

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 3020-981037, WITH AN EFFECTIVE DATE OF 08/30/2019.

LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF WAPPINGER, COUNTY OF DUTCHESS AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF ALPINE COMPANY OF POUGHKEEPSIE AS DESCRIBED IN BOOK 1924 OF DEEDS AT PAGE 542, BOOK 1924 OF DEEDS AT PAGE 543, BOOK 1953 OF DEEDS AT PAGE 530 AND OTHER LANDS OF ALPINE COMPANY OF POUGHKEEPSIE (FORMERLY LANDS OF ZYWOTCHENKO AS DESCRIBED IN BOOK 1286 OF DEEDS AT PAGE 8) ON THE SOUTHEAST AND THE LANDS NOW OR FORMERLY OF SANTANDRIA AS DESCRIBED IN BOOK 1234 OF DEEDS AT PAGE 408 ON THE NORTHWEST WITH THE EASTERLY BOUNDARY OF US ROUTE 9, S.H. NO. 5154; AND

RUNNING THENCE FROM SAID POINT OF BEGINNING, NORTH 49° 07' 07" EAST ALONG THE ABOVE MENTIONED DIVISION LINE, 190.21 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE SOUTHWEST AND THE LANDS NOW OR FORMERLY OF NIESSSEN AS DESCRIBED IN BOOK 1014 OF DEEDS AT PAGE 351 ON THE NORTHEAST;

THENCE SOUTH 30° 58' 10" EAST ALONG THE ABOVE LAST MENTIONED DIVISION LINE, 625.28 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE SOUTH AND THE LANDS NOW OR FORMERLY OF NIESSSEN ON THE NORTH;

THENCE NORTH 71° 12' 48" EAST ALONG THE ABOVE LAST MENTIONED DIVISION LINE, 691.02 FEET TO ITS INTERSECTION WITH THE COMMON DIVISION LINE BETWEEN THE ALPINE COMPANY OF POUGHKEEPSIE ON THE SOUTHWEST AND THE LANDS NOW OR FORMERLY OF MAFFIA AS DESCRIBED IN BOOK 1664 OF DEEDS AT PAGE 38, LANDS NOW OR FORMERLY OF FOUNTAIN AS DESCRIBED IN BOOK 1516 OF DEEDS AT PAGE 247, LANDS NOW OR FORMERLY OF WAITS DESCRIBED IN BOOK 1728 OF DEEDS AT PAGE 111, LANDS NOW OR FORMERLY OF AMONSDON AS DESCRIBED IN BOOK 1634 OF DEEDS AT PAGE 806, LANDS NOW OR FORMERLY OF FUSARO AS DESCRIBED IN BOOK 1526 OF DEEDS AT PAGE 740 AND BOOK 1628 OF DEEDS AT PAGE 84, AND THE LANDS NOW OR FORMERLY OF ZYWOTCHENKO AS DESCRIBED IN BOOK 1286 OF DEEDS AT PAGE 8 ALL ON THE NORTHEAST;

THENCE ALONG THE ABOVE LAST MENTIONED COMMON DIVISION LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 25° 59' 04" EAST, 570.48 FEET TO A POINT;
2. SOUTH 26° 57' 22" EAST, 272.00 FEET TO A POINT; AND
3. SOUTH 26° 29' 39" EAST, 265.68 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE SOUTH AND THE SAID LANDS OF ZYWOTCHENKO ON THE NORTH;

THENCE NORTH 73° 48' 08" EAST ALONG THE LAST MENTIONED DIVISION LINE, 305.20 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LOSEE ROAD;

THENCE SOUTH 08° 25' 39" EAST ALONG SAID WESTERLY BOUNDARY OF LOSEE ROAD, 101.06 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTHWEST AND THE LANDS NOW OR FORMERLY OF ROBBINS AS DESCRIBED IN BOOK 1596 OF DEEDS AT PAGE 140 ON THE SOUTHEAST;

THENCE SOUTH 50° 53' 11" WEST LONG THE LAST MENTIONED DIVISION LINE, 47.00 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTHEAST AND THE SAID LANDS OF ROBBINS ON THE SOUTHWEST;

THENCE NORTH 39° 06' 49" WEST ALONG THE LAST MENTIONED DIVISION LINE, 25.00 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTHWEST AND THE SAID LANDS OF ROBBINS ON THE SOUTHEAST;

THENCE SOUTH 50° 53' 11" WEST ALONG THE LAST MENTIONED DIVISION LINE, 125.00 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE SOUTHWEST AND THE SAID LANDS OF ROBBINS ON THE NORTHEAST;

THENCE SOUTH 39° 06' 49" EAST ALONG THE LAST MENTIONED DIVISION LINE, 25.00 FEET TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTHWEST AND THE SAID LANDS OF ROBBINS ON THE SOUTHEAST;

THENCE SOUTH 50° 53' 11" WEST ALONG THE LAST MENTIONED DIVISION LINE, 103.60 FEET TO ITS POINT OF INTERSECTION WITH THE COMMON DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE SOUTHWEST AND THE SAID LANDS OF ROBBINS, LANDS NOW OR FORMERLY OF JACKSON AS DESCRIBED IN BOOK 1590 OF DEEDS AT PAGE 303, LANDS NOW OR FORMERLY OF COLLINS AS DESCRIBED IN BOOK 1307 OF DEEDS AT PAGE 502 AND LANDS NOW OR FORMERLY OF KEEGAN AS DESCRIBED IN BOOK 1737 OF DEEDS AT PAGE 241, ALL ON THE NORTHEAST;

THENCE ALONG THE LAST MENTIONED COMMON DIVISION LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 26° 35' 54" EAST, 320.79 FEET TO A POINT; AND
2. SOUTH 21° 38' 21" EAST, 62.31 FEET TO ITS INTERSECTION WITH THE COMMON DIVISION LINE BETWEEN THE SAID LANDS NOW OR FORMERLY OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTH AND THE LANDS NOW OR FORMERLY OF KEEGAN AS DESCRIBED IN BOOK 1737 OF DEEDS AT PAGE 241, LANDS NOW OR FORMERLY OF IVANOFF AS DESCRIBED IN BOOK 1001 OF DEEDS AT PAGE 184 (FORMERLY LANDS OF IRELAND AS DESCRIBED IN BOOK 372 OF DEEDS AT PAGE 525) ON THE SOUTH;

THENCE ALONG THE ABOVE LAST MENTIONED COMMON DIVISION LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 74° 59' 10" WEST, 317.82 FEET TO A POINT;
2. NORTH 78° 18' 51" WEST, 228.77 FEET TO A POINT;
3. SOUTH 88° 30' 10" WEST, 121.43 FEET TO A POINT; AND
4. NORTH 80° 17' 51" WEST, 24.56 TO ITS POINT OF INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE WEST AND THE SAID LANDS OF IVANOFF ON THE EAST;

THENCE ALONG SAID DIVISION LINE THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 07° 51' 13" WEST, 164.66 FEET TO A POINT;
2. SOUTH 00° 43' 19" EAST, 54.39 FEET TO A POINT;
3. SOUTH 05° 28' 35" WEST, 264.19 FEET TO A POINT;
4. SOUTH 03° 12' 42" WEST, 285.75 FEET TO A POINT; AND
5. SOUTH 06° 55' 25" EAST, 133.76 FEET TO A POINT ON THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTHWEST AND THE LANDS NOW OR FORMERLY OF MILDRED SUICHA AS DESCRIBED IN BOOK 1021 OF DEEDS AT PAGE 321 ON THE SOUTHEAST;

THENCE SOUTH 52° 25' 05" WEST ALONG THE ABOVE LAST MENTIONED DIVISION LINE 100.44 FEET TO ITS INTERSECTION WITH THE COMMON DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTH AND THE LANDS NOW OR FORMERLY OF NANCY C. WORLEY (N/K/A MEDDAUGH) AS DESCRIBED IN BOOK 1419 OF DEEDS AT PAGE 772, THE LANDS NOW OR FORMERLY OF REUVERS AND THE LANDS NOW OR FORMERLY OF CVJANOVICH, ALL ON THE SOUTH;

THENCE ALONG SAID COMMON DIVISION LINE THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 70° 29' 16" WEST, 222.16 FEET TO A POINT;
2. SOUTH 72° 30' 35" WEST, 5.20 FEET TO A POINT;
3. SOUTH 71° 31' 52" WEST, 234.22 FEET TO A POINT; AND
4. SOUTH 69° 16' 51" WEST 209.67 FEET TO ITS INTERSECTION WITH THE COMMON DIVISION LINE BETWEEN THE SAID LANDS ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTHEAST AND THE LANDS NOW OR FORMERLY OF OLIVERI AS DESCRIBED IN BOOK 1467 OF DEEDS AT PAGE 402 AND BOOK 1644 OF DEEDS AT PAGE 737 AND THE LANDS NOW OR FORMERLY OF JONES ON THE SOUTHWEST;

THENCE ALONG THE ABOVE LAST MENTIONED COMMON DIVISION LINE THE FOLLOWING THREE (3) COURSES:

1. NORTH 26° 49' 09" WEST, 303.17 FEET TO A POINT;
2. NORTH 26° 29' 09" WEST, 244.52 FEET TO A POINT; AND
3. NORTH 26° 29' 09" WEST, 15.98 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTHWEST AND THE LANDS NOW OR FORMERLY OF JONES ON THE SOUTHEAST;

THENCE ALONG THE ABOVE LAST MENTIONED DIVISION LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 40° 10' 51" WEST, 49.22 FEET TO A POINT; AND
2. SOUTH 53° 50' 35" WEST, 54.84 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTH AND THE LANDS NOW OR FORMERLY OF LOIS REALTY CO. AS DESCRIBED IN BOOK 1654 OF DEEDS AT PAGE 268 ON THE SOUTH;

THENCE NORTH 86° 02' 37" WEST ALONG THE ABOVE LAST MENTIONED DIVISION LINE, 396.78 FEET TO ITS INTERSECTION WITH THE EASTERLY BOUNDARY OF U.S. ROUTE 9 (S.H. 5154);

THENCE NORTH 06° 04' 22" EAST ALONG THE SAID ABOVE MENTIONED EASTERLY HIGHWAY BOUNDARY, 304.20 FEET TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN THE ABOVE DESCRIBED LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE SOUTH AND THE LANDS NOW OR FORMERLY OF LEONARD AS DESCRIBED IN BOOK 1630 OF DEEDS AT PAGE 206 ON THE NORTH;

THENCE SOUTH 80° 05' 43" EAST ALONG THE LAST ABOVE MENTIONED DIVISION LINE, 343.61 FEET TO ITS INTERSECTION WITH THE COMMON DIVISION LINE BETWEEN THE SAID LANDS OF ALPINE COMPANY OF POUGHKEEPSIE ON THE NORTHEAST AND SAID LANDS OF LEONARD AND THE LANDS NOW OR FORMERLY OF LEROY AS DESCRIBED IN BOOK 1704 OF DEEDS AT PAGE 297 BOTH ON THE SOUTHWEST;

THENCE ALONG SAID COMMON DIVISION LINE THE FOLLOWING FOUR (4) COURSES:

1. NORTH 26° 44' 44" WEST, 179.19 FEET TO A POINT;
2. NORTH 26° 12' 50" WEST, 56.11 FEET TO A POINT;
3. NORTH 27° 02' 15" WEST, 382.31 FEET TO A POINT; AND
4. NORTH 26° 22' 35" WEST, 6.87 FEET TO A POINT ON THE HEREINABOVE DESCRIBED EASTERLY BOUNDARY OF U.S. ROUTE 9 (S.H. 5154);

THENCE ALONG THE SAID ABOVE MENTIONED EASTERLY HIGHWAY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. NORTH 01° 29' 15" EAST, 17.85 FEET TO A POINT;
2. NORTH 07° 58' 52" EAST, 622.35 FEET TO A POINT;
3. NORTH 04° 44' 17" EAST, 350.09 FEET TO A POINT; AND
4. NORTH 06° 57' 15" EAST, 695.09 FEET TO THE POINT OR PLACE OF BEGINNING.

THE POLICY TO BE ISSUED UNDER THIS REPORT WILL INSURE THE TITLE TO SUCH BUILDINGS AND IMPROVEMENTS ERECTED ON THE PREMISES, WHICH BY LAW CONSTITUTE REAL PROPERTY.

FOR CONVEYANCING ONLY: TOGETHER WITH ALL THE RIGHT, TITLE AND INTEREST OF THE PARTY OF THE FIRST PART, OF IN AND TO THE LAND LYING IN THE STREET IN FRONT OF AND ADJOINING SAID PREMISES.

NOTES CORRESPONDING TO SCHEDULE B

— DECLARATION OF COVENANTS, RESTRICTIONS AND RIGHT-OF-WAY MADE BY ALKL CORP. DATED 11/24/1992, RECORDED 2/8/1993 IN LIBER 1924 OF DEEDS, AT PAGE 550. (AFFECTS, AGREEMENT)

— DECLARATION OF CONSERVATION COVENANTS AND RESTRICTIONS MADE BY ALPINE COMPANY OF POUGHKEEPSIE DATED 4/28/1993, RECORDED 4/28/1993 IN LIBER 1927 OF DEEDS, AT PAGE 306. (AFFECTS AS SHOWN)

WITH REGARD THERETO:

CORRECTION TO DECLARATION OF CONSERVATION COVENANTS AND RESTRICTIONS MADE BY ALPINE COMPANY OF POUGHKEEPSIE DATED AS OF 9/13/1999, RECORDED 5/5/2000 IN DOCUMENT NO. 02 2000 3973. (SEE POST)

— COVENANTS CONTAINED IN IRREVOCABLE OFFER OF ROAD CESSION MADE BY ALPINE COMPANY OF POUGHKEEPSIE TO THE TOWN OF WAPPINGER DATED 4/28/1993, RECORDED 4/28/1993 IN LIBER 1927 OF DEEDS, AT PAGE 307. (AFFECTS AS SHOWN)

— DECLARATION OF PARKING COVENANT MADE BY ALPINE COMPANY OF POUGHKEEPSIE FOR THE BENEFIT OF THE TOWN OF WAPPINGER DATED 4/28/1993, RECORDED 4/29/1993 IN LIBER 1927 OF DEEDS, AT PAGE 316. (AFFECTS, AGREEMENT)

— DECLARATION OF GRADING COVENANT MADE BY ALPINE COMPANY OF POUGHKEEPSIE AND VALDEMARS IVANOFF AND ILSE IVANOFF DATED 4/28/1993, RECORDED 4/30/1993 IN LIBER 1927 OF DEEDS, AT PAGE 340. (AFFECTS AS SHOWN)

— DECLARATION OF PARKING COVENANT MADE BY ALPINE COMPANY OF POUGHKEEPSIE FOR THE BENEFIT OF THE TOWN OF WAPPINGER DATED 4/30/1993, RECORDED 4/30/1993 IN LIBER 1927 OF DEEDS, AT PAGE 342. (AFFECTS, AGREEMENT)

WITH REGARD THERETO:

AMENDMENT OF DECLARATION MADE BY ALPINE COMPANY OF POUGHKEEPSIE DATED 7/26/1996, RECORDED 3/16/1999 IN LIBER 2025 OF DEEDS, AT PAGE 232. (AFFECTS, AGREEMENT)

— DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY ALPINE COMPANY OF POUGHKEEPSIE FOR THE BENEFIT OF THE TOWN OF WAPPINGER DATED 12/15/1998, RECORDED 4/15/1999 IN LIBER 2027 OF DEEDS, AT PAGE 111. (AFFECTS, AGREEMENT)

— EASEMENT TO THE WAPPINGERS ELECTRIC CORPORATION DATED 7/12/1923, RECORDED 7/16/1923 IN LIBER 435 OF DEEDS, AT PAGE 380. (AFFECTS, BLANKET IN NATURE)

— EASEMENT TO CENTRAL HUDSON GAS & ELECTRIC CORPORATION DATED 2/16/1933, RECORDED 4/4/1933 IN LIBER 530 OF DEEDS, AT PAGE 378. (AFFECTS, BLANKET IN NATURE)

— EASEMENT TO CENTRAL HUDSON GAS & ELECTRIC CORPORATION DATED 5/29/1936, RECORDED 6/12/1936 IN LIBER 552 OF DEEDS, AT PAGE 146. (AFFECTS AS SHOWN)

— EASEMENT TO CENTRAL HUDSON GAS & ELECTRIC CORPORATION RECORDED 6/12/1936 IN LIBER 552 OF DEEDS, AT PAGE 147. (AFFECTS AS SHOWN)

— EASEMENT TO THE CENTRAL HUDSON GAS AND ELECTRIC CORPORATION AND NEW YORK TELEPHONE CO. DATED 2/10/1958, RECORDED 3/13/1958 IN LIBER 965 OF DEEDS, AT PAGE 392. (AFFECTS, BLANKET IN NATURE)

— EASEMENT TO THE CENTRAL HUDSON GAS AND ELECTRIC CORPORATION AND NEW YORK TELEPHONE COMPANY DATED 6/29/1962, RECORDED 7/25/1962 IN LIBER 1083 OF DEEDS, AT PAGE 697. (AFFECTS, BLANKET IN NATURE)

— RESERVATIONS AND EASEMENTS CONTAINED IN NOTICE OF APPROPRIATION DATED 11/10/1965, RECORDED 4/8/1966 IN LIBER 1200 OF DEEDS, AT PAGE 605. (AFFECTS AS SHOWN)

— GRANT OF PERMANENT EASEMENT FOR SEWER TRUNK LINE AND TRANSMISSION LINE AND TEMPORARY EASEMENT FOR CONSTRUCTION PURPOSES MADE BY AND BETWEEN W.F. PROPERTIES, LTD. AND THE TOWN BOARD OF THE TOWN OF WAPPINGER ON BEHALF OF THE WAPPINGER SEWER TRANSMISSION/TREATMENT IMPROVEMENT DATED 6/4/1992, RECORDED 7/1/1992 IN LIBER 1914 OF DEEDS, AT PAGE 83. (AFFECTS AS SHOWN)

— WATER PIPELINE EASEMENT MADE BY AND BETWEEN GORDON J. ROBBINS AND THE ALPINE COMPANY OF POUGHKEEPSIE DATED 5/30/1991, RECORDED 4/30/1993 IN LIBER 1927 OF DEEDS, AT PAGE 346. (UNABLE TO DETERMINE POINT OF BEGINNING)

WITH REGARD THERETO:

ASSIGNMENT OF EASEMENT MADE BY THE ALPINE COMPANY OF POUGHKEEPSIE TO THE TOWN OF WAPPINGER DATED 4/30/1993, RECORDED 8/11/1993 IN LIBER 1931 OF DEEDS, AT PAGE 113.

— GRANT OF PERMANENT EASEMENT IN COMMON FOR WATER LINE MADE BY AND BETWEEN ALPINE COMPANY OF POUGHKEEPSIE AND THE TOWN OF WAPPINGER, NEW YORK DATED 4/28/1993, RECORDED 4/30/1993 IN LIBER 1927 OF DEEDS, AT PAGE 363. (AFFECTS, AS SHOWN)

— IRREVOCABLE OFFER OF CESSION OF SEWER LINE EASEMENT MADE BY ALPINE COMPANY OF POUGHKEEPSIE TO THE TOWN OF WAPPINGER DATED 9/20/1999 RECORDED 9/20/1999 IN DOCUMENT NO. 02 1999 8638. (AFFECTS AS SHOWN)

WITH REGARD THERETO:

IRREVOCABLE OFFER OF CESSION OF SEWER LINE EASEMENT (CORRECTION) MADE BY ALPINE COMPANY OF POUGHKEEPSIE TO THE TOWN OF WAPPINGER DATED 9/20/1999, RECORDED 9/20/1999 IN DOCUMENT NO. 02 1999 8638.

— CONSOLIDATED WATER AND SEWER LINE EASEMENT MADE BY AND BETWEEN ALPINE COMPANY OF POUGHKEEPSIE AND THE TOWN OF WAPPINGER DATED 9/20/1999, RECORDED 9/20/1999 IN DOCUMENT NO. 02 1999 8639. (AFFECTS A SHOWN)

WITH REGARD THERETO:

CONSOLIDATED WATER AND SEWER LINE EASEMENT (CORRECTION) MADE BY AND BETWEEN ALPINE COMPANY OF POUGHKEEPSIE AND THE TOWN OF WAPPINGER DATED 9/22/1999, RECORDED 9/22/1999 IN DOCUMENT NO. 02 1999 8728

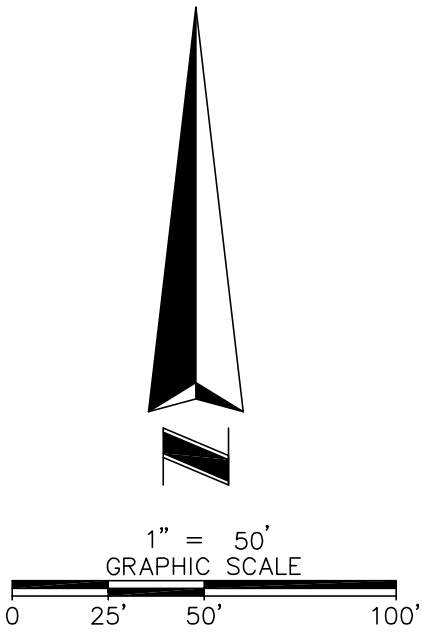
— GRANT OF PERMANENT EASEMENT FOR SANITARY SEWER PURPOSES MADE BY AND BETWEEN ALPINE IMPROVEMENTS, LLC AND THE TOWN BOARD OF THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION	SC	941 REQUIRED.
MINIMUM LOT AREA (AC.)	5	
MAX BUILDING COVERAGE	20%	
MAX BUILDING HEIGHT	35'	
BUILDING SETBACKS		
FRONT	75'	
SIDE	50'	CONTACT: THE PLANNING & ZONING RESOURCE COMPANY; 405 840-4344
REAR	50'	
NOTES: SC = SHOPPING CENTER DISTRICT SITE IS IN COMPLIANCE		

LEGEND

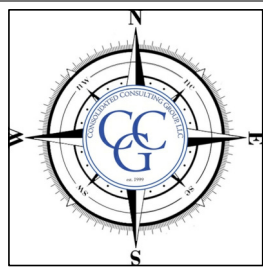
SO.FT.	SQUARE FEET	TSP	TRAFFIC SIGNAL POLE
	CONCRETE SURFACE	UB	UTILITY BOX
	NO PARKING AREA	DI	DRAINAGE INLET
	HANDICAP PARKING SPACE	WV	WATER VALVE
PS	PARKING SPACE(S)	EB	ELECTRIC BOX
TF	TRANSFORMER	⊗	MANHOLE
RCP	REINFORCED CONCRETE PIPE	⊙	TELEPHONE MANHOLE
EP	EDGE OF PAVEMENT	⊕	SANITARY MANHOLE
UL	UTILITY LID	→	UTILITY POLE
UR	UTILITY RISER	⊙	GUY ANCHOR
GM	GAS METER	⊕	LIGHT POLE
GEN	GENERATOR	⊕	FIRE HYDRANT
PIV	POST INDICATOR VALVE	●	BOLLARD
TSB	TRAFFIC SIGNAL BOX	—○—	OVERHEAD UTILITY LINE
		—○—	CHAINLINK FENCE
		—○—	WOOD PANEL FENCE



UTILITIES NOTE (ITEM 11): WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

DATE	REVISION HISTORY	BY
11/5/19	CLIENT COMMENTS	DMD
11/7/19	FLOOD ZONE LABELS	DMD

RN JOB NUMBER:  
191024  
SCALE:  
1" = 50'  
DRAWN BY:  
JS/MO/MWS  
APPROVED BY:  
MWS

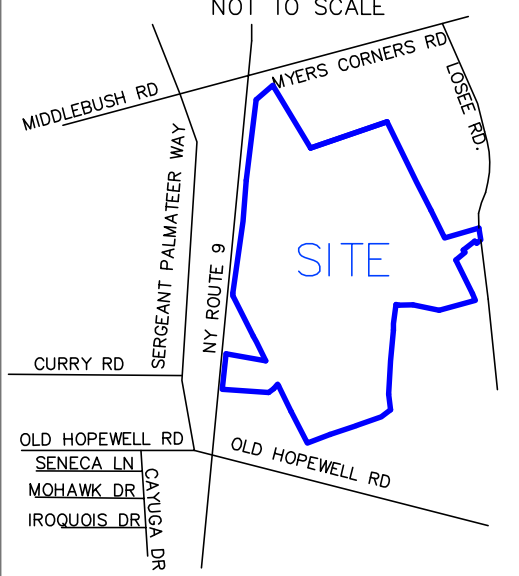


COORDINATED BY:

CONSOLIDATED  
CONSULTING  
GROUP, LLC

6215 COLLEYVILLE BLVD  
COLLEYVILLE, TX 76034  
PHONE: 817-424-9085  
Surveys@ConsolidatedConsulting.com  
WWW.CONSOLIDATEDCONSULTING.COM

VICINITY MAP



SHEET 1 OF 6

CLIENT NO.

CCG-4550

LAND AREA

3,781,780± SQUARE FEET  
86.818± ACRES  
(INCLUDES ± 1.489 AND 1.112 AC. PARCELS OF CESSION LANDS)

PARKING

REGULAR= 1185  
HANDICAP= 20  
TOTAL= 1205

STATEMENT OF ENCROACHMENTS

- ▲ STONE WALLS IN POOR CONDITION MEANDER ON PROPERTY LINES AS SHOWN.
- ▲ BUILDING IN WATER EASEMENT AS DEPICTED ON FM10753.

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "A, AE AND X" ON FLOOD INSURANCE RATE MAPS NUMBERED 36027C045BE & 36027C045SE, WHICH BEARS AN EFFECTIVE DATE OF 5/02/2012 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

SITE PICTURE



BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 9, AS BEING N6°04'22"E, PER DESCRIPTION.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, CONSTRUCTION, ERECTIONS, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO U.S. ROUTE 9, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
11. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.
12. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.
13. ALL BEARINGS AND DISTANCES SHOWN ARE BOTH RECORDED AND MEASURED.

ALTA/NSPS LAND TITLE SURVEY

ALPINE COMMONS SHOPPING CENTER

1357 ROUTE 9

DUCHESS COUNTY

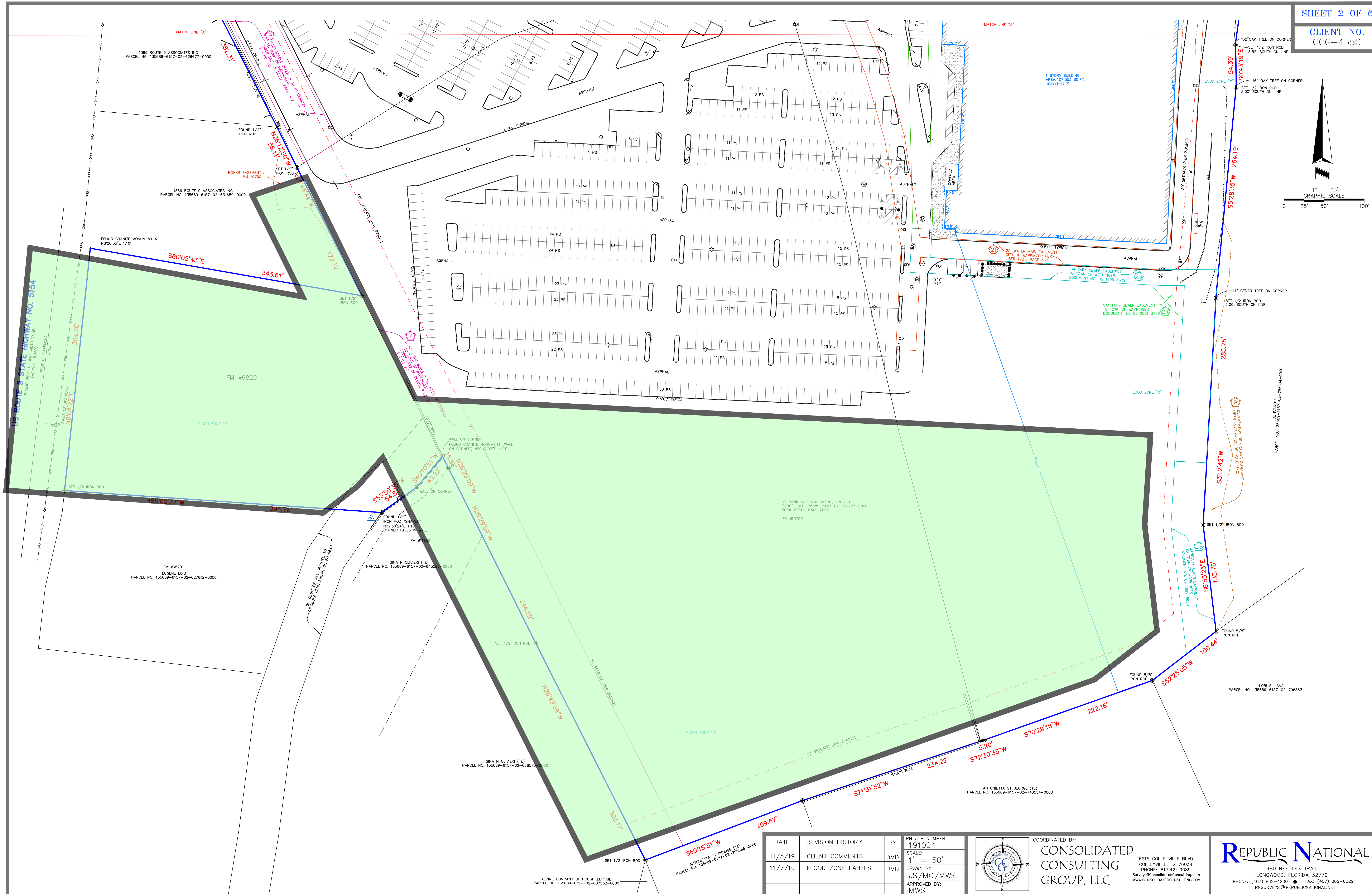
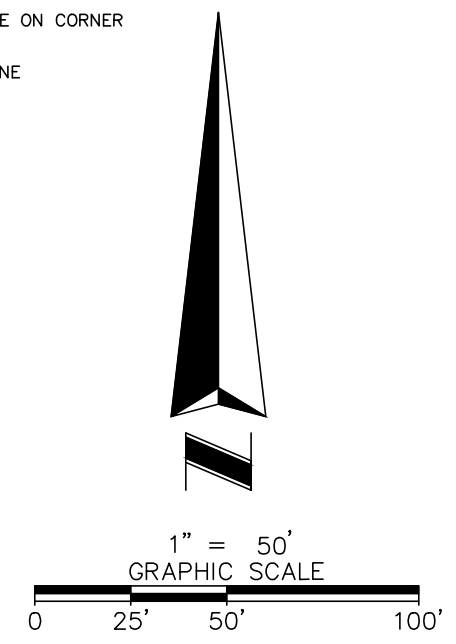
WAPPINGERS FALLS, NY

SURVEYOR'S CERTIFICATE

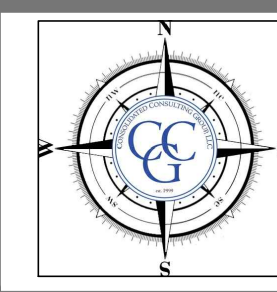
TO: DP 125, LLC; DP126, LLC; DP 123, LLC; RHINEBECK BANK ITS SUCCESSORS AND ASSIGNS; U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE; SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE; AS SUCCESSOR TO WELLS FARGO BANK, N.A. FOR THE REGISTERED HOLDERS OF CD 2006-CD2 COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES; DIAMOND ACQUISITIONS LLC, FIRST AMERICAN TITLE INSURANCE COMPANY; CONSOLIDATED CONSULTING GROUP, LLC;

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 ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(g), 7(c), 7(i), 7(c), 8, 9, 11 (ABOVE GROUND EVIDENCE ONLY) 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/23/2019. DATE OF THIS MAP: 11/07/2019.





DATE	REVISION HISTORY	BY	RN JOB NUMBER:
11/5/19	CLIENT COMMENTS	DMD	191024
11/7/19	FLOOD ZONE LABELS	DMD	SCALE: 1" = 50'
			DRAWN BY: JS/MO/MWS
			APPROVED BY: MWS



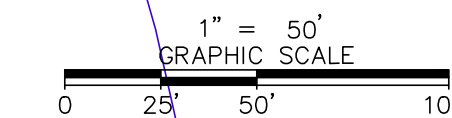
COORDINATED BY:  
**CONSOLIDATED CONSULTING GROUP, LLC**

6215 COLLEYVILLE BLVD  
COLLEYVILLE, TX 76034  
PHONE: 817.424.9085  
Surveys@ConsolidatedConsulting.com  
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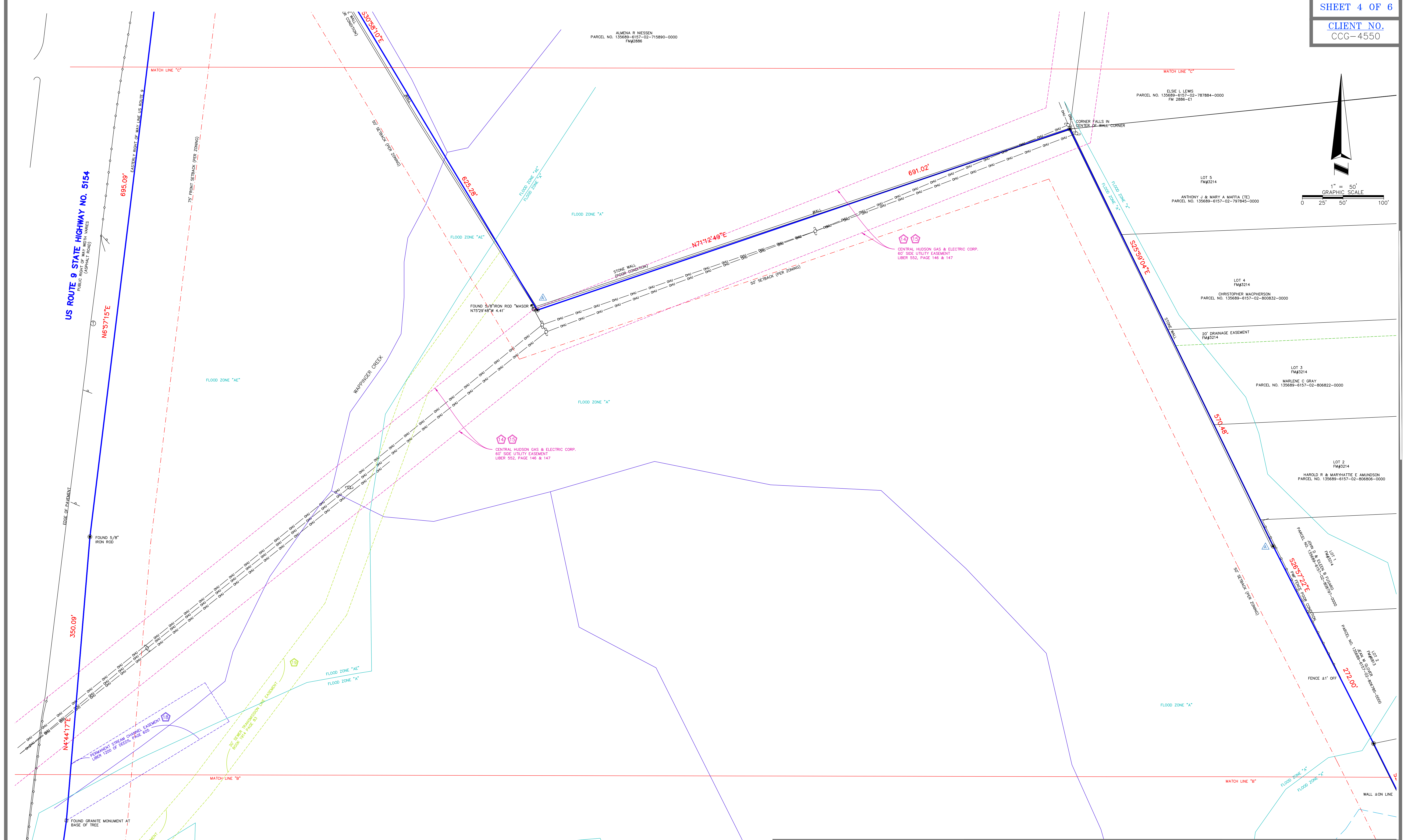
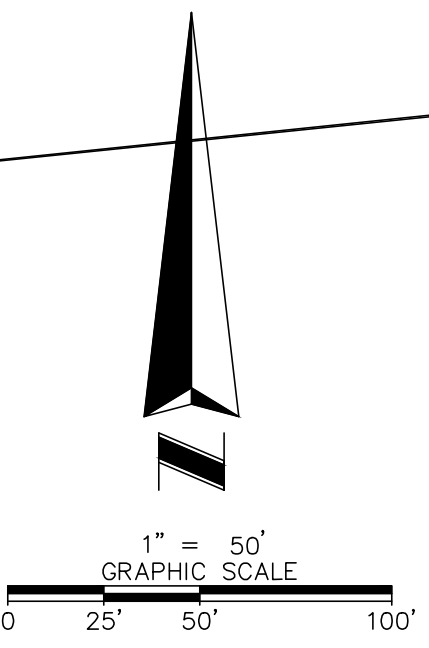




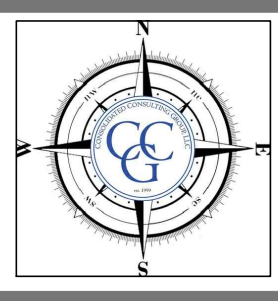
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11/7/19	FLOOD ZONE LABELS	DMD	SCALE: 1" = 50'
			DRAWN BY: JS/MO/MWS
			APPROVED BY: MWS

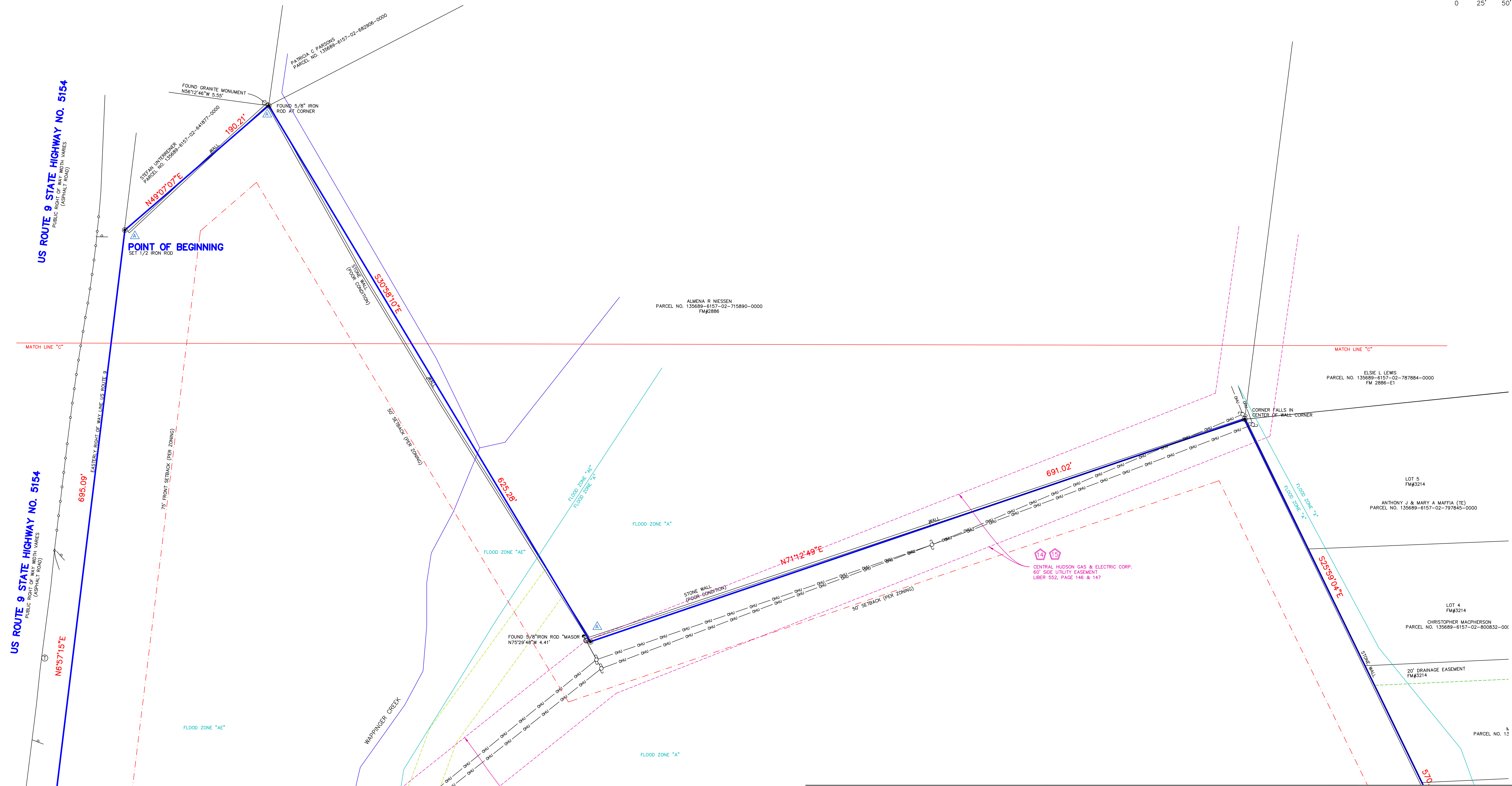
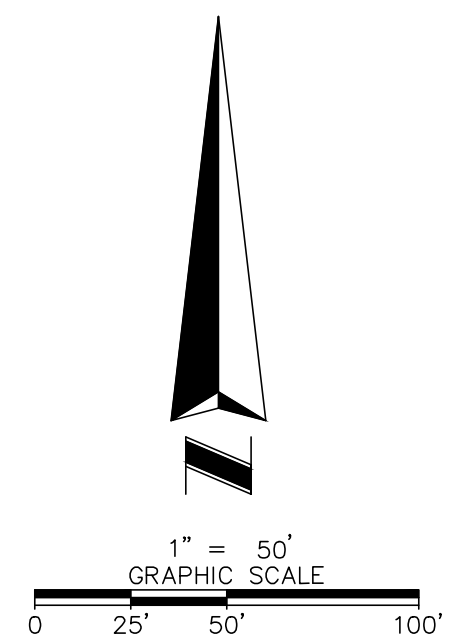


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GROUP, LLC**

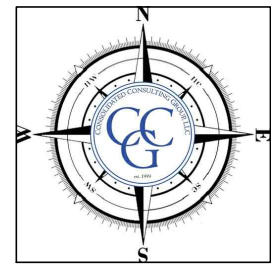
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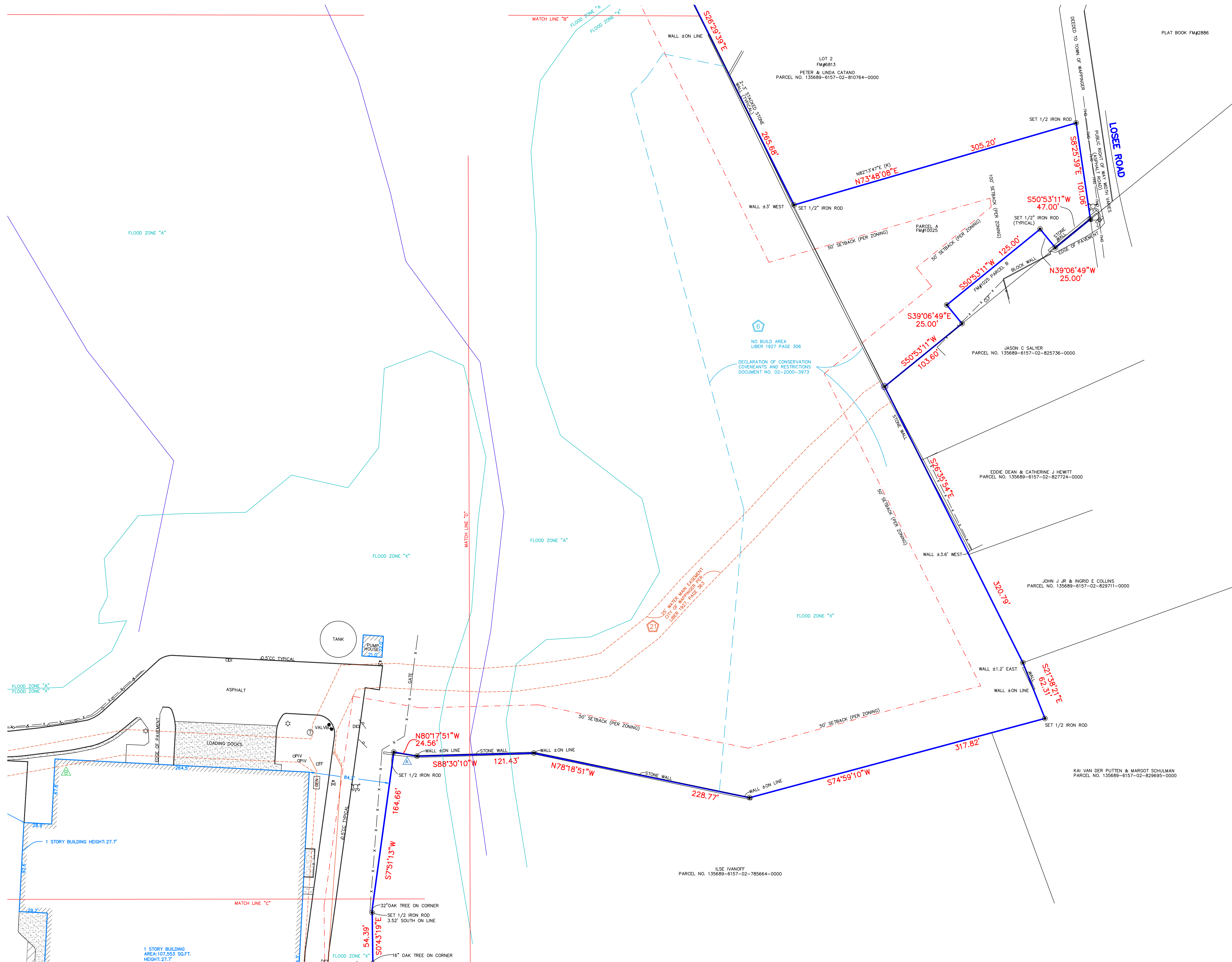
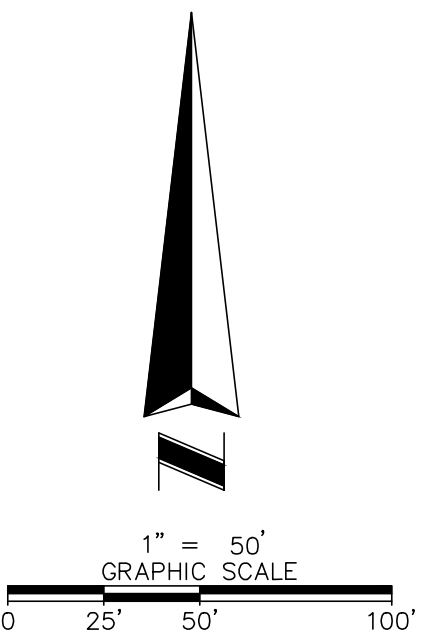
DATE	REVISION HISTORY	BY	RN JOB NUMBER:
11/5/19	CLIENT COMMENTS	DMD	191024
11/7/19	FLOOD ZONE LABELS	DMD	SCALE: 1" = 50'
			DRAWN BY: JS/MO/MWS
			APPROVED BY: MWS



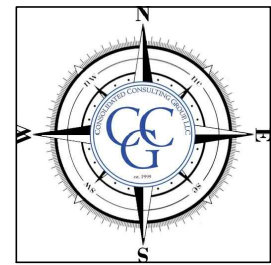
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DATE	REVISION HISTORY	BY	RN JOB NUMBER:
11/5/19	CLIENT COMMENTS	DMD	191024
11/7/19	FLOOD_ZONE_LABELS	DMD	SCALE: 1" = 50'
			DRAWN BY: JS/MO/MWS
			APPROVED BY: MWS



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