

SCHEDULE A - Description

All that certain piece or parcel of land situate lying and being in the Town of White Creek, Washington County, New York lying Northwesterly of New York State Route No. 22, and being more particularly bounded and described as follows:

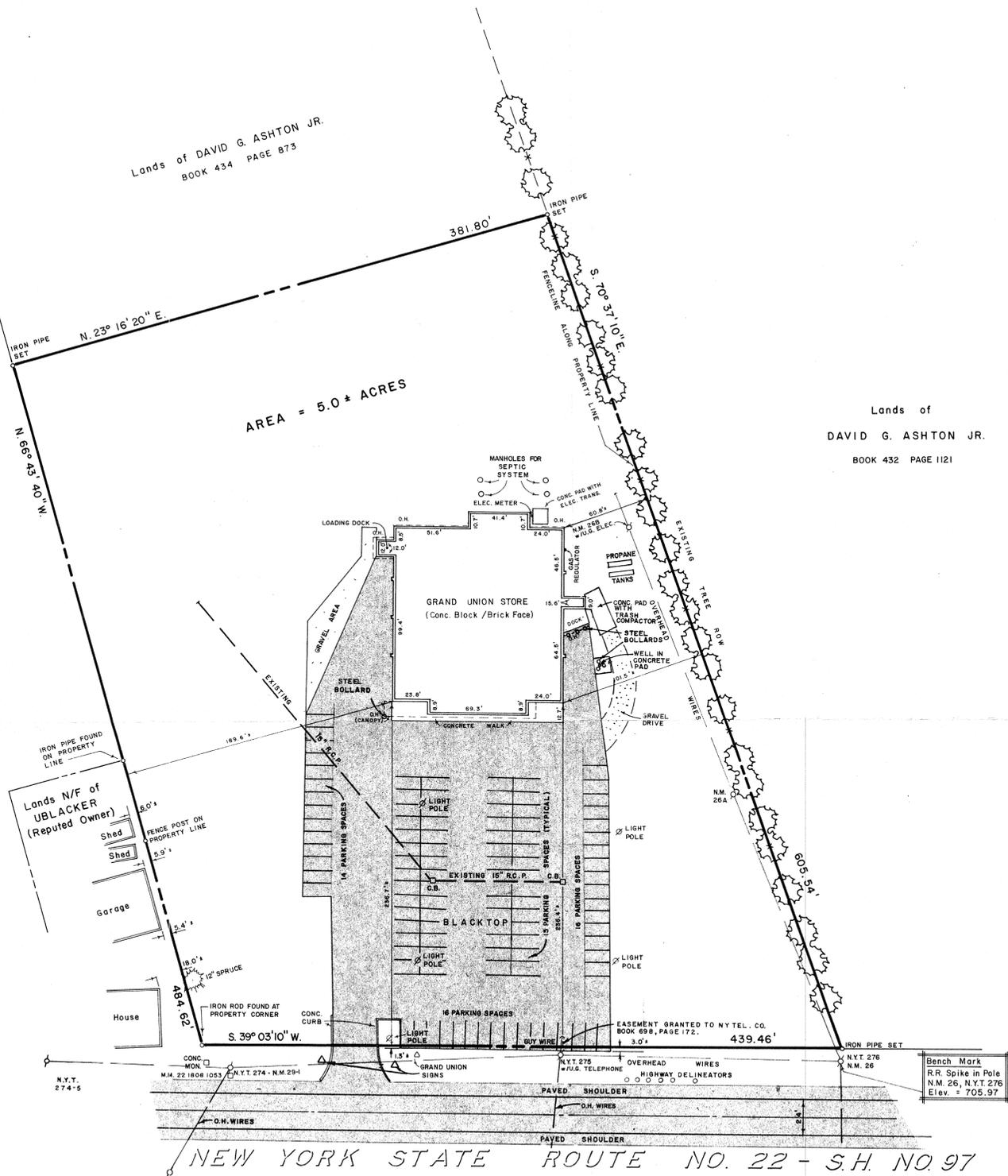
BEGINNING at the point of intersection of the Northwesterly margin of New York State Route 22 (S.H. #97) as appropriated by the State of New York in 1964 with the Southwesterly line of the lands as described in Book 434 of Deeds at Page 873 and also being the Northeastly line of the lands now or formerly reputed to be owned by Ublacker; and runs thence from the said point of beginning along the aforementioned common line between Ublacker on the Southwest and the lands herein described on the Northeast in part and along the lands to be leased to New York Telephone Company in part, North 66 deg. 43 min. 40 sec. West, a distance of 484.62 feet to a point; thence through the lands of David G. Ashton, Jr. the following two courses: 1) North 23 deg. 16 min. 20 sec. East, a distance of 381.80 feet to a point, and 2) South 70 deg. 37 min. 10 sec. East, a distance of 605.54 feet to the aforementioned Northwesterly margin of New York State Route 22 (S.H. #97); thence along said Northwesterly margin, South 39 deg. 03 min. 10 sec. West, a distance of 439.46 feet to the point or place of beginning containing 5.0± acres of land.

Lands of
DAVID G. ASHTON, JR.
BOOK 434 PAGE 873
to be leased to
NEW YORK TELEPHONE
COMPANY

Lands of DAVID G. ASHTON JR.
BOOK 434 PAGE 873

AREA = 5.0 ± ACRES

Lands of
DAVID G. ASHTON JR.
BOOK 432 PAGE 1121



I HEREBY CERTIFY TO CAMBRIDGE ASSOCIATES, CHICAGO TITLE INSURANCE COMPANY, THE GRAND UNION COMPANY, SIGNAL CAPITAL CORPORATION THAT THE SURVEY PREPARED BY ME WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE TO THE BEST OF MY KNOWLEDGE CORRECT; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY; THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON; AS REFERRED TO IN THE TITLE REPORT REFERENCED HEREON; AND THAT THE PARCELS DESCRIBED HEREIN DO NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE DOCUMENT ENTITLED "FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM FLOOD INSURANCE RATE MAP". THIS SURVEY IS MADE IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

BY: ROBERT N. STEWART PLS 49426

MAP REFERENCES

- "Boundary and Topographic Survey of Portion of Lands of David G. Ashton Jr. for Grand Union Co." dated March 2, 1978, Made by C.T. Male Associates P.C., bearing Map No. 78-44R.

I hereby certify to Cambridge Associates, Commonwealth Land Title Insurance Company and UCLA Foundation-Edwards Unitrust, that the survey prepared by me entitled, "Building Location and As-Built The Grand Union Company" was actually made upon the ground and that it and the information, courses and distances shown thereon are to the best of my knowledge correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no easements, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operation of the premises either enter the premises through adjoining public street, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcels described hereon do not lie within flood hazard areas in accordance with the document entitled "Federal Emergency Management Agency Firm-Flood Insurance Rate Map." This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992.

By: Robert N. Stewart 10/15/95
Robert N. Stewart, PLS 49,426

NOTE:
1. SUBJECT OF A DRAINAGE EASEMENT, A GENERAL RIGHT OF WAY AND RESTRICTIONS AS CONTAINED IN A DEED TO GRAND UNION COMPANY, RECORDED IN LIBER 468 OF DEEDS AT PAGE 177.
2. ACCORDING TO "FIRM" FLOOD INSURANCE RATE MAP 01-15" TOWN OF WHITE CREEK NY, HAVING AN EFFECTIVE DATE OF APRIL 17, 1995, COMMUNITY NO. 361238B PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PARCEL SHOWN HEREON FALLS OUTSIDE THE 500 YEAR FLOOD ZONE.

TITLE REFERENCE:
1. Commitment For Title Prepared By Chicago Title Insurance Company, Comm. No 8703-00537 Containing 11 Items In Schedule 'B' Having An Effective Date Of Sept. 29, 1988.
2. Certificate And Report Of Title Prepared By Commonwealth Land Title Insurance Company, Bearing Title No. F 015880, Dated Sept 12, 1995 Containing 11 Items In Schedule "B"

UNAUTHORIZED ALTERATION IN ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

DATE	RECORD OF WORK	Drawn	Check	Appr.	BUILDING LOCATION AND AS BUILT THE GRAND UNION COMPANY	
10-16-81	NOTE & CERTIFICATION ADDED	L.A.R.	C.J.D.		TOWN OF WHITE CREEK	COUNTY OF WASHINGTON
10-26-88	SURVEY UPDATE	J.R.G.	RUS	RUS	SCALE 1" = 50'	DATE JANUARY 18, 1980
10-04-95	SURVEY UPDATE	DRW	RUS	RUS	C.T. MALE ASSOCIATES, P.C. 3000 TROY ROAD, SCHENECTADY, N.Y. 12309 PROFESSIONAL ENGINEERS LAND SURVEYORS LAND PLANNING CONSULTANTS	
DRAWN BY J.M.G.					APPROVED BY JOHN G. GAY	
CHECKED BY R.N.S.					LIC NO. 41,014 DWG NO. 80-25	