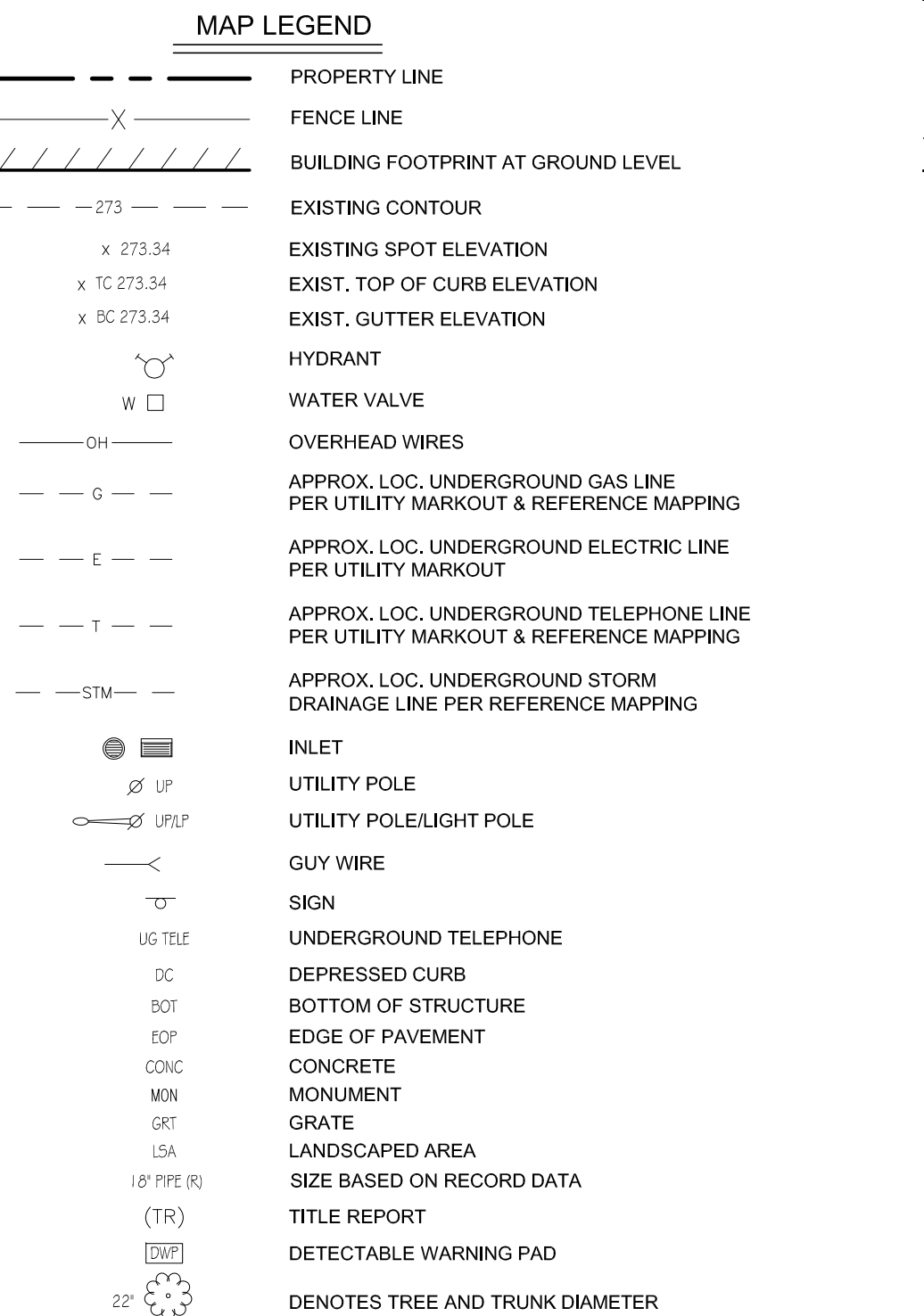


TITLE REPORT DESCRIPTION:
 ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE LYING AND BEING IN THE TOWN OF EAST FISHKILL, COUNTY OF DUTCHESS AND STATE OF NEW YORK, AND BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ALONG THE NORTHERLY LINE OF NEW YORK STATE ROUTE 376 AND SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT NO. 2 AS SHOWN ON A CERTAIN MAP ENTITLED LOT NO. 2 OF SUMMERLIN PLAZA AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS FILED MAP NO. 10946A
 THENCE IN A NORTHERLY AND EASTERLY DIRECTION ALONG LOT NO. 2 THE FOLLOWING COURSES AND DISTANCES, NORTH 29° 43' 56" EAST 296.02 FEET TO A POINT;
 THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET AND A LENGTH OF 46.87 FEET TO A POINT;
 THENCE SOUTH 60° 45' 22" EAST 246.23 FEET TO A POINT ALONG THE WESTERLY LINE OF ROBINSON LANE;
 THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF ROBINSON LANE SOUTH 48° 44' 00" WEST 349.22 FEET TO A POINT ALONG THE NORTHERLY LINE OF NEW YORK STATE ROUTE 376;
 THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF NEW YORK STATE ROUTE 376, NORTH 59° 11' 04" WEST 162.29 FEET TO THE POINT OF BEGINNING.
 LESS AND EXCEPT THE PORTION OF THE PROPERTY TAKEN BY THE STATE OF NEW YORK DATED 03/06/2017 AND RECORDED 03/06/2017 AS DOCUMENT NO. 02-2017-1650 IN THE FOLLOWING PROCEEDINGS:
 P.L.N. 8303.34 21
 PROC. NO. 14010
 FISHKILL PLAINS-EAST FISHKILL
 S.H. NO. 1235
 DUTCHESS COUNTY
 MAP 103, PARCEL 126

SURVEY DESCRIPTION:
 ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE LYING AND BEING IN THE TOWN OF EAST FISHKILL, COUNTY OF DUTCHESS AND STATE OF NEW YORK, AND BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ALONG THE NORTHERLY LINE OF NEW YORK STATE ROUTE 376 AND SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT NO. 2 AS SHOWN ON A CERTAIN MAP ENTITLED LOT NO. 2 OF SUMMERLIN PLAZA AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS FILED MAP NO. 10946A
 THENCE IN A NORTHERLY AND EASTERLY DIRECTION ALONG LOT NO. 2 THE FOLLOWING COURSES AND DISTANCES, NORTH 29° 43' 56" EAST 296.02 FEET TO A POINT OF TANGENCY;
 THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET AND A LENGTH OF 46.87 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 60° 45' 22" EAST 246.23 FEET TO A POINT ALONG THE WESTERLY LINE OF ROBINSON LANE;
 THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF ROBINSON LANE SOUTH 48° 44' 00" WEST 349.22 FEET TO A POINT ALONG THE NORTHERLY LINE OF NEW YORK STATE ROUTE 376;
 THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY LINE OF NEW YORK STATE ROUTE 376, NORTH 59° 11' 04" WEST 162.29 FEET TO THE POINT OF BEGINNING.
 LESS AND EXCEPT THE PORTION OF THE PROPERTY TAKEN BY THE STATE OF NEW YORK DATED 03/06/2017 AND RECORDED 03/06/2017 AS DOCUMENT NO. 02-2017-1650, PARCEL 126, MAP 103, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ALONG THE NORTHERLY LINE OF NEW YORK STATE ROUTE 376 AND SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT NO. 2 AS SHOWN ON A CERTAIN MAP ENTITLED LOT NO. 2 OF SUMMERLIN PLAZA AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS FILED MAP NO. 10946A
 THENCE IN A NORTHERLY AND EASTERLY DIRECTION ALONG LOT NO. 2, NORTH 29° 43' 56" EAST, A DISTANCE OF 4.26 FEET TO A POINT, THENCE:
 THE FOLLOWING EIGHT (8) COURSES RUNNING THROUGH THE INTERIOR OF THE ABOVE PARCEL:
 SOUTH 59° 46' 47" EAST, A DISTANCE OF 105.50 FEET TO A POINT, THENCE;
 NORTH 72° 06' 00" EAST, A DISTANCE OF 47.12 FEET TO A POINT, THENCE;
 SOUTH 40° 47' 55" EAST, A DISTANCE OF 20.26 FEET TO A POINT, THENCE;
 NORTH 49° 45' 10" EAST, A DISTANCE OF 83.85 FEET TO A DOT MONUMENT FOUND, THENCE;
 NORTH 50° 39' 23" EAST, A DISTANCE OF 83.99 FEET TO A DOT MONUMENT FOUND, THENCE;
 NORTH 51° 26' 14" EAST, A DISTANCE OF 44.71 FEET TO A DOT MONUMENT, THENCE;
 SOUTH 51° 26' 14" EAST, A DISTANCE OF 93.79 FEET TO A POINT, THENCE;
 SOUTH 58° 08' 48" EAST, A DISTANCE OF 5.70 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY LINE OF ROBINSON LANE, THENCE;
 ALONG SAID WESTERLY LINE OF ROBINSON LANE, SOUTH 48° 44' 00" WEST, A DISTANCE OF 338.72 FEET TO A POINT FORMED BY THE INTERSECTION OF THE WESTERLY LINE OF ROBINSON LANE WITH THE NORTHERLY LINE OF NEW YORK STATE ROUTE 376, THENCE;
 ALONG SAID NORTHERLY LINE OF NEW YORK STATE ROUTE 376, NORTH 59° 11' 04" WEST, A DISTANCE OF 162.29 FEET TO THE POINT AND PLACE OF BEGINNING.



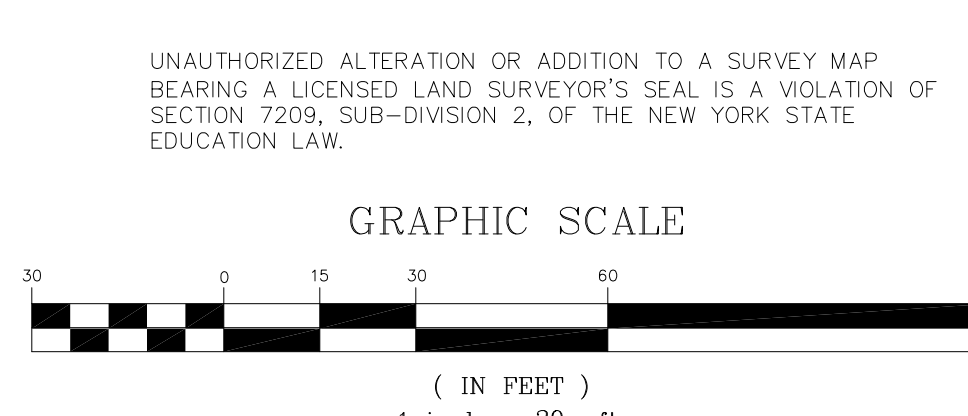
- NOTES:**
- PROPERTY KNOWN AS LOT 743609, IN BLOCK 2 AS DESIGNATED ON MAP ID: 6358-02 OF THE OFFICIAL TAX MAPS OF DUTCHESS COUNTY, NEW YORK.
 - AREA: LESS NYSDOT ACQUISITION PARCEL 126 - MAP 103: 71,586 S.F. OR 1,643.4 AC. NET AREA: 65,418 S.F. OR 1,501.8 AC.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATIONS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE COMMITMENT REPORT PREPARED BY REPUBLIC TITLE AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NO. 1002-30024847T, HAVING AN EFFECTIVE DATE OF MARCH 19, 2020, WHERE THE FOLLOWING SURVEY RELATED ITEMS APPEAR IN SCHEDULE B, SECTION II:
 - UTILITY EASEMENT WITH THE RIGHT TO TRIM TREES RECORDED ON 05/14/1955 IN (AS) LIBER 887 PAGE 537 - DESCRIPTION VAGUE, LOCATION UNKNOWN, NOT SHOWN.
 - UTILITY EASEMENT WITH THE RIGHT TO TRIM TREES RECORDED ON 07/27/1965 IN (AS) LIBER 1187 PAGE 238 - DESCRIPTION VAGUE, LOCATION UNKNOWN, NOT SHOWN.
 - DRAINAGE & UTILITY EASEMENTS GRANTED TO THE TOWN OF EAST FISHKILL BY INSTRUMENT RECORDED ON 03/07/1997 IN LIBER 1991 OF DEEDS, AT PAGE 271, DOC ID #02-1997-1580 - UTILITY EASEMENT IS SHOWN, THE DRAINAGE EASEMENT WAS REVISED - SEE EXCEPTION 8.
 - DRAINAGE EASEMENT CONTAINED IN DEED RECORDED ON 12/29/1999 IN (AS) DOCUMENT 02-1999-12228 - SHOWN.
 - DECLARATION OF CROSS ACCESS EASEMENT CONTAINED IN DEED RECORDED ON 05/27/2004 IN DOCUMENT 02-2004-5663 - THE DEED PROVIDES NO LOCATABLE POSITION OR WIDTH FOR THE CROSS ACCESS EASEMENT, TWO CROSS ACCESS EASEMENTS DO APPEAR ON THE MAP CONTAINED WITHIN EXCEPTION 12 FURTHER REFERENCE TO TWO DOCUMENTS, THE FIRST BEING THE DOCUMENT PROVIDED HEREIN AS EXCEPTION 9, THE SECOND DOCUMENT HAVING A NUMBER OF 02-1993-1237 WHICH HAS NOT BEEN PROVIDED, THE TWO CROSS ACCESS EASEMENTS HAVE BEEN DEPICTED ON THIS SURVEY IN ACCORDANCE WITH THE SAID MAP FOUND IN EXCEPTION 12.
 - NOTES AND EASEMENTS ON FILED MAP NOS. 5470, 10392, 10946, 1096A AND 10946B - RELATIVE EASEMENTS SHOWN.
 - DECLARATION OF PROTECTIVE COVENANTS AND COMPETITIVE USE RESTRICTION RECORDED 09/02/2000 IN DOCUMENT 02-2000-7873 - BLANKET.
- WITH REGARD THERETO:
- RELEASE OF PROTECTIVE COVENANTS AND COMPETITIVE USE RESTRICTION RECORDED 02/28/2005 IN DOCUMENT 02-2005-1253 - BLANKET.
 - NOTICE OF APPROPRIATION BY THE PEOPLE OF THE STATE OF NEW YORK RECORDED 03/06/2017 AS DOCUMENT NO. 02-2017-1650 - SHOWN.
- WITH REGARD THERETO:
- CERTIFICATE AND NOTICE OF TERMINATION OF TEMPORARY EASEMENTS RECORDED ON 07/18/2019 AS DOCUMENT NO. 02-2019-4668 - TERMINATES MAP 104, PARCEL 127 AND MAP 104, PARCEL 128 - (EASEMENT TERMINATED - NOT SHOWN)
 - UNDERGROUND ENCROACHMENTS AND EASEMENTS, IF ANY, INCLUDING PIPES AND DRAINS AND SUCH RIGHTS AS MAY EXIST FOR ENTRY UPON SAID PREMISES TO MAINTAIN AND REPAIR THE SAME - NO DOCUMENTATION PROVIDED.
 - RIGHTS AND EASEMENTS, IF ANY, ACQUIRED BY ANY PUBLIC UTILITIES COMPANY TO MAINTAIN ITS POLES AND OPERATE ITS WIRES, LINES, ETC., IN TO AND OVER THE PREMISES HEREIN AND IN TO AND OVER THE STREETS ADJACENT THERETO - NO DOCUMENTATION PROVIDED.
 - OUTSTANDING MINING AND MINERAL RIGHTS IN THE HEIRS OF PHILIP PHILPES, BUT NOTWITHSTANDING THE SAME, POLICY INSURES THAT THE EXISTING BUILDINGS ON THE PREMISES DESCRIBED IN SCHEDULE A HEREIN MAY REMAIN UNDISTURBED FOR AS LONG AS THEY STAND - NO DOCUMENTATION PROVIDED.
- ELEVATIONS ARE BASED UPON NAVD 88.
- BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 36027047E, EFFECTIVE DATE: MAY 2, 2012, OBTAINED FROM FEMA WPA, WEB RELEASE ON JULY 2, 2020.
- THE LOCATION AND EXTENTS OF UNDERGROUND TANKS AND VAULTS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.
- AT THE TIME OF SURVEY ISSUANCE, THE TOWN OF EAST FISHKILL DID NOT RESPOND TO FOIL REQUEST FOR UTILITY MAPPING.

- REFERENCES:**
- SUBDIVISION PLAT FOR HUDSON VALLEY PRODUCTION CREDIT ASSOCIATION, TOWN OF EAST FISHKILL, DUTCHESS CO., N.Y., PREPARED BY: ROBERT BARGER, P.E. & L.S., DATED: AUGUST 16, 1978, FILED WITH THE OFFICE OF THE DUTCHESS COUNTY CLERK ON AUGUST 28, 1978 AS MAP NO. 5470.
 - PRELIMINARY FINAL SUBDIVISION PLAT FOR SUMMERLIN, TOWN OF EAST FISHKILL, DUTCHESS COUNTY, NEW YORK, PREPARED BY BARGER, DAY & OSWALD CONSULTING ENGINEERS & LAND SURVEYORS, DATED: FEBRUARY 19, 1992, LAST REVISED: JANUARY 29, 1997, PROJECT NO. 96337, SHEET NOS. 1 THROUGH 4 OF 4, FILED WITH THE OFFICE OF THE DUTCHESS COUNTY CLERK ON MARCH 7, 1997 AS MAP NO. 10392.
 - SUBDIVISION PLAT FOR SUMMERLIN PLAZA, TOWN OF EAST FISHKILL, DUTCHESS COUNTY, NEW YORK, PREPARED BY: DAY, OSWALD & GILLESPIE, CONSULTING ENGINEERS & LAND SURVEYORS, DATED: FEBRUARY 23, 1998, LAST REVISED: DECEMBER 23, 1999, SHEET NO. 1 OF 1, FILED WITH THE OFFICE OF THE DUTCHESS COUNTY CLERK ON DECEMBER 29, 1999 AS MAP NO. 10946.
 - SUBDIVISION PLAT FOR LOT #2 OF SUMMERLIN PLAZA, TOWN OF EAST FISHKILL, DUTCHESS COUNTY, NEW YORK, PREPARED BY BARGER, DAY & OSWALD CONSULTING ENGINEERS & LAND SURVEYORS, DATED: FEBRUARY 23, 1998, LAST REVISED: DECEMBER 23, 1999, SHEET NO. 1 OF 1, FILED WITH THE OFFICE OF THE DUTCHESS COUNTY CLERK ON AUGUST 25, 2000 AS MAP NO. 10946A.
 - LOT LINE REALIGNMENT, SUMMERLIN PLAZA WEST, TOWN OF EAST FISHKILL, DUTCHESS COUNTY, NEW YORK, PREPARED BY M.A. DAY ENGINEERING, P.C. DATED: APRIL 22, 2003, LAST REVISED: MARCH 19, 2004, SHEET NO. 1 OF 1, FILED WITH THE OFFICE OF THE DUTCHESS COUNTY CLERK ON MAY 27, 2004 AS MAP NO. 10946B.
 - INTERSECTION IMPROVEMENT ON S.H. 1235 - ROUTE 376 AT ROBINSON LANE / LAKE WALTON ROAD IN THE TOWN OF EAST FISHKILL, CONTRACT D028476, DUTCHESS COUNTY, PREPARED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, DATED: MARCH 30, 2017, SHEETS 1 THROUGH 97.
 - RECORD PLANS, PLANS FOR RECONSTRUCTING A PORTION OF THE FISHKILL PLAINS - EAST FISHKILL, S.H. 1235, BETWEEN STATION CL 8+00 AND STATION CL 56+25, A LENGTH OF 0.91 MILES IN THE TOWN OF EAST FISHKILL, DUTCHESS COUNTY, PREPARED BY THE STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION, DESIGN AND CONSTRUCTION DIVISION, CONTRACT NO. D096475, DATED: JULY 9, 1980, SHEETS 1 THROUGH 15 OF 15.
 - FISHKILL PLAINS - POUH/KEEPERS, PART 1 & PART 2, S.H. 8093, 1529, 1235, ROUTE 376, DUTCHESS CO., PREPARED BY THE STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION, DATED: MARCH 1982, SHEET NOS. 11, 12 & 14 OF 14.
 - NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAP, FISHKILL PLAINS - EAST FISHKILL, S.H. NO. 1235, MAP NO. 101, PARCEL NO. 124, PREPARED BY MICHAEL J. PARRILLA, SENIOR LAND SURVEYOR, DATED: JULY 19, 2016, SHEET NOS. 1 THROUGH 3 OF 3.

THE ORIGINAL SURVEY CONTAINED BOTH TOPOGRAPHY AND SPOT SHOTS. AT THE CONTACTOR'S REQUEST THIS PDF IS BEING PROVIDED WITHOUT THE TOPOGRAPHIC INFORMATION.

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NOT ALL UTILITY COMPANIES RESPONDED TO THE MARKOUT REQUEST.

ALT/NSPS LAND TITLE SURVEY
LOT 743609, BLOCK 2
 ROBINSON LANE @ NEW YORK STATE ROUTE 376
 TOWN OF EAST FISHKILL
 DUTCHESS COUNTY
 STATE OF NEW YORK

GALLAS SURVEYING GROUP
 2865 U.S. ROUTE 1
 NORTH BRUNSWICK, NJ 08902
 TEL: 732-422-6700
 FAX: 732-940-8786
 www.gallasurvey.com

DATE: 07-16-2020	SCALE: 1"=30'	DRAWN: E.C.R.	CHECKED: G.S.G.
FIELD DATE: 07-13-2020	FIELD BOOK: 138	PAGE: 14	FIELD CREW: O.D.J.A.S.
FILE NO.: G20131	DRAWING NAME/SHEET NO. G20131.DWG 1 OF 1		

TO: UCR DEVELOPMENT SERVICES LLC
 REPUBLIC TITLE
 FIRST AMERICAN 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALT/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 13, 2020.

NOT VALID UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

GREGORY S. GALLAS DATE
 NEW YORK PROFESSIONAL LAND SURVEYOR #50124