

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. THIS SURVEY IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

LEGEND

- X 123.45 EXISTING SPOT ELEVATION
X TO 123.45 EXIST. TOP OF CURB ELEVATION
X G 122.95 EXIST. GUTTER ELEVATION
X TW 123.45 EXIST. TOP OF WALL ELEVATION
X BW 122.95 EXIST. BOTTOM OF WALL ELEVATION
X TI 123.45 EXIST. TOP OF ISLAND ELEVATION
X BI 122.95 EXIST. BOTTOM OF ISLAND ELEVATION
[G 0.00] LEGAL GRADE
HYDRANT
WATER VALVE
GAS VALVE
UNKNOWN VALVE
OVERHEAD WIRE
UNCONFIRMED LOC. UNDERGROUND GAS LINE
UNCONFIRMED LOC. UNDERGROUND ELEC. LINE
UNCONFIRMED LOC. UNDERGROUND SAN. LINE
UNCONFIRMED LOC. UNDERGROUND TEL. LINE
UNCONFIRMED LOC. UNDERGROUND WATER LINE
UTILITY POLE
UTILITY POLE/LIGHT POLE
LIGHT POLE
GUY WIRE
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL
MONITORING WELL
GAS METER
ELECTRIC METER
MAIL BOX
BOLLARD
U-BOLLARD
METAL GUIDE RAIL
LANDSCAPED AREA
AREA LIGHT
PAY PHONE
AIR STATION
VACUUM
COLUMN
CLEAN OUT
PAINTED ARROWS
TITLE REPORT EXCEPTION
DENOTES PARKING SPACE COUNT
SOLID WHITE LINE
SOLID YELLOW LINE
DASHED WHITE LINE
DASHED YELLOW LINE

NOTES:

- 1. PROPERTY KNOWN AS LOT 42, BLOCK 2341 AS ON THE TAX MAP OF THE BOROUGH OF BRONX, BRONX COUNTY, CITY & STATE OF NEW YORK.
2. TOTAL AREA = 31,045 S.F. OR 0.713 AC.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES AS AGENT FOR STEWART TITLE INSURANCE COMPANY, COMMITMENT NO. 075417-S-NY-07-NY, WITH AN EFFECTIVE DATE OF 02/26/21, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B:
AGREEMENT RECORDED IN LIBER 966, PAGE 48. (LIBER NOT AVAILABLE)
SEWER AGREEMENT RECORDED IN LIBER 1317, PAGE 269. - BLANKET IN NATURE
AGREEMENT RECORDED IN LIBER 1819, PAGE 391. - BLANKET RIGHTS TO THE RAILROAD FOR GRADING & CONSTRUCTIONS
TERMS, COVENANTS, CONDITIONS, PROVISIONS AND AGREEMENTS (OPTION TO PURCHASE/RIGHT OF FIRST REFUSAL/EASEMENTS) AS SET FORTH IN A LEASE DATED JUNE 13, 2001, AS EVIDENCED BY A MEMORANDUM OF LEASE MADE BY AND BETWEEN 131 REALTY CORP., AS LESSOR, AND AMOCO OIL COMPANY, AS LESSEE, DATED SEPTEMBER 5, 2001 AND RECORDED NOVEMBER 5, 2001 IN REEL 1925, PAGE 1775.
6. UNDERGROUND TANK SIZES WERE OBTAINED FROM INFORMATION RECEIVED FROM STATION MANAGER OR EMPLOYEE. ALL SIZES AND LOCATIONS ARE APPROXIMATE & ARE SUBJECT TO FIELD VERIFICATION.
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON REF. #3, CONVERTED TO NAVD 88 (TO CONVERT TO BRONX HIGHWAY DATUM SUBTRACT 1.51' FROM THE ELEVATIONS SHOWN) TO CONVERT TO NAVD 1929 ADD 1.10' TO ELEVATIONS SHOWN.)
TEMPORARY BENCH MARK SET:
TBM-A: DRILL HOLE SET IN CONCRETE WALKWAY
ELEVATION= 32.28'
PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.
ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

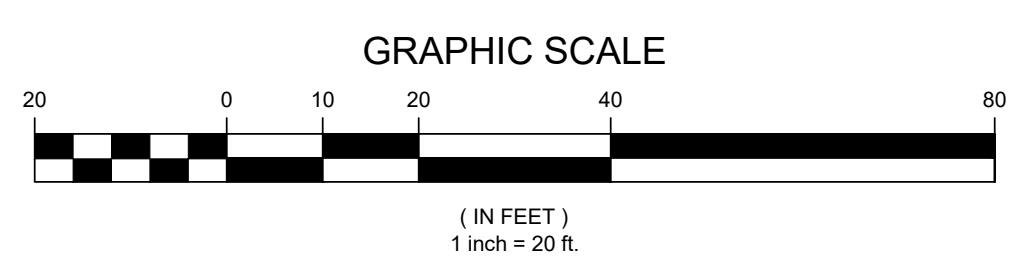
REFERENCES:

- 1. THE OFFICIAL TAX MAP OF THE BOROUGH OF BRONX, BRONX COUNTY, CITY & STATE OF NEW YORK, SHEET 11.
2. MAP ENTITLED "RECORD MAP SECTION 1" AMENDED AND CORRECTED TO OCT. 27, 1992, OBTAINED FROM THE BRONX TOPOGRAPHIC BUREAU
3. MAP ENTITLED "GRADE SECTION 7" ORIGINAL SECTION FILED NOV. 2, 1895, AMENDED AND CORRECTED TO OCT. 6, 1993, OBTAINED FROM THE BRONX TOPOGRAPHIC BUREAU
4. MAP ENTITLED "RECORD MAP SECTION 7" AMENDED AND CORRECTED TO OCT. 5, 1993 OBTAINED FROM THE BRONX TOPOGRAPHIC BUREAU
5. WATER DISTRIBUTION MAPS PROVIDED BY THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER & SEWER OPERATIONS, DOM 133-12 & DDM 133-17.
6. SEWER MAP PROVIDED BY THE NEW YORK DEPT. OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER & SEWER OPERATIONS.
7. MAP ENTITLED "SITE PLAN (BUILDING APPLICATION), 350/370 GRAND CONCOURSE, BRONX, NEW YORK, STORE #17782," PREPARED BY BOHLER ENGINEERING, P.C., DATED 10/19/01, LAST REVISED 5/9/02, SHEET NO. SP-1 OF 5.
8. MAP ENTITLED "GRADING/DRAINAGE/UTILITY PLAN, 350/370 GRAND CONCOURSE, BRONX, NEW YORK, STORE #17782," PREPARED BY BOHLER ENGINEERING, P.C., DATED 10/19/01, LAST REVISED 5/9/02, SHEET NO. SP-3 OF 5.
9. MAP ENTITLED "ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEY, BP AMOCO CORPORATION, 350-358 GRAND CONCOURSE, LOTS 42 & 47, BLOCK 2341, SECTION 9, BOROUGH OF BRONX, COUNTY OF NEW YORK," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 7-9-2001, LAST REVISED 7-19-2001, FILE NO. C02431.

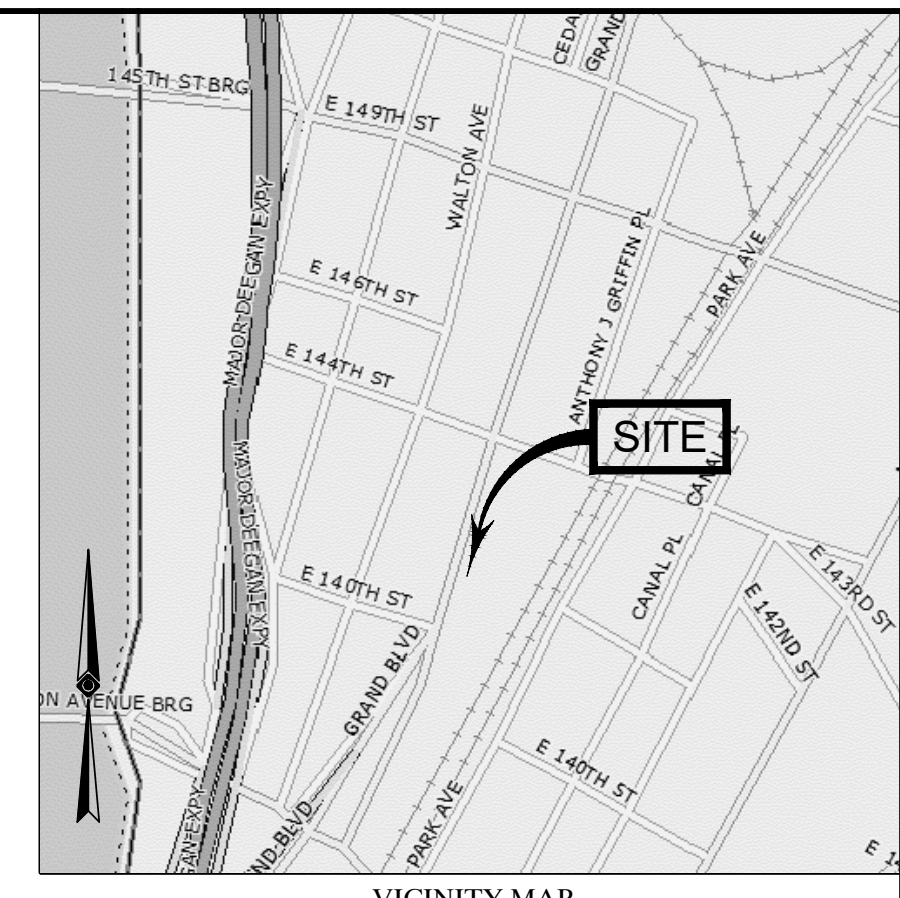
SURVEYOR'S DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY SIDE OF GRAND CONCOURSE, FORMERLY MOTT AVENUE, DISTANT 119.90 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF EAST 144TH STREET AND THE EASTERLY SIDE OF GRAND CONCOURSE;
RUNNING THENCE EASTERLY AT RIGHT ANGLES TO GRAND CONCOURSE AND PART OF THE DISTANT THROUGH A PARTY WALL, 100 FEET TO A POINT;
RUNNING THENCE SOUTHERLY AND PARALLEL WITH GRAND CONCOURSE 111.95 FEET TO A POINT;
RUNNING THENCE EASTERLY AT RIGHT ANGLES TO GRAND CONCOURSE 5 FEET TO A POINT;
THENCE SOUTHWESTERLY ALONG THE LAND NOW OR LATE OF CATHERINE E. SINCLAIR KNOWN AS PARCEL 22, FORMING AN INTERIOR ANGLE OF 72 DEGREES 15 MINUTES 19 SECONDS, 52.50 FEET TO A POINT;
RUNNING THENCE EASTERLY FORMING AN EXTERIOR ANGLE OF 72 DEGREES 15 MINUTES 19 SECONDS, 11 FEET TO A POINT;
THENCE SOUTHERLY PARALLEL WITH SAID EASTERLY SIDE OF GRAND CONCOURSE; 150 FEET;
THENCE WESTERLY AT RIGHT ANGLES TO SAID EASTERLY SIDE OF GRAND CONCOURSE, 100 FEET TO SAID EASTERLY SIDE OF GRAND CONCOURSE.
THENCE NORTHERLY ALONG THE EASTERLY SIDE OF GRAND CONCOURSE, 311.95 FEET TO THE POINT OR PLACE OF BEGINNING.

THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS 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 2, 3, 4, 8, 9, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08-10-2021.



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 TO BE VALID TRUE COPIES.



VICINITY MAP
© 2008 DeLorme Street Atlas USA
(NOT TO SCALE)

SCHEDULE A DESCRIPTION

(OLD LOT 42)
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EASTERLY SIDE OF GRAND CONCOURSE (FORMERLY KNOWN AS MOTT AVENUE) DISTANT SOUTHERLY 281.25 FEET MEASURE ALONG SAID EASTERLY SIDE OF EAST 144TH STREET SAID POINT BEING ALSO IN THE DIVISION LINE BETWEEN AND OF THE PARTY OF THE FIRST PART ON THE SOUTH AND LAND NOW OR FORMERLY OF JESSIE S. HONISER ON THE NORTH.
RUNNING THENCE EASTERLY ALONG SAID DIVISION LINE AND THE EASTERLY PROLONGATION THEREOF 100 FEET;
THENCE SOUTHERLY PARALLEL WITH SAID EASTERLY SIDE OF GRAND CONCOURSE, 150 FEET;
THENCE WESTERLY AT RIGHT ANGLES TO SAID EASTERLY SIDE OF GRAND CONCOURSE, 100 FEET TO SAID EASTERLY SIDE OF GRAND CONCOURSE;
THENCE NORTHERLY ALONG SAID EASTERLY SIDE OF GRAND CONCOURSE, 150 FEET TO THE POINT OR PLACE OF BEGINNING.
(OLD LOT 47)
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY SIDE OF GRAND CONCOURSE (FORMERLY MOTT AVENUE) DISTANT 231.85 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF GRAND CONCOURSE WITH THE SOUTHERLY SIDE OF EAST 144TH STREET BEING THE SOUTHWESTERLY CORNER OF LOT 49 ON THE LAND MAP;
THENCE SOUTHERLY ALONG THE SAID EASTERLY SIDE OF GRAND CONCOURSE, 50 FEET TO THE NORTHWESTERLY CORNER OF LOT 45 THE LAND MAP;
THENCE EASTERLY AND AT RIGHT ANGLES TO GRAND CONCOURSE AND ALONG THE NORTHERLY SIDE OF LOT 45 ON THE LAND MAP 89 FEET TO A CORNER OR ANGLE AT THE SOUTHEASTERN CORNER OF LOT 47 ON THE LAND MAP;
THENCE NORTHEASTERLY ALONG THE LAND NOW OR LATE OF CATHERINE E. SINCLAIR KNOWN AS PARCEL 22, 52.50 FEET TO A POINT ON A LINE DRAWN FROM THE POINT OF BEGINNING;
THENCE WESTERLY AND AT RIGHT ANGLES TO THE EASTERLY SIDE OF GRAND CONCOURSE, 105 FEET TO THE POINT OR PLACE OF BEGINNING.
(OLD LOT 49)
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY SIDE OF GRAND CONCOURSE, FORMERLY MOTT AVENUE, DISTANT 119.90 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF EAST 144TH STREET AND THE EASTERLY SIDE OF GRAND CONCOURSE;
RUNNING THENCE EASTERLY AT RIGHT ANGLES TO GRAND CONCOURSE AND PART OF THE DISTANT THROUGH A PARTY WALL, 100 FEET TO A POINT;
RUNNING THENCE SOUTHERLY AND PARALLEL WITH GRAND CONCOURSE 111.95 FEET TO A POINT;
RUNNING THENCE WESTERLY AT RIGHT ANGLES TO GRAND CONCOURSE 100 FEET TO THE SAID EASTERLY SIDE OF GRAND CONCOURSE; AND
THENCE NORTHERLY ALONG THE EASTERLY SIDE OF GRAND CONCOURSE, 111.95 FEET TO THE POINT OR PLACE OF BEGINNING.

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Table with columns: NO., DATE, BY, REVISION, DESCRIPTION, APPROVED. Row 1: 1, 10-12-2021, J.J.W., REVISED PER CLIENT COMMENTS, J.C.W.

PROJECT NAME
LOT 42, BLOCK 2341
350-358 GRAND CONCOURSE
BOROUGH & COUNTY OF BRONX
CITY AND STATE OF NEW YORK

DRAWING TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

SEAL & SIGNATURE: JAMES C. WEED, LICENSED LAND SURVEYOR NO. 050765. FIELD DATE: 08-10-2021. FIELD BK: 21-17. F. B. PAGE: 65. DATE: 08-25-2021. SCALE: 1"=20'. PROJECT No: 01-210331-00. DRAWING BY: Z.B.E.B. CHK BY: J.J.W. APPROVED BY: J.C.W. DWG No: V-001.0.0. CAD FILE No: 01-210331-00. PAGE No: 1 OF 1.