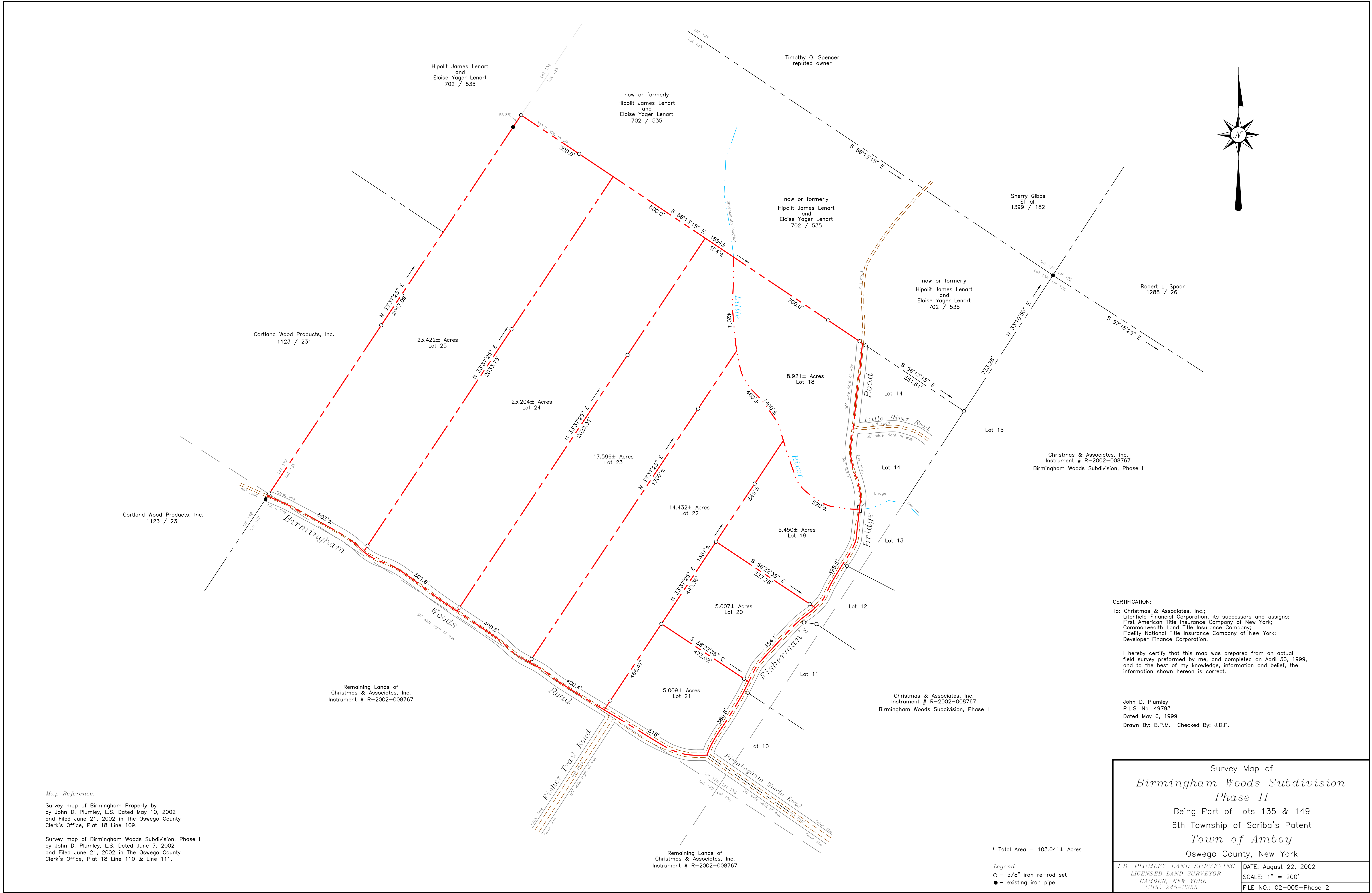


CERTIFICATION:
To: Christmas & Associates, Inc.;
Litchfield Financial Corporation, its successors and assigns;
First American Title Insurance Company of New York;
Commonwealth Land Title Insurance Company;
Fidelity National Title Insurance Company of New York;
Developer Finance Corporation.

I hereby certify that this map was prepared from an actual field survey performed by me, and completed on April 30, 1999, and to the best of my knowledge, information and belief, the information shown hereon is correct.

John D. Plumley
P.L.S. No. 49793
Dated May 6, 1999
Drawn By: B.P.M. Checked By: J.D.P.

Map Reference:
Survey map of Birmingham Property by
by John D. Plumley, L.S. Dated May 10, 2002
and Filed June 21, 2002 in The Oswego County
Clerk's Office, Plot 18 Line 109.

Survey map of Birmingham Woods Subdivision, Phase I
by John D. Plumley, L.S. Dated June 7, 2002
and Filed June 21, 2002 in The Oswego County
Clerk's Office, Plot 18 Line 110 & Line 111.

* Total Area = 103.041± Acres

Legend:
○ - 5/8" iron re-rod set
● - existing iron pipe

Survey Map of
Birmingham Woods Subdivision
Phase II
Being Part of Lots 135 & 149
6th Township of Scriba's Patent
Town of Amboy
Oswego County, New York

J.D. PLUMLEY LAND SURVEYING
LICENSED LAND SURVEYOR
CAMDEN, NEW YORK
(315) 245-3355

DATE: August 22, 2002
SCALE: 1" = 200'
FILE NO.: 02-005-Phase 2