

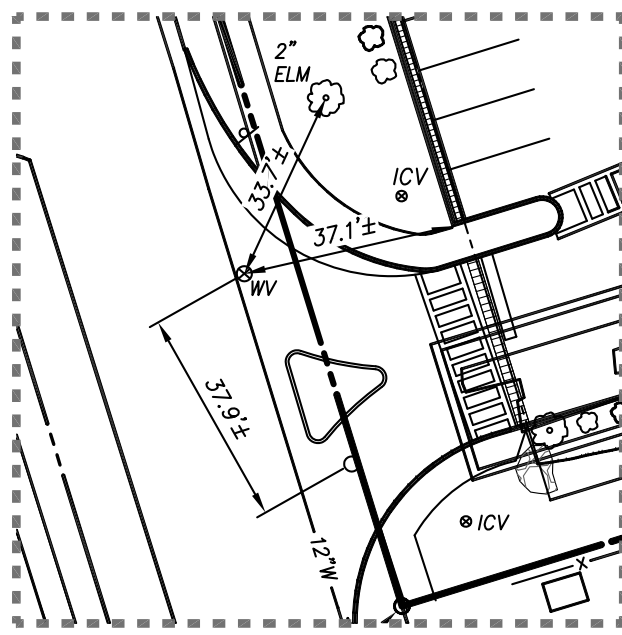
**SITE LOCATION MAP**  
SCALE: 1"=2000'

**NOTES:**

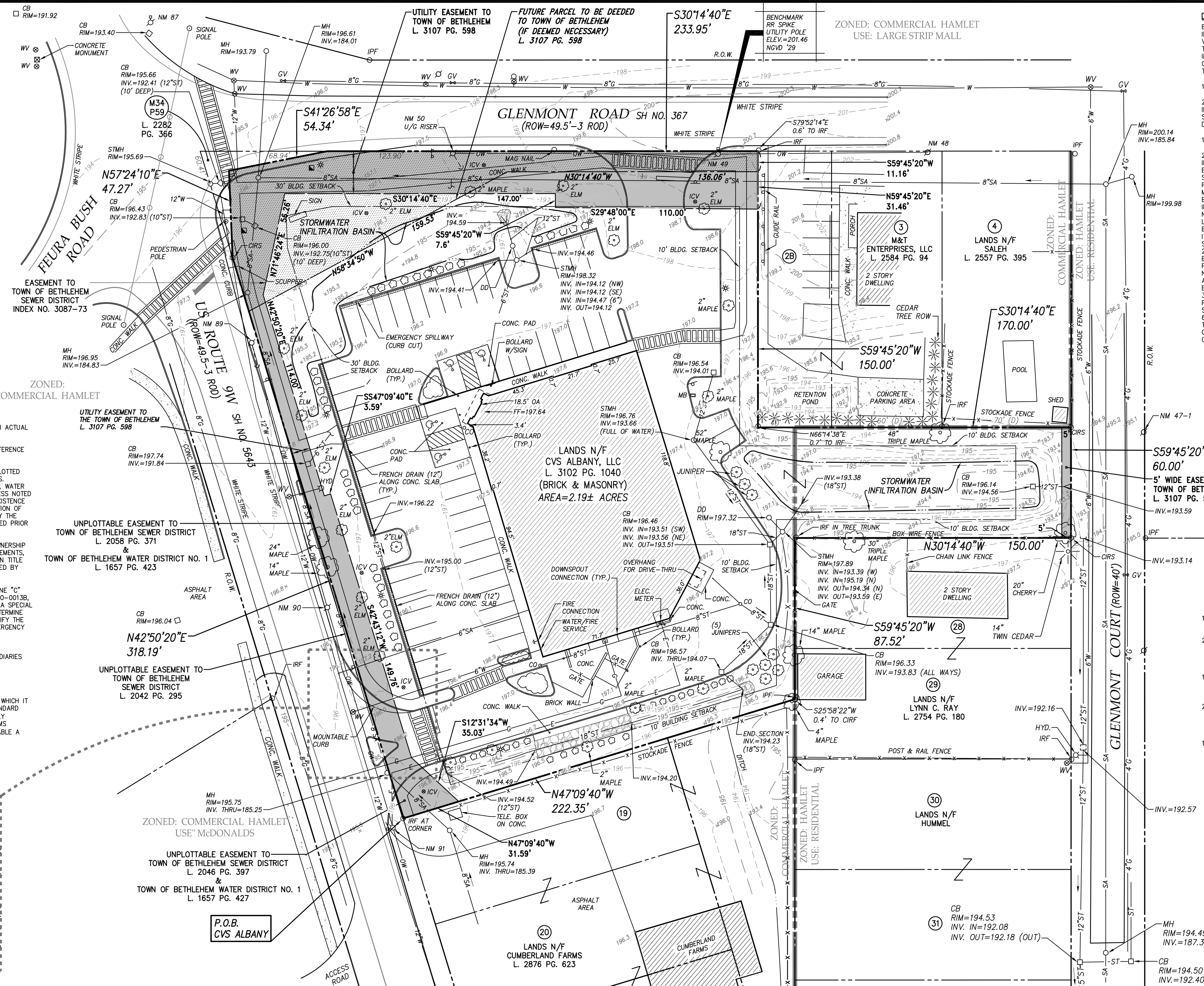
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED DURING THE MONTH OF JUNE, 2015.
- NORTH ORIENTATION AND BEARING BASE PER CVS ALBANY DEED REFERENCE L. 2282, PG. 664.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM PREVIOUS MAPS AND RECORD DRAWINGS. SURFACE FEATURES SUCH AS CATCH BASIN RIMS, MANHOLE COVERS, WATER VALVES, GAS VALVES, ETC. ARE THE RESULT OF FIELD SURVEY UNLESS NOTED OTHERWISE. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. DIG SAFELY NEW YORK MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.
- THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS AND TITLE OF RECORD, THE SURVEYOR RELIED UPON TITLE COMMITMENT NO. CT 15-30464-ALB, DATED MAY 20, 2015, PREPARED BY CHICAGO TITLE INSURANCE COMPANY.
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 361540-00138, WHICH BEAR AN EFFECTIVE DATE OF JUNE 15, 1983 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- TO:
  - CVS CAREMARK CORPORATION, ITS AFFILIATES AND SUBSIDIARIES AND THEIR SUCCESSORS, NOMINEES AND ASSIGNS
  - CHICAGO TITLE INSURANCE COMPANY
  - MINITZ, LEVIN, CORN, FERRIS, GLOVSKY AND POPEO, P.C.
  - ZAREMBA 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(b), 8, 9, 10(a), 11(b), 13, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 9, 2015.

Paul G. Lovell N.Y.S. PLS Lic. No. 49750



NTS



**DESCRIPTION: CVS ALBANY, LLC**

BEGINNING AT A POINT ON THE SOUTHEASTLY BOUNDARY OF US ROUTE 9W AT ITS INTERSECTION WITH THE BOUNDARY LINE BETWEEN LANDS NOW OR FORMERLY OF VANGUARD VALUATIONS SERVICES, INC. AS DESCRIBED IN LIBER 2995 OF DEEDS AT PAGE 625 ON THE NORTHEAST, AND LANDS NOW OR FORMERLY OF CUMBERLAND FARMS AS DESCRIBED IN LIBER 2876 AT PAGE 623 ON THE SOUTHWEST, AND RUNS THENCE FROM SAID POINT OF BEGINNING, NORTHEASTERLY ALONG THE SOUTHEASTLY BOUNDARY OF US ROUTE 9W THE FOLLOWING TWO COURSES AND DISTANCES:

- NORTH 42 DEG. 50 MIN. 20 SEC. EAST A DISTANCE OF 318.19 FEET TO A POINT; AND
- NORTH 57 DEG. 24 MIN. 10 SEC. EAST A DISTANCE OF 47.27 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY OF GLENMONT ROAD; THENCE ALONG SAID SOUTHWESTERLY BOUNDARY OF GLENMONT ROAD THE FOLLOWING TWO COURSES AND DISTANCES:

1) SOUTH 41 DEG. 26 MIN. 58 SEC. EAST A DISTANCE OF 54.34 FEET TO A POINT; AND

- SOUTH 30 DEG. 14 MIN. 40 SEC. EAST A DISTANCE OF 233.90 FEET TO ITS INTERSECTION WITH THE BOUNDARY LINE BETWEEN LANDS NOW OR FORMERLY OF M & T ENTERPRISES, LLC AS DESCRIBED IN LIBER 2584 OF DEEDS AT PAGE 94 ON THE SOUTHEAST, AND LANDS NOW OR FORMERLY OF MANNING AS DESCRIBED IN LIBER 2591 AT PAGE 498 ON THE NORTHWEST; THENCE ALONG SAID BOUNDARY LINE SOUTH 59 DEG. 45 MIN. 20 SEC. WEST A DISTANCE OF 150.00 FEET TO ITS INTERSECTION WITH THE COMMON BOUNDARY LINE BETWEEN LANDS NOW OR FORMERLY OF SAID M & T ENTERPRISES, LLC., IN PART, AND SALEH AS DESCRIBED IN LIBER 2557 OF DEEDS AT PAGE 395 ON THE NORTHEAST, AND LANDS NOW OR FORMERLY OF CVS ALBANY, L.L.C. AS DESCRIBED IN LIBER 2882 OF DEEDS AT PAGE 664 ON THE SOUTHWEST; THENCE ALONG SAID COMMON BOUNDARY LINE SOUTH 30 DEG. 14 MIN. 40 SEC. EAST A DISTANCE OF 170.00 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF GLENMONT COURT; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY STREET BOUNDARY SOUTH 59 DEG. 45 MIN. 20 SEC. WEST A DISTANCE OF 60.00 FEET TO ITS INTERSECTION WITH THE BOUNDARY LINE BETWEEN LANDS NOW OR FORMERLY OF RAY AS DESCRIBED IN LIBER 2754 OF DEEDS AT PAGE 180 ON THE SOUTHWEST, AND SAID LANDS OF CVS ALBANY, L.L.C. ON THE NORTHEAST; THENCE ALONG SAID BOUNDARY LINE NORTH 30 DEG. 14 MIN. 40 SEC. WEST A DISTANCE OF 150.00 FEET TO ITS INTERSECTION WITH THE COMMON BOUNDARY LINE BETWEEN LANDS NOW OR FORMERLY OF CRONIN AND COLLEN AS DESCRIBED IN LIBER 3025 OF DEEDS AT PAGE 1087, IN PART, AND VANGUARD VALUATION SERVICES, INC., IN PART, ON THE NORTHWEST AND SAID LANDS OF RAY ON THE SOUTHEAST; THENCE ALONG SAID COMMON BOUNDARY LINES SOUTH 59 DEG. 45 MIN. 20 SEC. WEST A DISTANCE OF 87.52 FEET TO ITS INTERSECTION WITH THE ABOVE FIRST MENTIONED BOUNDARY LINE; THENCE ALONG SAID BOUNDARY LINE NORTH 47 DEG. 09 MIN. 40 SEC. WEST A DISTANCE OF 222.35 FEET TO THE POINT OR PLACE OF BEGINNING AND CONTAINING 2.19± ACRES OF LAND.

**TITLE NOTES:**

- MANNING PARCEL IS SUBJECT TO UNPLOTTABLE EASEMENT TO NEW YORK POWER & ELECTRIC CORPORATION AS DESCRIBED IN L. 1370, PG. 477.
- CVS ALBANY LLC PARCEL MAY BE SUBJECT TO COVENANTS & RESTRICTIONS AS DESCRIBED IN L. 1370, PG. 517.

**MAP REFERENCE:**

- "MAP OF A PORTION OF BETHLEHEM CENTER PARK AT BETHLEHEM CENTER, NY," DATED JUNE 1, 1925, PREPARED BY C.J. WEAVER, CE, FILED IN THE ALBANY COUNTY CLERKS OFFICE, MAP 21 IN BOOK 56 ON JULY 28, 1927.
- NYS DOT ACQUISITION MAP 34, PARCEL 59 FOR BETHLEHEM CENTER-BECKERS CORNERS, SH NO. 5643, DATED MARCH 2, 1985.

**ZONING:**

- ENTIRE PARCEL IS ZONED (CH) COMMERCIAL HAMLET ACCORDING TO TOWN OF BETHLEHEM ZONING MAP, EFFECTIVE SEPTEMBER 1, 2006, LAST AMENDED JUNE 23, 2010.

**EXISTING LEGEND**

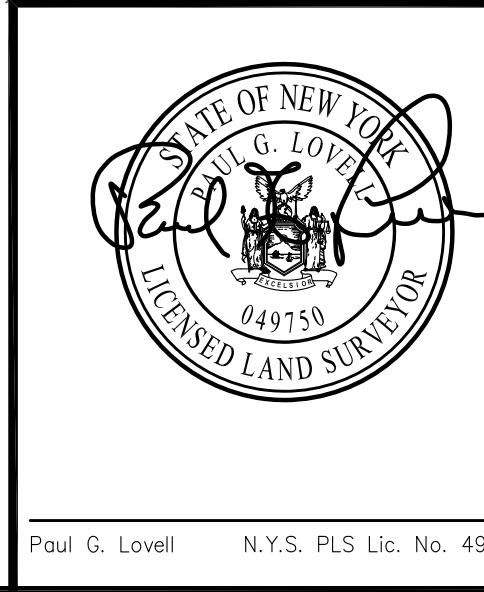
PROPERTY LINE	CATCH BASIN	□ DS	GAS MAIN	8" G	STREAM W/ CULVERT
POINT OF BEGINNING	STORM MANHOLE	○ STMH	WATER MAIN	8" W	DITCH
DEED	DOWNSTREAM DEFENDER MH	○ DD	M/STORM SEWER	8" ST	HEDGEROW
RIGHT-OF-WAY LINE	MANHOLE	○ MH	SANITARY SEWER	8" SA	TREE (CONIFEROUS/DEODUOUS)
EASEMENT LINE	CLEANOUT	○ CO	SANITARY FORCEMAIN	8" FM	FENCE
CAPPED IRON ROD SET	GAS VALVE	○ GV	OVERHEAD WIRE	OW	OVERALL LENGTH
CAPPED IRON ROD/PIPE FOUND	GAS METER	□ G	U/G ELECTRIC	E	EXISTING SPOT
MONUMENT	HYDRANT	○ HYD	U/G TELEPHONE	T	CONTOUR
PAVED ROADS	WATER VALVE	○ WV	UTILITY POLE W/ W/O GUY	○ T	FINISHED FLOOR
WELL	IRRIGATION CONTROL VALVE	○ ICV	LIGHT POLE	○	SIGN
MONITORING WELL	WATER SHUTOFF	○ W	TRAFFIC SIGNAL BOX	○	MAILBOX

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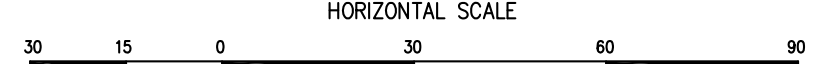
It is a violation of the State Education Law for any person, unless acting under the direction of a licensed surveyor, to alter on item in any way.

Only copies from the original of this map bearing an original signature and the embossed seal of the preparer shall be considered to be true and valid copies.



**REVISIONS**

NO.	DATE	DESCRIPTION	BY



TOWN OF BETHLEHEM  
ALBANY COUNTY \* NEW YORK STATE  
ALTA ACSM LAND TITLE SURVEY  
LANDS OF  
CVS ALBANY, LLC  
STORE NO. 1090 - 416 U.S. RTE. 9W

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
REVIEWED BY \_\_\_\_\_

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Fax: (518) 458-1879

DATE 06/29/15  
SCALE 1"=30'  
SHEET 1 OF 1