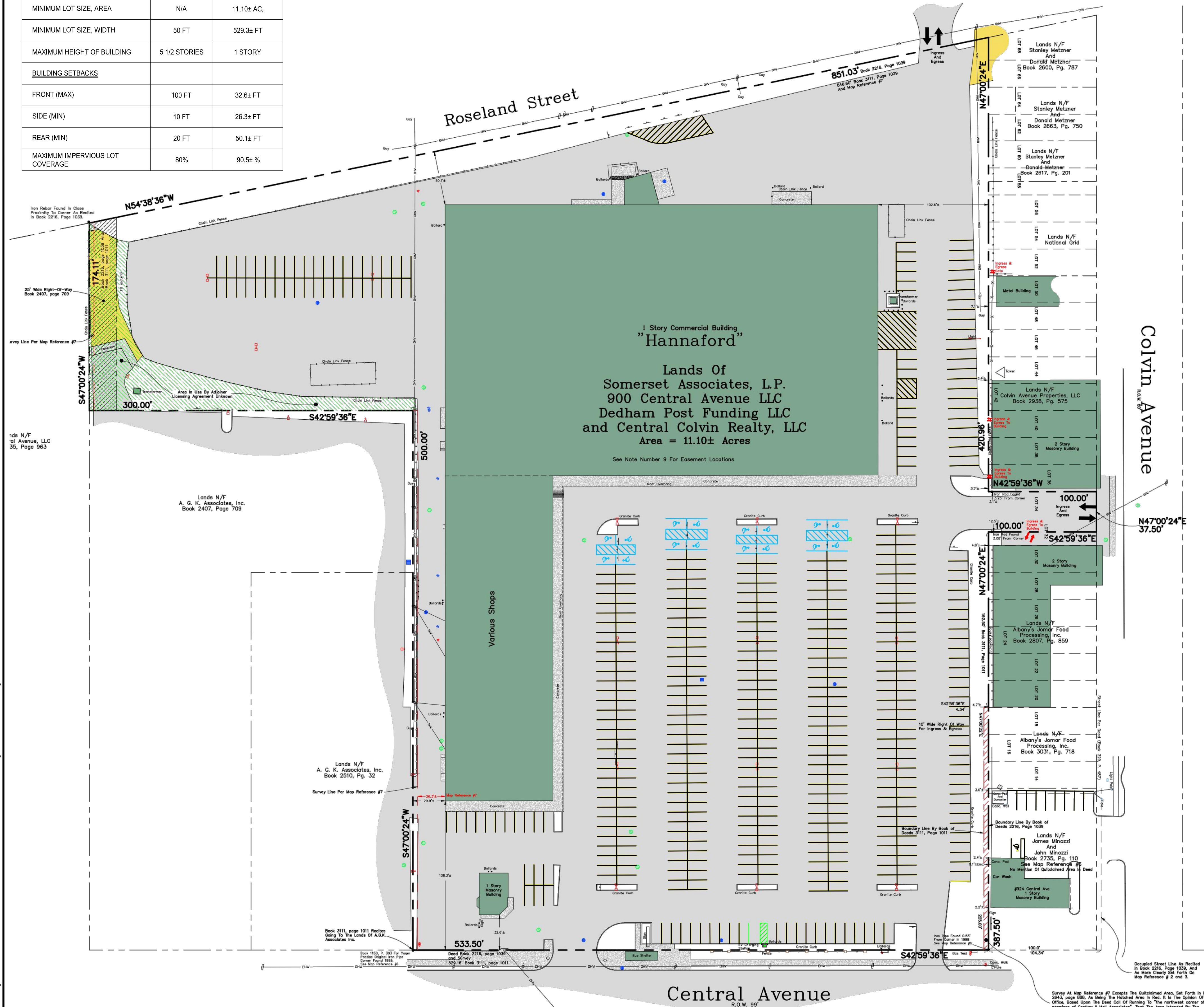


### SITE DATA CHART

ZONING DISTRICT: MIXED USE, COMMUNITY HIGHWAY (MU-CH)  
GENERAL RETAIL IS A PERMITTED USE

	REQUIRED	EXISTING
MINIMUM LOT SIZE, AREA	N/A	11.10± AC.
MINIMUM LOT SIZE, WIDTH	50 FT	529.3± FT
MAXIMUM HEIGHT OF BUILDING	5 1/2 STORIES	1 STORY
<b>BUILDING SETBACKS</b>		
FRONT (MAX)	100 FT	32.6± FT
SIDE (MIN)	10 FT	26.3± FT
REAR (MIN)	20 FT	50.1± FT
MAXIMUM IMPERVIOUS LOT COVERAGE	80%	90.5± %



#### SURVEY NOTES:

1. This survey was prepared for the sole purpose of reporting the actual field conditions of the subject real property for the exclusive use of Somerset Associates, L.P., 900 Central Avenue LLC, Dedham Post Funding LLC, and Colvin Realty, LLC and SHALL NOT BE USED FOR ANY OTHER PURPOSES BEYOND SAID SAME, to include a mortgage title insurance policy, fire title insurance policy, survey or owner's affidavit, mortgaging/refinancing, foreclosure, public auction, any future transfer of title, or any other use of said survey, unaffiliated by law and/or by contract with the surveyor which shall invalidate the certification and BE IN DIRECT VIOLATION OF THE CONTRACT WITH THE CLIENT.

Certifications indicated hereon signify that the plan was prepared from an actual field survey conducted in accordance with the standards set forth in the Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, as last revised on July 18, 1997.

This survey and the certification hereon shall be valid only to the party or parties hereon named and are not transferable to additional institutions or subsequent owners, other than as may be or expressly stated hereon.

- See This Insurance Policy by Stewart Title Title Number A-0126701 by Stearns Monahan Proctor Rodgrave Title Agency, Inc., dated August 8, 2014. This survey is subject to any statement of facts that a current Abstract of Title or Title Report may disclose.
- No search of the public record was made for easements, agreements or restrictions that may affect the surveyed parcel that may not have been contained in Title Report referenced hereon. An up to date Abstract of Title is recommended to ascertain what easements, agreements or restrictions that may affect the survey parcel.
- Subject to any subsurface condition, improvement, and/or encroachment, not evident by surface inspection.
- Survey excepts the location of any possible prescriptive easement by others, unless specifically noted hereon.
- Unless specifically stated the surveyor is not responsible for identifying features which are under the jurisdiction of governmental agencies, including but not limited to: designated wetlands, flood plains, floodways, dunes, landfills, hazardous waste sites, protected or endangered flora and fauna, archeological, historical, cultural, etc. It is also not the surveyor's responsibility to determine if the present use of the parcel or the location of existing structures conform to the current local zoning ordinance or if said uses or locations conform to the zoning ordinance in effect at the time of construction or occupancy.
- This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantee.
- Deed of Record Book 3111, Page 1011, and Book 2643, Page 888.
- For assessment locations see survey of record by Clough, Harbour & Associates LLP, dated July 31, 1996 and last revised August 30, 2004, see map reference #7. Easements set forth in title report provided by client lacks sufficient copies of the deeds.

#### MAP REFERENCES:

- "PROPERTY BELONGING TO MARTIN A. SHAFER, ALBANY, N.Y.," dated 1912, prepared by Howard Batchelder Asst. City Engineer, Albany, N.Y.
- "MAP SHOWING SURVEY OF A PORTION OF THE PROPERTY OF FRED A. DANIEK & LOTTIE E. DANIEK SITUATED ON THE WEST SIDE OF CENTRAL AVENUE, ALBANY, N.Y.," dated April 4, 1955, prepared by Ben B. Hershberg and filed in the Albany County Clerk's Office as map 3594.
- "PLAT PLAN OF LANDS OWNED BY A.J. & I. REALTY CO.," dated November 1, 1989, prepared by Smith & Mahoney, P.C. Map not filed.
- "ALTA/ACSM LAND TITLE SURVEY SHOWING CERTAIN LANDS OF 900 CENTRAL AVENUE," dated July 31, 1996 and last revised 9-6-96 and prepared by Clough, Harbour & Associates LLP. Map not filed.
- "NEW YORK POWER & LIGHT CORP. DISTRIBUTION ALBANY DISTRICT BLOCKS EAST OF WASHINGTON & NORTH OF DANKEE EASEMENTS," dated Dec. 1940 and filed in the Albany County Clerk's Office as map 1368.
- "924 CENTRAL AVENUE, ALBANY, NY (QUICK LUBE)," dated April 30, 1998 and prepared by RDM Surveying Consultants. Map not filed.
- "ALTA/ACSM LAND TITLE SURVEY SHOWING CERTAIN LANDS OF 900 CENTRAL AVENUE," DATED July 31, 1996, last revised August 30, 2004, and prepared by Clough, Harbour & Associates LLP. Map not filed.

#### CERTIFIED TO:

1. Somerset Associates, L.P., 900 Central Avenue LLC, Dedham Post Funding LLC, and Colvin Realty, LLC

#### NOTES:

THIS PLAN IS BASED ON A SURVEY ENTITLED "PLAT OF SURVEY LANDS OF SOMERSET ASSOCIATES, LP, 900 CENTRAL AVENUE LLC DEDHAM POST FUNDING LLC AND CENTRAL COLVIN REALTY, LLC" DATED MAY 8, 2017, PREPARED BY RDM SURVEYING CONSULTANTS.

#### Legend:

- - Sanitary Manhole
- - Storm Manhole
- - Telephone Manhole
- - Electric Manhole
- - Water Valve
- - Fire Hydrant
- - Gas Valve
- - Catch Basin
- - Overhead Wires
- - Asphalt Surface
- - Concrete Surface
- - Light
- - Sign

# HANNAFORD PLAZA

900 Central Avenue  
Albany, NY 12206

# NIGRO COMPANIES

20 Corporate Woods Blvd.  
Albany, NY 12211

## BERGMANN ARCHITECTS ENGINEERS PLANNERS

Bergmann Associates, Architects, Engineers,  
Landscape Architects & Surveyors, D.P.C.  
2 Winners Circle, Suite 102  
Albany, NY 12205

office: 518.862.0325

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DATE	DESCRIPTION

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Landscape Architects & Surveyors, D.P.C.

Project Manager: <b>G. URSPRUNG, PE</b>	Checked By: <b>G. URSPRUNG, PE</b>
Designed By: <b>N/A</b>	Drawn By: <b>W. DARBOUZE, EIT</b>
Date Issued: <b>02/17/2020</b>	Project Number: <b>010155.00</b>

### SITE PLAN

# SP-100