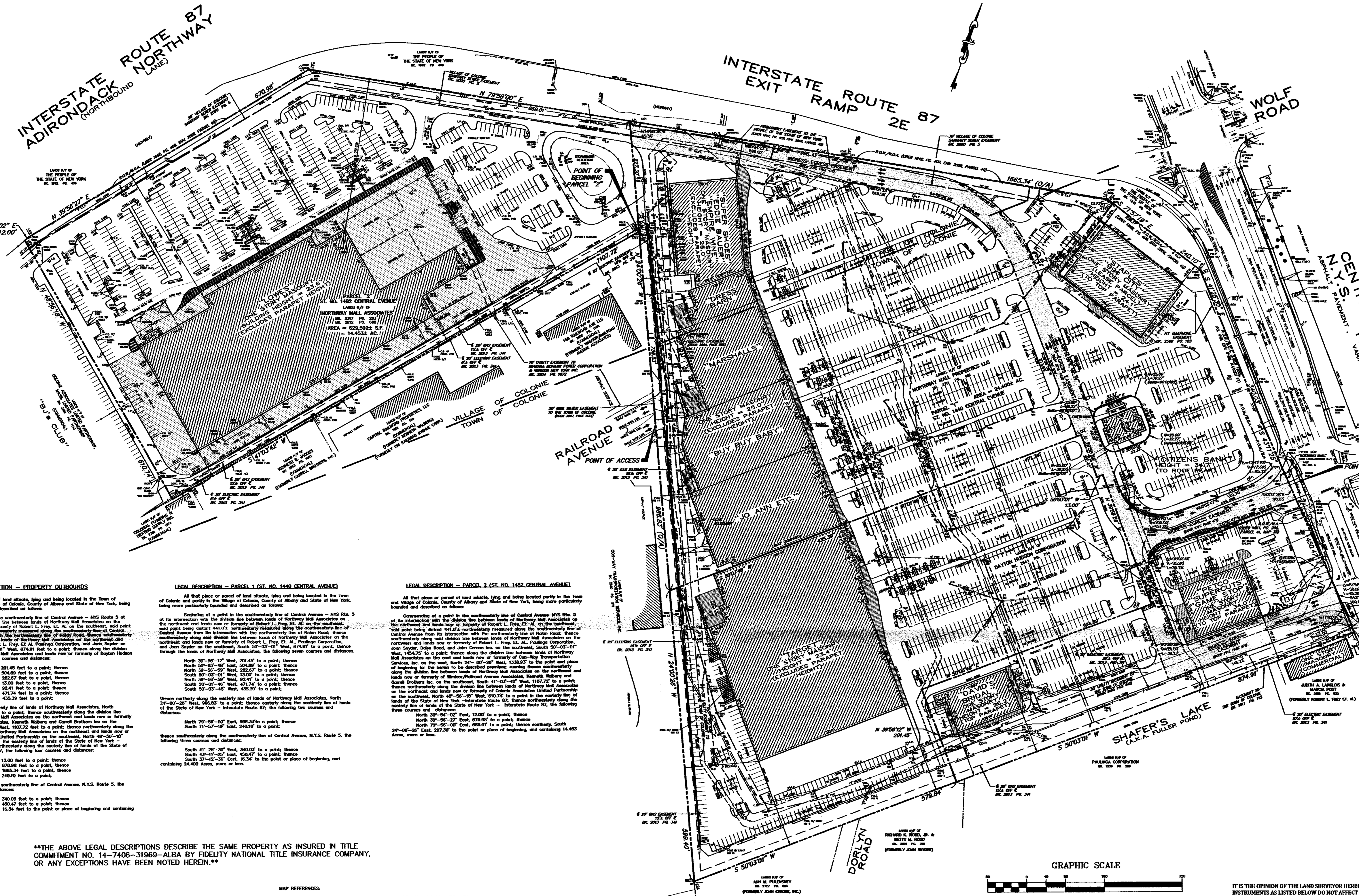

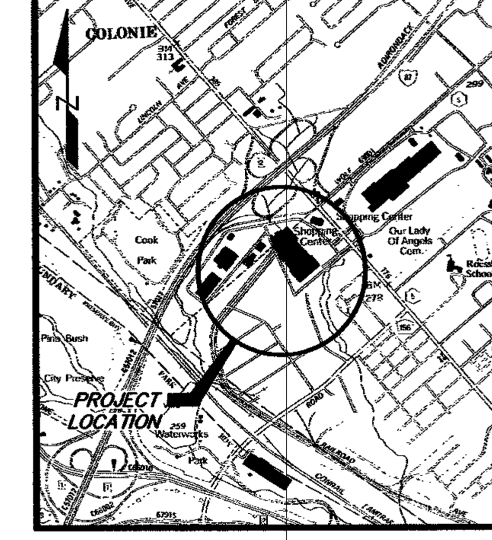

SITE LOCATION MAP

SCALE : 1" = 2000'

BUILDING FOOTPRINT AREA TABULATION

STRIP CENTER (INCLUDES JO ANN, ETC., BUY BUY BABY, MARSHALLS, DRESS BARN, EDDIE BAUER, EMPIRE WINE AND SUPER SHOES)	150,293± S.F.
STAPLES	28,002± S.F.
PETCO, SUPERCUTS & GAME STOP	15,491± S.F.
CITIZENS BANK	4,442± S.F.
DAVID'S BRIDAL	12,450± S.F.
TARGET	124,214± S.F.
LOWES	138,246± S.F.

*NOTE: BUILDING FOOTPRINT AREA IS TOTAL AREA WITHIN EXTERIOR WALLS OF RESPECTIVE BUILDING.

LEGAL DESCRIPTION – PROPERTY OUTBOUNDS

All that piece or parcel of land situate, lying and being located in the Town of Colonie and partly in the Village of Colonie, County of Albany and State of New York, being more particularly bounded and described as follows:

Beginning at a point in the southwesterly line of Central Avenue – NYS Route 5 at its intersection with the division line between lands of Northway Mall Associates on the northwest and lands now or formerly of Robert L. Frey, Et. Al. on the southeast, said point being distant 441.0± feet northwesterly measured along the southwesterly line of Central Avenue from its intersection with the northwesterly line of Nolan Road, thence southwesterly along said division line between lands of Northway Mall Associates on the northwest and lands now or formerly of Robert L. Frey, Et Al, Paulinga Corporation, and Joan Snyder on the southeast, South 50°-03'-01" West, 874.91 feet to a point; thence along the division line between lands of Northway Mall Associates and lands now or formerly of Dayton Hudson Corporation, the following seven courses and distances:

1) North 39°-56'-12" West, 201.45 feet to a point; thence
2) North 50°-03'-48" East, 504.89 feet to a point, thence
3) North 39°-56'-59" West, 282.67 feet to a point, thence
4) South 50°-03'-01" West, 13.00 feet to a point, thence
5) North 39°-56'-59" West, 92.41 feet to a point; thence
6) South 50°-01'-46" West, 471.74 feet to a point; thence
7) South 50°-03'-48" West, 435.39 feet to a point;

thence northerly along the westerly line of lands of Northway Mall Associates, North 24°-00'-26" West, 739.53 feet to a point; thence southwesterly along the division line between the lands of Northway Mall Associates on the northwest and lands now or formerly Windsor/Railroad Avenue Associates, Kenneth Walberg and Garrell Brothers Inc on the southeast, South 41°-03'-42" West, 1107.72 feet to a point; thence northwesterly along the division line between lands of Northway Mall Associates on the northeast and lands now or formerly of Colonie Associates Limited Partnership on the southwest, North 48°-56'-18" West, 610.74 feet to a point in the easterly line of lands of the State of New York – Interstate Route 87; thence northeasterly along the easterly line of lands of the State of New York – Interstate Route 87, the following four courses and distances:

1) North 30°-54'-02" East, 12.00 feet to a point; thence
2) North 39°-56'-27" East, 670.98 feet to a point, thence
3) North 79°-56'-00" East, 1665.34 feet to a point, thence
4) South 71°-57'-19" East, 240.10 feet to a point;

thence southeasterly along the southwesterly line of Central Avenue, N.Y.S. Route 5, the following three courses and distances:

1) South 41°-25'-30" East, 340.03 feet to a point; thence
2) South 43°-11'-25" East, 450.47 feet to a point; thence
3) South 37°-12'-36" East, 16.34 feet to the point or place of beginning and containing 38.853 Acres, more or less.

LEGAL DESCRIPTION – PARCEL 1 (ST. NO. 1440 CENTRAL AVENUE)

All that piece or parcel of land situate, lying and being located in the Town of Colonie and partly in the Village of Colonie, County of Albany and State of New York, being more particularly bounded and described as follows:

Beginning at a point in the southwesterly line of Central Avenue – NYS Rte. 5 at its intersection with the division line between lands of Northway Mall Associates on the northwest and lands now or formerly of Robert L. Frey, Et. Al. on the southeast, said point being distant 441.0'± northwesterly measured along the southwesterly line of Central Avenue from its intersection with the northwesterly line of Nolan Road; thence southwesterly along said division line between lands of Northway Mall Associates on the northwest and lands now or formerly of Robert L. Frey, Et. Al., Paulinga Corporation, and Joan Snyder on the southeast, South 50°-03'-01" West, 874.91' to a point; thence through the lands of Northway Mall Associates, the following seven courses and distances.

North 39°-56'-12" West, 201.45' to a point; thence
North 50°-03'-48" East, 504.89' to a point; thence
North 39°-56'-59" West, 282.67' to a point; thence
South 50°-03'-01" West, 13.00' to a point; thence
North 39°-56'-59" West, 92.41' to a point; thence
South 50°-01'-46" West, 471.74' to a point; thence
South 50°-03'-48" West, 435.39' to a point;

thence northerly along the westerly line of lands of Northway Mall Associates, North 24°-00'-26" West, 966.83' to a point; thence easterly along the southerly line of lands of the State of New York – Interstate Route 87; the following two courses and distances:

North 79°-56'-00" East, 996.33'to a point; thence
South 71°-57'-19" East, 240.10' to a point;

thence southeasterly along the southwesterly line of Central Avenue, N.Y.S. Route 5, the following three courses and distances:

South 41°-25'-30" East, 340.03' to a point; thence
South 43°-11'-25" East, 450.47' to a point; thence
South 37°-12'-36" East, 16.34' to the point or place of beginning, and containing 24.400 Acres, more or less.

LEGAL DESCRIPTION – PARCEL 2 (ST. NO. 1482 CENTRAL AVENUE)

All that piece or parcel of land situate, lying and being located partly in the Town and Village of Colonie, County of Albany and State of New York, being more particularly bounded and described as follows:

Commencing at a point in the southwesterly line of Central Avenue–NYS Rte. 5 at its intersection with the division line between lands of Northway Mall Associates on the northwest and lands now or formerly of Robert L. Frey, Et. Al. on the southeast, said point being distant 441.0'± northwesterly measured along the southwesterly line of Central Avenue from its intersection with the northwesterly line of Nolan Road; thence southwesterly along said division line between lands of Northway Mall Associates on the northwest and lands now or formerly of Robert L. Frey, Et. Al., Paulinga Corporation, Joan Snyder, Dolyn Road, and John Cerone Inc. on the southwest, South 50°-03'-01" West, 1454.75' to a point; thence along the division line between lands of Northway Mall Associates on the east and lands now or formerly of Con-Way Transportation Services, Inc. on the west, North 24°- 00'-26" West, 1338.93' to the point and place of beginning for the herein to be described premises; running thence southwesterly along the division line between lands of Northway Mall Associates on the northwest and lands now or formerly of Windsor/Railroad Avenue Associates, Kenneth Wolberg and Garrell Brothers Inc. on the southeast, South 41°-03'-42" West, 1107.72' to a point; thence northwesterly along the division line between lands of Northway Mall Associates on the northeast and lands now or formerly of Colonie Associates Limited Partnership on the southwest, North 48°-56'-18" West, 610.74' to a point in the easterly line of lands of the State of New York –Interstate Route 87; thence northeasterly along the easterly line of lands of the State of New York – Interstate Route 87, the following three courses and distances:

North 30°-54'-02" East, 12.00' to a point; thence
North 39°-56'-27" East, 670.98' to a point; thence
North 79°-56'-00" East, 669.01' to a point; thence southerly, South 24°-00'-26" East, 227.30' to the point or place of beginning, and containing 14.453 Acres, more or less.

THE ABOVE LEGAL DESCRIPTIONS DESCRIBE THE SAME PROPERTY AS INSURED IN TITLE COMMITMENT NO. 14-7406-31969-ALBA BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

NOTES:

1. BOUNDARY AND PLANIMETRIC INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY COMPLETED JAN. 2, 2002 AND LAST UPDATED JAN. 28, 2014 AND REFLECTS VISIBLE CONDITIONS EXISTING AT THOSE OCCASIONS.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND AVAILABLE RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES THAT MAY EXIST UPON OR ADJACENT TO THE SURVEYED PREMISES.
3. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM PROPERTY LINES TO BUILDINGS ARE FOR BUILDING REFERENCE AND LOCATION AND ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.
4. FIDELITY NATIONAL TITLE INSURANCE COMPANY CERTIFICATE OF TITLE INSURANCE NO. 14-7406-31969-ALBA USED TO PROVIDE RECORD INFORMATION REGARDING THE SUBJECT PREMISES.
5. TAX MAP DESIGNATION (PARCEL 1): 42.13-3-3 & 4 (TOWN OF COLONIE)
   : 42.13-1-1.2 (VILLAGE OF COLONIE)
   (PARCEL 2): 42.16-5-2 (VILLAGE OF COLONIE)
6. THE PROPERTY LIES WITHIN ZONE "C" IN ACCORDANCE WITH THE DOCUMENT ENTITLED "U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION – FLOOD INSURANCE RATE MAP, TOWN OF COLONIE, NEW YORK, ALBANY COUNTY, COMMUNITY PANEL NO. 360007-0010-C, EFFECTIVE SEPTEMBER 5, 1979.
7. EASEMENT AT BOOK 2078 OF DEEDS AT PAGE 1077 DOES NOT AFFECT THE SURVEY PREMISES HEREON.
8. SURVEY PREMISES SUBJECT TO ANY RIGHTS, EASEMENTS, TERMS, COVENANTS AND PROVISIONS OF OPERATING AGREEMENT RECORDED IN LIBER 1981 CP 349 AS AMENDED BY MESNE AMENDMENTS AND AS AMENDED BY AMENDED AND RESTATED OPERATION AND EASEMENT AGREEMENT RECORDED IN BOOK 2643 OF DEEDS AT PAGE 799.
9. TEMPORARY EASEMENT AS DESCRIBED IN LIBER 2988 OF DEEDS AT PAGE 612 HAS BEEN TERMINATED BY LIBER 3026 OF DEEDS AT PAGE 40.
10. ZONING: TOWN OF COLONIE – HIGHWAY COMMERCIAL OFFICE RESIDENTIAL (HCOR)
    VILLAGE OF COLONIE – COMMERCIAL ZONE "B"
11. PARKING REQUIREMENTS:
    TOWN OF COLONIE – 1 SPACES PER 200 GROSS SQUARE FEET OF BUILDING
    VILLAGE OF COLONIE – 1 SPACE PER 150 GROSS SQUARE FEET OF BUILDING

    PARKING SPACES DEVELOPED MALL (PARCEL 1) = 1218 SPACES (INCLUDING 35 HANDICAP SPACES)
    PARKING SPACES DEVELOPED (PARCEL 2) = 570 SPACES (INCLUDING 12 HANDICAP SPACES)

PROPERTY ACREAGE

PARCEL "1" – NORTHWAY MALL PROPERTIES, LLC = 24.400± ACRES
(BK 2711, PG 481) (NO. 1440 CENTRAL AVENUE)

PARCEL "2" – NORTHWAY MALL ASSOCIATES = 14.453± ACRES
(BK 2317, PG 283 & BK 2612, PG 688)
(NO 1482 CENTRAL AVENUE)

TOTAL = 38.853± ACRES

MAP REFERENCES:

1. "ONE LOT SUBDIVISION MAP OF A PORTION OF NORTHWAY MALL LOCATED WITHIN & VILLAGE OF COLONIE, COUNTY OF ALBANY, STATE OF NEW YORK," PREPARED BY L. SIPPERLY & ASSOCIATES, DATED APRIL 4, 2002 AND FILED IN THE ALBANY COUNTY CLERK'S OFFICE IN DRAWER 172 AS MAP NO. 11189.
2. "MAP OF LANDS KNOWN AS NORTHWAY MALL, TOWN & VILLAGE OF COLONIE, ALBANY COUNTY, STATE OF NEW YORK," PREPARED BY SMITH & MAHONEY, CONSULTING ENGINEERS, DATED SEPT. 12, 1970 AND LAST REVISED JUNE 7, 1984.
3. PROPERTY OWNED BY CITY OF ALBANY, TOWN & VILLAGE OF COLONIE, ALBANY COUNTY, STATE OF NEW YORK," PREPARED BY BENJAMIN L. SMITH, CONSULTING ENGINEER, DATED JUNE 1, 1968 AND LAST REVISED OCT. 7, 1968.
4. "NORTHWAY MALL PROPERTY LINE AND WALL DETAILS, TOWN & VILLAGE OF COLONIE, ALBANY COUNTY, STATE OF NEW YORK," PREPARED BY SMITH & MAHONEY, CONSULTING ENGINEERS, DATED SEPT. 12, 1970 AND LAST REVISED JUNE 7, 1984.
5. "PLAN SHOWING EXISTING LOCATION OF 'NORTHWAY MALL,' COLONIE, NEW YORK," PREPARED BY R.E. GILBERT, DATED APRIL 9, 1970 AND LAST REVISED MAY 2, 1970.
6. "SITE UTILITIES PLAN, NORTHWAY MALL, COLONIE, NEW YORK," PREPARED BY RAYMOND KEYES ENGINEERS, DATED JUNE 3, 1969 AND LAST REVISED JAN. 6, 1975.
7. "SITE & UTILITY PLAN, ALBANY PUBLIC MARKETS, NORTHWAY MALL SITE, VILLAGE & TOWN OF COLONIE, ALBANY CO., NEW YORK," PREPARED BY G. ALAN CRUICKSHANK, DATED FEBRUARY 25, 1972 AND LAST REVISED MAY 15, 1972.
8. "SITE UTILITIES PLAN, ALPERT'S FURNITURE WAREHOUSE & SHOWROOM, CENTRAL AVENUE, COLONIE, NEW YORK," PREPARED BY RAYMOND KEYES ENGINEERS, DATED MARCH 15, 1973.
9. "SITE PLAN & INDEX SHEET, S.B.C. NORTHWAY CINEMA CORP., NORTHWAY MALL, VILLAGE OF COLONIE, NEW YORK, CINE 7 & 8 ADDITION, GENERAL CONTRACT," PREPARED BY LABERGE ENGINEERING & CONSULTING GROUP LTD., DATED DEC. 29, 1983.
10. "AS BUILT WATER MAIN RELOCATION, SILO STORE, NORTHWAY MALL, TOWN OF COLONIE, NEW YORK," PREPARED BY BENNETTS TURNER SLOAN ARCHITECTS PC, DATED FEB. 27, 1989.

SURVEYORS CERTIFICATION

TO NORTHWAY MALL PROPERTIES, LLC, NORTHWAY MALL ASSOCIATES, LLC, BANK OF AMERICA, N.A., ITS SUCCESSORS AND/OR ASSIGNS AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17 AND 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 28, 2014.

DATE

LYNN T. SIPPERLY
N.Y.S. L.S. NO. 47421

THE FOLLOWING EASEMENTS AFFECT THE SUBJECT PROPERTIES AND ARE SHOWN ON THE SURVEY:

1) PERMANENT EASEMENT FOR DRAINAGE CONVEYED TO THE STATE OF NEW YORK BY APPROPRIATION RECORDED MARCH 9, 1968 IN LIBER 1642 CP. 409.
2) 30' SANITARY SEWER EASEMENT CONVEYED TO THE VILLAGE OF COLONIE BY ALSTORES REALTY CORPORATION, DATED APRIL 6, 1970 AND RECORDED OCTOBER 25, 1974 IN LIBER 2090 CP. 5.
3) UTILITY EASEMENTS FOR ELECTRIC AND NATURAL GAS CONVEYED TO NIAGARA MOHAWK POWER CORPORATION, DATED MAY 6, 1970 AND RECORDED JULY 7, 1970 IN LIBER 2013 CP. 341.
4) GRANT OF EASEMENT MADE BY NORTHWAY MALL ASSOCIATES TO NEW YORK TELEPHONE COMPANY D/B/A BELL ATLANTIC NEW YORK DATED JULY 23, 1999 AND RECORDED OCTOBER 21, 1999 IN LIBER 2641 CP. 1101.
5) GRANT OF EASEMENT MADE BY NORTHWAY MALL ASSOCIATES TO NEW YORK TELEPHONE COMPANY D/B/A BELL ATLANTIC NEW YORK DATED DECEMBER 29, 1999 AND RECORDED JANUARY 12, 2000 IN LIBER 2648 CP. 210.
6) EASEMENT (ELECTRIC UNDERGROUND) MADE BY NORTHWAY MALL ASSOCIATES TO NIAGARA POWER CORPORATION DATED MARCH 27, 2000 AND RECORDED APRIL 27, 2000 IN LIBER 2654 CP. 802.
7) UTILITY EASEMENTS MADE BY NORTHWAY MALL ASSOCIATES TO TOWN OF COLONIE DATED JUNE 28, 2000 AND RECORDED JULY 19, 2000 IN LIBER 2660 CP. 543.
8) ACCESS EASEMENT AGREEMENT MADE BY AND BETWEEN NORTHWAY MALL PROPERTIES, LLC AND NORTHWAY MALL ASSOCIATES, LLC, DATED AS OF MAY 24, 2002 AND RECORDED JUNE 10, 2002 IN LIBER 2711 CP. 471.
9) GRANT OF EASEMENT MADE BY NORTHWAY MALL ASSOCIATES TO NIAGARA POWER CORPORATION, DATED JULY 18, 2007 AND RECORDED DECEMBER 6, 2007 IN LIBER 2904 CP. 1072.
10) UTILITY EASEMENTS MADE BETWEEN NORTHWAY MALL PROPERTIES, LLC AND TOWN OF COLONIE DATED OCTOBER 2, 2012 AND RECORDED OCTOBER 26, 2012 IN LIBER 3047 CP. 1134.
11) GRANT OF EASEMENT TO NEW YORK TELEPHONE COMPANY IN LIBER 2586 CP. 183.
12) DRAINAGE EASEMENT CONVEYED TO THE TOWN OF COLONIE IN LIBER 1811 CP. 115.

THE FOLLOWING OPERATING AGREEMENTS, DECLARATIONS AND AGREEMENTS AFFECT THE SUBJECT SURVEYED PREMISES AND ARE PLOTTED AND/OR SHOWN HEREON:

1) OPERATING AGREEMENT MADE AMONG NORTHWAY MALL PROPERTIES AND BERNLEE DEVELOPMENT CORP. AND ALSTORES REALTY CORPORATION AND ALMART STORES, INC. DATED OCTOBER 04, 1968 AND RECORDED IN LIBER 1981, CP 349. (EXHIBIT O)
2) AMENDED AND RE-STATED OPERATION AND EASEMENT AGREEMENT DATED OCTOBER 29, 1999 AND RECORDED IN LIBER 2643, CP 799. (EXHIBIT AA)
3) AGREEMENT DATED JANUARY 10, 2000 AND RECORDED IN LIBER 2663, CP 856. (EXHIBIT BB)
4) AMENDMENT TO AMENDED AND RESTATED OPERATION AND EASEMENT AGREEMENT DATED MAY 26, 2007 AND RECORDED IN LIBER 2880, CP 81. (EXHIBIT CC)
5) DECLARATION MADE BY NORTHWAY MALL ASSOCIATES DATED OCTOBER 3, 2001 AND RECORDED IN LIBER 2694, CP 482. (EXHIBIT DD)
6) TERMS, COVENANTS, CONDITIONS, PROVISIONS AND AGREEMENTS OF UNRECORDED LEASE DATED JULY 10, 1990 AND RECORDED IN LIBER 2599, CP 948. (EXHIBIT FF)
7) CLARIFICATION OF DECLARATION DATED MAY 18, 2006 AND RECORDED IN LIBER 2880, CP 105. (EXHIBIT GG)
8) SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT DATED MAY 31, 2012 AND RECORDED IN LIBER 3039, CP 266. (EXHIBIT HH)
9) TERMS, COVENANTS, CONDITIONS, PROVISIONS AND AGREEMENTS OF UNRECORDED LEASE DATED MARCH 30, 2010 BETWEEN NORTHWAY MALL PROPERTIES, LLC AND BUY BUY BABY, INC. RECORDED IN LIBER 2985, CP 43. (EXHIBIT H)
10) TERMS, COVENANTS, CONDITIONS, PROVISIONS AND AGREEMENTS OF LEASE DATED MARCH 26, 2007 BETWEEN NORTHWAY MALL ASSOCIATES AND LOWE'S HOME CENTERS, INC. RECORDED IN LIBER 2880, CP 99. (EXHIBIT LL).
11) DECLARATION OF RESTRICTIONS MADE BY NORTHWAY MALL ASSOCIATES DATED MAY 20, 2010 AND RECORDED IN LIBER 2975, CP 861. (EXHIBIT K)

IT IS THE OPINION OF THE LAND SURVEYOR HEREON, THAT THE OPERATING AGREEMENTS AND OTHER RECORDED INSTRUMENTS AS LISTED BELOW DO NOT AFFECT THE PRESENT OWNERSHIP, LAND USE, AND DEVELOPMENT OF THE SUBJECT SURVEYED PREMISES. HOWEVER, THESE INSTRUMENTS ARE LEGAL DOCUMENTS BEYOND THE AUTHORITY AND QUALIFICATIONS OF THE LAND SURVEYOR AND REQUIRE REVIEW AND OPINION BY LEGAL COUNSEL TO ESTABLISH AND CONFIRM THEIR AFFECT AND APPLICATION TO THE SURVEYED PREMISES. THESE INSTRUMENTS ARE IDENTIFIED HEREON WITH REFERENCE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT OF TITLE NO. 14-7406-31969 ALBA. THE PREMISES BEING THE SUBJECT OF THESE INSTRUMENTS ARE PLOTTABLE BUT ARE NOT SHOWN ON THE SURVEY.

1) AGREEMENT DATED DECEMBER 14, 1970 RECORDED IN LIBER 2022 CP 207. (EXHIBIT M)
2) MODIFICATION AGREEMENT DATED JANUARY 08, 1971 RECORDED IN LIBER 2030, CP 793. (EXHIBIT N)
3) OPERATING AGREEMENT DATED OCTOBER 04, 1968 RECORDED IN LIBER 1981, CP 349, ONLY AS TO THE PARTIES THEREIN REFERRED. (EXHIBIT O)
4) FIRST AMENDMENT TO OPERATING AGREEMENT DATED SEPTEMBER 19, 1969 RECORDED IN LIBER 2005, CP 135. (EXHIBIT P)
5) AGREEMENT DATED JUNE 05, 1970 RECORDED IN LIBER 2012, CP 387. (EXHIBIT Q)
6) SECOND AMENDMENT TO OPERATING AGREEMENT DATED AUGUST 14, 1970 RECORDED IN LIBER 2016, CP 1147. (EXHIBIT R)
7) THIRD AMENDMENT TO OPERATING AGREEMENT DATED JULY 07, 1971 RECORDED IN LIBER 2032, CP 1037. (EXHIBIT S)
8) FOURTH AMENDMENT TO OPERATING AGREEMENT DATED APRIL 19, 1972 RECORDED IN LIBER 2045, CP 853. (EXHIBIT T)
9) FIFTH AMENDMENT TO OPERATING AGREEMENT DATED APRIL 20, 1973 RECORDED IN LIBER 2073, CP 299. (EXHIBIT U)
10) AGREEMENT DATED MAY 21, 1974 RECORDED IN LIBER 2083, CP 409. (EXHIBIT V)
11) SIXTH AMENDMENT TO OPERATING AGREEMENT DATED APRIL 23, 1977 RECORDED IN LIBER 2225, CP 433. (EXHIBIT W)
12) SEVENTH AMENDMENT TO OPERATING AGREEMENT DATED JULY 07, 1987 RECORDED IN LIBER 2343, CP 707. (EXHIBIT X)
13) ASSIGNMENT AND ASSUMPTION OF OPERATING AGREEMENT DATED MARCH 12, 1998 RECORDED IN LIBER 2599, CP 135. (EXHIBIT Y)
14) ASSIGNMENT OF SUBLEASE AND OPERATING AGREEMENT DATED SEPTEMBER 18, 1998 AND RECORDED IN LIBER 2612, CP 691. (EXHIBIT Z)
15) AGREEMENT OF LEASE DATED MAY 22, 1973 RECORDED IN LIBER 2073, CP 267. (EXHIBIT EE)

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID TRUE COPIES.

ALTA/ACSM LAND TITLE SURVEY
SURVEY UPDATE FEBRUARY 7, 2014

Rev no	Date	Description	By
D	02/25/14	TITLE INSTRUMENTS ADDED	C.L.S.
C	02/14/14	SURVEY UPDATED PER TITLE COMMITMENT	C.L.S.
B	02/07/14	SURVEY UPDATED	C.L.S.
A	05/29/12	REVISED PER TITLE COMPANY/LENDER COMMENTS	J.P.P.

REVISIONS

L. SIPPERLY & ASSOCIATES
ENGINEERS • SURVEYORS • LAND PLANNERS
696 TROY-SCHENECTADY ROAD, LATHAM, N.Y. 12110
PHONE: (518) 782-1800 FAX: (518) 782-1252

Date

DESIGNED BY:	
DRAWN BY:	J.P.P.
CHECKED BY:	L.T.S.
APPROVED BY:	L.T.S.
SCALE:	1" = 80'
DATE:	FEB. 7, 2014

RECORD SURVEY OF LANDS
OWNED BY
NORTHWAY MALL PROPERTIES SUB LLC
(FORMERLY NORTHWAY MALL PROPERTIES LLC & NORTHWAY MALL ASSOCIATES)

NO. 1440 & 1482 CENTRAL AVENUE – N.Y.S ROUTE 5 TOWN OF COLONIE & VILLAGE OF COLONIE
COUNTY OF ALBANY STATE OF NEW YORK

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SHEET NUMBER
1
1 OF 1

REV. NO.	DWG. NO.
D	G-14062

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