

THE HORIZONTAL ORIENTATION OF THIS MAP IS BASED ON THE U.S. COASTAL & GEODETIC SURVEY (NAD-83) FOR NEW YORK EAST (TRANSVERSE MERCATOR PROJECTION).

THE PURPOSE OF THIS PLAN IS TO SHOW THE METES AND BOUNDS OF THE DEVELOPMENT SITE, NO CERTIFICATION IS GIVEN AS TO OWNERSHIP OF THE BOUNDED PARCEL.

TOTAL DEVELOPMENT SITE AREA IS 228,743 SQUARE FEET OR 5.2512 ACRES.

ONLY COPIES OF THIS SURVEY MAP MARKED WITH BOTH THIS SURVEYOR'S ORIGINAL SEAL AND SIGNATURE SHALL BE CONSIDERED AS VALID TRUE COPIES.

PREMISES SHOWN HEREON CONTAINS JAMES STREET, ENGINE PLACE, JOHN STREET, ANN STREET & HENRY HERZ STREET BOUNDED BY AND INCLUDED WITH SECTION 1 BLOCK NTS 483 (LOTS 50 & 60) BLOCK 485 (LOTS 1, 2, 3, 4, 6, 7, 8, 10 & PART OF 12 & PART OF 14) & BLOCK 475 (LOTS 50, 51, 55 & 59) OF THE CITY OF YONKERS TAX ASSESSMENT MAPS ADOPTED IN 1920 UPDATED AT VARIOUS TIMES THE LAST BEING 2002. THE INDIVIDUAL INTERIOR LOTS ARE PROVIDED BASED ON MAP AND DEED COMPILATIONS AND LABELED WITH LOT NUMBERS BASED ON THE LATEST TAX LOT INFORMATION FROM THE CITY OF YONKERS GEOGRAPHICAL INFORMATION SYSTEM.

PORTIONS OF THE PREMISES SHOWN HEREON ARE LOCATED WITHIN THE 100 YEAR FLOOD FREQUENCY RETURN HAZARD DESIGNATED AS ZONE "A" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 360536 000 C DATED JANUARY 21, 1998.

PLANIMETRICS WERE PROVIDED BY GEOMAPS INTERNATIONAL INCORPORATED AND SHOW EXISTING CONDITIONS AT THE TIME OF FLIGHT. THE SITE WAS SUBSEQUENTLY FIELD INSPECTED AND UPDATED ACCORDINGLY AT THE DATE OF THE SURVEY.

THE SURVEYOR'S SEAL, SIGNATURE AND ANY CERTIFICATION APPEARING HEREON SIGNIFY THAT, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR LAND SURVEYS AS SET FORTH IN THE CODE OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

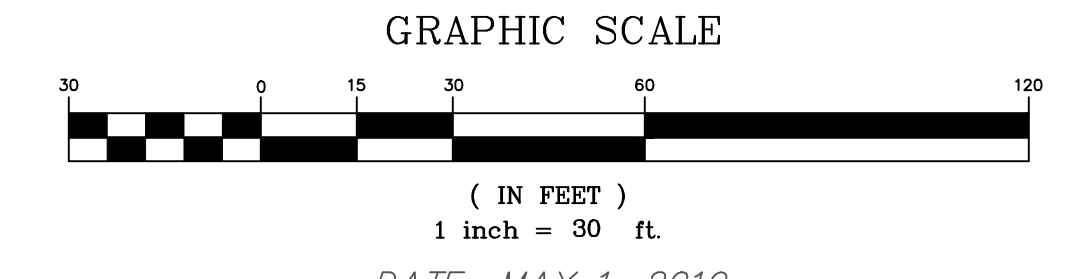
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED, AND ON HIS BEHALF, TO THE TITLE COMPANY, LENDING INSTITUTION AND GOVERNMENTAL AGENCY LISTED HEREON; SAID CERTIFICATIONS ARE NOT INTENDED TO RUN TO ADDITIONAL TITLE COMPANIES, LENDING INSTITUTIONS, SUBSEQUENT OWNERS OR FUTURE CONTRACT VENEDES.

UNDERGROUND IMPROVEMENTS, STRUCTURES, UTILITIES OR ENCROACHMENTS, AND ANY EASEMENTS RELATED THERETO, ARE NOT SHOWN HEREON UNLESS OTHERWISE NOTED. ALL EASEMENTS WITHIN ANY STREET SHOWN HEREON, IF ANY EXIST, ARE NOT SHOWN. THE LOCATION, EXTENT AND SIZES OF UNDERGROUND UTILITIES WERE COMPILED FROM A COMBINATION OF FIELD INSPECTION AND RECORD INFORMATION SUPPLIED BY RESPECTIVE UTILITY COMPANIES AND ARE NOT GUARANTEED OR CERTIFIED AS COMPLETE OR ACCURATE. ALL SIZES OF THE SANITARY & STORM SEWERS LABELED WITH AN "R" AND ALL SIZES OF ALL OTHER UTILITIES ARE PER UTILITY PLATES. CONSOLIDATED EDITIONS' GAS UTILITY REPRESENTATIVE DISCLOSED THAT THERE ARE ABANDONED LINES NOT SHOWN ON THEIR PLATES. CONSULT WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS, COMMENCING DEMOLITION, OR CONSTRUCTION. CALL OR VISIT DIG SAFELY NEW YORK AT 800-962-7962 OR WWW.DIGSAFELYNEWYORK.COM.

- TITLE REPORT EXCEPTIONS FOR:**  
 MFC GROUP, LLC  
 Tax No. 4500025430W
- Exception 5 - Filed Map No. 175578 - Affects Subject Property  
 Permanent Slope Easement  
 (Affects Parcels 1 and 2) (Shown on survey)
  - Exception 6 - Liber 1078 Page 429 - Affects Subject Property  
 Liber 1978 Page 151 (Shown on survey)  
 Liber 1109 Page 363 (Not plottable)  
 Liber 2045 Page 229 (Intermittent location)  
 Liber 2833 Page 301 (Shown on survey)
  - Right of Way granted in Deed (Affects use and maintenance of water main and open for use of water and flow of Neperhan River. Also affects right of way of John Street and Ann Street and bridge crossing the Neperhan River and West Lane to Ann Street)
  - Exception 7 - Liber 2162 Page 339 - Affects Subject Property  
 Deed  
 Easement rights contained in deed. (Shown on survey)
  - Exception 8 - Liber 1249 Page 322 - Affects Subject Property  
 Sewer Easement Right of Way recorded in  
 Liber 700 Page 426
  - Easement rights contained in deed but believe parcel falls outside of existing property in taking of Neperhan Avenue (Both documents not plottable)
  - Exception 9 - Liber 2903 Page 107 - Affects Subject Property  
 Right of Way contained in Deed affects Lot 51 Parcel 3 and Liber 3047 Page 66 affects part of Lot 50, 60 and part of Henry Herz Ave.  
 (Shown on survey)
  - Exception 10 - Liber 2494 Page 11 - Does not Affect Subject Property  
 Easement contained in Deed
  - Exception 11 - Control No. 58113121 - Affects Subject Property  
 Agreement for Cleanup (Not plottable)

**DEVELOPMENT SITE**  
 OF PROPERTY AT  
**GETTY SQUARE PARKING AREA**  
 SITUATE IN THE  
 CITY OF YONKERS  
 COUNTY OF WESTCHESTER  
 STATE OF NEW YORK



DATE: MAY 1, 2019  
 Preliminary Topography DATE: AUG. 12, 2019

**WARD CARPENTER ENGINEERS, INC.**  
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