

ZONING

C-3 DISTRICT (CENTRAL BUSINESS DISTRICT)

MINIMUM LOT AREA 3,200 s.f.
MINIMUM FRONT & SIDE SETBACKS NONE
MINIMUM LOT COVERAGE 100%

INFORMATION TAKEN FROM THE CITY OF ALBANY PLANNING OFFICE (S18) 434-5075

LEGAL DESCRIPTION

All that tract, piece or parcel of land, situate, lying and being in the Fifth Ward in the City of Albany, County of Albany and State of New York, more particularly bounded and described as follows:

BEGINNING at the intersection of the Southerly line of State Street with the Westerly line of South Pearl Street; and

RUNNING THENCE Southerly along the Westerly line of South Pearl Street, 128.95 feet (actual 129.20 feet) to the intersection of said line with the Northerly line of Howard Street;

THENCE along said Northerly line of Howard Street Westerly, 124.43 feet (actual 124.49 feet) to the corner of the lot now or formerly owned by the City and County Savings Bank;

THENCE Northerly along the Easterly boundary line of the property now or formerly owned by the City and County Savings Bank, 164.22 feet (actual 164.38 feet) to the Southerly line of State Street;

THENCE Easterly along the Southerly line of State Street, 108.06 feet (actual 108.10 feet) to the point or place of BEGINNING.

The premises are also described as all that parcel of land situated in the City of Albany, County of Albany and State of New York bounded and described as follows: BEGINNING at the intersection of the Southerly bounds of State Street with the Westerly bounds of South Pearl Street;

THENCE Southerly along said Westerly bounds a distance of 129.20 feet to the intersection with the Northerly bounds of Howard Street;

THENCE Westerly along said Northerly bounds, making an interior angle of 101 degrees 35 minutes 36 seconds, a distance of 124.49 feet to a point;

THENCE Northerly along the common bounds with lands now or formerly of the City of Albany, County of Albany and State of New York, as described in Book 238 of Deeds of Albany, County of Albany and State of New York, to a point in the Southerly bounds of State Street, a distance of 164.98 feet to a point in the Southerly bounds of State Street;

THENCE Easterly along said Southerly bounds, making an interior angle of 89 degrees 54 minutes 09 seconds, a distance of 108.10 feet to a point in the Southerly bounds of State Street, a distance of 108.10 feet to the point of beginning, the last course making an interior angle of 95 degrees 25 minutes 05 seconds with the first course herein described.

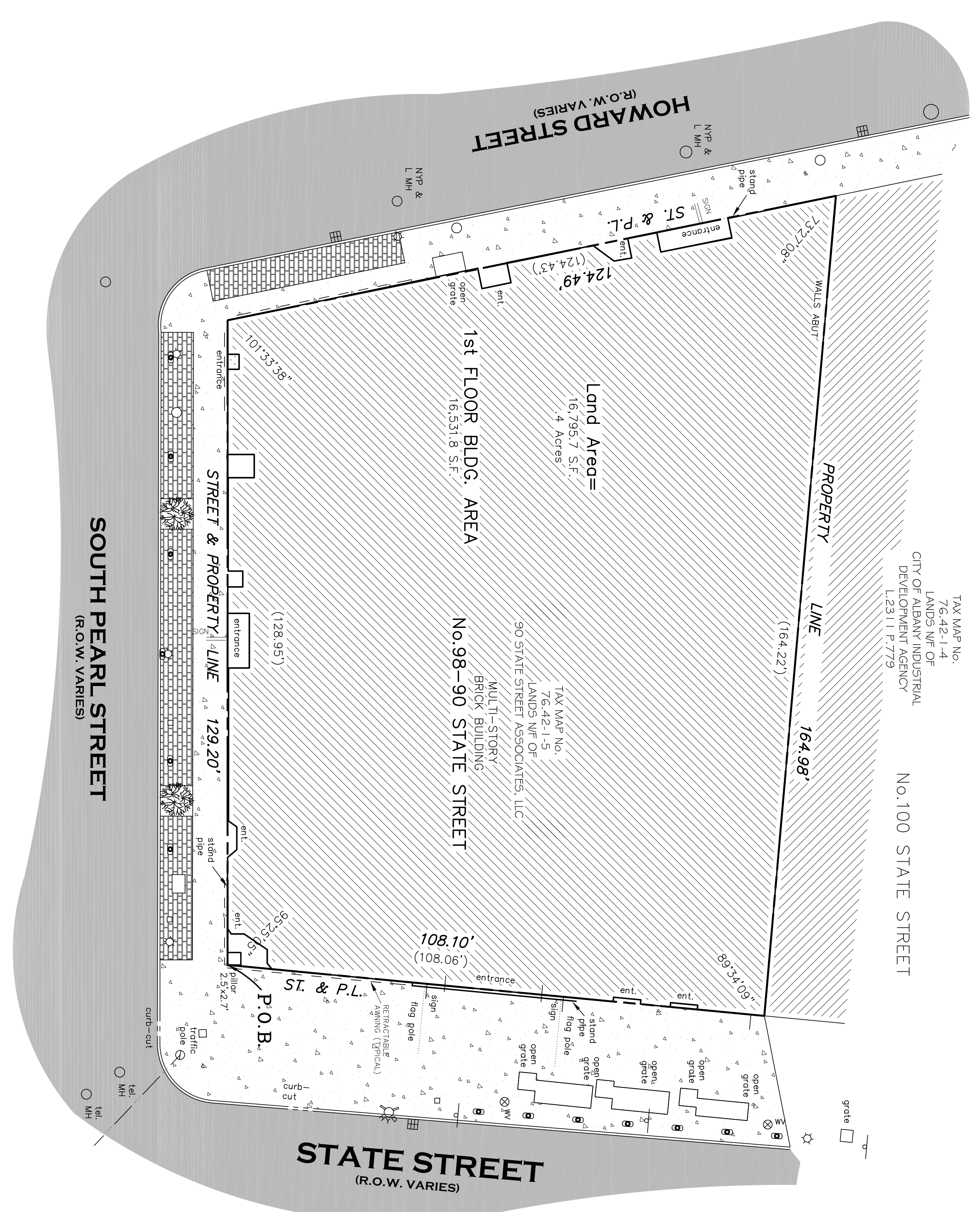
Subject to all easements, restrictions and rights-of-way of record

LEGEND

R.O.W.	RIGHT OF WAY		PARKING METERS
No.	NUMBER		MANHOLE
P.O.B.	POINT OF BEGINNING		CATCHBASIN
S.F.	SQUARE FEET		SIGN
N/P	NOW OR FORMERLY		OVERHEAD WIRE UTILITY POLE & GUT WIRE
N	NORTH		WATER VALVE
S	SOUTH		STREET LIGHT
E	EAST		CONCRETE
W	WEST		PAVEMENT
L	LIBER		PAVERS
P.	PAGE		

GENERAL NOTES

1. 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.
2. 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.
3. 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. McCLOSKEY, LICENSE No. 049441.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
5. RECORD INFORMATION SHOWN IN PARENTHESES.
6. ABSTRACT OF TITLE PROVIDED BY LAWYERS TITLE INSURANCE CORPORATION No. LM03-1162, DATED 6/1/03.



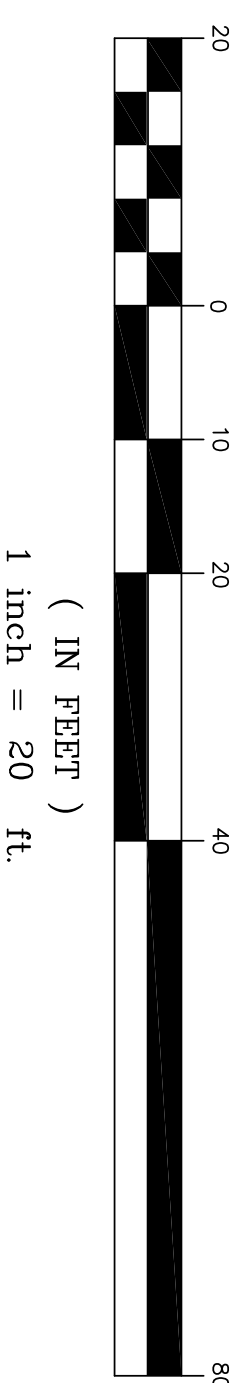
TAX MAP No. 76-42-1-4
LANDS N/P OF CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY L.2311 P.779
No.100 STATE STREET

FLOOD NOTE: By graphic plotting only, this property is in Zone(S) C

360001 0007 C of the Flood Insurance Rate Map, Community Panel No. 4/15/80 and is not in a Special Flood Hazard Area. By telephone call dated 9/12/03 to the National Flood Insurance Program (800-638-6620), we have learned this community 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 "C" AREA OF MINIMAL FLOODING

GRAPHIC SCALE



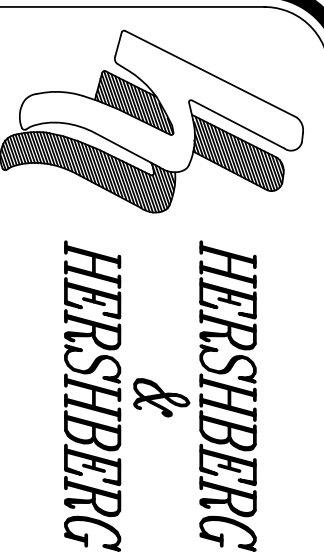
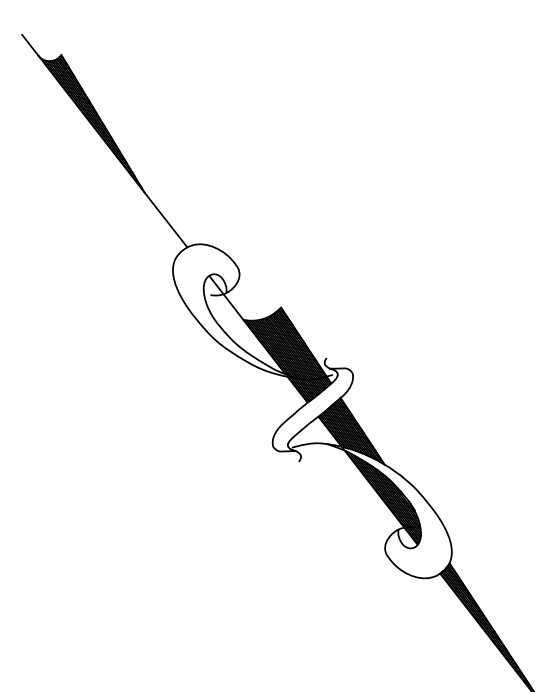
CERTIFICATIONS

Francis McCloskey a registered land surveyor, License No. 049441, in and for the State of New York, do hereby certify that the foregoing is a true and correct survey made by me on 9/12/2003 of the land therein particularly described:

- (1) the accompanying survey ("Survey") represents a true and correct survey made by me on 9/12/2003 of the land therein particularly described;
 - (2) the Survey and the information, courses and distances shown thereon are correct;
 - (3) the title lines and fines of actual possession are the same;
 - (4) the land described in the Survey is the same as described in the title insurance commitment described below;
 - (5) the area of the subject property and the size, location and type of buildings and improvements and any other matters situated on the subject property are as shown on the Survey and the boundaries of the property are as applicable sections of the Survey;
 - (6) there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements;
 - (7) there are no easements or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted on the Survey;
 - (8) there are no encroachments on the adjoining properties, streets or alleys by any of said buildings, structures and improvements, other than as shown on the Survey;
 - (9) there are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on adjoining property, except as shown on the Survey;
 - (10) all utility services required for the operation of the premises either enter the premises through adjoining public streets;
 - (11) the Survey shows the location and direction of all visible storm drainage systems for the collection and disposal of all roof and surface drainage;
 - (12) any discharge into streams, rivers or other conveyance system is shown on the Survey;
 - (13) the subject property DOES NOT lie within a Special Flood Hazard Area ("SFHA" as defined by the Federal Emergency Management Agency; the Property lies within Zone C (Only Zones with prefixes of "A" or "V" are in SFHA) of the Flood Insurance Rate Map identified as Community Panel No. 360001 0007 C, bearing an effective date of 4/15/80;
 - (14) the subject property has access to and from a duly dedicated and occupied public street or highway; (if not so state);
 - (15) (except as shown on the Survey) the subject property does not serve any adjoining property for drainage, utilities or ingress or egress; and
 - (16) the record description of the subject property forms a mathematically closed figure. (if not, so state).
- The undersigned has received and examined a copy of LAWYERS TITLE INSURANCE CORPORATION title Commitment number LM03-1162, and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference.
- This Survey is made in accordance with the 1999 "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by American Land Title Association (ALTA) and American Congress on Surveying and Mapping (ACSM) and the 1999 "Standard Detail Requirements for Land Title Surveys" jointly adopted by ALTA and ACSM and includes items 2.3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11 and 13 of Table A Thereof.

FRANCIS G. McCLOSKEY
#049441
9/19/03

Red: C:\map\kingslegp.dwg



Consulting Engineers and Land Surveyors
40 Colvin Avenue
Albany, New York 12206

MAP SHOWING LOCATION OF BUILDINGS AND IMPROVEMENTS WITH REFERENCE TO PROPERTY LINES OF
STATE STREET
CITY AND COUNTY OF ALBANY, NEW YORK

ALTERNATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL.
REVISIONS: CHANGE CERT. 10/28/03
DATE: 9/12/03
SCALE: 1"=20'
BY: JCM
CHK: GRT
MAP No.: 030286

i:\y01 Drive\mp\FK03TAMP.bmp