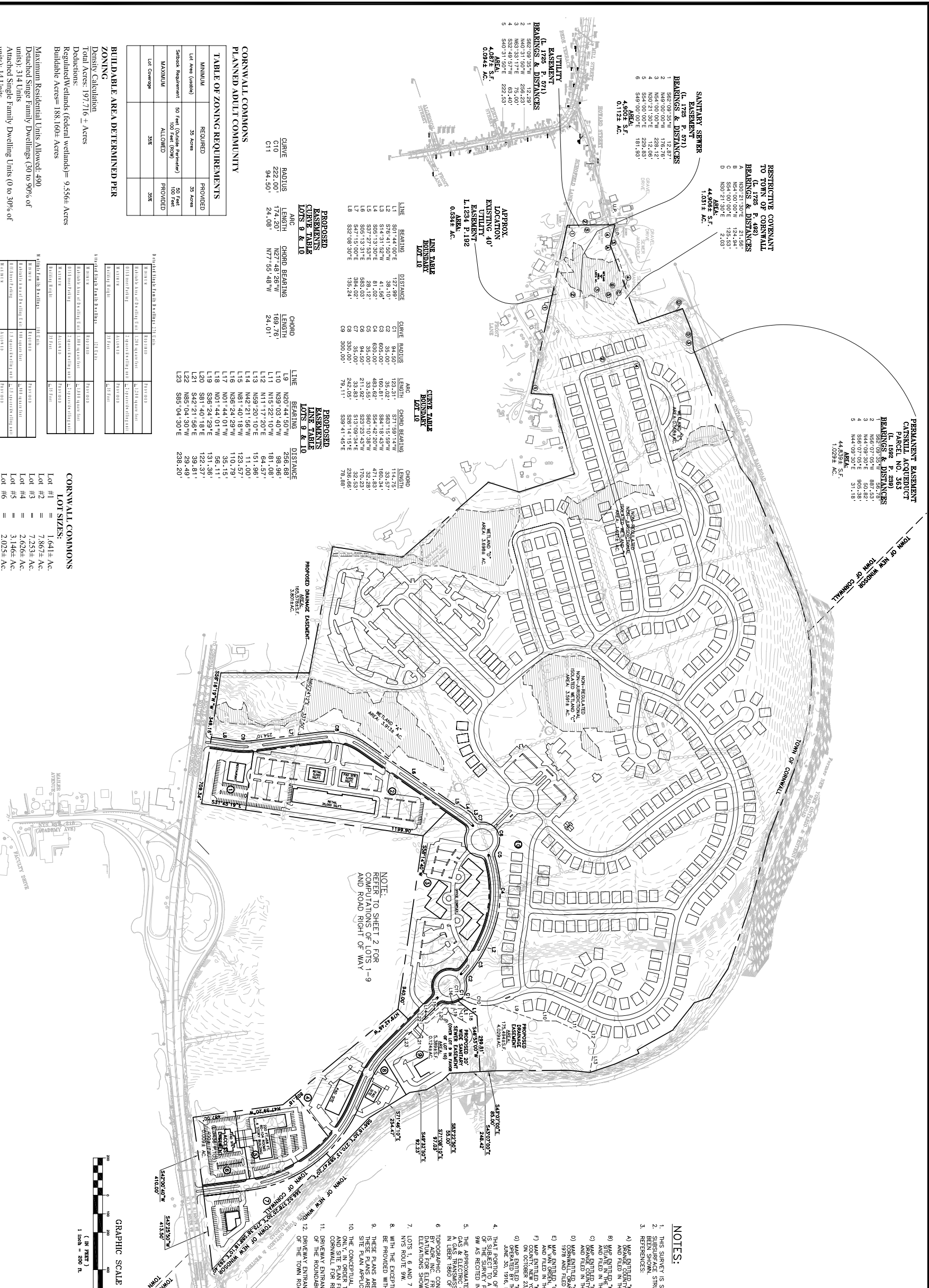


LOCATION PLAN
1 INCH = 1,500 FEET
TAKEN FROM OCM MAPPING

- NOTES:**
1. THIS SURVEY IS SUBJECT TO ANY ERRORS OF A TITLE SEARCH.
 2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
 3. REFERENCES:
 - A) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - B) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - C) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - D) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - E) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - F) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - G) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - H) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - I) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - J) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - K) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - L) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - M) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - N) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - O) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
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 - S) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - T) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - U) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
 - V) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363
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 - Z) MAP ENTERED UNDER SUPERVISION 5-A-N FOR NEW YORK MILITARY ACADEMY, TOWN OF CORNWALL, PARCEL NO. 363



**CORNWALL COMMONS
PLANNED ADULT COMMUNITY**

| MINIMUM | REQUIRED | PROVIDED |
|----------------------|-----------------------------|----------|
| Lot Area (Gross) | 35 Acres | 35 Acres |
| Setback Requirements | 50 Feet (Outside Perimeter) | 50 Feet |
| MAXIMUM | ALLOWED | PROVIDED |
| Lot Coverage | 35% | 35% |

BLUDDABLE AREA DETERMINED PER ZONING

Density Calculation
Total Acres: 197.716 ± Acres
Deductions:
Regulated Wetlands (federal wetlands) = 9.556± Acres
Buildable Acres = 188.160± Acres

Maximum Residential Units Allowed: 490
Detached Single Family Dwellings (30 to 90% of units): 314 Units
Attached Single Family Dwelling Units (0 to 30% of units): 14 Units
Multiple Dwelling Units (0 to 30% of units): 162 Units

Maximum Non-Residential Development: 12% of Gross Site Area
Maximum Development for Office Uses: 30% of Gross Site Area

PROPOSED EASEMENTS LINE TABLE LOTS 9 & 10

| LINE | BEARING | CHORD BEARING | CHORD LENGTH | CHORD BEARING |
|------|-----------------|-----------------|--------------|---------------|
| L1 | S 71° 41' 50" W | N 74° 20' 00" E | 174.20' | 222.00' |
| L2 | S 14° 31' 52" W | N 77° 55' 48" W | 24.08' | 94.50' |
| L3 | S 05° 13' 30" E | | 81.02' | |
| L4 | S 84° 50' 00" W | | 228.12' | |
| L5 | S 02° 31' 52" E | | 222.50' | |
| L6 | S 84° 50' 00" W | | 228.12' | |
| L7 | S 47° 19' 00" E | | 384.02' | |
| L8 | S 82° 08' 30" E | | 135.24' | |
| L9 | N 20° 44' 50" W | | 256.68' | |
| L10 | N 89° 03' 40" W | | 98.98' | |
| L11 | N 15° 42' 19" E | | 61.97' | |
| L12 | N 69° 20' 10" E | | 151.96' | |
| L13 | N 82° 21' 56" W | | 11.00' | |
| L14 | N 81° 40' 18" W | | 123.57' | |
| L15 | N 36° 24' 29" W | | 110.79' | |
| L16 | N 01° 44' 01" W | | 25.15' | |
| L17 | S 01° 44' 01" W | | 25.15' | |
| L18 | S 81° 40' 18" E | | 132.37' | |
| L19 | S 81° 40' 18" E | | 132.37' | |
| L20 | S 81° 40' 18" E | | 132.37' | |
| L21 | S 42° 21' 56" E | | 39.81' | |
| L22 | N 89° 04' 30" E | | 238.20' | |
| L23 | S 89° 04' 30" E | | 238.20' | |

CORNWALL COMMONS LOT SIZES:

| | |
|-----------|-------------|
| Lot #1 = | 1.64 ± AC |
| Lot #2 = | 7.80 ± AC |
| Lot #3 = | 7.25 ± AC |
| Lot #4 = | 2.03 ± AC |
| Lot #5 = | 3.14 ± AC |
| Lot #6 = | 2.02 ± AC |
| Lot #7 = | 2.67 ± AC |
| Lot #8 = | 1.21 ± AC |
| Lot #9 = | 3.71 ± AC |
| Lot #10 = | 150.19 ± AC |

CERTIFICATION

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW YORK.

CORNWALL COMMONS, LLC

By: [Signature] L.S.
NEW YORK STATE LICENSE NO. 4838

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

CORNWALL COMMONS
TOWN OF CORNWALL
ORANGE COUNTY, NEW YORK

SUBDIVISION PLAN

DATE: NOVEMBER 30, 2005
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1" = 100'

DATE: NOVEMBER 30, 2005
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1" = 100'

RECORD OWNER & SUBDIVIDER
CORNWALL COMMONS, LLC
615 ROUTE 37
HIRSHLAND HILLS, NY 10930

FORMERLY TOWN OF NEW WINDSOR
Tax Lot No. 37-1-45.1 53,862 ± Acres
Total Area: 197.716 ± Acres