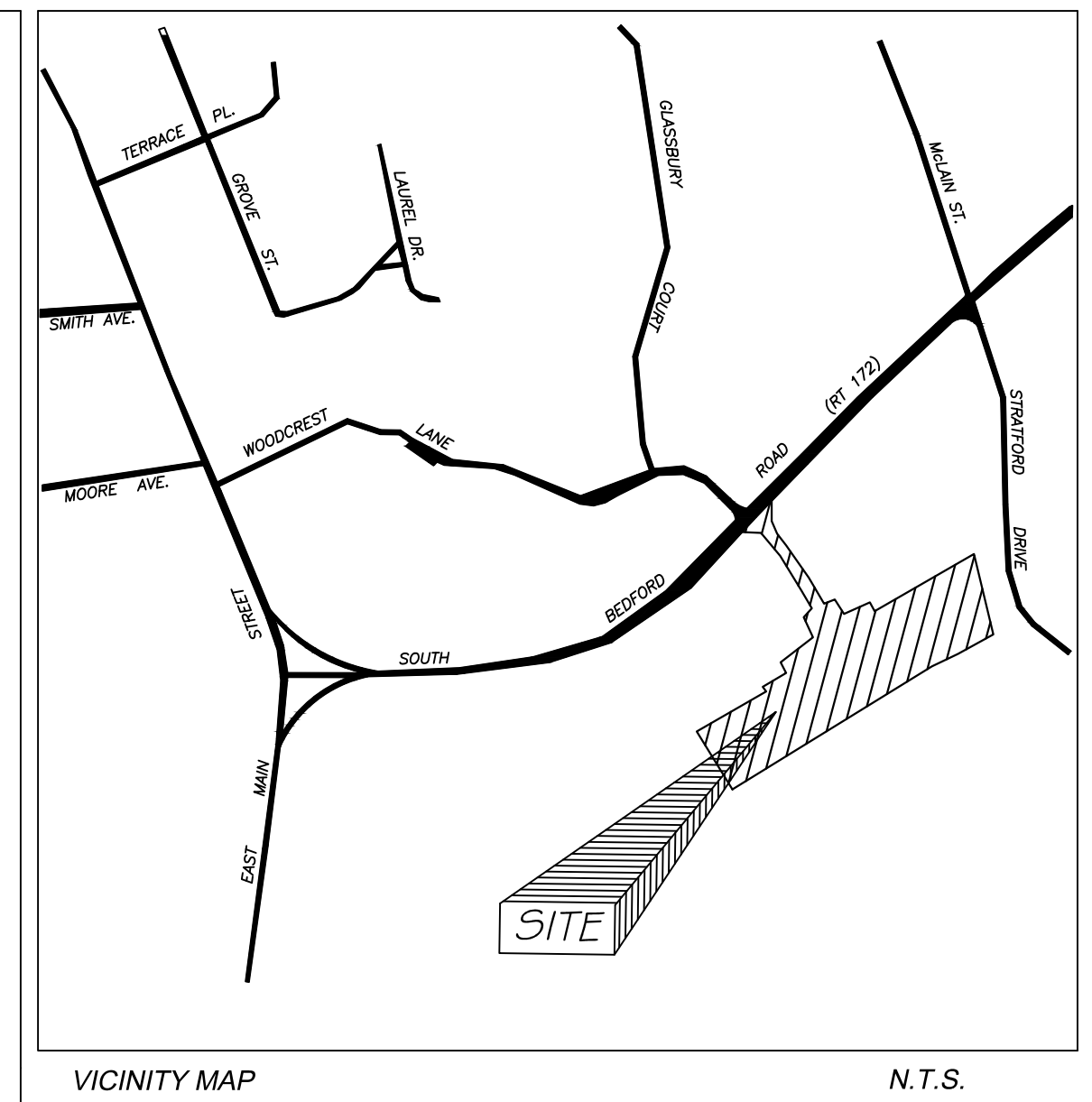
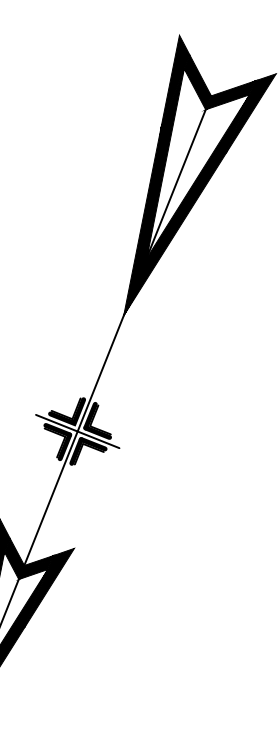


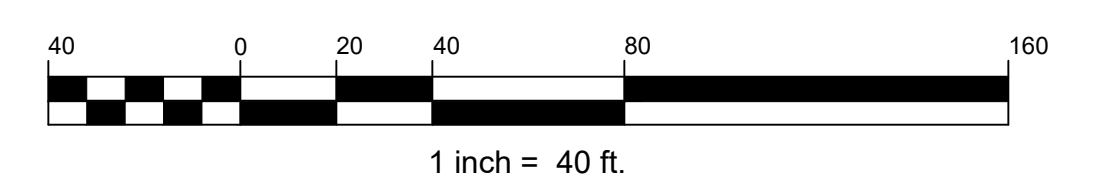
now or formerly
lands of the Village and Town of Mount Kisco

now or formerly
BEDFORD RD. PROPERTIES LLC.



ALTA / NSPS LAND TITLE SURVEY OF PROPERTY SITUATE IN THE VILLAGE & TOWN of MOUNT KISCO WESTCHESTER COUNTY NEW YORK

SURVEY COMPLETED: DECEMBER 30, 2014



PROPERTY INFORMATION:

ADDRESS: 100 SOUTH BEDFORD ROAD MOUNT KISCO
THE PREMISES SHOWN HEREON ARE DESIGNATED ON THE TAX MAPS FOR THE VILLAGE & TOWN of MOUNT KISCO:
SECTION: 80.50; BLOCK: 3; LOT: 2
PROPERTY AREA: 27,101 Sq Ft. / 0.622 Acre
SECTION: 80.50; BLOCK: 3; LOT: 3
PROPERTY AREA: 211,500 Sq Ft. / 4.856 Acres

SURVEYORS NOTES:

THE OFFSETS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSE ONLY. OFFSETS ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN UTILITIES.
THE LOCATION OF UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES ONLY. ADDITIONAL BURIED UTILITIES / STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATION WORK WAS MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATION IS TO BE DONE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK (OUTSIDE N.Y.C. & LONG ISLAND CALL 811 OR 1-800-982-7862; www.digsafelyny.com; IN N.Y.C. & LONG ISLAND CALL 811 OR 1-800-272-4880 www.digsafely.com) AND REQUEST CODE 753, PROTECTION OF UNDERGROUND FACILITIES, 16 NYCRR PART 753, ADOPTED FEB. 5, 1997 AND AMENDED JULY 10, 2002

ALTA / NSPS CERTIFICATION

ERIK J. LINK, A REGISTERED LAND SURVEYOR, LICENSE No. 050542, IN AND FOR THE STATE OF NEW YORK AND LEGALLY DOING BUSINESS IN PUTNAM COUNTY, DO HEREBY CERTIFY TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 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, 7a, 7b, 7c, 8, 9, 11a, 13, 14, 16, 17, 18 & 20 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 30, 2014.
DATE OF PLAT: JANUARY 8, 2015

LEGAL DESCRIPTION:

PARCEL 3:
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF MOUNT KISCO, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BEING KNOWN AND DESIGNATED AS LOT NUMBER THREE (3) AND PART OF LOT NUMBER FOUR (4) ON A CERTAIN SUBDIVISION MAP PLAT ENTITLED, "RESUBDIVISION OF PROPERTY PREPARED FOR LEONARD PARK OFFICE PLAZA, VILLAGE OF MT. KISCO, TOWN OF MT. KISCO, WESTCHESTER COUNTY, N.Y.," PREPARED BY CHAS H. SELLS, INC., ON JANUARY 12, 1979 AND REVISED FEBRUARY 26, 1980 AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF WESTCHESTER, DIVISION OF LAND RECORDS, ON FEBRUARY 27, 1980 AS MAP NO. 20173 (THE "MAP").
SAID LOT 3 ON MAP NO. 20173 BEING BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF LEONARD PARK PLACE WHERE THE SAME IS INTERSECTED BY THE DIVIDING LINE BETWEEN LOTS 1 & 3 ON SAID MAP;
THENCE ALONG THE LAST SAID DIVIDING LINE SOUTH 64° 15' 00" WEST 123.60 FEET;
SOUTH 8° 29' 15" EAST 55.44 FEET;
SOUTH 81° 30' 45" WEST 126.81 FEET;
SOUTH 8° 29' 15" EAST 35.00 FEET; AND
SOUTH 81° 30' 45" WEST 207.41 FEET TO THE LANDS NOW OR FORMERLY OF THE VILLAGE AND TOWN OF MT. KISCO;
THENCE ALONG THE LAST SAID LANDS, SOUTH 8° 29' 15" EAST 170.69 FEET;
NORTH 80° 18' 31" EAST 730.33 FEET;
NORTH 84° 50' 50" EAST 35.06 FEET;
NORTH 83° 41' 20" EAST 115.72 FEET TO THE LANDS NOW OR FORMERLY OF THE MARSH SANCTUARY;
THENCE ALONG THE LAST SAID LANDS NORTH 1° 49' 50" EAST 253.29 FEET TO THE DIVIDING LINE BETWEEN LOTS 2 AND 3 ON SAID MAP;
THENCE ALONG THE LAST SAID DIVIDING LINE SOUTH 81° 30' 45" WEST 288.00 FEET;
NORTH 8° 29' 15" WEST 78.00 FEET AND SOUTH 81° 30' 45" WEST 83.01 FEET TO THE NORTHEASTERLY SIDE OF LEONARD PARK PLACE; AND
THENCE SOUTHERLY, WESTERLY AND NORTHERLY AND THE EASTERLY, SOUTHERLY, AND WESTERLY SIDES OF LEONARD PARK PLACE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET A DISTANCE OF 164.19 FEET TO THE POINT AND PLACE OF BEGINNING.
PARCEL 4:
SAID LOT 4 ON MAP NO. 20173 AS MODIFIED BY NOTICE OF APPROPRIATION BY THE PEOPLE OF THE STATE OF NEW YORK RECORDED IN (AS) CONTROL NO. 423510149 AND AS SHOWN AS PARCEL 34 ON MAP NO. 27081 BEING BOUNDED AND DESCRIBED ACCORDING TO THE MAP AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF SOUTH BEDFORD ROAD AS WIDENED WHERE THE SAME IS INTERSECTED BY THE DIVIDING LINE BETWEEN LOTS 1 AND 4 ON MAP NO. 20173;
THENCE ALONG THE LAST SAID DIVIDING LINE AND CONTINUING ALONG THE DIVIDING LINES BETWEEN LOT NO. 3 AND 4 AND 2 AND 4 ON SAID MAP, THE FOLLOWING COURSES AND DISTANCES: SOUTHERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET A DISTANCE OF 108.77 FEET;
SOUTH 8° 29' 15" EAST 149.17 FEET ACTUAL (147.17 FEET DEED) SOUTHERLY, EASTERLY AND NORTHERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET A DISTANCE OF 261.80 FEET;
NORTH 8° 29' 15" WEST 202.53 FEET AND NORTH 23° 47' 00" EAST 85.39 FEET TO THE SOUTHERLY SIDE OF SOUTH BEDFORD ROAD; AND
THENCE ALONG THE SAME SOUTH 66° 26' 12" WEST 159.17 FEET TO THE POINT OR PLACE OF BEGINNING.

FLOOD ZONE DESIGNATION:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "A" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP(S) NUMBER 361800153F, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 28, 2007, FOR THE COMMUNITY NUMBER 360918, IN WESTCHESTER COUNTY, STATE OF NEW YORK, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

ADDITIONAL NOTES: FROM TABLE -A-

- ITEM: 10. THERE IS NO OBSERVABLE EVIDENCE OF RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS DESIGNATED BY THE CLIENT WITH RESPECT TO ADJOINING PROPERTIES.
16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
17. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
18. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ON SITE PARKING

ON SITE PARKING FOR THE PREMISES ARE AS FOLLOWS:
308 PARKING SPACES
5 HANDICAP SPACES
313 TOTAL NUMBER OF SPACES

ITEMS CORRESPONDING TO SCHEDULE "B-II"

- 6 EASEMENT RECORDED IN LIBER 1763, PAGE 137. (NOT CAPABLE OF BEING PLOTTED)
7 EASEMENT RECORDED IN LIBER 6929, PAGE 431 AND LIBER 6929, PAGE 434. (NOT CAPABLE OF BEING PLOTTED)
8 EASEMENT RECORDED IN LIBER 7264, PAGE 392. (NOT CAPABLE OF BEING PLOTTED)
9 EASEMENT RECORDED IN LIBER 11272, PAGE 207. (NOT CAPABLE OF BEING PLOTTED)
11 EASEMENT FOR WATER MAIN RECORDED IN LIBER 7323, PAGE 443 AND AS SHOWN ON FILED MAP NO. 20173, AS PLOTTED ON SURVEY.

ABBREVIATIONS & SYMBOLS

- 2' x 4" STORM DRAIN
- FIRE HYDRANT
- WATER SHUT OFF VALVE
- MANHOLE (COMMUNICATIONS)
- MANHOLE (ELEC. CON ED)
- MANHOLE (TYPE UNKNOWN)
- MANHOLE (SEWER)
- LIGHT POLE
- SURVEY CONTROL MONUMENT
- GAS VALVE
- DROP CURB
- DRAIN
- FENCE (CHAIN LINK)
- FENCE (MYNL)
- TRAFFIC CROSSWALK SIGN
- TRAFFIC LIGHTS
- TRAFFIC SIGNS

ZONING INFORMATION:

Zoning District	Minimum Lot Area (sq ft)	Minimum Lot Depth (feet)	Minimum Lot Width (feet)	Minimum Building Setback (feet)			Maximum Building Height		Maximum Coverage		Buffer (feet)		
				Front	Side	Rear	Stories	Feet	Building	Development	Front	Side	Rear
OG (GENERAL OFFICE)	20,000 sq ft	100	100	30	30	30	3	40	25%	70%	20	20	20

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Link
Land Surveyors P.C.
21 Clark Place, Suite 1-B Phone 845-628-5857
Mahopac N.Y. 10541 Fax 845-621-0013

DATE: _____
ERIK J. LINK
NEW YORK STATE LICENSED
LAND SURVEYOR NO. 050542
NEW YORK STATE LICENSED
LAND SURVEYOR SEAL