

ALTA/ACSM SURVEY FOR COSTCO WHOLESALE CORPORATION
SITUATE
RIVERHEAD

TOWN OF RIVERHEAD
SUFFOLK COUNTY, NEW YORK
S.C. TAX No. 600-101-01-P/O 03
SCALE 1"=100'
JANUARY 24, 2000
JANUARY 26, 2004 UPDATE SURVEY
APRIL 7, 2005 UPDATE SURVEY
APRIL 25, 2005 ADD 50' RIGHT OF WAY
OCTOBER 31, 2005 UPDATE SURVEY
JANUARY 20, 2006 ADDED ADDITIONAL NOTE & RE-CERTIFIED
MAY 1, 2006 UPDATE SURVEY
MAY 4, 2006 ADDED R.O.W. DESCRIPTION
MAY 25, 2006 SURVEY THE 12 ac. COSTCO PARCEL

AREA = 544,500 sq. ft.
12.5 ac.

NOTE:

- THE 50' WIDE RIGHT OF WAY AS DESCRIBED IN LIBER 4242 PAGE 435, LIBER 12151 PAGE 608 AND LIBER 12008 PAGE 795 AS SHOWN HAS NOT BEEN SURVEYED NORTH OF THE PROPERTY LINES SHOWN FOR S.C. TAX LOT No. 600-101-01-03
- ELEVATIONS ARE REFERENCED TO N.G.V.D. 1929 DATUM. EXISTING ELEVATIONS ARE SHOWN THUS: $x^{+0.7}$. EXISTING CONTOUR LINES ARE SHOWN THUS: $————$
- THE SOURCE OF THE ZONING INFORMATION HEREON IS FROM THE TOWN OF RIVERHEAD'S WEB SITE LINK THE CURRENT ZONING REGULATIONS.
- THERE ARE NO SURVEY RELATED EXCEPTIONS IN THE TITLE REPORT BY COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE No. NY060606.

To Costco Wholesale Corporation, Commonwealth Land Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with 'Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys,' jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items of 1-11 and 13-16 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an urban Survey.

The undersigned further certifies that:

the positional uncertainties resulting from this survey measurements made on this survey do not exceed the allowable positional tolerance.

the survey requirements were made in accordance with the "minimum angle, distance and closure requirements for survey measurements which control land boundaries for ALTA/ACSM land title surveys."

proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "minimum angle, distance and closure requirements for survey measurements which control land boundaries for ALTA/ACSM land title surveys."

Date: May 25, 2006

Signed: _____

Registration number: 49668

I hereby certify that Costco Wholesale Corporation project, shown hereon does not lie within a special flood hazard zone according to 36102C0462G of Flood Insurance Rate Map of May 4, 1998 and noted as zone X.

ZONING SCHEDULE FOR
DRC (DESTINATION RETAIL CENTER)

LOT AREA MIN., SQ. FT.	MAX., SQ. FT.	LOT WIDTH AT FRONT STREET MIN., SQ. FT.	MAX., SQ. FT.	BUILDING - LOT COVERAGE MAX., PERCENT	IMPERVIOUS SURFACE MAX. PERCENT OF LOT	BUILDING HEIGHT MAX. FEET (HT)	FAR MAX. (DZ)
40,000	-	-	-	20	80	35 TO 50	0.1 TO .15
MIN., DEPTH FEET	MAX., DEPTH FEET	MIN., DEPTH FEET	MAX., DEPTH FEET	MIN., DEPTH FEET	MIN., DEPTH FEET	MIN., DEPTH FEET	MIN., DEPTH FEET
50	-	25	30	25	50	50	50

CERTIFIED TO:

COSTCO WHOLESALE CORPORATION
COMMONWEALTH LAND TITLE INSURANCE COMPANY

Description for Costco Wholesale Corporation

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Hamlet of Riverhead, Town of Riverhead, County of Suffolk, and the State of New York being more particularly bounded and described as follows:

BEGINNING at the northeast corner of the property about to be described, said point being the following five (5) courses and distances from the extreme westerly end of a curve connecting the westerly side of Mill Road with the northerly side of Old Country Road (C.R. 58):

- South 81 degrees 36 minutes 00 seconds West, 1,387.16 feet to a point;
- North 08 degrees 24 minutes 00 seconds West, 203.31 feet to a point;
- North 33 degrees 24 minutes 20 seconds West, 863.43 feet to a point;
- North 32 degrees 03 minutes 40 seconds West, 1,071.28 feet to a point;
- South 57 degrees 56 minutes 20 seconds West, 290.75 feet to the true point of beginning;

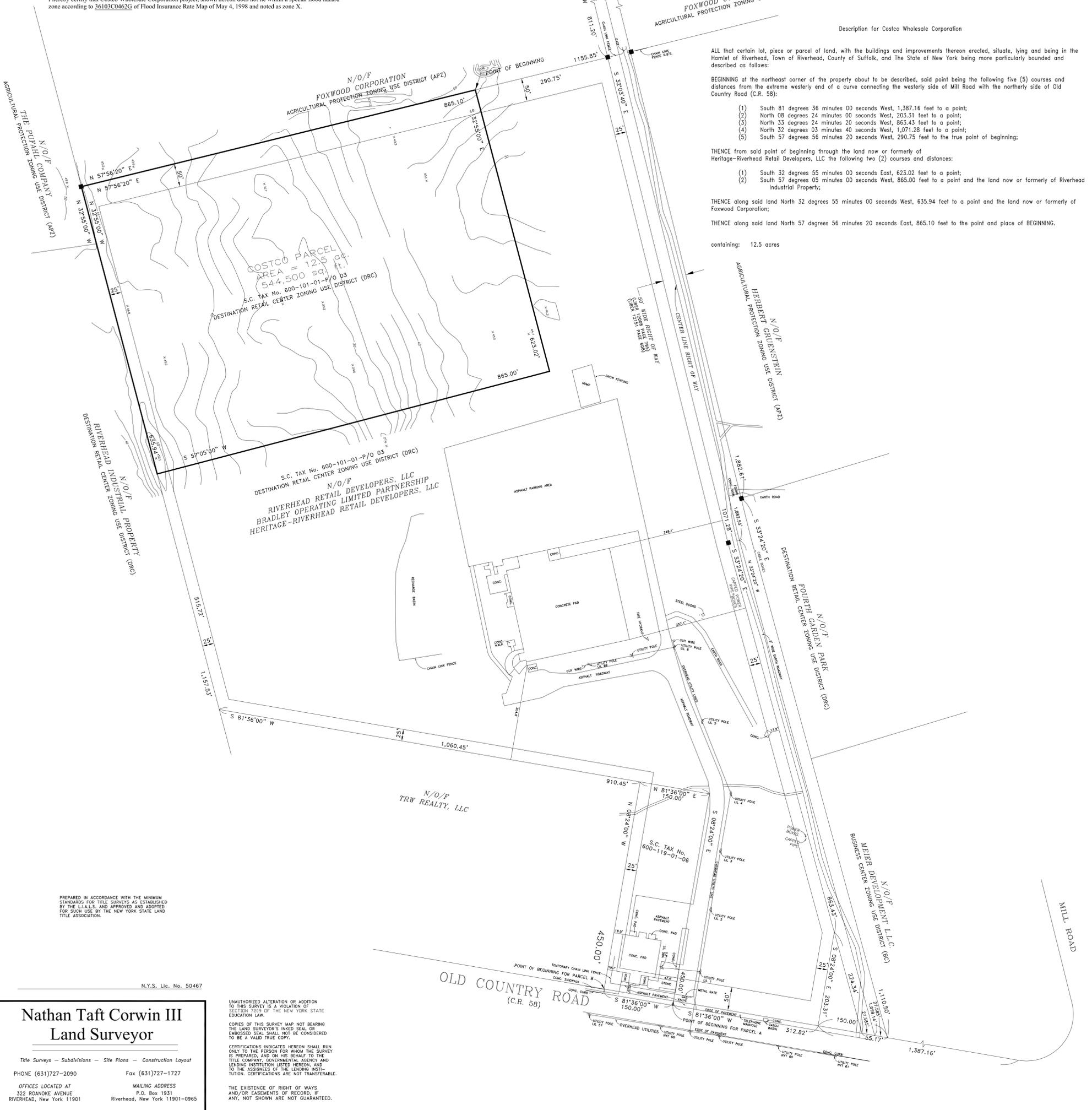
THENCE from said point of beginning through the land now or formerly of Heritage-Riverhead Retail Developers, LLC the following two (2) courses and distances:

- South 32 degrees 55 minutes 00 seconds East, 623.02 feet to a point;
- South 57 degrees 05 minutes 00 seconds West, 865.00 feet to a point and the land now or formerly of Riverhead Industrial Property;

THENCE along said land North 32 degrees 55 minutes 00 seconds West, 635.94 feet to a point and the land now or formerly of Foxwood Corporation;

THENCE along said land North 57 degrees 56 minutes 20 seconds East, 865.10 feet to the point and place of BEGINNING.

containing: 12.5 acres



PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR TITLE SURVEYS AS ESTABLISHED BY THE L.L.A.S. AND APPROVED AND ADOPTED FOR SUCH USE BY THE NEW YORK STATE LAND TITLE ASSOCIATION.

N.Y.S. Lic. No. 50467

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE.
THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED.

Nathan Taft Corwin III
Land Surveyor

Title Surveys - Subdivisions - Site Plans - Construction Layout

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