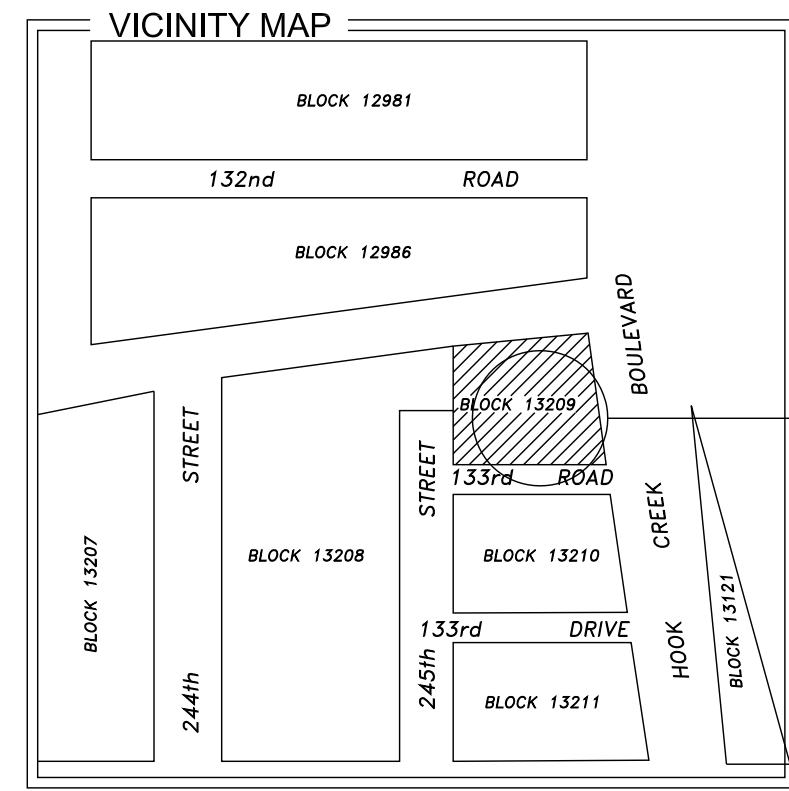
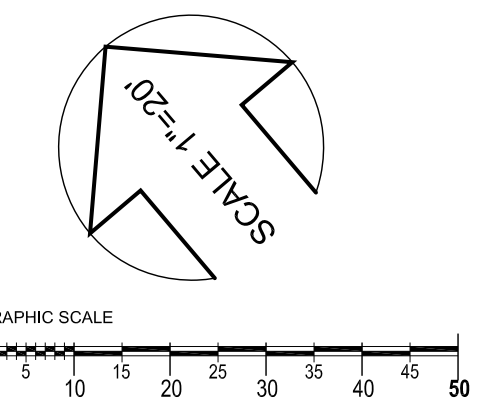
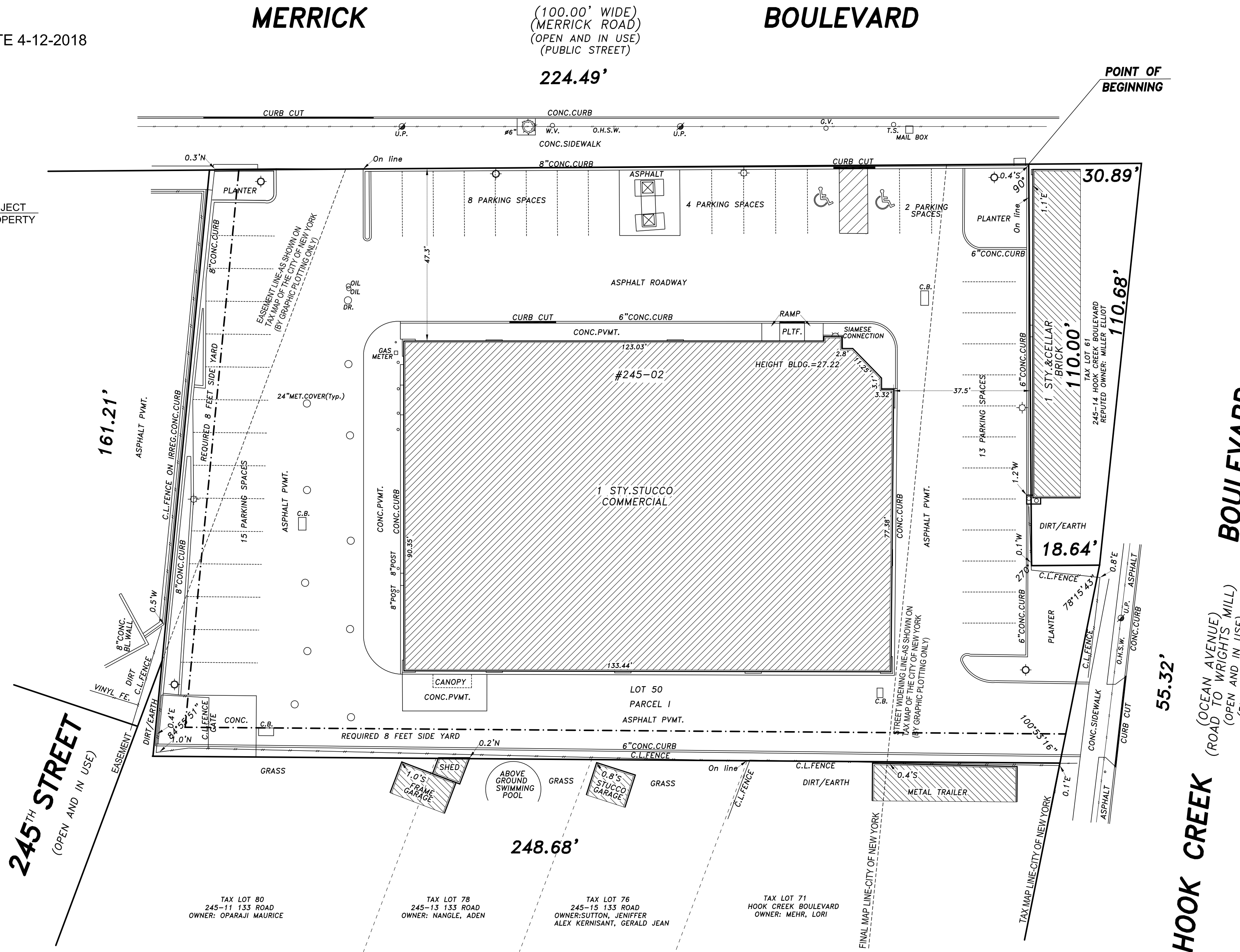


JOB NUMBER: Q13209-50
PROPERTY ADDRESS: 245-02 MERRICK BOULEVARD
MADISON ABSTRACT, INC.
COMMITMENT NO. Q 16 18483 EFFECTIVE DATE 4-12-2018



2. ADDRESSES OF THE SURVEYED PROPERTY:
SEE SURVEY
3. FLOOD ZONE CLASSIFICATION:
NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED THE PROPERTY IS LOCATED IN ZONE AE 10 (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 360 59C 0211 G EFFECTIVE DATE OF 09/11/2009 DUE TO THE COMPLEXITY OF THE REGULATIONS, GRAPHIC REPRESENTATION CANNOT BE SHOWN.
4. GROSS LAND AREA:
SEE SURVEY
- 6(a). BUILDING ZONE CLASSIFICATION:
BASED ON ZONING REPORT PREPARED BY HOWARD ZONING ASSOCIATES, LLC DATED JUNE 6, 2018 # 7122-5 THE SUBJECT PROPERTY LIES WITHIN ZONE "R2" Single-Family Detached Residence District, within the "C2-3" Local Service District
- 7(a). EXTERIOR DIMENSION OF ALL BUILDINGS AT GROUND LEVEL:
SEE SURVEY
- 7(b)(1). SQUARE FOOTAGE OF EXTERIOR FOOTPRINTS OF ALL BUILDINGS AT GROUND LEVEL:
SEE SURVEY
- 7(c). MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE:
SEE SURVEY
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK:
SEE SURVEY
9. NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES, STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREA AND LOTS: 44.
THERE ARE 44 STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY INCLUDING 2 HANDICAPPED SPACES.
- 10(a). DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES:
SEE SURVEY
- 10(b). DETERMINATION OF WHETHER CERTAIN WALLS ARE PLUMB:
AT TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EXTERIOR WALL BEING OUT-OF-PLUMB (NOT FIELD MEASURED)
11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY:
OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV.; EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES, OR PROVIDED BY CLIENT; MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO AN 811 UTILITY LOCATE OR SIMILAR REQUEST;
REPRESENTATIVE EXAMPLES OF SUCH UTILITIES INCLUDE BUT ARE NOT LIMITED TO:
MANHOLES, CATCH BASINS, VALVE VAULTS AND OTHER SURFACE INDICATIONS OF SUBTERRANEAN USES;
WIRE AND CABLES CROSSING THE SURVEYED PROPERTY, AND ALL POLES ON OR WITHIN TEN FEET OF THE SURVEYED PROPERTY, WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT, THE DIMENSIONS OF ALL ENCROACHING UTILITY POLE CROSSMEMBERS OR OVERHANGS;
UTILITY COMPANY INSTALLATION ON THE SURVEYED PROPERTY;
13. NAMES OF ADJOINING OWNERS:
SEE SURVEY
14. DISTANCE TO THE INTERSECTING STREET PER TITLE COMMITMENT:
SEE SURVEY



NOTES:
 OFFSETS AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES, SHEDS, GARAGES AND ANY OTHER CONSTRUCTION. LIABILITY IS LIMITED TO THE AMOUNT OF THIS AGREEMENT. PLUMBNESS OF WALLS NOT VERIFIED.
 PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
 EASEMENTS IF ANY IF NOT SHOWN ON THIS SURVEY ARE NOT GUARANTEED.
 SOME DIMENSIONS, FEATURES AND/OR LOCATIONS MAY NOT BE DRAWN TO SCALE TO PROVIDE CLARITY.

SYMBOLS AND ABBREVIATIONS	
FENCE	C.L.FENCE
UTILITY POLE	WOOD FE.
CATCH BASIN	U.P.
PARKING METER	C.B.
TRAFFIC LIGHT	T.L.
LIGHT	ST.L.
STREET LIGHT	HYD.
FIRE HYDRANT	HYD.
SIAMSE CONNECTION	G.V.
SHUT OFF VALVE	W.V.
HANDICAPPED PARKING	DR.
EXISTING TREE	#12" EL.
PEDESTRIAN RAMP	EL.
EXISTING ELEVATIONS	TC. 7.03 TOP OF CURB
CITY ESTABLISHED GRADES	BC. 6.72 BOTTOM OF CURB
CURB CUT	EL. 7.03
OVERHEAD SERVICE	L.G. 7.52
CABLE TV MANHOLE	INV. EL.
MANHOLES	INV. EL.
ELECTRIC LINE	E
GAS LINE	G
TELEPHONE LINE	T
STEAM LINE	ST
CITY SANITARY SEWER	○
PRIVATE SANITARY SEWER	○
CITY COMBINED SEWER	●
PRIVATE COMBINED SEWER	●
PRIVATE STORM SEWER	●
PRIVATE STORM SEWER	●

ZONING INFORMATION			
STATUS	CURRENT ZONING DATED	DISTRICT	R2, C2-3 COMMERCIAL
	JUNE 6, 2018		
PERMITTED USE	PHARMACY WITH DRIVE THROUGH	SOURCE OF INFO.	BASED ON ZONING REPORT PREPARED BY HOWARD ZONING ASSOCIATES, LLC DATED JUNE 6, 2018 # 7122-5 THE SUBJECT PROPERTY LIES WITHIN ZONE "R2" Single-Family Detached Residence District, within the "C2-3" Local Service District
MINIMUM LOT AREA		NOTES:	
MINIMUM FRONTAGE	N/A		
MINIMUM LOT WIDTH			
MAXIMUM BUILDING COVERAGE			
MINIMUM SETBACKS FRONT	N/A		
SIDE	NONE		
REAR	20'		
MAXIMUM BUILDING HEIGHT PARKING	30.0' OR 2 STY.		
	30		

NOTE:
 THE PROPERTY HAS DIRECT ACCESS TO MERRICK BOULEVARD, A DEDICATED PUBLIC STREET OR HIGHWAY.

NOTE:
 NO CEMETERY OR BURIAL GROUNDS ON PREMISES TO REPORT

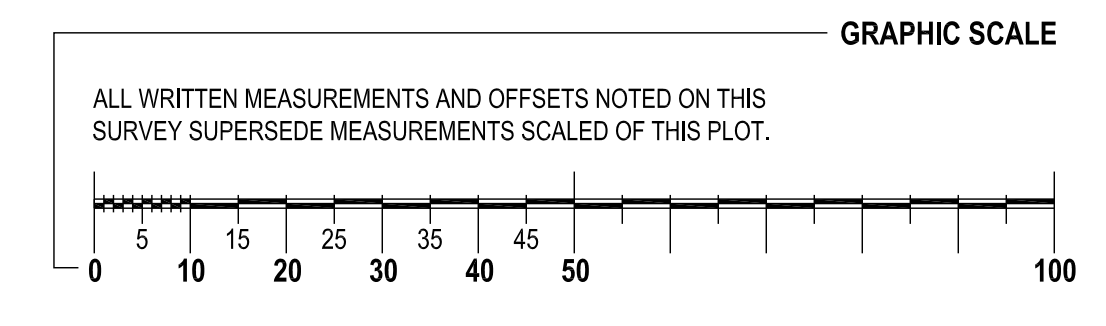
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL 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.

SURVEYED FOR: 245-02 OWNER LLC MADISON ABSTRACT, INC. CITI REAL ESTATE FUNDING INC. ITS SUCCESSORS AND OR ASSIGNS STEWART TITLE INSURANCE COMPANY	
GUARANTEED TO:	ABOVE,
BOROUGH:	QUEENS TOWN: ROSEDALE
SECTION:	BLOCK: 13209 LOT: 50
FILED MAP INFO:	

16. OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITION: NONE
 AT TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
17. PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES, IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION: NONE
 AT TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
 OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS: NONE.
- AT TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS:
 OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL: NONE
 AT TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
18. WETLANDS INFORMATION: THE SUBJECT PROPERTY IS NOT LOCATED WITHIN WETLANDS AREA.
19. THE LOCATION OF IMPROVEMENTS WITHIN ANY OFFSITE EASEMENT OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND THAT ARE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED, HAS BEEN SHOWN ON THE SURVEY, EXCEPT AS SHOWN ON THE SURVEY AND/OR AS INDICATED BELOW, THERE ARE NO OBSERVABLE EASEMENTS, SERVITUDES OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
20. PROFESSIONAL LIABILITY INSURANCE TO BE EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FINISHED UPON REQUEST.

SCHEDULE A:
 ALL that certain plot piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:
BEGINNING at a point at a point on the southerly side of Merrick Boulevard as now laid out 100 feet wide distant 30.89 feet westerly from the corner formed by the intersection of the southerly side of Merrick Boulevard with the westerly side of Hook Creek Boulevard;
RUNNING THENCE southerly at right angles to the southerly side of Merrick Boulevard, 110 feet;
THENCE easterly at right angles to the last mentioned course, 18.64 feet to the westerly side of Hook Creek Boulevard;
THENCE southerly along the westerly line of Hook Creek Boulevard along a line forming an interior angle of 78 degrees 15 minutes 43 seconds with the last mentioned course 55.32 feet;
THENCE westerly along a line forming an interior angle of 100 degrees 53 minutes 16 seconds with the westerly side of Hook Creek Boulevard, 248.68 feet;
THENCE northerly along a line forming an interior angle of 84 degrees 55 minutes 51 seconds with the last mentioned course 161.21 feet to the southerly side of Merrick Boulevard;
THENCE easterly along the southerly side of Merrick Boulevard, 224.49 feet along to the point or place of **BEGINNING**.

SUBJECT PROPERTY AREA = 38495.9 SQ.FT. = 0.88 ACRES
BUILDING FOOTPRINT AREA = 12023.1 SQ.FT.



ITEMS CORRESPONDING TO SCHEDULE B
 THERE ARE NO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS OF RECORD IN SCHEDULE B OF TITLE COMMITMENT TO REPORT.

Date of Plat or Map: APRIL 25, 2018
 REVISED ON: JUNE 26, 2018

JAROSLAW W KRAWCZYK Registration/License No.050750

ALTA/NSPS LAND TITLE SURVEY
 PREPARED BY
kaBA surveying
 phone: 718-354-7279 718-470-2358
 fax: 718-247-5854 718-470-2264
 338 JERICHO TURNPIKE, FLORAL PARK, NY 11001

PROFESSIONAL LAND SURVEYOR
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STATE OF NEW YORK
 COUNTY OF QUEENS
 ALTA/NSPS LAND TITLE SURVEY

SURVEYED ON: OCTOBER 29, 2016
UPDATED ON: NOVEMBER 20, 2016
UPDATED ON: APRIL 25, 2018
REVISED ON: JUNE 26, 2018