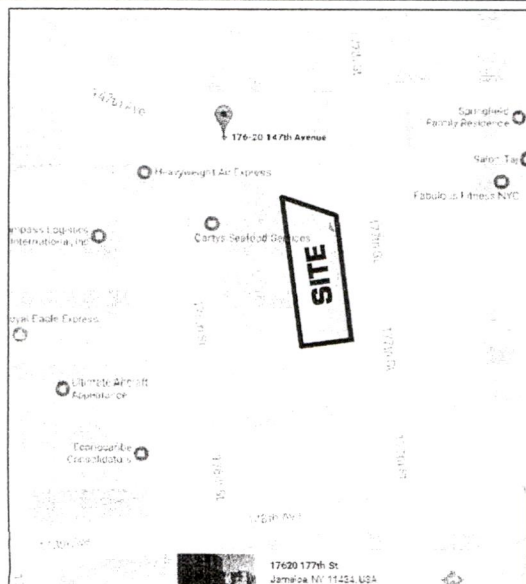


**Key/ Location plan:**



**CHICAGO TITLE INSURANCE COMPANY**

**SCHEDULE A DESCRIPTION**

ALL that certain plot, piece, or parcel of land, situate, lying, and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the westerly side of 177th Street (50 feet wide) and the southerly side of 147th Avenue (80 feet wide on the Final City Map);

RUNNING THENCE southerly along the westerly side of 177th Street, 154.57 feet;

THENCE westerly at right angles to said 177th Street, 102.28 feet;

THENCE northerly on a line forming an interior angle of 83 degrees 10 minutes 50 seconds with the last mentioned course, 80.57 feet to a point;

THENCE westerly on a line forming an exterior angle of 83 degrees 10 minutes 50 seconds with the last mentioned course, 20.29 feet to a point;

THENCE northerly at right angles to the last mentioned course, 60 feet;

THENCE easterly at right angles to the last mentioned course, 26.46 feet to a point;

THENCE northerly at right angles to the last mentioned course, 60.35 feet to the southerly side of 147th Avenue (80 feet wide);

THENCE easterly on a line forming an interior angle of 62 degree 07 minutes 10 seconds with the last mentioned course and along the southerly side of 147th Avenue (80 feet wide) 97.90 feet to the corner, the point or place of BEGINNING.

**SURVEYORS CERTIFICATE:**

To: (a) CHICAGO TITLE INSURANCE COMPANY (b) DANIEL F. YOUNG, INCORPORATED (c) THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS STATE CHARTERED BANK, ITS SUCCESSORS AND/OR ASSIGNS:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11, 13, 14, 16, and 18 of Table A thereof.

The survey was made on the ground on May 30, 2017 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 the subject property.

The property described hereon is the same as the property described in Commitment No. CT17-00559-Q with an effective date of May 27, 2017 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

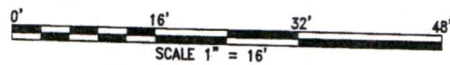
- (1) The record description of the subject property forms a mathematically closed figure.
- (2) The subject property has access to and from a duly dedicated and accepted public street or highway - 147th Avenue and 177th Street.
- (3) This property is on flood insurance rate map panel 242 of 457 in community panel no. 360497 0242F; located in zone X (areas determined to be outside the 0.2% annual chance floodplain), map revised: September 5, 2007.
- (4) The location of each easement, right of way, servitude, and other matter affecting the subject property has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located.
- (5) The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.
- (6) Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on the adjoining properties, streets or alleys upon the subject property.
- (7) This property is in Zone R3-2 of zoning resolution Map No. 19b, as per the New York City Planning Commission, with effective date December 6, 2016.
- (8) At time of survey, there were no observable evidence of any changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction.
- (9) The number of actual parking spaces: 20
- (10) At time of survey, there were no observable evidence of earth moving work, building construction, or building additions within recent months.
- (11) At time of survey, there were no observable evidence of delineation markers of wetlands.
- (12) All corners of the property are referenced by dimensions from the corners of the building to the property line.
- (13) Covenants, conditions, easements, leases, agreements of records, etc.:
  - Covenants and Restrictions in Liber 2365 cp 492, as modified by Liber 3225 cp 104.
  - Covenants and Restrictions in Liber 2410 cp 545.
  - Covenants and Restrictions in Liber 2690 cp 95.
  - Telephone Easement recorded 11/10/1972 in Reel 619 Page 1679 - plotted.

Date: May 30, 2017

Ramzan Alli  
Registration No: 050457

# **LEGEND**

OHUL . . . . . OVERHEAD UTILITY LINES  
 (T) . . . . . TELEPHONE MANHOLE  
 (U) . . . . . UTILITY POLE  
 (W) . . . . . WATER VALVE  
 (G) . . . . . GAS VALVE  
 (CB) . . . . . CATCH BASIN  
 CONC . . . . . CONCRETE  
 p . . . . . STREET SIGN  
 --- . . . . . CURB CUT  
 [A] . . . . . PEDESTRIAN RAMP  
 (X) . . . . . DRAIN INLET  
 [ ] . . . . . TERMINAL  
 --- . . . . . CABLE  
 --- . . . . . CONDUIT  
 --- . . . . . PROPERTY LINE



**AREA OF LOT = 17821.6 Sq Ft = 0.409 ACRES**  
**AREA OF BUILDING FOOTPRINT = 13224.7 Sq. Ft.**

## **ALTA/NSPS LAND TOPOGRAPHIC SURVEY**

|              |             |
|--------------|-------------|
|              |             |
|              |             |
|              |             |
| May 30, 2017 | ALTA SURVEY |
| DATE         | DESCRIPTION |

**Tax Block: 13377**  
**Tax Lot: 26**

**PROPERTY SITUATED AT**  
**176-20 147th Avenue**  
**Jamaica**  
**Borough & County of Queens**  
**City & State of New York**



TE1990

**Ramzan Alli License No. 050457**

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, OF THE NEW YORK STATE EDUCATIONAL LAW. COPIES OF THIS SURVEY NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. 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. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



**NY Land Surveyor P.C.**  
**Records of: Earl B. Lovell - S.P. Belcher Inc.**  
**77-15 164 Street, Fresh Meadows, NY 11366**  
**Tel: 718-591-6600 Tel: 212-732-1575**  
**nylandsurveyor@gmail.com Fax: 631-930-3292**  
**www.nylandsurveyor.com**

177<sup>TH</sup> (50' WIDE)  
(VAN PELT PLACE) STREET

