Line Table: 30' Wide Public Utility Easement

LINE	BEARING	DISTANCE
L1	S 44°37'43" E	30.21'
L2	S 38°37'19" W	162.54'
L3	S 39°32'00" W	104.33'
L4	S 38°33'35" W	25.47'
L5	S 02°33'00" W	127.59'
L6	S 11°27'00" E	61.10'
L7	S 52°27'00" E	238.83'
L8	S 05°27'00" E	85.47'
L9	S 39°33'00" W	191.14'
L10	S 14°27'00" E	313.00'
L11	N 84°38'00" E	80.48'
L12	S 50°27'00" E	38.00'
L13	S 31°33'00" W	40.00'
L14	N 83°57'00" W	110.00'
L15	N 14°27'00" W	361.00'
L16	N 39°33'00" E	194.00'
L17	N 05°27'00" W	60.00'
L18	N 52°27'00" W	237.00'
L19	N 11°27'00" W	76.00'
L20	N 02°33'00" E	90.00'
L21	S 36°03'10" W	73.21'
L22	S 31°43'15" W	62.54'
L23	S 27°08'50" W	64.73'
L24	S 22°41'10" W	99.76'
L25	N 51°37'23" W	31.16'
L26	N 22°41'10" E	92.50'
L27	N 27°08'50" E	67.10'
L28	N 31°43'15" E	64.87'
L29	N 36°03'10" E	75.00'
L30	N 38°33'55" E	77.40'
L31	N 39°32'00" E	104.34'
L32	N 38°37'19" E	165.86'

GRAPHIC LEGEND:

- iron anchor leash post
- metal picnic table w/benchs
- iron/wood bench on conc. pad
- utility pole
- guy anchor
- rip-rap
- property corner
- easement corner
- watervalve
- well
- fire hydrant
- light pole (typ)
- air conditioning units on conc pad
- sanitary sewer manhole
- electric box (on conc. pad) w/ tel/cable box (typ)
- gas meter
- inlet (rectangular, square, & circular)
- sidewalk pavers
- road/parking lot paved area
- light over door
- edge of wet area (approx)
- asphalt berm 9"w/6"h (typ)
- drop curb (typ)
- overhead utility line
- direction on traffic flow
- irrigation valve

Easement Legend

Ⓐ *30.00' Wide Public Utility Easement (1.269 ac) (per Ref. #25 & 26)*

Ⓑ *20.00' Wide Easement or Right-of-Way (0.193 ac) (per Ref. #s 4 & 14)*

Ⓒ *Shared 8.00' Wide Common Easement & Right-of-Way (per Ref. #6, 16, & 26)*

NOTES:

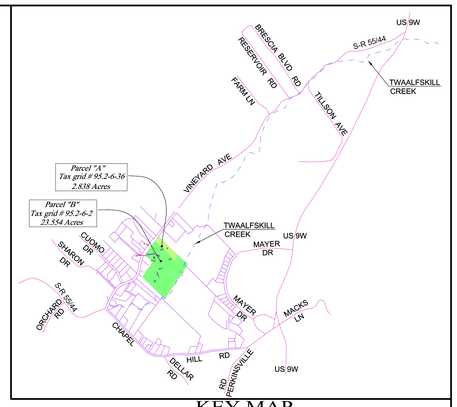
1) WETLAND FLAG LOCATIONS ARE NOT SHOWN PER THE BELOW REFERENCED MAP. WHILE THEY ARE NO LONGER IN EXISTENCE, THE LOCATIONS WERE APPROVED BY THE TOWN OF LLOYD AS SET FORTH IN A LETTER PREPARED BY KAROL KNAPP PRESIDENT OF ASPEN ENVIRONMENTAL DATED APRIL 30, 2008, AND THE SITE AS DEVELOPED IS ASSUMED TO BE IN ACCORDANCE WITH THEIR LOCATIONS.

WET AREAS INDICATE EDGE OF WATER AT THE TIME THIS SURVEY WAS PREPARED.

2) THAT PORTION OF TAX GRID #95.2-6-36, 0.080 ACRE, LYING WITHIN THE R.O.W. LINES OF VINEYARD AVENUE WASD ACQUIRED BY THE NYSDOT AS PARCEL 90, ON MAP NO. 71, OF THE HIGHLAND GARDINER, PART 1, S.H. NO. 350, FILED IN THE REGIONAL OFFICE OF THE NYSDOT.

REFERENCES:

1. TOWN OF LLOYD TAX MAPS, VARIOUS DEEDS OF RECORD, INSTRUMENT CONTROL NO./LIBER AND PAGE AS SHOWN PER ULSTER COUNTY CLERKS OFFICE.
2. INSTRUMENT NO. 2006-00028968
3. INSTRUMENT NO. 2006-00001326
4. LIBER 1515, PAGE 21
5. LIBER 846, PAGE 342
6. LIBER 1445, PAGE 828
7. LIBER 3099, PAGE 186
8. LIBER 821, PAGE 52
9. LIBER 849, PAGE 345
10. INSTRUMENT NO. 2004-00027131
11. LIBER 1310, PAGE 368
12. LIBER 1574, PAGE 166
13. INSTRUMENT NO. 2004-00023068
14. LIBER 1480, PAGE 318
15. A MAP ENTITLED, "MAP OF SURVEY FOR ULTRACRAFT HOMES, INC.", TOWN OF LLOYD, ULSTER COUNTY, N.Y., DATED: NOVEMBER 14, 2005 LAST REVISED: AUGUST 7, 2007 , AND PREPARED BY BARGER & MILLER ENGINEERING & LAND SURVEYING, PC
16. INSTRUMENT NO.2008-00012290
17. TITLE INSURANCE COMPANY: CHICAGO TITLE INSURANCE COMPANY FELDMAN - JACOBSON ABSTRACT (FILE No.),0803040177
18. F.I.R.M. COMMUNITY PANEL NO. 361012 0012 D
19. CHG&E CORP. MAP# 129 D1, LOG# J579840, DATED 02-21-2010
20. CHG&E CORP. MAP# 129 D1, LOG# J579841, DATED 02-23-2010
21. A MAP ENTITLED, "VINEYARD COMMONS, UTILITY PLAN, TOWN OF LLOYD, ULSTER COUNTY, N.Y.," PREPARED BY LAWRENCE J. PAGGI, PE,PC, CONSULTING ENGINEERING, DATED: SEPT. 8, 2006 AND LAST REVISED: ON APRIL 22, 2009
22. A MAP ENTITLED, "ALTA/ACSM TITLE SURVEY PREPARED FOR TAX MAP PARCELS 95.2-6-2 & 95.2-6-36, SITUATED IN THE TOWN OF LLOYD, COUNTY OF ULSTER, NEW YORK", PREPARED BY CAFFREY AND ASSOCIATES, INC., DATED: AUGUST 15, 2008, LAST REVISED: NOVEMBER 5, 2009.
23. A MAP ENTITLED, "NEW YORK STATE, DEPARTMENT OF TRANSPORTATION, ACQUISITION MAP. HIGHLAND-GARDINER, PART 1, S.H. NO. 350".
24. INSTRUMENT NO. 2010-00003598
25. LIBER 4905, PAGE 16.
26. LIBER 4792, PAGE 1.
27. A MAP ENTITLED, ""VINEYARD COMMONS - "AS-BUILT" SURVEY FOR BUILDING #6"", PREPARED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC., DATED JUNE 7, 2010.
28. A MAP ENTITLED, ""VINEYARD COMMONS - "AS-BUILT" SURVEY FOR BUILDINGS #1 & #3"", PREPARED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC., DATED SEPTEMBER 22, 2010, LAST REVISED NOVEMBER 20, 2010.
29. A MAP ENTITLED, "SURVEY AS-BUILT RETENTION POND", PREPARED BY AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC., DATED JUNE 14, 2011.
30. LIBER 4586, PAGE 170.



KEY MAP

(TAKEN FROM TAX MAP # 95.2 & FEMA CP NO. 361012 0012 D)

SCALE: 1 INCH = 1500' ±

#4 Merlot Drive
(viewed easterly)

#3 Merlot Drive
(viewed northeasterly)

#1 Merlot Drive
(viewed northerly)

#2 Merlot Drive
(viewed southeasterly)

#5 Merlot Drive
(viewed northeasterly)

#6 Merlot Drive
(viewed southerly)

CERTIFIED TO:

I HEREBY CERTIFY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), METROPOLITAN FUNDING CORP., VINEYARD COMMONS HOLDING, LLC, STEWART TITLE INSURANCE COMPANY, TITLE NO. ST08-02276, AND TO THEIR SUCCESSORS AND ASSIGNS THAT:

I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE TOWN OF LLOYD, COUNTY OF ULSTER, STATE OF NEW YORK, PERFORMED ON AUGUST 15, 2008; UPDATED ON APRIL 1, 2009, MAY 1, 2009, MAY 28, 2009, AND AGAIN ON JUNE 15, 2009; ADDITIONALLY, AN ON THE GROUND SURVEY UPDATE AND PHYSICAL INSPECTION OF THE IMPROVEMENTS/ADDITIONS PER RECORD DESCRIPTION WAS PERFORMED ON SEPTEMBER 21, 2010, NOVEMBER 1, 2010, NOVEMBER 17, 2010, JUNE 13, 2011, JUNE 15, 2011, AUGUST 2, 2012, AUGUST 7, 2012, AUGUST 8, 2012 AND AGAIN ON AUGUST 10, 2012 AND THAT IT AND THIS MAP WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEY, AS DEFINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS EFFECTIVE FEB. 23, 2011.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON: "THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES; TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; AND THE PREMISES ARE FREE OF ANY 100 / 500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 361012 0012 D."

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), METROPOLITAN FUNDING CORP., VINEYARD COMMONS HOLDING, LLC, STEWART TITLE INSURANCE COMPANY, TITLE NO. ST08-02276, AND TO THEIR SUCCESSORS AND ASSIGNS THAT:

I MADE AN ON THE GROUND SURVEY PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE TOWN OF LLOYD, COUNTY OF ULSTER, STATE OF NEW YORK, ON JANUARY 15, 2010, AGAIN ON AUGUST 7, 2012 AND THAT THE "AS-BUILT" INFORMATION SHOWN ON THIS PLAN ACCURATELY DEPICTS FIELD CONDITIONS BASED ON AN "AS-BUILT" SURVEY BY JONATHAN N. MILLEN L.L.S., PERFORMED ON NOVEMBER 17, 2010 AND AUGUST 9, 2012.

SIGNED: _____ DATE: _____

CERTIFICATION NOTES:

THIS CERTIFICATION IS MADE ONLY TO NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY, THE SETTING OF FENCES AND/OR ANY OTHER STRUCTURES IN OR NEAR THE PROPERTY LINES.

ALTA SITE SURVEY

0' 60' 120' 180' 240'

GRAPHIC SCALE: 1" = 60'

DATE	REVISION

Jonathan N. Millen, L.L.S.
N.Y. LIC. No. 050746

TABLE OF CONTENTS:

SHEET 1: TITLE SURVEY SHEET, METES & BOUNDS, NOTES, CERTIFICATIONS, REFS., PHOTOS, EASEMENT LEGEND, GRAPHIC LEGEND, KEYMAP.
SHEET 2: PHYSICAL IMPROVEMENTS, LEGAL DESCRIPTION

TITLE SHEET - METES & BOUNDS

VINEYARD COMMONS
ALTA/ACSM LAND TITLE SURVEY

Sheet 1 of 2

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
40 Tiffany Lane - Suite 101 - Wallkill, NY 12589
Office: 845-566-5515 Fax: 845-566-6508 E-Mail: acesurveys@verizon.net

Prepared For Tax Map Parcels
95.2-6-2 & 95.2-6-36
aka 296 Vineyard Avenue situated in the
Town of Lloyd
County of Ulster, New York

SCALE: AS SHOWN | DATE: August 13, 2012 | JOB No. 07-003VIN | DRAWN BY: jnm