"NOTES" "UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS IMPOSED BY LIBER 1284 OF DEEDS AT PAGE 310 SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LEGEND SUBJECT TO A RIGHT OF WAY OVER PORTION OF PREMISES FROM U.S. ROUTE 44 ON THE NORTH TO BE USED IN COMMON WITH OTHERS AS SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION. DESCRIBED IN LIBER 1284 OF DEEDS AT PAGE 310 "CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION NO PHYSICAL BOUNDS SUBJECT TO ALL RIGHT, TITLE AND INTEREST OF, IN AND TO A CERTAIN WELL LOCATED ON THE SOUTHWEST CORNER OF LAND DESCRIBED IN OVERHEAD WIRES LIBER 1284 OF DEEDS AT PAGE 310 AND A RIGHT OF WAY TEN (10)FEET OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL WIDE FOR ACCESS TO SAID WELL FOR THE PURPOSE OF REPAIRING AND MAINTAINING SAID WELL AS EXCEPTED AND RESERVED IN SAID DEED. RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF, TO THE TITLE COMPANY, GOVERNMENTAL AGENCY UTILITY POLE NOTE: " NO WELL WAS FOUND IN THIS AREA" AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE STOCKADE FENCE REFERENCE IS HEREBY MADE TO THE TERMS AND PROVISIONS OF JUDGMENT AND ORDER DATED JANUARY 12, 1999, AND ENTERED ON JANUARY 22, 1999, IN A CERTAIN ACTION ENTITLED, " DAVID E. ROBERTS AND LINDA M. ROBERTS, TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS." " ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES." PLAINTIFFS,— AGAINST— MABBETTSVILLE CONVENIENCE STORE, INC. ET AL.,
DEFENDANTS", SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF
DUTCHESS, INDEX No. 1998/948, AND RECORDED IN THE DUTCHESS COUNTY
CLERKS OFFICE ON JUNE 15, 1999, IN MISCELLANEOUS LIBER 16 PAGE 400. SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE. WHILE PERFORMING THIS SURVEY THERE WERE NUMEROUS AREAS OF THE GROUND THAT WERE COVERED IN CONSTRUCTION DEBRIS AND CONSTRUCTION MATERIAL WHICH MIGHT HAVE HIDDEN EVIDENCE OF SUB—SURFACE STRUCTURES. SUB-SURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED. SUBJECT TO THE FINDINGS OF AN ACCURATE ABSTRACT OF TITLE. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD. TAX GRID No. 135889-6865-00-664497 STATE POINT OF CULVERT (CONTINUES EAST) - BEGINNING JUDICIALLY ESTABLISHED COMMON

BOUNDARY LINE SET FORTH BY THE

BOUNDARY LINE SET FORTH BY THE

JUDGMENT AND ORDER REFERENCED ABOVE

(INDEX No. 1998/948) _WH_TE_LINE ___ __ __ __ __ __ __ CATCH BASIN ROD 4.6' WIDE STRIP OF LAND RESTRICTED

FROM ANY CONSTRUCTION OR DEVELOPMENT

FROM ANY CONSTRUCTION OR DEVELOPMENT

FROM ANY CONSTRUCTION OR DEVELOPMENT

AS DESCRIBED IN AN AGREEMENT DATED

AS DESCRIBED IN AN AGREEMENT DATED

MARCH 29, 1999 BY DAVID E. ROBERTS AND LINDA

MARCH 29, 1999 BY DAVID E. ROBERTS AND LINDA

M. ROBERTS AND RECORDED IN THE DUTCHESS COUNTY

M. ROBERTS AND RECORDED IN THE DUTCHESS 69.

CLERKS OFFICE IN LIBER 2031 OF DEEDS AT PAGE 69. SIGN MONITORING OVERHEAD WIRES (MEASURED) 100.55' (DEED) ROD FOUND CHERRICAD MIRES ASPHALT LIGHTED CANOPY OVER CONCRETE PAD WOOD POST 60' EASEMENT AND/OR RIGHT OF WAY
FOR THE PURPOSE OF INGRESS AND EGRESS
FOR THE PURPOSE OF INGRESS TO AND FROM THE ADJOINING
FOR THE PURPOSE TO AND FROM THE ADJOINING
TO N.Y.S. ROUTE 44 AND FOR ACCESS TO AND WITH OTHERS AS
PROPERTIES TO BE USED IN COMMON WITH OTHERS AS
PROPERTIES TO BE USED IN COMMON WITH OTHERS AS
PROPERTIES TO BE USED AT PAGE 354 AND
DESCRIBED IN LIBER 1344 OF DEEDS AT PAGE 358
LIBER 1344 OF DEEDS AT PAGE 358 GAS PUMP 15' WIDE EASEMENT AND/OR RIGHT OF WAY FOR THE PURPOSE OF THE PURPOSE OF ROOF OVERHANG CONCRETE WALK ISLAND INGRESS AND EGRESS TO N.Y.S. ROUTE 44 EDGE OF GRAVEL TO N.Y.S. ROUTE
TO N.Y.S. ROUTE
IN FAVOR OF TUXIS
IN FAVOR OF TUXIS
REAL ESTATE LLC
AS DESCRIBED IN
AS DESCRIBED IN
LIBER 1344 OF DEED
AT PAGE 354 ASPHAL T METER -GRAVEL S REAL ESTATE 11 LLC UMENT 02-2004-4627 ROOF OVERHANG CONCRETE PAD WITH 0 GRAVEL 1 STORY CONCRETE BLOCK BUILDING 0.34 ACRE RAISED WPSTER CONCRETE WPSTER A PAD TO BE C. OF 11 REFERENCE DEED LIBER 1967 PAGE 203 LIBER 2031 PAGE 68 MONITORING 2000 GALLON CONCRETE SEPTIC HOLDING TANK COVER GRAVEL BARRIER (MOVEABLE)

95.95' (MEASURED)

33.00' IRON SPIKE FOUND NEXT TO IRON ROD BENT OVER SURVEY MAP ASPHALT PARKING S82:30'00"W PREPARED FOR TUXIS REAL ESTATE LLC DOCUMENT 02-2004-2784 MABBETTSVILLE REALTY ROD OF NY LLC FOUND DUTCHESS COUNTY, NEW YORK JULY 23, 2008 TOWN OF WASHINGTON SCALE: 1" = 10' CERTIFICATION: I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON JULY 23, 2008 BLY AND HOUSTON LLP LAND SURVEYORS 1) MABBETTSVILLE REALTY OF NY LLC 2) FIDELITY NATIONAL TITLE INSURANCE COMPANY PO BOX 629 3272 FRANKLIN AVENUE 3) METROPOLIS ABSTRACT CORP. MILLBROOK, NEW YORK 12545 PHONE 845-677-5619