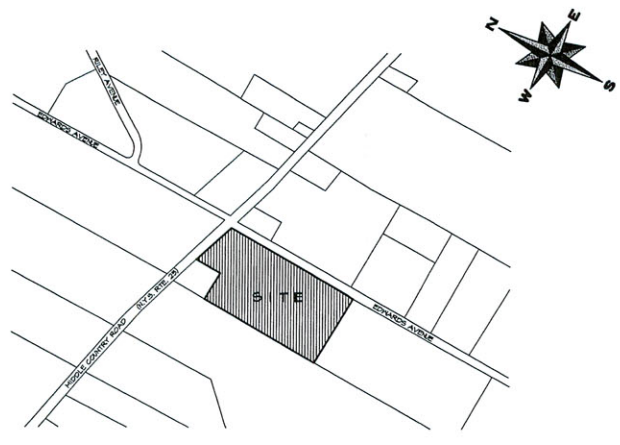
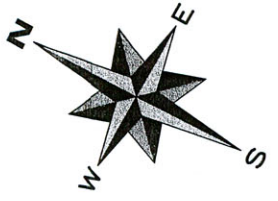


VICINITY MAP
SCALE: 1" = 600'



SURVEYOR'S DESCRIPTION

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Calverton, Town of Riverhead, County of Suffolk, State of New York, known and designated as Lot 2 on a certain map entitled, "Subdivision Map for Michael Delea and Others", filed in the Office of the Clerk of Suffolk County on June 7, 2000 as File No. 10441; more particularly bounded and described as follows:

BEGINNING at a point marking the intersection of the southerly side of Middle Country Road (N.Y.S. Rte. 25) and the westerly side of Edwards Avenue;

RUNNING thence from said point of beginning along the westerly side of Edwards Avenue the following two (2) courses and distances:

1. South 05° 22' 50" West 872.00 feet,
2. South 07° 36' 50" West 59.05 feet to a stake set, Lot 3, "Subdivision Map for Michael Delea and Others", and land now or formerly Michael Delea Sr. and Others;

RUNNING thence North 64° 31' 10" West along Lot 3, "Subdivision Map for Michael Delea and Others" and land now or formerly Michael Delea, Sr. and Others 498.36 feet to a stake found and land now or formerly Main Road Associates;

RUNNING thence North 05° 31' 15" East along land now or formerly Main Road Associates 831.80 feet to a stake set, Lot 1, "Subdivision Map for Michael Delea and Others", and land now or formerly Michael Delea, Sr. and Others;

RUNNING thence along Lot 1, "Subdivision Map for Michael Delea and Others" and land now or formerly Michael Delea, Sr. and Others the following two (2) courses and distances:

1. South 64° 28' 45" East 200.00 feet to a stake set,
2. North 05° 31' 15" East 182.36 feet to a stake set and the southerly side of Middle Country Road (N.Y.S. Rte. 25).

RUNNING thence along the southerly side of Middle Country Road (N.Y.S. Rte. 25) the following two (2) courses and distances:

1. South 68° 22' 00" East 210.28 feet to a monument found,
2. South 67° 36' 00" East 101.84 feet to the point or place of BEGINNING.

CONTAINS an area of 451,727 square feet or 10.5080 acres

ZONING USE DISTRICT INDUSTRIAL C (IC) SCHEDULE OF DIMENSIONAL REGULATIONS

Min. Lot area (square feet)	Min. Lot width at Front Street (feet)	Building lot coverage (footprint)			Floor area ratio (FAR)			Side yards, interior lots				Side yards, corner lots			
		Maximum without sewer (%)	Maximum with sewer (%)	Maximum with transfer of Rights (%)	Maximum height of building surface (feet)	Maximum without sewer	Maximum with sewer	Maximum with transfer of Rights	Minimum front yard depth (feet)	Min. Depth for each side (feet)	Min. Combined depth for 2 sides (feet)	Min. Depth facing street (feet)	Min. Depth facing side (feet)	Min. Combined depth for 2 sides (feet)	Minimum rear yard depth (feet)
80,000	300	40	40	NA	60	50	0.40	0.40	NA	30	30	60	30	60	30

579 Edwards Avenue
Young & Young
400 Ostrander Avenue, Riverhead, New York 11901
631-727-2303
Howard W. Young, Land Surveyor
Thomas C. Wolpert, Professional Engineer
Robert C. Tsai, Architect
Ronald E. Pfruk, Landscape Architect
Douglas E. Adams, Professional Engineer

- LEGEND**
- CB = CATCH BASIN
 - MH = MANHOLE
 - = SIGN
 - = CAST IRON GRATE
 - ☆ = LIGHT
 - = CAST IRON COVER

- NOTES**
- AREA = 10.5080 ACRES OR 451,727 SQ. FT.
- SUBDIVISION MAP - "MICHAEL DELEA AND OTHERS" FILED IN THE OFFICE OF THE CLERK OF SUFFOLK COUNTY ON JUNE 7, 2000 AS FILE NO. 10441.
 - TOTAL PARKING SPACES = 210
 - PARCEL AS DESCRIBED IN L. 20445 CP. 648
 - NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
 - NO PART OF THE PROPERTY LIES WITHIN ANY DESIGNATED SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE RECENT FLOOD INSURANCE RATE MAP
 - ZONE USE DISTRICT = INDUSTRIAL C (IC)
 - UTILITIES ARE AVAILABLE TO THE PROPERTY FROM EITHER A PUBLICLY DEDICATED RIGHT OF WAY OR A VALIDLY CREATED EASEMENT.
 - THE PROPERTY IS IN COMPLIANCE WITH THE RESTRICTIONS CONTAINED IN THE RIVERHEAD TOWN CODE, AS REFERENCED IN THE DECLARATION AND COVENANTS RECORDED IN L. 12036 CP. 126 (EXCEPTION NO. 10).

SURVEYOR'S CERTIFICATION

• WE HEREBY CERTIFY TO AEROTERM US, INC., MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, ITS SUCCESSORS AND ASSIGNS, BABSON CAPITAL MANAGEMENT LLC & CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1994, AND INCLUDES ITEMS 1 - 4, 6, 7A, 7B, 8 - 10, 11B, 14 - 16 OF TABLE THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

Howard W. Young
HOWARD W. YOUNG, N.Y.S. L.S. NO. 45843
45193
LICENSED LAND SURVEYOR

SURVEY FOR AEROTERM US, INC.

LOT 2
"SUBDIVISION MAP - MICHAEL DELEA AND OTHERS"

At Calverton, Town of Riverhead
Suffolk County, New York

County Tax Map District 600 Section 117 Block 01 Lot 4.1

ALTA/ACSM LAND TITLE SURVEY

MAP PREPARED DEC. 22, 2005

SCALE: 1"=50'
JOB NO. 2005-0491
DWS_2005_0491_Alta_acsm

DWS FILE: V:\0491\2005_0491\Map\2005_0491_Map.dwg
 PLOT DATE: 01.20.2006 10:23:00 AM
 PLOTTED BY: B

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