

NOTES:

- 1. PROPERTY KNOWN AS LOTS 7, 8, & 12, BLOCK 1, SECTION 121.04, AS SHOWN ON THE TAX ASSESSOR'S MAP OF THE TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK.
2. AREA: LOT 7 = 22,200 SQ. FT. OR 0.510 AC. LOT 8 = 15,150 SQ. FT. OR 0.348 AC. LOT 12 = 12,830 SQ. FT. OR 0.294 AC. TOTAL = 50,180 SQ. FT. OR 1.152 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. ALL 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 AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2503-31418, WITH AN EFFECTIVE DATE OF 01/05/06, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
[6] INDEPENDENT UNION TELEPHONE CO. EASEMENT IN D.B. 543, PG. 406 - LOCATION UNKNOWN, CURRENT WIRES SHOWN;
[7] UTILITY EASEMENTS IN LIBER 823, PAGE 130 - DOCUMENT ILLIGIBLE, LOCATION UNKNOWN, CURRENT WIRES SHOWN;
[8] 20' WIDE UTILITY EASEMENT IN LIBER 823, PAGE 202 - LOCATION UNKNOWN, NOT SHOWN;
[9] 50 FOOT BUILDING RESTRICTION PER LIBER 889, PAGE 421 - AFFECTS LOT 8, SHOWN;
[10] 50 FOOT BUILDING RESTRICTION PER LIBER 931, PAGE 215 - AFFECTS LOT 8, SHOWN;
[11] NEW YORK TELEPHONE COMPANY EASEMENT PER LIBER 1688, PAGE 175 - LOCATION UNKNOWN, NOT SHOWN;
[12] NEW YORK TELEPHONE COMPANY EASEMENT PER LIBER 1688, PAGE 189 - LOCATION UNKNOWN, CURRENT WIRES SHOWN;
[14] EASEMENT IN LEASE PER LIBER 2215, PAGE 932 - APPROXIMATE LOCATION SHOWN, AFFECTS LOTS 7 & 12 SHOWN;
[15] RIGHTS OF THE STATE, COUNTY & MUNICIPALITY IN AND TO THOSE PARTS OF THE PREMISES, IF ANY, LYING WITHIN ROUTE 9W, MILLER AVENUE AND MAPLE AVENUE - RIGHT OF WAY LINES SHOWN.
6. BY GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) PER REF. #2 & 3.
7. ELEVATIONS ARE BASED UPON TOWN DATUM, REFERENCE BEAVER DAM ROAD BENCHMARK #1, ELEV.=180.46' AND #4, ELEV.=178.26'.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. LOT 8 SERVED BY SEPTIC SYSTEM LOCATED ALONG THE EASTERLY SIDE OF THE DWELLING PER REF. #4.

REFERENCES:

- 1. THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK, SECTION 121.04.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF BETHLEHEM, NEW YORK, ALBANY COUNTY, PANEL 17 OF 25", COMMUNITY-PANEL NUMBER 361540 0017 B, EFFECTIVE DATE: JUNE 15, 1983.
3. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF BETHLEHEM, NEW YORK, ALBANY COUNTY, PANEL 19 OF 25", COMMUNITY-PANEL NUMBER 361540 0019 B, EFFECTIVE DATE: JUNE 15, 1983.
4. MAP ENTITLED "MAP OF '20 ACRES' PROPERTY OF TWENTY ACRES, INC., TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK", PREPARED BY EDWARD W. SOUTELLE & SON, DATED: MAY 10, 1981, LAST REVISED ON JUNE 30, 1982 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE AS MAP #5871, DRAWER 172 ON JULY 21, 1982.
5. MAP ENTITLED "MAP OF LOTS 1 TO 29 INCLUSIVE SUBDIVIDING A PORTION OF FARM BELONGING TO STEPHEN H. & WALTER MILLER AT BECKER CORNERS TOWN OF BETHLEHEM, COUNTY OF ALBANY, STATE OF NEW YORK", PREPARED BY BRENNAN & HYDE, DATED: MAY 12, 1924 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE AS MAP #488, CLOSET 2, DRAWER #45 ON MAY 24, 1929.
6. PORTION OF WATER MAP PROVIDED BY THE TOWN OF BETHLEHEM.

METES AND BOUNDS DESCRIPTION LOTS 7, 8 & 12, BLOCK 1, SECTION 121.04 TOWN OF BETHLEHEM ALBANY COUNTY, NEW YORK

BEGINNING AT A POINT WHERE THE EASTERLY LINE OF NEW YORK STATE HIGHWAY ROUTE 9W (80 FOOT WIDE RIGHT OF WAY) IS INTERSECTED BY THE NORTHEASTERLY LINE OF MAPLE AVENUE (A.K.A. COUNTY ROUTE 396, 50 FOOT WIDE RIGHT OF WAY), AND FROM SAID POINT OF BEGINNING RUNNING THENCE; ALONG SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:

- 1. NORTH 19 DEGREES - 47 MINUTES - 00 SECONDS WEST, A DISTANCE OF 159.17 FEET TO AN ANGLE POINT, THENCE;
2. NORTH 04 DEGREES - 37 MINUTES - 42 SECONDS EAST, A DISTANCE OF 201.81 FEET TO A POINT, THENCE;
3. ALONG THE SOUTHWESTERLY LINE OF MILLER AVENUE (50 FOOT WIDE RIGHT OF WAY), SOUTH 57 DEGREES - 18 MINUTES - 03 SECONDS EAST, A DISTANCE OF 271.21 FEET TO A POINT, THENCE;
4. ALONG THE DIVIDING LINE BETWEEN LOT 8 AND LOT 10 (N/F REPUTED OWNER KAREN M. GUNDERSON), BLOCK 1, SOUTH 10 DEGREES - 53 MINUTES - 52 SECONDS WEST, A DISTANCE OF 161.56 FEET TO A POINT, THENCE;
5. ALONG THE DIVIDING LINE BETWEEN LOT 8 AND LOT 9 (N/F REPUTED OWNER JOSEPH E. AND DENISE A. DRAGON) AND LOT 13 (N/F REPUTED OWNER FRANK DESANTIS), BLOCK 1, NORTH 57 DEGREES - 18 MINUTES - 03 SECONDS WEST, A DISTANCE OF 101.00 FEET TO A CONCRETE MONUMENT FOUND, THENCE;
6. ALONG THE DIVIDING LINE BETWEEN LOT 12 AND AFOREMENTIONED LOT 13, BLOCK 1, SOUTH 32 DEGREES - 41 MINUTES - 57 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A POINT, THENCE;
7. ALONG THE AFOREMENTIONED NORTHEASTERLY LINE OF MAPLE AVENUE, NORTH 57 DEGREES - 18 MINUTES - 03 SECONDS WEST, A DISTANCE OF 9.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 50,180 SQUARE FEET OR 1.152 ACRES

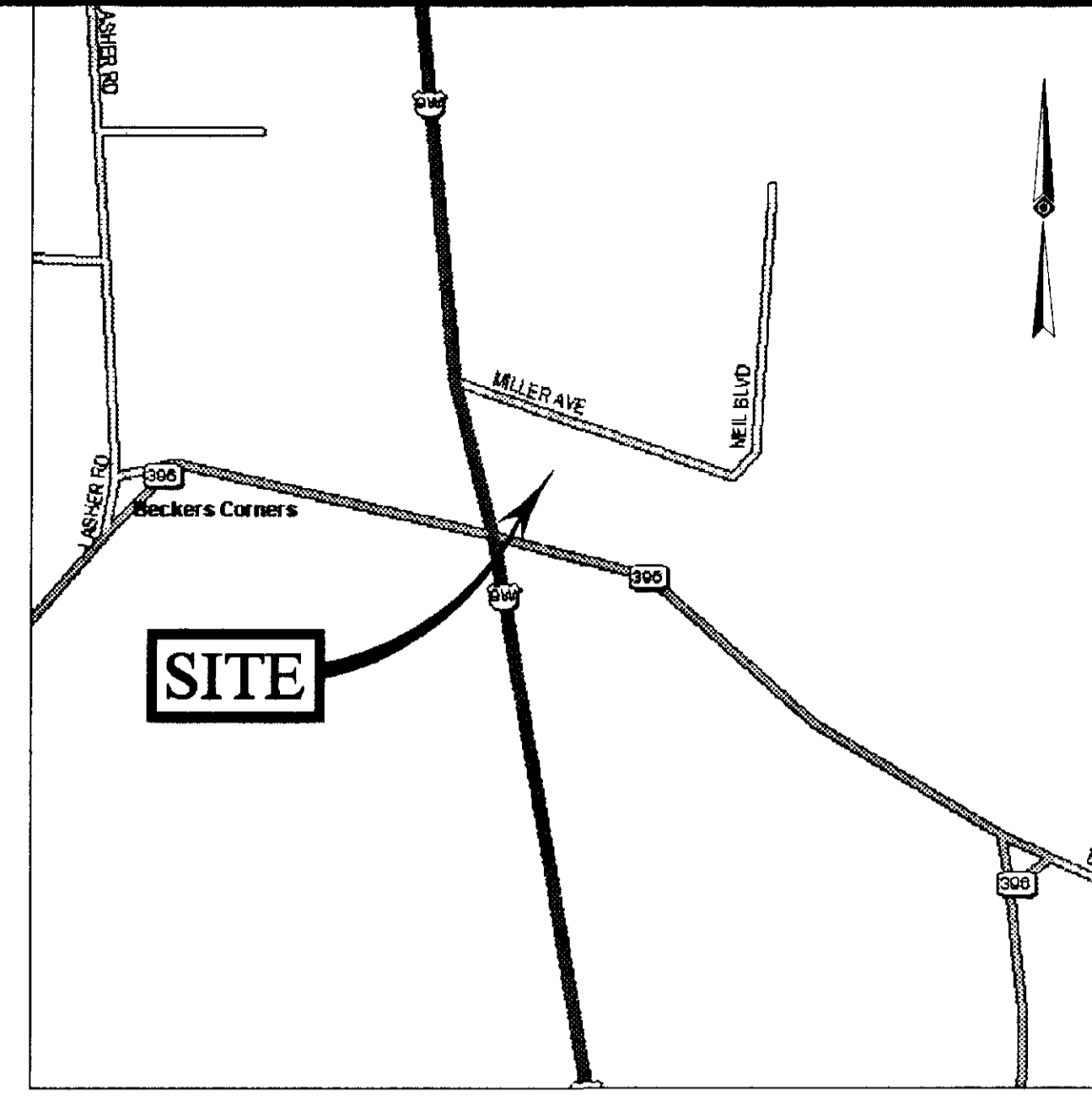
UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE NEW YORK STATE DIG-SAFE SYSTEM (1-800-362-7362) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 11155-123-019 & 11155-123-020

Table with 2 columns: UTILITY COMPANY and PHONE NUMBER. Includes ENERGENE ENERGY COMPANY, NATIONAL GRID, TOWN OF BETHLEHEM, and VERIZON.



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PROPRIETARY TO DISBURSE THE EARTH'S SURFACE AND/OR IN THE STATE.



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LEGEND table listing symbols for existing contours, elevations, utility lines, and structures. Includes items like 'EXISTING CONTOUR', 'EXIST. TOP OF CURB ELEVATION', 'APPROX. LOC. UNDERGROUND GAS LINE', etc.

TO: CUMBERLAND FARMS, INC.; CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH 'MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS'...

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 THE NEW YORK STATE EDUCATION LAW.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL DATE

GREGORY S. GALLAS NEW YORK PROFESSIONAL LAND SURVEYOR #50124

FIELD DATE: 11-29-05. FIELD BOOK NO: 05-31. FIELD BOOK PG: 60-62. TOWN OF BETHLEHEM, ALBANY COUNTY, NEW YORK.

CONTROL POINT ASSOCIATES, INC. 35 TECHNOLOGY DRIVE, 1ST FLOOR WARREN, NJ 07059. 908.668.0099 - 908.668.9595 FAX

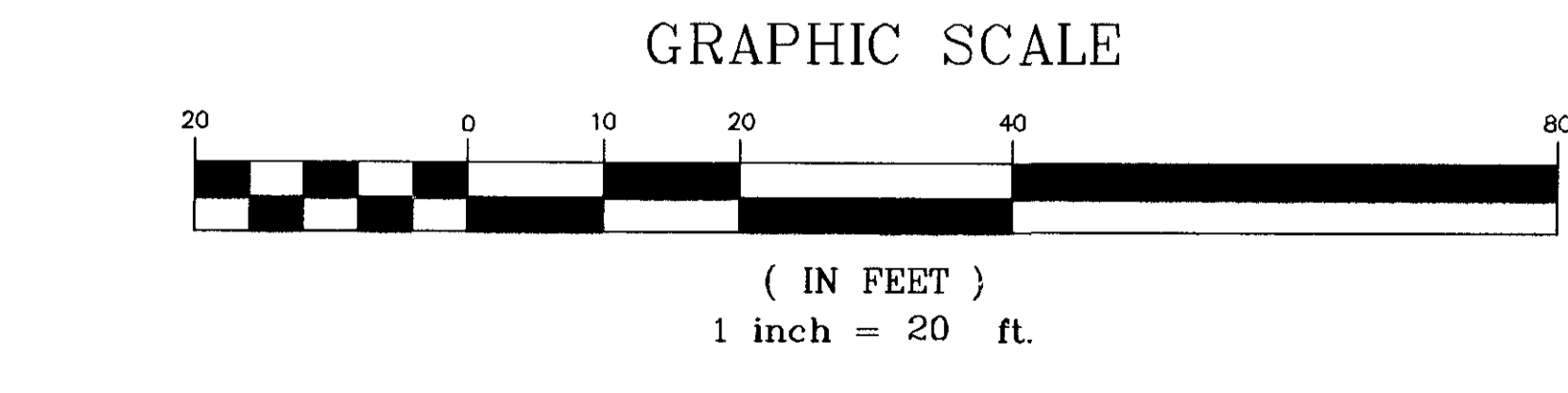


Table with 4 columns: No., REVISION, DATE, and DRAWN/DATE. Shows revision 1: REVISE W/RECEIPT OF TITLE, DATE 1-25-06, DRAWN BY W.P.H.

Table with 4 columns: APPROVED, DATE, SCALE, FILE NO., and SHEET NO. Shows approved by J.D.B. on 12-7-05, scale 1"=20', file no. C05346, sheet 1 of 1.

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