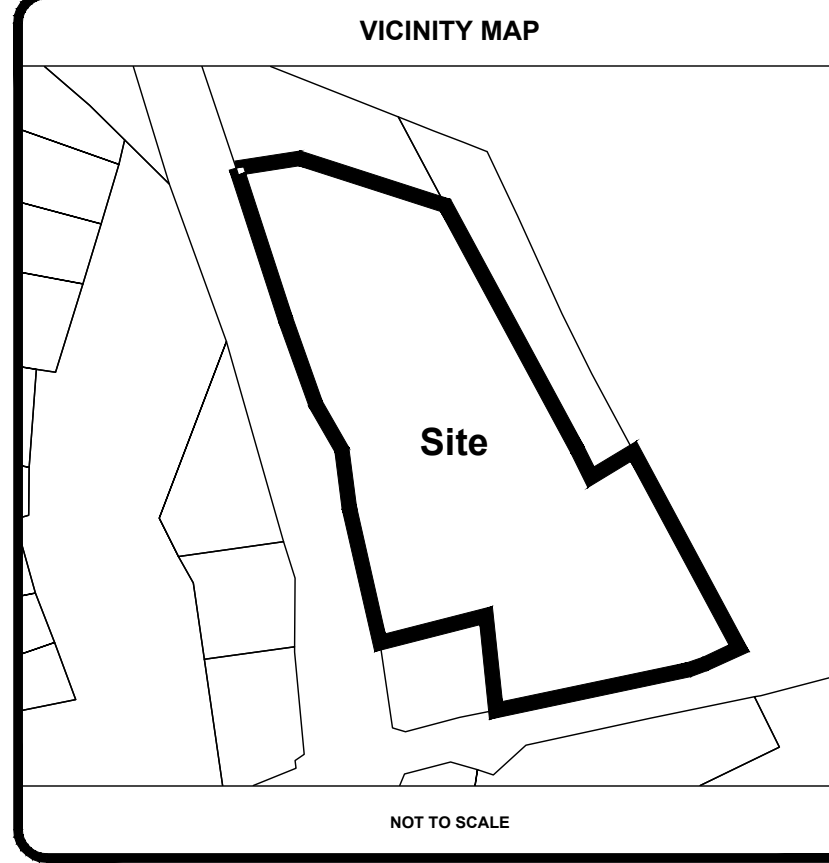


**SUBJECT PARCEL**  
 All that certain plot piece or parcel of land, situate, lying and being in the Town of Wappinger, County of Dutchess, and State of New York, more particularly described as follows:  
 Beginning at a point on the east line of Route 9, said point also being the northwest corner of lands now or formerly of QTY NY Leasing, Inc.;  
 Running thence from said point of beginning along the East line of Route 9, North 04°18'59" East a distance of 118.78 feet to a point, North 01°15'30" East a distance of 186.84 feet to a point, North 06°00'14" East a distance of 36.42 feet to a point, North 83°50'26" East a distance of 82.89 feet to a point, North 14°29'55" West a distance of 106.40 feet to a point, North 05°49'49" West a distance of 196.42 feet to a point, and North 08°03'27" West a distance of 310.45 feet to a point, said point being the northwest corner of the herein described parcel and the southwest corner of lands now or formerly of Pie Shaped Development Corporation;  
 Thence along Pie Shaped Development Corporation, South 83°30'00" East a distance of 121.00 feet to a point, South 07°53'30" East a distance of 330.55 feet to a point, South 15°54'30" East a distance of 626.83 feet to a point, and North 70°56'30" East a distance of 100 feet to a point on the line of lands now or formerly of Marshall 31 LLC;  
 Thence along Marshall 31 LLC and lands now or formerly of Hudson Valley Federal Credit Union, South 53°13'00" East a distance of 227.40 feet to a point and South 12°55'30" East a distance of 228.76 feet to a point on the North line of Myers Corners Road (County Route 93);  
 Thence along Myers Corners Road, South 73°54'41" West a distance of 89.51 feet to a point, North 13°11'43" West a distance of 4.75 feet to a point, South 74°37'22" West a distance of 35.75 feet to a point, South 87°55'46" West a distance of 218.73 feet to a point, and North 86°43'49" West a distance of 186.20 feet to the aforementioned lands of QTY NY Leasing, Inc.;  
 Thence along lands of QTY NY Leasing, Inc., North 06°27'15" East a distance of 187.17 feet to a point and South 88°03'05" West a distance of 225.00 feet to the Point of Beginning.

**FLOOD ZONE DESIGNATION**  
 Subject Parcel is Located in Zone X(1)Unshaded - Areas Determined to be Outside the 0.5% Annual Chance Floodplain and Such Condition is Found Mapped on the Federal Flood Insurance Rate Map with Map Numbers 360270450E and 360270450E

**TOWN OF WAPPINGER CODE**  
 240 Attachment 4, Schedule of Dimensional Regulations - Nonresidential District for Shopping Center District (SC)  
 Minimum Lot Size 10 Acres  
 Minimum Frontage 300 FT.  
 Minimum Width 500 FT.  
 Minimum Depth 500 FT.  
 Minimum Yard Front (Ft.) Side (Ft.) Rear (Ft.)  
 125 (Centerline of Street) 50 50  
 100 (Front Lot Line of Street) 75 (County/State Highway)  
 Maximum Building Height 35 (Ft.) or 2 1/2 Stories  
 Maximum Building Coverage 20%  
 Maximum Floor Area Ratio 0.2  
 Maximum Impervious Surface 75%  
 Maximum Landscaped Open Space 75%

**ZONING**  
 The Subject Parcel is located in the Shopping Plaza District (SC) as Obtained from "Town of Wappinger Zoning Map," Dated January 14, 2014.  
**PARKING**  
 Total Spaces 628  
 Handicapped Spaces 17  
**PROPERTY ADDRESS**  
 1488-1506 Route 9 Wappinger 12590



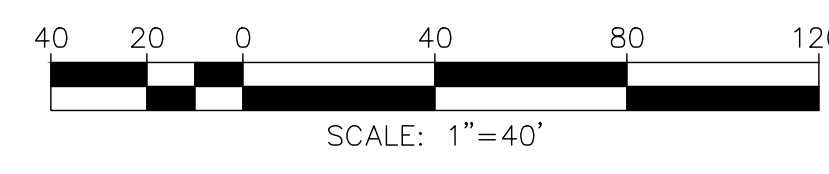
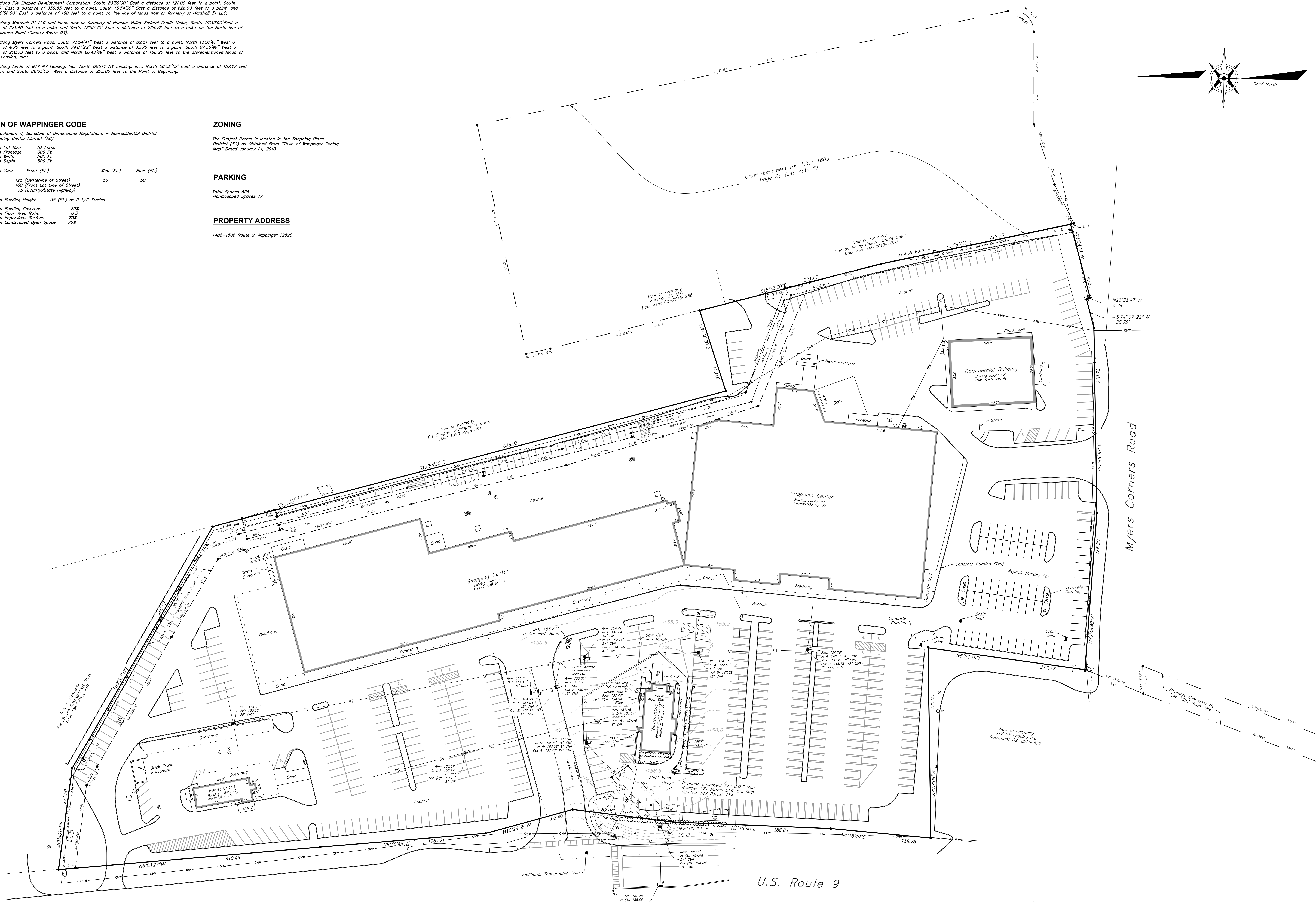
- SURVEY NOTES**
- Unauthorized alterations or addition to this survey map is a violation of section 2209 of the New York State Education Law. Copies of this survey map not bearing the land surveyors seal and signed with the seal shall not be considered to be valid copies.
  - The certifications herein are not transferable.
  - Subject to the findings of a current title search.
  - Subject to covenants, assessments, restrictions, conditions and agreements of record.
  - Subject to any right, title or interest the public may have for highway use.
  - Bearings and North shown hereon are referenced to dead bearings as listed in document 02-2003-8783. See dead reference.
  - The location of underground improvements or encroachments are not shown unless they are shown on the map. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
  - Cross-Easement also encompasses entire parcel shown hereon (Tax ID 6157-02-653974).
  - Water Line easement taken from a survey prepared by TEC Land Surveying and titled "Water Line As-Built and Easement Survey Prepared for Wappinger Shopping Center, LLC."
  - There was no evidence of current earth moving work, building construction or building additions at the time of the survey.
  - There was no evidence of proposed changes in street right of way lines or evidence of recent street or sidewalk construction or repairs at the time of the survey.
  - There was no evidence of site use as a solid waste dump, sump or sanitary landfill at time of the survey.
  - Survey map prepared and provided by TEC Land Surveying. Mapping updated a restaurant parcel on April 26, 2021.

**DEED REFERENCE**  
 Document 02-2003-8783  
 Wappinger Associates, LLC  
 Wappinger Shopping Center LLC  
 October 1, 2003

**TAX PARCEL NUMBER**  
 Town of Wappinger, Dutchess County, New York  
 6157-02-653974

**AREA**  
 565,056 Square Feet  
 12.972 Acres

**FILED MAP REFERENCE**  
 Map entitled "Subdivision Map Prepared For Eileen Allen" prepared by Roger A. Martin Engineers and Surveyors and filed in the Dutchess County Clerk's office on April 2, 1998 as Map No. 10572.



**Engineering and Land Surveying, P.C.**  
 1533 Crescent Road - Clifton Park, NY 12065

WAPPINGER SHOPPING PLAZA - POPEYES  
**MAPPING UPDATE - RESTAURANT PARCEL LANDS OF WAPPINGER SHOPPING CENTER LLC**  
 TOWN OF WAPPINGER, COUNTY OF DUTCHESS, STATE OF NEW YORK

Drawn	1517-02-653974
Checked	1488-1506 U.S. ROUTE 9
Date	4/29/2021
Scale	1" = 40'
Project Name	WAPPINGER SHOPPING PLAZA
Sheet	1 OF 1