ZONING COMPLIANCE DATA TABLE

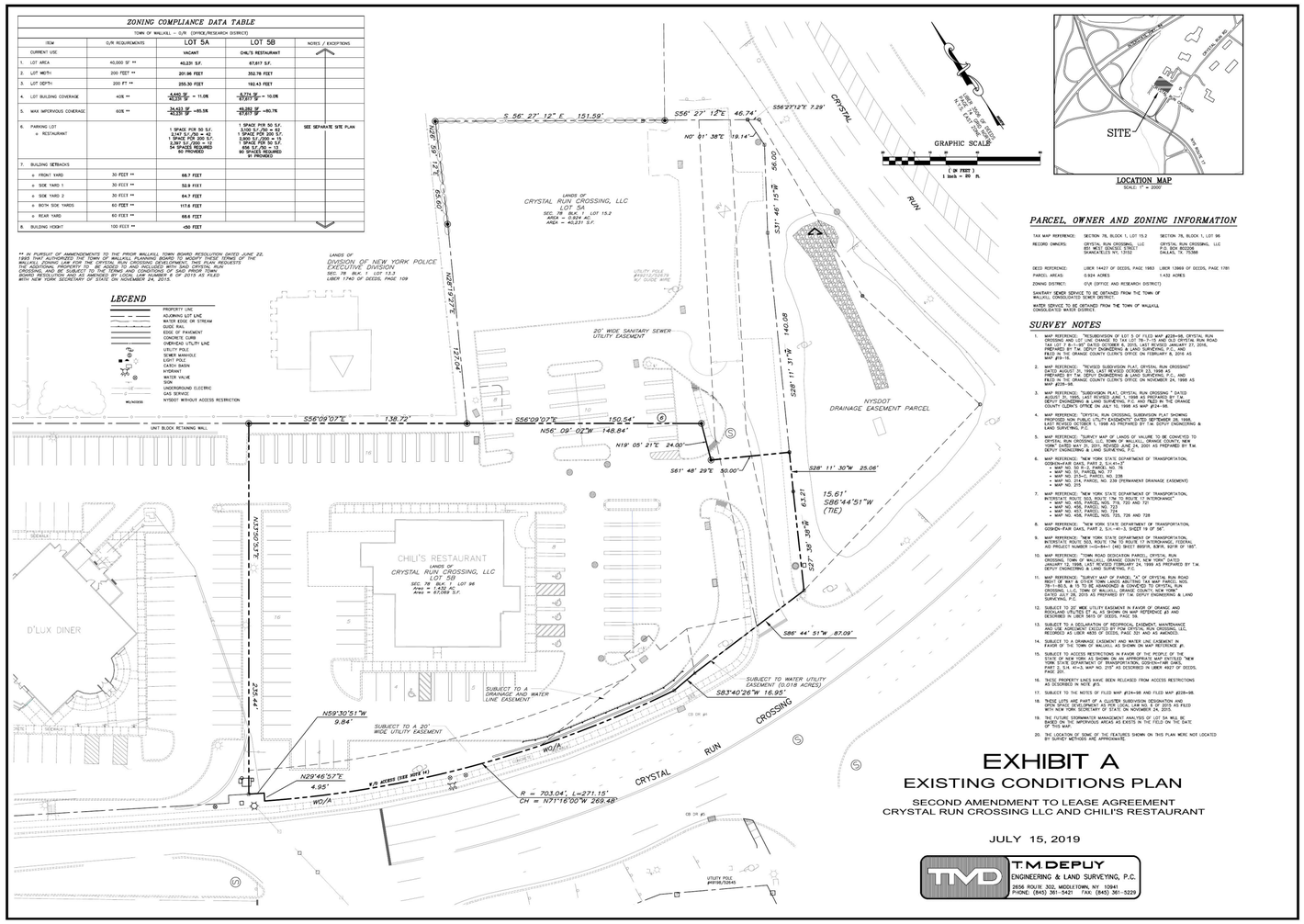
TOWN OF WALLKILL – O/R (OFFICE/RESEARCH DISTRICT)

ITEM	O/R REQUIREMENTS	LOT 5A	LOT 5B	NOTES / EXCEPTIONS
CURRENT USE		VACANT	CHILI'S RESTAURANT	
1. LOT AREA	40,000 SF **	40,231 S.F.	67,617 S.F.	
2. LOT WIDTH	200 FEET **	201.96 FEET	352.78 FEET	
3. LOT DEPTH	200 FT **	255.30 FEET	192.43 FEET	
4. LOT BUILDING COVERAGE	40% **	4,440 SF / 40,231 SF = 11.0%	6,725 SF / 67,617 SF = 10.0%	
5. MAX IMPERVIOUS COVERAGE	60% **	34,433 SF / 40,231 SF =85.5%	49,289 SF / 67,617 SF =80.7%	
6. PARKING LOT: a RESTAURANT		1 SPACE PER 50 S.F. 3,147 S.F./50 = 63 1 SPACE PER 200 S.F. 2,347 S.F./200 = 12 54 SPACES REQUIRED 90 PROVIDED	1 SPACE PER 50 S.F. 3,132 S.F./50 = 63 1 SPACE PER 200 S.F. 2,347 S.F./200 = 12 1 SPACE PER 50 S.F. 656 S.F./50 = 13 88 SPACES REQUIRED 91 PROVIDED	SEE SEPARATE SITE PLAN
7. BUILDING SETBACKS				
a FRONT YARD	30 FEET **	68.7 FEET		
a SIDE YARD 1	30 FEET **	52.9 FEET		
a SIDE YARD 2	30 FEET **	64.7 FEET		
a BOTH SIDE YARDS	60 FEET **	117.6 FEET		
a REAR YARD	60 FEET **	68.6 FEET		
8. BUILDING HEIGHT	100 FEET **	<50 FEET		

** IN PURSUIT OF AMENDEMENTS TO THE PRIOR WALLKILL TOWN BOARD RESOLUTION DATED JUNE 22, 1993 THAT AUTHORIZED THE TOWN OF WALLKILL PLANNING BOARD TO MODIFY THESE TERMS OF THE WALLKILL ZONING LAW FOR THE CRYSTAL RUN CROSSING DEVELOPMENT, THIS PLAN REQUESTS SECOND AMENDMENT TO LEASE AGREEMENT CRYSTAL RUN CROSSING LLC AND CHILI'S RESTAURANT CROSSING, AND BE SUBJECT TO THE TERMS AND CONDITIONS OF SAID PRIOR TOWN BOARD RESOLUTION AND AS AMENDED BY LOCAL LAW NUMBER 5 OF 2013 AS FILED WITH NEW YORK SECRETARY OF STATE ON NOVEMBER 24, 2013.

LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- WATER EDGE OR STREAM
- GUIDE RAIL
- EDGE OF PAVEMENT
- CONCRETE CURB
- OVERHEAD UTILITY LINE
- UTILITY POLE
- SEWER MANHOLE
- LIGHT POLE
- CATCH BASIN
- HYDRANT
- WATER VALVE
- WELL
- UNDERGROUND ELECTRIC
- GAS SERVICE
- NYSDOT WITHOUT ACCESS RESTRICTION



LOCATION MAP
SCALE: 1" = 2000'

PARCEL, OWNER AND ZONING INFORMATION

TAX MAP REFERENCE:	SECTION 78, BLOCK 1, LOT 15.2	SECTION 78, BLOCK 1, LOT 96
RECORD OWNERS:	CRYSTAL RUN CROSSING, LLC 301 WEST DENGLER STREET SAN ANGELO, N.Y. 10512	CRYSTAL RUN CROSSING, LLC P.O. BOX 802208 DALLAS, TX 75380
DEED REFERENCE:	LIBER 14427 OF DEEDS, PAGE 1983	LIBER 13969 OF DEEDS, PAGE 1781
PARCEL AREAS:	0.924 ACRES	1.432 ACRES
ZONING DISTRICT:	O/R (OFFICE AND RESEARCH DISTRICT)	

SANITARY SEWER SERVICE TO BE OBTAINED FROM THE TOWN OF WALLKILL CONSOLIDATED SEWER DISTRICT.

WATER SERVICE TO BE OBTAINED FROM THE TOWN OF WALLKILL CONSOLIDATED WATER DISTRICT.

SURVEY NOTES

1. MAP REFERENCE: "SUBDIVISION OF LOT 5 OF FILED MAP #228-98, CRYSTAL RUN CROSSING AND LOT LINE CHANGE TO TAX LOT 78-1-15 AND OLD CRYSTAL RUN ROAD RIGHT OF WAY" DATED DECEMBER 20, 2016 AND REVISED FEBRUARY 21, 2016, PREPARED BY T.M. DEPUY ENGINEERING & LAND SURVEYING, P.C., AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON FEBRUARY 8, 2016 AS MAP #15-16.

2. MAP REFERENCE: "REVISED SUBDIVISION PLAT, CRYSTAL RUN CROSSING" DATED OCTOBER 1, 1998 AND REVISED NOVEMBER 24, 1998 AS PREPARED BY T.M. DEPUY ENGINEERING & LAND SURVEYING, P.C., AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 24, 1998 AS MAP #228-98.

3. MAP REFERENCE: "SUBDIVISION PLAT, CRYSTAL RUN CROSSING " DATED SEPTEMBER 28, 1998 AND REVISED OCTOBER 1, 1998 AS PREPARED BY T.M. DEPUY ENGINEERING & LAND SURVEYING, P.C. AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JULY 10, 1998 AS MAP #124-98.

4. MAP REFERENCE: "CRYSTAL RUN CROSSING, SUBDIVISION PLAT SHOWING PROPOSED NON PUBLIC UTILITY EASEMENTS" DATED SEPTEMBER 28, 1998, LAST REVISED OCTOBER 1, 1998 AS PREPARED BY T.M. DEPUY ENGINEERING & LAND SURVEYING, P.C.

5. MAP REFERENCE: "SURVEY MAP OF LANDS OF VALUE TO BE CONVEYED TO CRYSTAL RUN CROSSING, LLC, TOWN OF WALLKILL, ORANGE COUNTY, NEW YORK" DATED MAY 31, 2012, REVISED JUNE 24, 2013 AS PREPARED BY T.M. DEPUY ENGINEERING & LAND SURVEYING, P.C.

6. MAP REFERENCE: "NEW YORK STATE DEPARTMENT OF TRANSPORTATION, GOSHEN-FAIR OAKS, PART 2, S.H.=1-7
   - MAP NO. 50 R-2, PARCEL NO. 76
   - MAP NO. 21 R-2, PARCEL NO. 77
   - MAP NO. 21S-C, PARCEL NO. 238
   - MAP NO. 21X, PARCEL NO. 239 (PERMANENT DRAINAGE EASEMENT)
   - MAP NO. 21S

7. MAP REFERENCE: "NEW YORK STATE DEPARTMENT OF TRANSPORTATION, REGIONAL OFFICE, ROUTE 17 INTERCHANGE, FEDERAL AID PROJECT NUMBER"
   - MAP NO. 42S, PARCEL NOS. 719, 720 AND 721
   - MAP NO. 43S, PARCEL NO. 723
   - MAP NO. 44S, PARCEL NO. 727
   - MAP NO. 45S, PARCEL NOS. 725, 726 AND 728

8. MAP REFERENCE: "NEW YORK STATE DEPARTMENT OF TRANSPORTATION, GOSHEN-FAIR OAKS, PART 2, S.H.=R-1, SHEET 19 OF 36".

9. MAP REFERENCE: "NEW YORK STATE DEPARTMENT OF TRANSPORTATION, INTERSTATE ROUTE 300, SOLID TONE TO ROUTE 17 INTERCHANGE, FEDERAL AID PROJECT NUMBER I=O-84=1 (48) SHEET 89SP1R, 83P1R, 92P1R OF 185".

10. MAP REFERENCE: "TOWN ROAD DEDICATION PARCEL, CRYSTAL RUN CROSSING, TOWN OF WALLKILL, ORANGE COUNTY, NEW YORK" DATED NOVEMBER 1, 1996 AND REVISED FEBRUARY 24, 1998 AS PREPARED BY T.M. DEPUY ENGINEERING & LAND SURVEYING, P.C.

11. MAP REFERENCE: "SURVEY MAP OF PARCEL "A" OF CRYSTAL RUN ROAD RIGHT OF WAY & OTHER TOWN LANDS ABUTTING 1st MAP PARCEL NOS. 78-1-80.5, & 15 TO BE ABANDONED & CONVEYED TO CRYSTAL RUN CROSSING, LLC, TOWN OF WALLKILL, ORANGE COUNTY, NEW YORK" DATED NOVEMBER 1, 2003 AS PREPARED BY T.M. DEPUY ENGINEERING & LAND SURVEYING, P.C.

12. SUBJECT TO 20' WIDE UTILITY EASEMENT IN FAVOR OF ORANGE AND ROCKLAND UTILITIES ET AL, AS SHOWN ON MAP REFERENCE #3 AND DESCRIBED IN LIBER 5615 OF DEEDS, PAGE 59.

13. SUBJECT TO A DECLARATION OF RECIPROCAL EASEMENT, MAINTENANCE AGREEMENT AND RESTRICTIONS, DATED NOVEMBER 1, 1996 AND RECORDED AS LIBER 14000 OF DEEDS, PAGE 121 AND AS AMENDED.

14. SUBJECT TO A DRAINAGE EASEMENT AND WATER LINE EASEMENT IN FAVOR OF THE TOWN OF WALLKILL AS SHOWN ON MAP REFERENCE #.

15. SUBJECT TO ACCESS RESTRICTIONS IN FAVOR OF THE PEOPLE OF THE STATE OF NEW YORK AS SHOWN ON AN APPROPRIATE MAP ENTITLED "NEW YORK STATE DEPARTMENT OF TRANSPORTATION, GOSHEN=FAIR OAKS, PART 2, S.H. 41=3, MAP NO. 210" AS DESCRIBED IN LIBER 4627 OF DEEDS, PAGE 1.

16. THESE PROPERTY LINES HAVE BEEN RELEASED FROM ACCESS RESTRICTIONS AS DESCRIBED IN NOTE #15.

17. SUBJECT TO THE NOTES OF FILED MAP #124=98 AND FILED MAP #228=98.

18. THESE LOTS ARE PART OF A CLUSTER SUBDIVISION DESIGNATION AND SITE PLAN APPROVAL PLAN AS SHOWN ON MAP REFERENCE #1 AND #2 FILED WITH NEW YORK SECRETARY OF STATE ON NOVEMBER 24, 2013.

19. THE FUTURE STORMWATER MANAGEMENT ANALYSIS OF LOT 5A WILL BE BASED ON THE IMPERVIOUS AREAS AS EXISTS IN THE FIELD ON THE DATE OF THIS MAP.

20. THE LOCATION OF SOME OF THE FEATURES SHOWN ON THIS PLAN WERE NOT LOCATED BY SURVEY METHODS AND APPROXIMATE.

EXHIBIT A

EXISTING CONDITIONS PLAN

SECOND AMENDMENT TO LEASE AGREEMENT
CRYSTAL RUN CROSSING LLC AND CHILI'S RESTAURANT

JULY 15, 2019

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