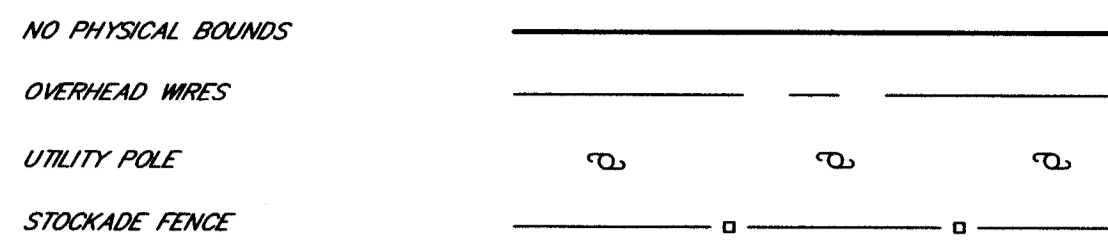


LEGEND



NOTES

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

"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 OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF, TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE 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."

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.

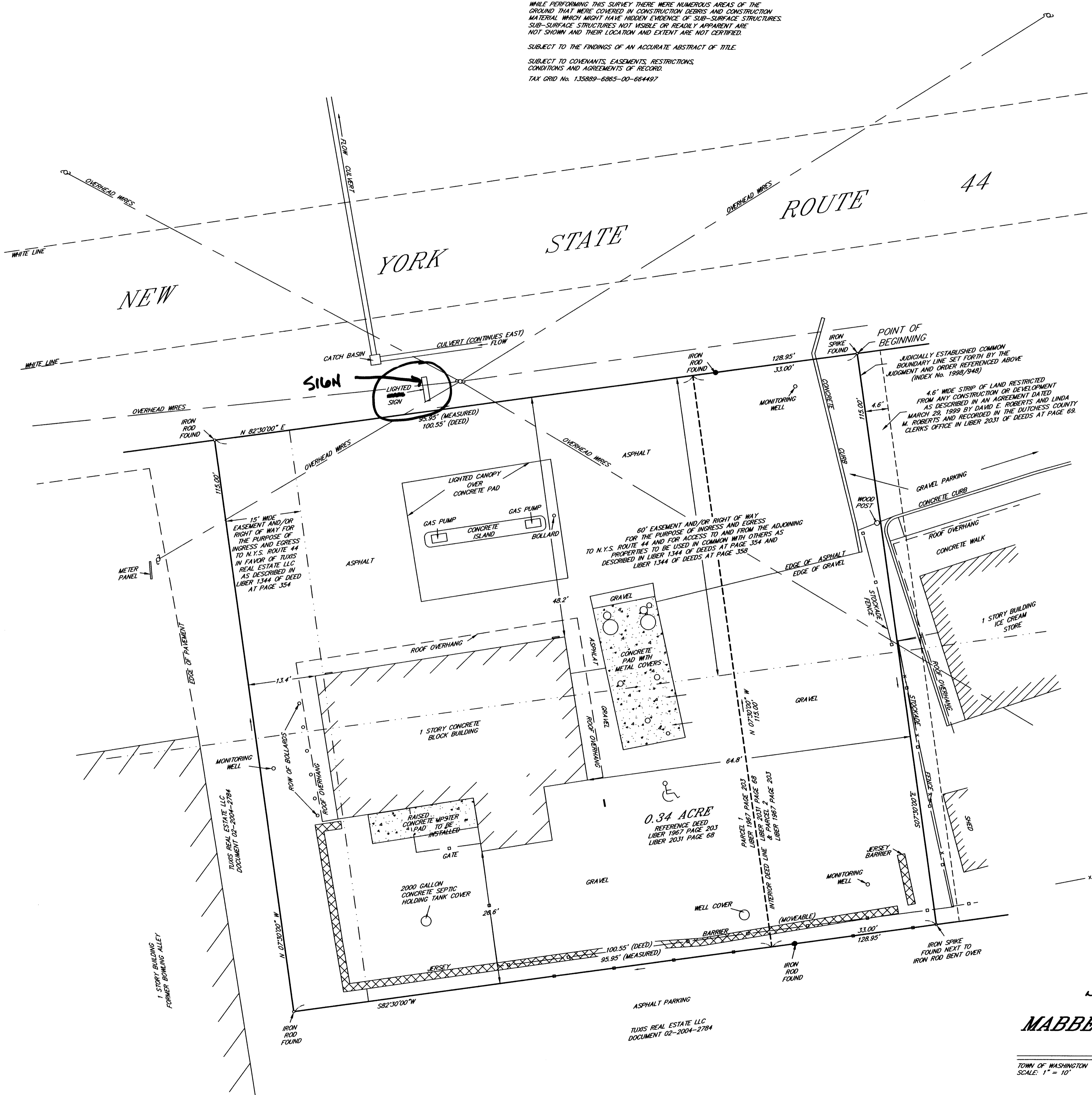
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
TAX GRID No. 135889-6885-00-664497

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS IMPOSED BY LIBER 1284 OF DEEDS AT PAGE 310

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 DESCRIBED IN LIBER 1284 OF DEEDS AT PAGE 310

SUBJECT TO ALL RIGHT, TITLE AND INTEREST OF IN AND TO A CERTAIN WELL LOCATED ON THE SOUTHWEST CORNER OF LAND DESCRIBED IN LIBER 1284 OF DEEDS AT PAGE 310 AND A RIGHT OF WAY TEN (10) FEET WIDE FOR ACCESS TO SAID WELL FOR THE PURPOSE OF REPAIRING AND MAINTAINING SAID WELL AS EXCEPTED AND RESERVED IN SAID DEED.
NOTE: "NO WELL WAS FOUND IN THIS AREA"

REFERENCE IS HEREBY MADE TO THE TERMS AND PROVISIONS OF JUDGMENT AND ORDER DATED JANUARY 12, 1998, AND ENTERED ON JANUARY 22, 1998, IN A CERTAIN ACTION ENTITLED, "DAVID E. ROBERTS AND LINDA M. ROBERTS, 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, 1998, IN MISCELLANEOUS LIBER 16 PAGE 400.



TUXIS REAL ESTATE II LLC
DOCUMENT 02-2004-687

SURVEY MAP
PREPARED FOR
**MABBETTSVILLE REALTY
OF NY LLC**

TOWN OF WASHINGTON COUNTY, NEW YORK
SCALE: 1" = 10'
DUTCHESS COUNTY, NEW YORK
JULY 23, 2008

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

1) MABBETTSVILLE REALTY OF NY LLC
2) FIDELITY NATIONAL TITLE INSURANCE COMPANY
3) METROPOLIS ABSTRACT CORP.