

**APPENDIX A**  
**METES AND BOUND SURVEY/PERMANENT SURVEY MARKERS FOR**  
**HORIZONTAL AND VERTICAL CONTROL**

## **SURVEY READING FOR SL# 22111**

Survey dated 04/04/2006, made by **Boro Land Surveying, P.C.** shows **one (1) two-story structure, one (1) one-story structure, shed and frame trailer with** no encroachments or variations of lot lines except the following:

- 1. Fence along a portion of the northerly line varies with record line.**
- 2. Wall along a portion of the northerly line varies with record line.**
- 3. Corrugated metal Bulkhead along the easterly record line.**
- 4. Fence and wall with Gates along the westerly line situate up to 2 feet 11-3/4 inches east of record line.**

No Reading is made herein with respect to interior lot lines.

As to 1, 2 & 4: Mortgage Policy affirmatively insures against a diminution in value of the insured mortgage resulting from enforced removal of said fences and walls.

LOT AREA = 140587± SQ. FT.  
3.22± ACRES

GRAND

(PUBLIC STREET)  
(80'  
(WIDE)

STREET

VICINITY MAP  
N. T. S.

## LEGAL DESCRIPTION

Block 2942 Lots 105, 111 &amp; 112

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL I (TAX LOT 112)

BEGINNING AT A POINT ON THE EASTERLY SIDE OF MORGAN AVENUE WHERE THE SAME IS INTERSECTED BY THE FORMER CENTER LINE OF MEADOW STREET AS IT WAS LAID OUT ON THE COMMISSIONERS MAP OF THE CITY OF BROOKLYN PRIOR TO JULY 20, 1893:

RUNNING THENCE NORTHERLY ALONG THE EASTERLY SIDE OF MORGAN AVENUE, 157 FEET 6 INCHES;

THENCE EASTERLY PARALLEL WITH OR NEARLY SO WITH TEN EYCK STREET AS LAID OUT ON THE COMMISSIONERS MAP OF THE CITY OF BROOKLYN 214 FEET;

THENCE SOUTHERLY PARALLEL OR NEARLY SO WITH THE EASTERLY SIDE OF MORGAN AVENUE, 157 FEET 6 INCHES TO THE CENTER LINE OF THE SAID FORMER MEADOW STREET;

THENCE WESTERLY ALONG THE CENTER LINE OF SAID FORMER MEADOW STREET, 214 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL II (TAX LOT 105 &amp; 111)

BEGINNING AT A POINT ON THE EASTERLY SIDE OF MORGAN AVENUE LOCATED 230 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF MORGAN AVENUE WITH THE SOUTHERLY SIDE OF TEN EYCK STREET;

RUNNING THENCE EASTERLY AND PARALLEL WITH TEN EYCK STREET 214 FEET;

THENCE NORTHERLY AND PARALLEL WITH MORGAN AVENUE, 157 FEET 6 INCHES;

THENCE EASTERLY AND PARALLEL WITH TEN EYCK STREET, 275 FEET TO THE CANAL OR NEWTON CREEK;

THENCE SOUTHERLY ALONG SAID CANAL 257 FEET 6 INCHES;

THENCE WESTERLY AND PARALLEL WITH TEN EYCK STREET 469 FEET TO THE EASTERLY SIDE OF MORGAN AVENUE;

THENCE NORTHERLY ALONG SAID MORGAN AVENUE, 130 FEET TO THE POINT OR PLACE OF BEGINNING.

## SURVEYORS CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF NEW YORK CERTIFIES TO: "SUTTON LAND SERVICES, LLC  
"FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK  
"ROLLING FRITO-LAY SALES, LP

ED 1: THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11, 12, 13, 14, 15, AND 16 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

2. THE SURVEY WAS MADE ON THE GROUND ON APRIL 4, 2006 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON PROPERTY.

3. THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

4. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO (A) OBSERVABLE, ABOVE GROUND ENCROACHMENTS (b) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (c) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES STREETS OR ALLEYS UPON THE SUBJECT PROPERTY; (d) PARTY WALLS; (e) ENCROACHMENTS OF ANY BUILDINGS OR IMPROVEMENTS ON ANY EASEMENT AREA; (f) STREAMS, RIVERS, SPRINGS, PONDS, LAKES, DITCHES OR DRAINS LOCATED OR BORDERING ON OR RUNNING THROUGH THE SUBJECT PROPERTY OR (g) GAPS, GORES OR OVERLAPS BETWEEN THE BOUNDARIES OF THE SUBJECT PROPERTY AND THE BOUNDARIES OF ANY ADJOINING PARCELS OR ROADS, HIGHWAY, STREETS OR ALLEYS.

5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, COVENANT, RESTRICTION AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT SL-22111 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK OR APPARENT FROM A PHYSICAL INSPECTION OR OTHERWISE KNOWN TO ME WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTER CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.

6. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM DULY DEDICATED AND ACCEPTED PUBLIC STREETS OR HIGHWAYS, AND ALL DRAINAGE, UTILITY AND ANY OTHER MUNICIPAL SERVICES ARE PROVIDED OR AVAILABLE FROM SUCH STREETS OR HIGHWAYS.

7. THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS AND EGRESS.

8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

9. NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED IN THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. SEE NOTE A.

10. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

DATED: APRIL 4, 2006

VINCENT J. DICCE

REGISTRATION No. 049333

## NOTE:

TOGETHER WITH & SUBJECT TO COVENANTS & RESTRICTIONS RECORDED IN L 21 CP 300  
"NOT PLOTTABLE"

## LEGEND

CHAIN LINK FENCE	C.N.C.	CALCULATED	ST.	STREET
IRON/STEEL FENCE	C.D.	CELLAR DOOR	STY.	STORY
WOOD FENCE	CL.	CLEAR	N./S.	NORTH
OTHER TYPE OF FENCE	C.N.C.	CONCRETE	S./S.	SOUTH
WIRE FENCE	ENT. LND.	ENTRANCE UNDER	E.	EAST
CHIMNEY	HEDGE	HEDGE	W.	WEST
GRAIN	INDPT.	INDEPENDENT	N.E.	NORTHEAST
OVERHEAD WIRE	L.A.	LOW AREA	S.E.	SOUTHEAST
UTILITY POLE	N.T.S.	NOT TO SCALE	N.W.	NORTHWEST
ALUM.	GRN.	GRASS	S.W.	SOUTHWEST
ALUM.	PROJ.	PROJECT	N.W./S.W.	WINNOR WELL
APR.	RET.	RETAINING		
BSMT.	RT	RIGHT		

## NOTE:

\*COMMUNITY PANEL #3604970056B  
EFFECTIVE DATE 11-16-83  
PREMISES PARTIALLY IN ZONE C  
AREA OF MINIMAL FLOODING  
PARTIALLY IN ZONE B  
AREA BETWEEN LIMITS OF THE 100 YEAR  
AND 500 YEAR FLOOD  
PARTIALLY IN ZONE A5  
AREA OF 100 YEAR FLOOD

\*PREMISES IS ADEQUATELY SERVED BY THE FOLLOWING PUBLIC UTILITIES LOCATED IN STREET:  
WATER, ELECTRIC, GAS, TELEPHONE, STORM SEWER AND SANITARY SEWER.

\*THERE ARE NO SETBACK OR RESTRICTION LINES AFFECTING PROPERTY. [EXCEPT AS SHOWN ON THE SURVEY]

## CERTIFIED ONLY TO:

(NAME) TO BE USED ONLY FOR TITLE PURPOSES  
(NOT TO BE USED FOR THE STREET OR STRUCTURES)

"SUTTON LAND SERVICES, LLC  
"FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK  
"ROLLING FRITO-LAY SALES, LP

## BORO LAND SURVEYING, P.C.

353 COURT STREET  
BROOKLYN, N.Y. 11231  
TEL. (718) 624-BORO (2676)

## SURVEYED

APRIL 4, 2006

## GRAPHIC SCALE

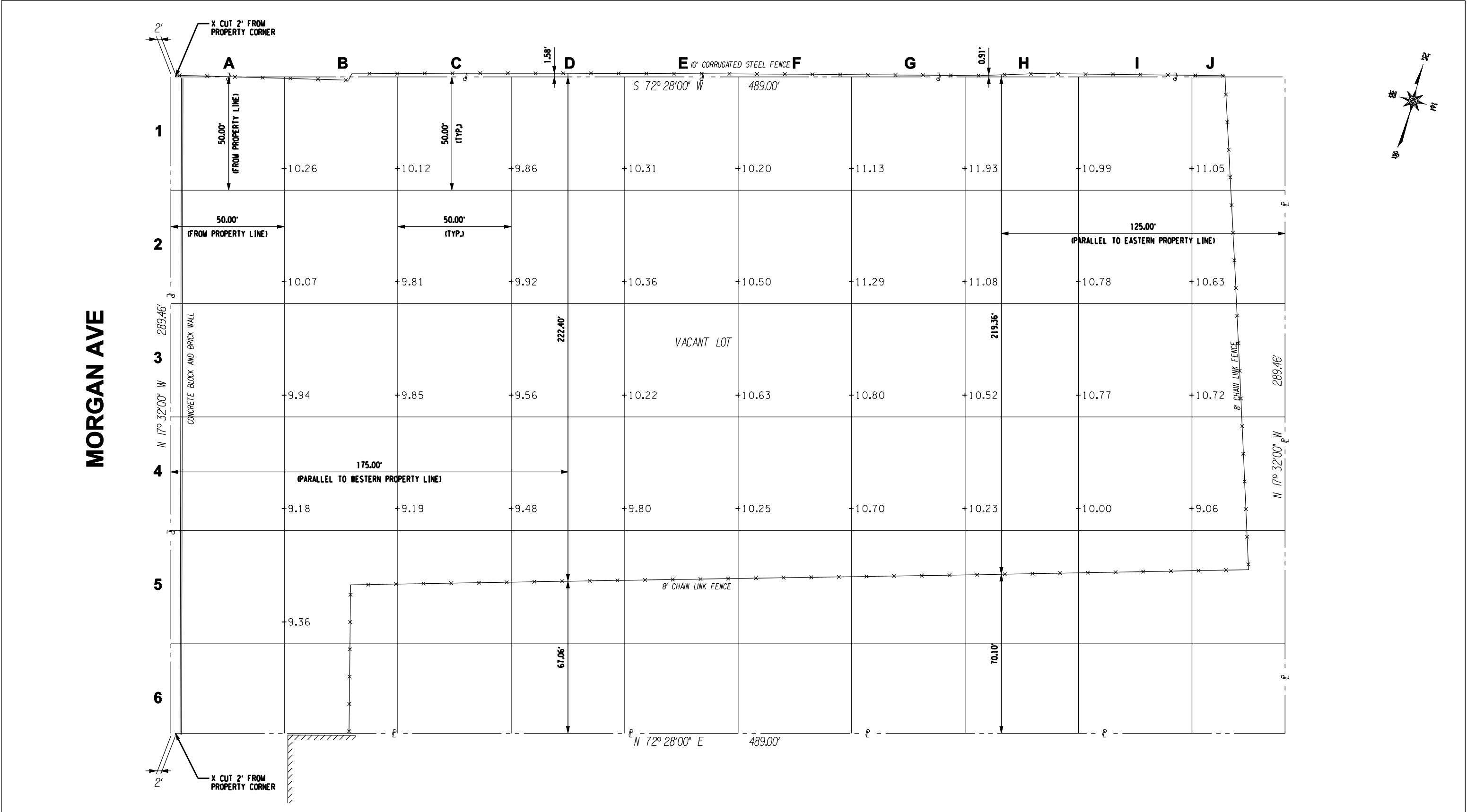
0' 5' 10' 25' 50'

SCALE: 1"=35'

VINCENT J. DICCE L.S., P.E.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL, OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BLOCK: 2942  
LOT: 105, 111 & 112  
SECTION: 1  
COUNTY: KINGS  
DWG BY: P.J.  
CHK'D BY:



<div>NOTE:</div> <div>1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF SURVEYS MADE ON THE DATES INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THE TIME.</div> <div>2. ALL ELEVATIONS ARE BASED ON BROOKLYN HIGHWAY DATUM WHICH IS 2.56' ABOVE THE MEAN COAST AND GEODETIC SEA LEVEL AT SANDY HOOK, NJ.</div> <div>3. 10.22 DENOTES SPOT ELEVATIONS IN FEET.</div> <div>4. FIELD DATA COLLECTED USING CONVENTIONAL SURVEY METHODS.</div> <div>5. EQUIPMENT USED: NIKON DTM 520 TOTAL STATION.</div> <div>6. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES ACROSS THE PROPERTY AS SHOWN ON THIS SURVEY.</div> <div>7. THE STATE EDUCATION LAW PROHIBITS ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED SURVEYOR TO ALTER A SURVEY IN ANY WAY.</div>	<div>SCALE 1" = 40'</div>	<div><div><div><div><div></div><div></div><div></div><div></div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><di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