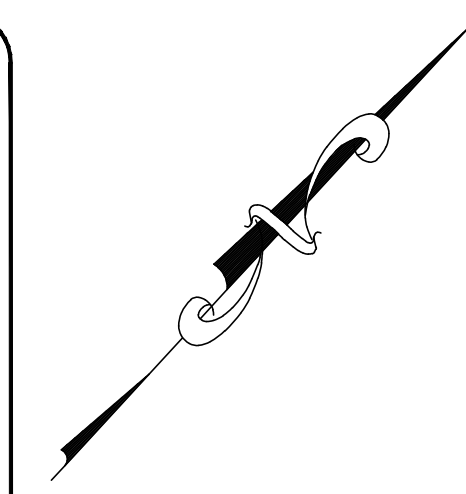


VICINITY MAP

MAP NOT TO SCALE



BASIS OF BEARINGS SHOWN ON MAP ARE BASED OFF OF MAP REFERENCE No.1

NOTES CORRESPONDING TO SCHEDULE B SECTION 2 ITEMS

- UTILITY EASEMENT GRANTED TO THE MUNICIPAL GAS COMPANY OF THE CITY OF ALBANY AND NEW YORK TELEPHONE COMPANY IN L.651 P.522. EASEMENT IS BLANKET IN NATURE FOR UTILITY LINES ALONG HIGHWAYS. CANNOT BE PLOTTED.
- UTILITY EASEMENT GRANTED TO NEW YORK POWER AND LIGHT CORPORATION RECORDED IN L.805 P.508. EASEMENT IS BLANKET IN NATURE FOR UTILITY LINES. CANNOT BE PLOTTED.
- UTILITY EASEMENT GRANTED TO NIAGARA MOHAWK POWER AND LIGHT CORPORATION AND NEW YORK TELEPHONE COMPANY LIBER 2270 PAGE 645, DOES NOT AFFECT SUBJECT PARCEL. AFFECTS No.10A NEW KARNER ROAD.
- UTILITY EASEMENT GRANTED TO NIAGARA MOHAWK POWER CORPORATION AND NEW YORK TELEPHONE COMPANY RECORDED IN LIBER 2448 PAGE 75. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- WATER MAIN AND RIGHT OF WAY EASEMENT GRANTED TO GRANTED TO TOWN OF GUILDERLAND AND WESTMERE WATER DISTRICT OF THE TOWN OF GUILDERLAND RECORDED IN LIBER 1896 PAGE 268. REFERENCED FILED MAP NOT LOCATED OR PROVIDED AT TIME OF SURVEY.
- WATER MAIN AND RIGHT OF WAY EASEMENT GRANTED TO GRANTED TO TOWN OF GUILDERLAND AND WESTMERE WATER DISTRICT OF THE TOWN OF GUILDERLAND RECORDED IN LIBER 1896 PAGE 391. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- WATER MAIN AND RIGHT OF WAY EASEMENT GRANTED TO GRANTED TO TOWN OF GUILDERLAND AND WESTMERE WATER DISTRICT OF THE TOWN OF GUILDERLAND RECORDED IN LIBER 1896 PAGE 395. UNABLE TO DEPICTER LOCATION. REFERENCED FILED MAP NOT LOCATED OR PROVIDED AT TIME OF SURVEY.
- SANITARY SEWER AND RIGHT OF WAY EASEMENT GRANTED TO GRANTED TO TOWN OF GUILDERLAND RECORDED IN LIBER 2055 PAGE 277. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- WATER AND SANITARY SEWER RIGHT OF WAY AND EASEMENT GRANTED TO THE TOWN OF GUILDERLAND RECORDED IN LIBER 2096 PAGE 351. DOES NOT AFFECT SUBJECT PARCEL. AFFECTS No.10A NEW KARNER ROAD, RUNS ALONG WESTERLY BOUNDS OF ROUTE 155.
- 12 FOOT RIGHT OF WAY RECORDED IN LIBER 2075 AT PAGE 29, RUNS PARALLEL TO SUBJECT PARCEL. AFFECTS No.10A NEW KARNER ROAD AND HAS BEEN SHOWN.
- EASEMENT FOR PURPOSE OF MAINTAINING UTILITY LINES GRATED TO NORMAN FARINACCI AND VIRGINIA FARINACCI RECORDED IN LIBER 2518 PAGE 996. RUNS PARALLEL TO SUBJECT PARCEL. AFFECTS No.10A NEW KARNER ROAD AND HAS BEEN SHOWN.
- TERMS, COVENANTS AND CONDITIONS SET FORTH IN THAT CERTAIN LEASE AGREEMENT DATED AS OF JULY 30, 1985 BY AND BETWEEN KARNER PLAZA ASSOCIATES, LESSOR, AND LOTEK LIMITED PARTNERSHIP, LESSEE, A MEMORANDUM OF WHICH WAS RECORDED OCTOBER 10, 1985 IN LIBER 2293 PAGE 703. NO SURVEY RELATED ITEMS TO PLOT.
- LOTEK LIMITED PARTNERSHIP GRANTED ITS INTERESTS IN THE BUILDING LOCATED ON THE PREMISES AND THE ABOVE LEASE TO JIFFY LUBE INTERNATIONAL OF MARYLAND, INC. BY DEED DATED APRIL 2, 1995 AND RECORDED IN THE ALBANY COUNTY CLERK'S OFFICE ON JUNE 26, 1995 IN LIBER 2536 PAGE 316. NO SURVEY RELATED ITEMS TO PLOT.
- RIGHT OF REVERSION AND RIGHT OF REVERTER HELD BY KARNER PLAZA ASSOCIATES RECORDED IN LIBER 2536 PAGE 316. NO SURVEY RELATED ITEMS TO PLOT.
- UTILITY EASEMENT GRANTED TO 155 & 20 OF ALBANY L.P. RECORDED IN LIBER 2819 AT PAGE 1050. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.

ACCESS EASEMENT TABLE	
ACCESS POINT LABEL	DESCRIPTION
A	ACCESS POINT BETWEEN "BANK PARCEL" AND "10A & 10B NEW KARNER ROAD" ALONG WITH RECIPROCAL EASEMENT BETWEEN PARCELS FOR REASONABLE INGRESS & EGRESS FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS.
B	ACCESS POINT BETWEEN "BANK PARCEL" AND "10A & 10B NEW KARNER ROAD" ALONG WITH RECIPROCAL EASEMENT BETWEEN PARCELS FOR REASONABLE INGRESS & EGRESS FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS.
C	ACCESS POINT BETWEEN "10A & 10B NEW KARNER ROAD" AND "2067 WESTERN AVENUE PARCEL" ALONG WITH RECIPROCAL EASEMENT BETWEEN PARCELS FOR REASONABLE INGRESS & EGRESS FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS.
D	ACCESS POINT BETWEEN "10A & 10B NEW KARNER ROAD" ALONG WITH RECIPROCAL EASEMENT BETWEEN PARCELS FOR REASONABLE INGRESS & EGRESS FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS.

FROM MAP REFERENCE No.1

ZONING INFORMATION

BNRP BUSINESS NONE-RETAIL PROFESSIONAL DISTRICT

MIN. FRONT YARD 25 FEET
MIN. SIDE YARD 10 FEET
MIN. REAR YARD 35 FEET
MAX. BUILDING HEIGHT 35 FEET, 2 1/2 STORIES
MAX. LOT COVERAGE 70%

ZONING INFORMATION ADOPTED FROM:
WWW.E-CODE360.COM

SETBACK LINES DEPICT CURRENT ZONING REGULATIONS AND DO NOT NECESSARILY CORRESPOND WITH REGULATIONS WHEN SUBJECT PARCEL WAS DEVELOPED

PARKING TABLE

REGULAR PARKING 5
HANDICAPPED PARKING 0
TOTAL PARKING SPACES 5

RECORD DESCRIPTION

ALL THAT PARCEL OF LAND SITUATE IN THE TOWN OF GUILDERLAND, COUNTY OF ALBANY AND STATE OF NEW YORK BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY LINE OF WESTERN AVENUE (ALSO KNOWN AS THE GREAT WESTERN TURNPIKE AND U.S. ROUTE 20) AT ITS INTERSECTION WITH THE LANDS OF KARNER PLAZA ASSOCIATES; THENCE N.56°55'58"W. AND RUNNING ALONG THE NORTH LINE OF WESTERN AVENUE 142.72 FEET; THENCE N.47°59'35"E. AND RUNNING ALONG THE WEST LINE OF LANDS OF KARNER PLAZA ASSOCIATES 352.15 FEET TO A JOG IN SAID PROPERTY LINE; THENCE S.39°43'45"E., AND RUNNING ALONG THE JOG IN SAID PROPERTY LINE 81.88 FEET; THENCE S.39°50'55"E. 60.00 FEET TO A POINT IN THE EAST PROPERTY LINE OF THE LANDS OF KARNER PLAZA ASSOCIATES; THENCE S.48°42'30"W., AND RUNNING ALONG THE EAST PROPERTY LINE OF THE LANDS OF KARNER PLAZA ASSOCIATES 309.90 FEET TO THE POINT AND PLACE OF BEGINNING.

Note: the above description describes the same property as in schedule A of title commitment No. FT23-00449-NCS of Fidelity National Title Insurance Company bearing an effective date of February 22, 2023.

LEGEND

R.O.W.	RIGHT OF WAY	MONUMENT
No.	NUMBER	IRON ROD
enc.	ENCROACHMENT	MANHOLE
P.O.B.	POINT OF BEGINNING	CATCHBASIN
S.F.	SQUARE FEET	SIGN
N/F	NOW OR FORMERLY	BOLLARD
RECORD	RECORD	FENCE LINE
MEASURED	MEASURED	GUARD RAIL
N	NORTH	OVERHEAD WIRE, UTILITY POLE & GUY WIRE
S	SOUTH	TRAFFIC FLOW
E	EAST	WATER SHUT OFF
W	WEST	WATER VALVE
elec.	ELECTRIC	HYDRANT
L	LIBER	GAS VALVE
P.	PAGE	STREET LIGHT
		LIGHT POLE
		CONCRETE
		PAVEMENT

GENERAL NOTES

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209-2, OF THE NEW YORK STATE EDUCATION LAW.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL SHALL BE CONSIDERED VALID TRUE COPIES.
- THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PARTIES OR PURPOSE INDICATED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE OR PERMISSION OF FRANCIS G. McLOSKEY, LICENSE No. 049441.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
- ABSTRACT OF TITLE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE No. FT23-00449-NCS, EFFECTIVE DATE FEBRUARY 22, 2023.
- UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM FIELD LOCATION WHERE POSSIBLE AND FROM RECORD DATA. THEIR EXACT LOCATION IN THE FIELD MAY DIFFER FROM THAT SHOWN HEREIN AND ADDITIONAL UTILITIES MAY EXIST. CALL DIG SAFELY NEW YORK AT 1-800-962-7962 TO HAVE UTILITIES MARKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES, EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON SUBJECT PARCEL.
- THERE IS NO OBSERVABLE EVIDENCE OF SUBJECT PARCEL BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO VISIBLE EVIDENCE OF UNUSUAL SUBSURFACE MATTERS SUCH AS , BUT NOT LIMITED TO, CONDEMNATION BY THE EPA OR FAA BUILDING HEIGHT RESTRICTION ON SUBJECT PARCEL.

MAP REFERENCES

- A MAP ENTITLED "PROPOSED 2 LOT SUBDIVISION No.10 NEW KARNER ROAD", DATED 3/25/2021 AND LAST REVISED 8/15/2022, CREATED BY HERSHBERG & HERSHBERG, P.E. & L.S. AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE IN DRAWER No.172 AS MAP No.14237.
- A MAP ENTITLED "SUBDIVISION PLAT FOR No.20 NEW KARNER ROAD", DATED 1/3/2017 AND LAST REVISED 7/31/2017, CREATED BY HERSHBERG & HERSHBERG, P.E. & L.S. AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE AS MAP No.13439.

SURVEYOR'S CERTIFICATE

TO: 1. FALCON REALTY PARTNERS, LLC A GEORGIA LIMITED LIABILITY COMPANY 2. FIDELITY NATIONAL TITLE INSURANCE 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 2, 3, 4, 6(A) AND (B), 7(A), 8, 9, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 8/18/2023.

DATE: 8/22/2023

SIGNED:

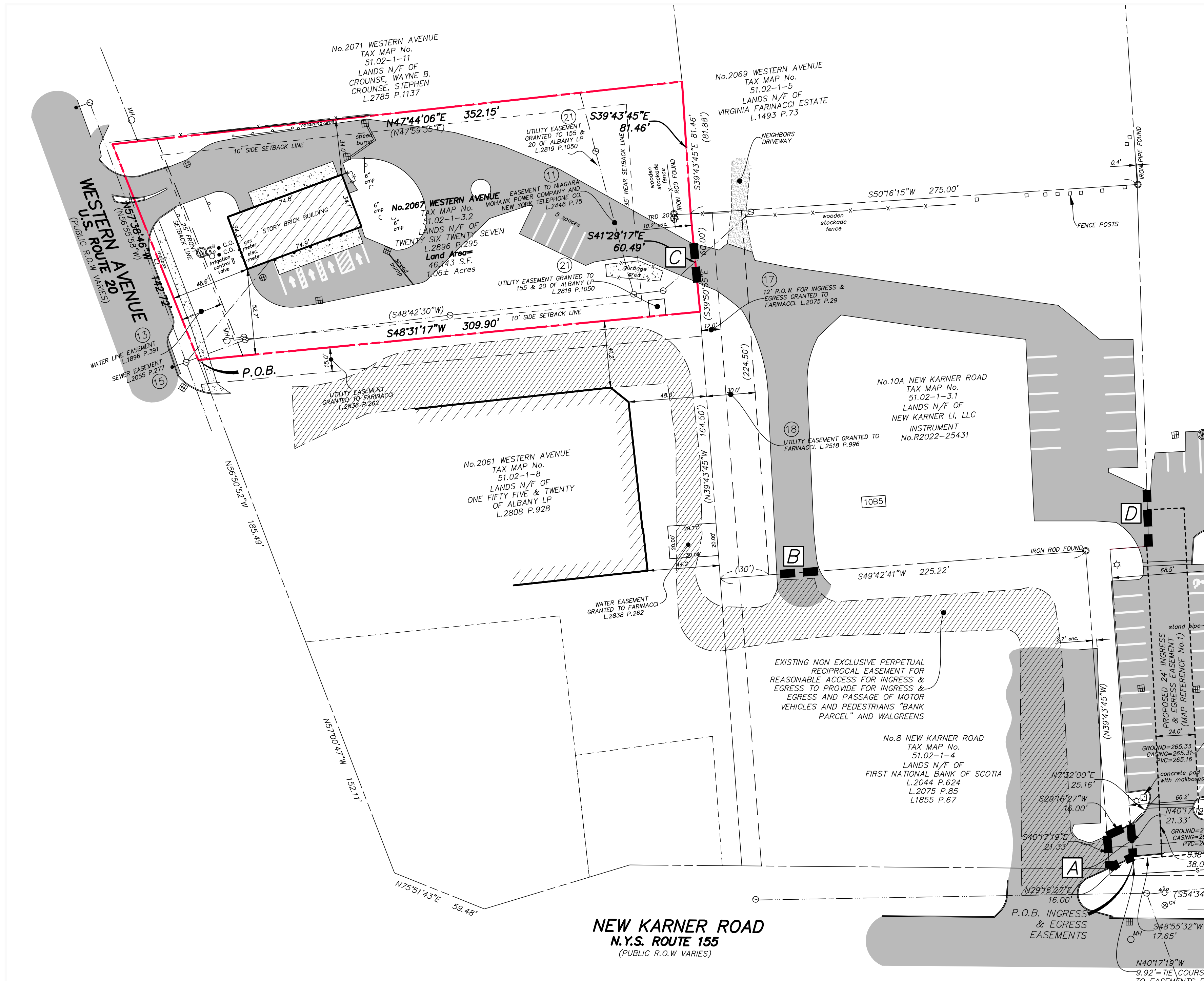
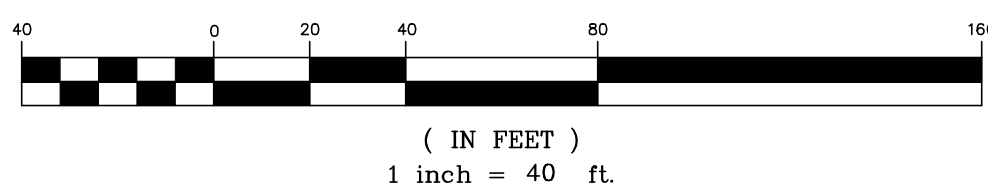
Registration No. 49444



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 36020101990, which bears an effective date of 3/16/2015, and is not in a Special Flood Hazard Area. By telephone call dated 8/22/2023, to the National Flood Insurance Program (800-638-6620) we have learned this community does/does not currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

ZONE "X" AREA OF MINIMAL FLOOD HAZARD

GRAPHIC SCALE



NEW KARNER ROAD
N.Y.S. ROUTE 155
(PUBLIC R.O.W. VARIES)

HERSHBERG & HERSHBERG
Consulting Engineers
and Land Surveyors
18 Locust Street
Albany, New York 12203
Ph. (518) 459-3096
Fax (518) 459-5683
E-mail: mnershberg@aol.com

ALTA/NSPS LAND TITLE SURVEY

MAP SHOWING LOCATION OF BUILDINGS AND IMPROVEMENTS WITH REFERENCE TO PROPERTY LINES OF

**No.2067
WESTERN AVENUE**

TOWN OF GUILDERLAND, COUNTY OF ALBANY, STATE OF NEW YORK

ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL.

REVISIONS: 8/25/2023 (NETWORK COMMENTS)

DATE: 8/22/2023 SCALE: 1"=40' BY: AVC CHK: GRT MAP No.: 230220