

**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 300202020 (2/22/2020) and is not in a Special Flood Hazard Area. By telephone call dated 12/22/2020, to the National Flood Insurance Program (NFIP) call center, we have learned this community does not currently participate in the program. No field surveying was performed to determine the zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. AREA A-E OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.

**NOTES CORRESPONDING TO SCHEDULE B SECTION 2 ITEMS**

- 10 GRANT OF RAILROAD RIGHT OF WAY TO OPERATE & MAINTAIN RAILROAD L.184 P.510. R.O.W. IS NORTH FROM NORTH FERRY THROUGH LUMBER DIST. EXACT LOCATION CANNOT BE PLOTTED FROM DESCRIPTION IN DOCUMENT.
- 11 RESTRICTION CONTAINED IN L.334 P.89. DOES NOT AFFECT SUBJECT PARCEL.
- 12 RIGHT OF WAY FOR OPERATION OF STREET RAILROAD IN L.623 P.199. DOES NOT AFFECT SUBJECT PARCEL.
- 13 RESERVATION OF CROSSING RIGHTS CONTAINED IN CONVEYANCE TO THE DELAWARE & HUDSON COMPANY, L.627 P.95. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- 14 GRANT OF PROPERTY WITH RELEASED OBLIGATIONS AND RESERVATIONS OF RIGHTS CONTAINED IN L.833 P.374. PROPERTY DESCRIBED FALLS TO THE SOUTH OF SUBJECT PARCEL AND DOES NOT AFFECT.
- 15 CONDITIONS AND LIMITATIONS AS CONTAINED IN A GRANT TO THE MUNICIPAL GAS COMPANY OF THE CITY OF ALBANY IN L.660 P.1. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- 16 RIGHTS AND EASEMENTS, COVENANTS AND RESTRICTIONS IN L.728 P.158. DOES NOT AFFECT SUBJECT PARCEL.
- 17 UTILITY EASEMENTS IN
- 18 L.803 P.133. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- 19 L.1805 P.365. DOES NOT AFFECT SUBJECT PARCEL.
- 20 LETTERS PATENT GRANTED TO THE CITY OF ALBANY FOR HIGHWAY PURPOSES WITH POSSIBILITY OF REVERTER IN L.2307 P.863. FALLS NORTH OF SUBJECT PARCEL AND DOES NOT AFFECT.
- 21 RESERVATION AND EASEMENTS INCLUDED IN L.2476 P.144. BLANKET IN NATURE. CANNOT PLOT.
- 22 RESERVATION AND EASEMENT RIGHT OF WAY INCLUDED IN L.2971 P.692. BLANKET IN NATURE. APPROXIMATE LOCATION NOTED.
- 23 RECIPROCAL EASEMENT, L.3118 P.469. BLANKET IN NATURE. APPROXIMATE LOCATIONS HAVE BEEN NOTED.
- 24 CONVEYANCE CONTAINING RIGHT OF WAYS IN L.872 P.510.
- 25 GRANT OF EASEMENTS RIGHTS AND SUBJECT TO RESERVATION IN L.1209 P.375. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- 26 NOTICE OF APPROPRIATION (MAP 5118) L.1973 P.245. DOES NOT AFFECT SUBJECT PARCEL.
- 27 (MAP 5175) AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- 28 (MAP 5485) L.2021 P.339. AFFECTS PLAYLAND PARCEL AND HAS BEEN SHOWN.
- 29 UTILITY EASEMENTS IN
- 30 L.2290 P.689. DOES NOT AFFECT SUBJECT PARCEL.
- 31 L.2611 P.1013. DOES NOT AFFECT SUBJECT PARCEL.

**LEGEND**

R.O.W.	RIGHT OF WAY	○	CAPPED IRON ROD FOUND
No.	NUMBER	XX	HYDRANT
en.c.	ENDROACHMENT	○	MANHOLE
P.O.B.	POINT OF BEGINNING	■	CATCH-BASIN
S.F.	SQUARE FEET	—	SIGN
N/F	NOW OR FORMERLY	●	BOLLARD
FL	FEET	—	FENCE LINE
Dep.	DEGREE	—	GUARD RAIL
M	MEASURED	—	OVERHEAD WIRE, UTILITY POLE & CUT WIRE
N	NORTH	↔	TRAFFIC FLOW ACCESS AREA
S	SOUTH	↔	WATER VALVE
E	EAST	⊙	GAS VALVE
W	WEST	⊙	LIGHT POLE
tel.	TELEPHONE	—	CONCRETE
elec.	ELECTRIC	—	PAVEMENT
L	LIBER	—	
P.	PAGE	—	

**GENERAL NOTES**

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7200-2, 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 C. MCGLOTHLY, LICENSE No. 049441.
- THERE IS NO EVIDENCE OF CEMETERIES ON SUBJECT PARCEL.
- NOTE: INFORMATION IN PARENTHESES IS OF RECORD DEED REFERENCE: LIBER 1856 PAGE 323
- TITLE PROVIDED BY FIRST CHICAGO TITLE INSURANCE COMPANY/TITLE COMMITMENT #21030 DATED NOVEMBER 18, 2020.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.

**PARKING TABLE**

REGULAR PARKING	109
HANDICAPPED PARKING	8
TOTAL PARKING SPACES	117

**ZONING INFORMATION**

MJ-FW MIXED-USE, FORM-BASED WAREHOUSE DISTRICT

MIN. FRONT YARD	0 FEET MINIMUM
MIN. SIDE YARD	6 FEET MINIMUM
MIN. REAR YARD	0 FEET MINIMUM
MAX. BUILDING HEIGHT	2 STORIES MINIMUM 15 STORIES MAX.

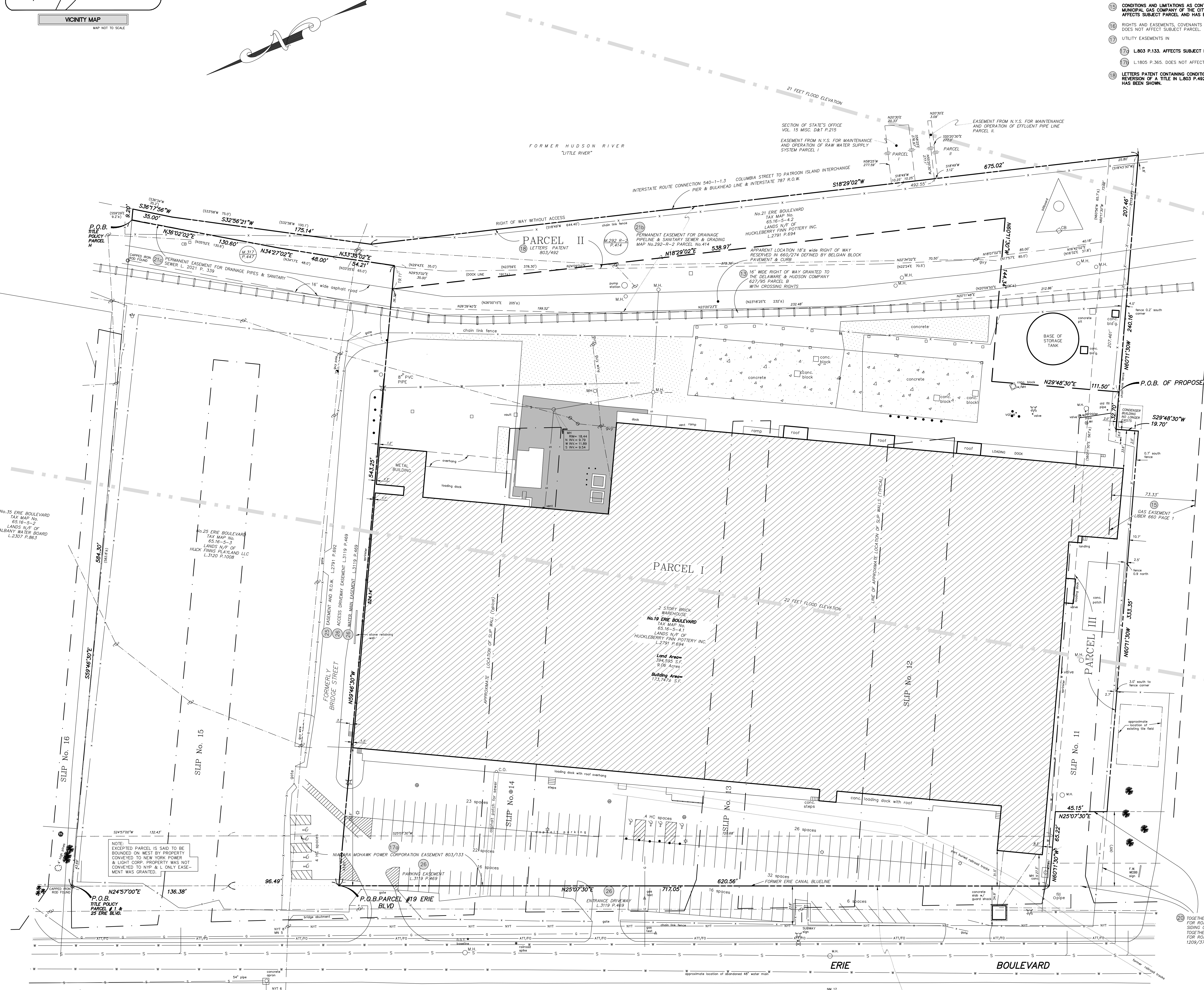
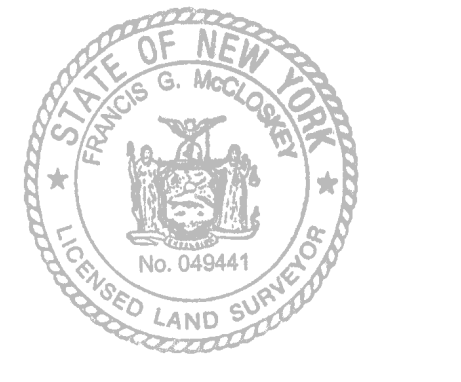
ZONING INFORMATION ADOPTED FROM THE CODE OF CITY OF ALBANY  
ZONING ORDINANCE ADOPTED APRIL 2017

**SURVEYOR'S CERTIFICATE**

TO:  
 1. REDBURN HOLDINGS, LLC  
 2. SPOCCHETTI ABBOTT TABER, PLLC D/B/A AAA TITLE AGENCY AS AGENT FOR CHICAGO TITLE INSURANCE COMPANY  
 3. 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 THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALBANY'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 11, 13, 14, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/19/2020.

DATE OF PLAT: 11/23/2020  
 SIGNED: *J. G. McElroy*  
 Registration No. 59471



**HERSHERBER & HERSHERBER**  
 Consulting Engineers and Land Surveyors  
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 Albany, New York 12206  
 Ph. (518) 459-3096  
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 E-mail: theaherbers@aol.com

**ALTA/ACSM LAND TITLE SURVEY**  
 MAP SHOWING LOCATION OF BUILDINGS AND IMPROVEMENTS WITH REFERENCE TO PROPERTY LINES OF  
**No. 19**  
**ERIE BOULEVARD**  
 CITY OF ALBANY COUNTY OF ALBANY, STATE OF NEW YORK  
 ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL.  
 REVISIONS:  
 DATE 11/23/2020 SCALE 1"=30' BY AVC GRT MAP No. 200297