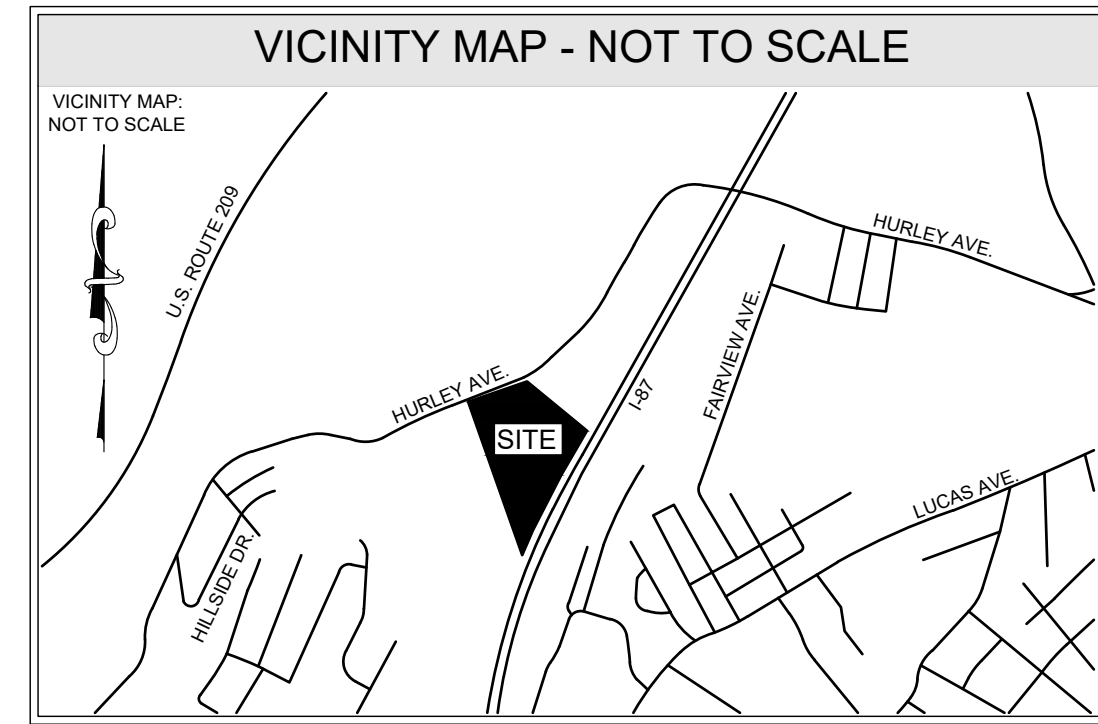


ITEMS CORRESPONDING TO SCHEDULE B-II

5 Covenants and Restrictions in Instrument No. 2023-7582.
No plottable items

ZONING INFORMATION

NOT PROVIDED AT THIS TIME



Legend of Symbols and Abbreviations

Power Pole	Sign	Gas Valve
Light Pole	Tower	Gas Meter
Guy Wire	Flag Pole	Handicapped Parking
Manhole	Water Valve	Storm Drain Manhole
Electric Meter	Fire Hydrant	Storm Drain Inlet Square
Iron Pin/To Be Set	R/W Right-of-Way	Storm Drain Inlet Round
Found Concrete Monument		X Building Height Location
Overhead Wires		HW Concrete Headwall
Chain Link Fence		UPAD Utility Pad
Approximate Tree Line added from prior maps		

MISCELLANEOUS NOTES

- (MNV) SURVEY PREPARED BY LEHR LAND SURVEYORS D.P.C., 116 SALINA STREET, LIVERPOOL, NEW YORK 13088, PHONE NUMBER 315-451-3333, EMAIL INFO@LEHRLANDSURVEYORS.COM.
- (MNV) TABLE A (ITEM 2) THE RECORDED ADDRESS FOR THE SUBJECT PROPERTY WAS 430 HURLEY AVENUE, HURLEY NEW YORK.
- (MNV) TABLE A (ITEM 4) THE SUBJECT PROPERTY HAS AN AREA OF 653,540 sq.ft. OR 15.003 acres OF LAND.
- (MNA) TABLE A (ITEM 9) THE SUBJECT PROPERTY HAS A TOTAL OF 95 PARKING SPACES, INCLUDING 87 STANDARD PARKING SPACES AND 2 HANDICAP PARKING SPACES.
- (MNS) TABLE A (ITEM 10) THERE WERE NO PARTY WALLS OBSERVED OR DESIGNATED WITH RESPECT TO ADJOINING PROPERTIES.
- (MNS) TABLE A (ITEM 11a) LOCATION OF UTILITIES SHOWN HEREON WERE DETERMINED BY OBSERVATION OF ABOVE GROUND EVIDENCE PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. PER TABLE A, ITEM 11 THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- (MNV) TABLE A (ITEM 16) THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- (MNS) TABLE A (ITEM 17) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- (MNS) TABLE A (ITEM 18) ANY AND ALL OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY, DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR ARE SHOWN HEREON.
- (MNV) THE BASIS OF BEARINGS SHOWN HEREON ARE FROM DEED RECORDED JULY 7, 2023 AS INSTRUMENT No. 2023-7582.
- (MNV) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO HURLEY AVENUE A DEDICATED PUBLIC RIGHT OF WAY.
- (MNV) THERE WAS NO FIELD EVIDENCE OR DOCUMENTS PROVIDED OF CEMETERIES AND/OR BURIAL GROUNDS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

RECORD DESCRIPTION

ALL that certain lot, piece or parcel of land, situate, lying and being on the southerly side of State Highway Route No. 209, leading from Kingston to Hurley in the Town of Ulster, County of Ulster and State of New York, which according to a survey of Augustus S. Brinnier, P.E. & L.S., dated January 11, 1961, is more particularly bounded and described as follows:

- BEGINNING at a concrete fence post on the southerly side of State Highway Route No. 209, leading from Kingston to Hurley, said point being the northwesterly corner of lands of Robert Milliken and running:
 - (1) Thence along the westerly line of lands of Robert Milliken South 37 degrees 04 minutes East 621.39 feet to a concrete monument on the northwesterly taking line of the New York State Thruway;
 - (2) Thence along the right-of-way taking line of said thruway the following courses and distances: South 43 degree s35 minutes West 410.53 feet to a concrete monument;
 - (3) Thence South 40 degrees 43 minutes West 496.97 feet to a concrete monument;
 - (4) Thence South 36 degrees 57 minutes West 217.75 feet to a point on said northwesterly right of way taking line;
 - (5) Thence along other lands of the Golf Course Properties Corporation, North 5 degrees 55 minutes West 1,302.54 feet to a point on the southerly side of the aforementioned State Highway Route No. 209;
 - (6) Thence along the southerly side of State Highway Route No. 209, North 84 degrees 29 minutes East 500.00 feet to the place of BEGINNING.

Being the same parcel of land as described in a title report prepared by Stewart Title Insurance Company, Title No. NY12474, with an effective date of ??.

ALTA/NSPS LAND TITLE SURVEY

for
430 HURLEY AVENUE
NV5 PROJECT No. 202404745-001
430 HURLEY AVENUE, HURLEY, NY

BASED UPON TITLE COMMITMENT NO. NY12474
OF STEWART TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF ??

Surveyor's Certification

To: Stewart Title Insurance Company; and Bock & Clark Corporation, an NV5 Company;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18, and 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 16, 2025.

William J. Hadcock
03-10-2025
DATE



WILLIAM J HADCOCK
REGISTRATION NO. 050817
IN THE STATE OF NEW YORK
DATE OF FIELD SURVEY: JANUARY 16, 2025
DATE OF LAST REVISION: JANUARY 27, 2025
NETWORK PROJECT NO. 202404745-001 RRF

NV5

REAL ESTATE TRANSACTION SERVICES
1-800-SURVEYS (787-8397)

SURVEY ZONING ENVIRONMENTAL ASSESSMENT

Bock & Clark Corporation - 4580 Stephen Circle NW, Suite 300, Canton, OH 44718
www.nv5.com/services/real-estate-transaction-services bockmaywehelpyou@nv5.com

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY No. 360857, MAP NUMBER 36111C 0470 F WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 18, 2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
01/23/2025	FIRST DRAFT		
01/27/2025	NETWORK COMMENTS		
01/30/2025	CLIENT COMMENTS		
01/23/2025	DRAFTED: WJH	CHECKED BY: DRL	25-A-07

SIGNIFICANT OBSERVATIONS

A NONE OBSERVED

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

