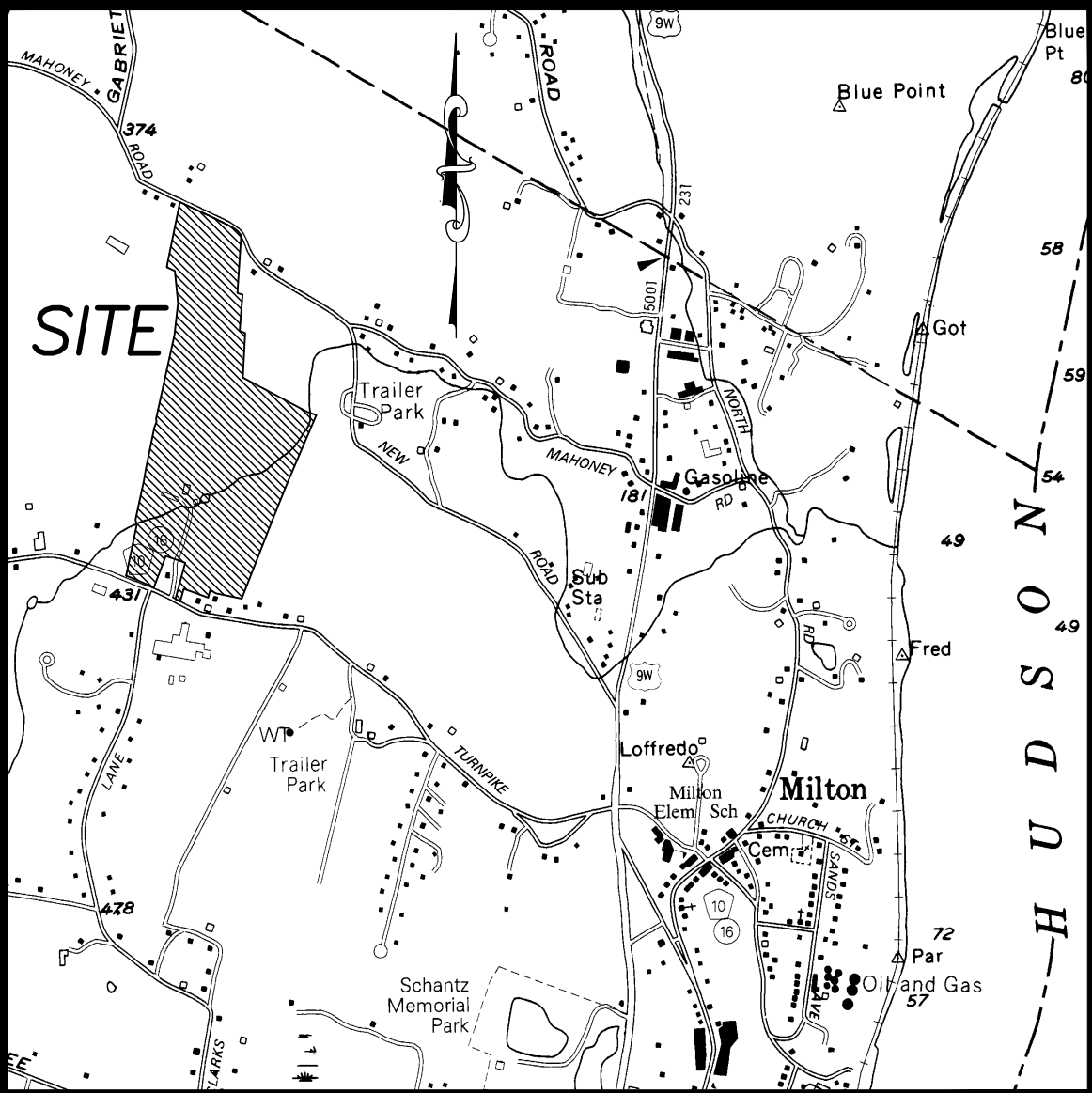




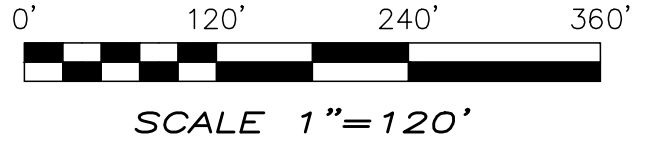
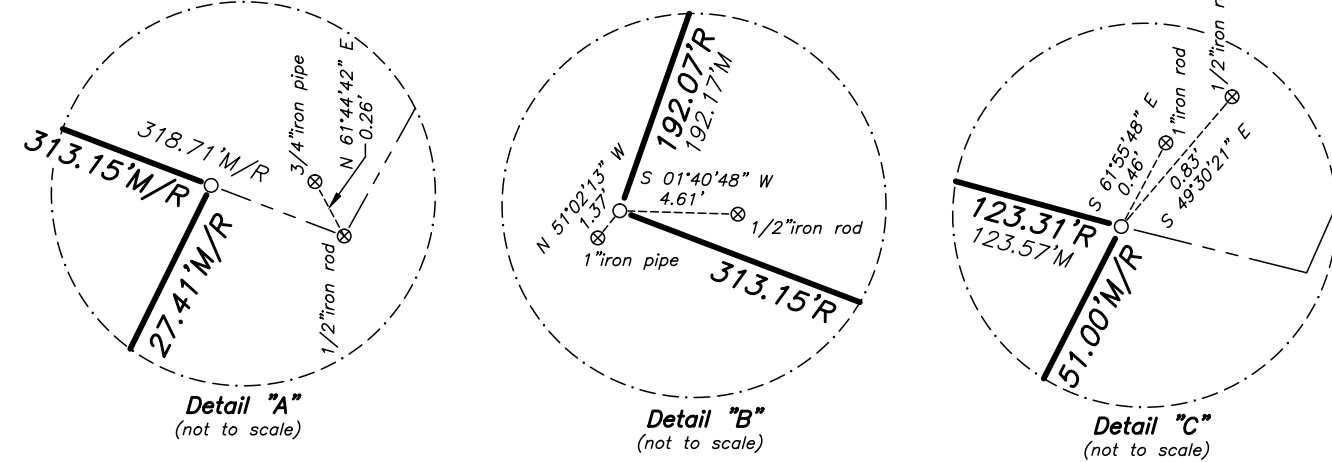
LEGEND	
	5/8" Iron Rod Set, Capped "Lawson 050086" Evidence Found, Labeled
	Direction Change
	Wire Fence
	Stone Wall
	Boundary Line
	County Tax Parcel Line
	Deed Line
	Tree line
	Wetland Delineation Line (See note #8)
	Wetland Area (See note #8)
	Area Encumbered by an Easement
	Wetland Flag Located (See Survey Note #8)
	Utility Pole
	Utility Line, Electric/Telephone/Cable T.V.
	Concrete
	Control Point
	Corrugated Metal Pipe
	Corrugated Plastic Pipe
	Invert Elevation
	Control Point
	Measured/Record Distance
	County Tax Map Parcel I.D. Number
	Deciduous Tree

True North
@ 74°30' West Longitude

Control Points			
Point	Northing(Y)	Easting(X)	Elev(Z)
CP#3	1033031.0687	635612.8313	367.13
CP#4	1033114.8621	635409.2445	385.27
CP#5	1033090.8301	635036.5167	395.70
CP#6	1033619.9644	635360.3295	408.37

MAP REFERENCES

- "Proposed Subdivision of Lands of Jerry Brown & Son, Inc..." by Edward F. Brown, L.S., dated September 1, 1982, Ulster County Filed Map #4823.
- "Proposed Subdivision of Lands of Bloom..." by Edward F. Brown, L.S., dated May 5, 1984, Ulster County Filed Map #4847.
- "Final Map of Subdivision and Lot Line Revision of Lands of Robert A. Titani, Jr..." by Patricia Paul Brooks, L.S., last revised July 9, 2004, Ulster County Filed Map #80507.
- "Final Map of Lot Line Revision of Lands of James Mannese..." by Patricia Paul Brooks, L.S., last revised April 2, 2012, Ulster County Filed Map #12-106.
- "Final Map Prepared for William Padalino, Jr..." by Patricia Paul Brooks, L.S., last revised Nov. 11, 1991, Ulster County Filed Map #9292.
- "ALTANSPPS Land Title Survey of Premises of Organic Valley, LLC..." by Robert J. Lawson, L.S., dated July 29, 2019, private.



SCHEDULE B-II EXCEPTIONS

- I HAVE REVIEWED COMMENT FOR TITLE INSURANCE FROM CHICAGO TITLE INSURANCE COMPANY TITLE NO. CT23-0281-NCB, EFFECTIVE DATE SEPTEMBER 6, 2023 AND FIND AS FOLLOWS WITH RESPECT TO THE EXCEPTIONS LISTED IN SCHEDULE B-II OF SAID COMMENT:
- NOT A SURVEY MATTER AND SO NOT THE TYPE TO BE DEPICTED HEREON.
 - SURVEY AS SHOWN HEREON.
 - UTILITIES ARE AS DEPICTED HEREON.
 - NOT A SURVEY MATTER AND SO NOT THE TYPE TO BE DEPICTED HEREON.
 - ACREAGE IS AS SHOWN HEREON.
 - SEE SURVEY NOTE #3.
 - THE BOUNDARY OF THE PROPERTY SURVEYED IS AS DEPICTED HEREON.
 - NOT A SURVEY MATTER AND SO NOT THE TYPE TO BE DEPICTED HEREON.
 - SEPTIC TANK AND LEECHFIELD RIGHTS EXCEPTED AND RESERVED IN LIBER 1388 OF DEEDS AT PAGE 558 AFFECT THE PROPERTY SURVEYED (NOT PLOTTABLE). NOTE: THESE RIGHTS MAY HAVE BEEN TERMINATED.
 - COVENANTS AND RESTRICTIONS RECORDED IN LIBER 1388 OF DEEDS AT PAGE 558 AFFECT THE PROPERTY SURVEYED (NOT PLOTTABLE). NOTE: THESE COVENANTS AND RESTRICTIONS MAY HAVE BEEN TERMINATED.
 - 50' RIGHT OF WAY FOR INGRESS AND EGRESS PER LIBER 2733 OF DEEDS AT PAGE 214 AFFECTS THE PROPERTY SURVEYED, AS DEPICTED HEREON (REFERENCE IS MADE TO FILED MAP #8922).
 - CLARKS LANE IS SUBJECT TO THE RIGHTS OF THE PUBLIC.
 - 50' RIGHT OF WAY FOR INGRESS AND EGRESS PER FILED MAP #8922 AFFECTS THE PROPERTY SURVEYED, AS DEPICTED HEREON. NO INFORMATION DEPICTED ON FILED MAP #80507 AFFECTS THE PROPERTY SURVEYED.
 - NOT A SURVEY MATTER AND SO NOT THE TYPE TO BE DEPICTED HEREON.

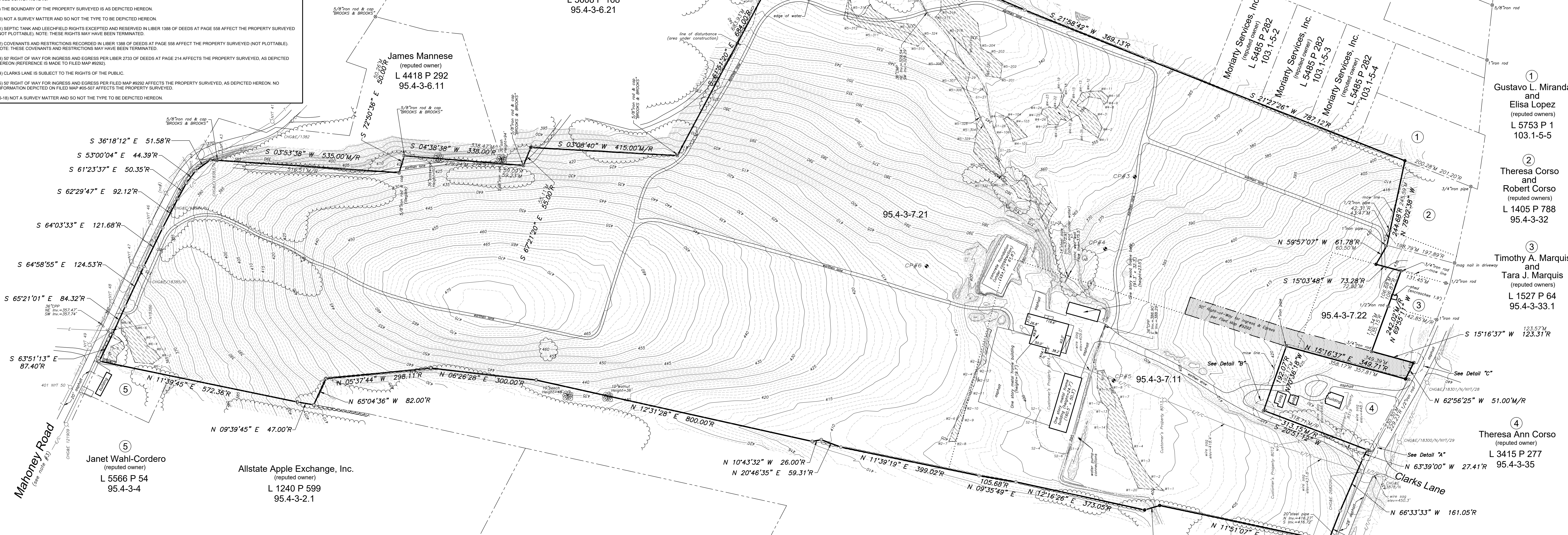


TABLE 'A' COMMENTS

- TABLE A, ITEM 1 - All monuments found and those to be set are as shown.
- TABLE A, ITEM 2 - 206 Milton Turnpike, Marlborough, NY 12542 is the address of the property.
- TABLE A, ITEM 3 - Said described property is located within an area having a Zone Designation of "C" (Area of Minimal Flood Hazard) by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 30110C Panel 0706E, with a date of identification of September 25, 2009, for Community Number 301201, in Ulster County, State of New York, which is the current Flood Insurance Rate Map for the Community in which the property is situated.
- TABLE A, ITEM 4 - Gross land Area: 3,596.249 S.F. ~ 78.206 Acres.
- TABLE A, ITEM 5(a) - Property is in Zoning District R-1(a) according to the Town of Marlborough Zoning Map. Subsequent Requirements: Front Yard: 45'; Side Yard: 35' (One); Rear Yard: 75'; Max. Bldg. Height: 32'; Max. Lot coverage = 20%; Parking requirements: none specified. Information taken from Town of Marlborough Zoning Law.
- TABLE A, ITEM 6(b) - Zoning setback lines cannot be shown. Interpretation by town zoning authorities is required.
- TABLE A, ITEM 7(a) - Observed structures are as shown.
- TABLE A, ITEM 7(b)(1) - Exterior footprint of observed structures are as shown.
- TABLE A, ITEM 8 - All subterranean features are as shown.
- TABLE A, ITEM 9 - Underground facilities, structures and utilities have been located from available records, field locations of associated above ground structures, and any markings provided by the client. Therefore, these locations must be considered approximate. There may be other underground facilities, facilities, structures and utilities, the location or existence of which is not presently known. Location of underground facilities, facilities, utilities and structures are not certified. Contact Dig Safely New York prior to any site work.
- TABLE A, ITEM 10 - Wetland areas were digitally transferred from documents provided by others together with field location of flags delineated by others.
- TABLE A, ITEM 11 - Vertical Datum: NAVD 88 - GPS derived.
- TABLE A, ITEM 12 - This survey depicts the same property as the record descriptions, as per the Title Commitment referenced herein. The bearings on this survey differ from the record descriptions because the Horizontal Datum is rigidly adjusted to the New York State Plane Coordinate System 3101 East Zone.
- TABLE A, ITEM 13 - This topographic map has been compiled utilizing aerial photography of an image scale of 1:60CM ground-sample distance (GSD). This map has been compiled and edited to comply with current National Map Standard Accuracy for mapping at a horizontal scale of 1"=100' showing a one (1) foot contour interval at a two (2) foot contour interval accuracy class.
- TABLE A, ITEM 14 - Names of adjoining owners per the Ulster County Real Property Tax Office are as shown.
- TABLE A, ITEM 14 - Nearest intersecting street (Clarks Lane) is as depicted herein.
- TABLE A, ITEM 15 - No evidence of recent earth moving work, building construction, or building additions were observed on the date of the field work.
- TABLE A, ITEM 16 - No proposed changes in street right of way lines were provided to or discovered by the surveyor. No evidence of recent street or sidewalk construction or repairs were observed on the date of the field work.

SURVEY NOTES

- Chicago Title Insurance Company Title No. CT23-0281-NCB, Effective Date September 6, 2023 has been referenced herein.
- The horizontal datum of this map is New York State Plane Coordinate System 3101 East Zone (NAD 83) - GPS derived.
- Subject to the rights of the public over Milton Turnpike and Mahoney Road.
- In the event that there is a discrepancy between the contents of the signed and sealed hardcopy drawing and the corresponding digital drawing file, the hardcopy drawing shall be the controlling document.
- The task to compare the two documents before using the digital file.
- This drawing has been prepared for a 30'x42' format. Do not scale this drawing if plotted on any other format.
- Underground features, facilities, structures and utilities have been located from available records, field locations of associated above ground structures, and any markings provided by the client. Therefore, these locations must be considered approximate. There may be other underground facilities, facilities, structures and utilities, the location or existence of which is not presently known. Location of underground features, facilities, utilities and structures are not certified. Contact Dig Safely New York prior to any site work.
- Wetland areas were digitally transferred from documents provided by others together with field location of flags delineated by others.
- Vertical Datum: NAVD 88 - GPS derived.
- This survey depicts the same property as the record descriptions, as per the Title Commitment referenced herein. The bearings on this survey differ from the record descriptions because the Horizontal Datum is rigidly adjusted to the New York State Plane Coordinate System 3101 East Zone.
- This topographic map has been compiled utilizing aerial photography of an image scale of 1:60CM ground-sample distance (GSD). This map has been compiled and edited to comply with current National Map Standard Accuracy for mapping at a horizontal scale of 1"=100' showing a one (1) foot contour interval at a two (2) foot contour interval accuracy class.
- The task to compare the two documents before using the digital file.
- This survey depicts the same property as the record descriptions, as per the Title Commitment referenced herein. The bearings on this survey differ from the record descriptions because the Horizontal Datum is rigidly adjusted to the New York State Plane Coordinate System 3101 East Zone.
- This topographic map has been compiled utilizing aerial photography of an image scale of 1:60CM ground-sample distance (GSD). This map has been compiled and edited to comply with current National Map Standard Accuracy for mapping at a horizontal scale of 1"=100' showing a one (1) foot contour interval at a two (2) foot contour interval accuracy class.
- No landfills, graves or burial grounds were observed on site.
- There is no observable evidence that the property surveyed was used as a solid waste dump or sanitary landfill.
- Except as shown, there are no visible or recorded easements or ROW across the property surveyed which the surveyor has been advised.
- There are no encroachments across any adjoining property, streets or alleys or any easements benefiting the surveyed property by any buildings, structures or other improvements, and there are no encroachments onto the surveyed property or easements benefiting the property surveyed by buildings, structures, parking areas and other improvements situated on the surveyed property.
- There are no encroachments across any adjoining property, streets or alleys or any easements benefiting the surveyed property by any buildings, structures or other improvements, and there are no encroachments onto the surveyed property or easements benefiting the property surveyed by buildings, structures, parking areas and other improvements situated on adjoining property, except for the following encroachments, shown on tax parcel 95-4-3-33.1 (1.7 acre encroachment):

Legal Description

- All that tract or parcel of land being situated in the Town of Marlborough, County of Ulster and State of New York; being bounded and described as follows:
- Beginning a point on the westerly bounds of Milton Turnpike, said point being the southeast corner of lands of Hudson Valley Domicile, LLC (L. 3016, P. 219), running thence along the southerly bounds of lands of Hudson Valley Domicile, LLC (L. 3016, P. 219) the following eleven courses and distances:
- North 03°38'38" West 338.00 feet;
 - South 07°12'20" East 55.00 feet;
 - South 03°04'40" West 415.00 feet;
 - South 01°12'20" East 684.00 feet;
 - South 71°50'21" East 85.51 feet;
- to the northwest corner of lands of Moriarty Services, Inc. (L. 5485, P. 282), running thence along the westerly bounds of lands of Moriarty Services, Inc. (L. 5485, P. 282) the following two courses and distances:
- South 21°16'50" West 490.25 feet;
 - South 21°16'42" West 369.13 feet;
- to a point, continuing thence South 21°16'50" West along the westerly bounds of lands of Moriarty Services, Inc. (L. 5485, P. 282) and lands of Gustavo L. Miranda and Elisa Lopez (L. 5753, P. 1) a distance of 787.12 feet to the northeast corner of lands of Theresa Corso and Robert Corso (L. 1405, P. 788), running thence North 90°18'30" West along the northerly bounds of lands of Corso (L. 1405, P. 788) a distance of 244.68 feet to the northeast corner of lands of Timothy A. Marquis and Tara J. Marquis (L. 1527, P. 64), running thence along the northerly and westerly bounds of lands of Marquis (L. 1527, P. 64) the following four courses and distances:
- North 59°57'07" West 61.78 feet;
 - South 21°16'50" West 490.25 feet;
 - North 69°59'11" West 242.62 feet;
 - South 19°10'37" West 123.31 feet;
- to a point on the northerly bounds of Milton Turnpike, running thence North 62°56'25" West along the northerly bounds of said road a distance of 51.00 feet to the southeast corner of lands of Theresa Ann Corso (L. 3415, P. 277), running thence along the easterly, northerly and westerly bounds of lands of Corso (L. 3415, P. 277) the following three courses and distances:
- North 19°09'47" East 189.71 feet;
 - North 70°56'18" West 192.07 feet;
 - South 20°51'12" West 313.15 feet;
- to a point on the northerly bounds of Milton Turnpike, running thence northerly along the northerly bounds of said road the following three courses and distances:
- North 69°59'00" West 27.41 feet;
 - North 68°59'22" West 10.65 feet;
 - North 68°59'22" West 91.63 feet;
- to the point of beginning. Containing 78.036 acres of land. Bearings refer to True North.
- Being the same premises described in a Deed from Robert A. Titani, Jr. to Organic Valley, LLC, a New York Limited Liability Company dated July 9, 2009 and recorded in the Ulster County Clerk's Office in Liber 5711 of Deeds at Page 157, and as depicted on a map entitled "Final Map of Subdivision and Lot Line Revision of Lands of Robert A. Titani, Jr. and Timothy A. & Tara J. Marquis" filed with the Office of Ulster County Clerk on May 26, 2005 as map #05-507.
- For details of boundary reference is hereby made to a map entitled "Existing Conditions ALTA/NSPS Land Title Survey of Premises of Organic Valley, LLC..." dated April 22, 2024, prepared by Lawson Surveying and Mapping, Catskill, NY.

CERTIFICATION:

TO Highest State, LLC
Organic Valley, LLC
Chicago Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8(a), 6(b), 7(a), 7(b)-1, 8, 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED FROM JULY 29, 2019 THROUGH APRIL 26, 2024.

ROBERT J. LAWSON
NEW YORK REGISTERED LAND SURVEYOR #05086

DATE: May 2, 2024

This certification is made to only named parties for purchase and/or mortgage of herein delineated property to the named purchaser. No responsibility or liability is assumed by surveyor for the use of survey for any other purpose including, but not limited to use of survey affidavit, resale of property or any other person not listed in certification, either directly or indirectly.

Existing Conditions
ALTA/NSPS Land Title Survey
of Premises of
Organic Valley, LLC
L 5711 P 157
Prepared For
Highland Solar, LLC
Town of Marlborough, County of Ulster
State of New York

For Client
Review
5/2/24

Robert J. Lawson, L.S. N.Y.S. License No: 050086	
DATE: April 22, 2024	
W.O. No: 8155	
SCALE: 1 inch = 120 feet	
DRAWN BY: J.A.A.	
CHECKED BY: R.J.L.	
FIELD CHECKED BY: NUS/MON	
DWG FILE: 8155.DWG	
MAP No.: M 30-424	
SHEET No.: 1 of 1	