

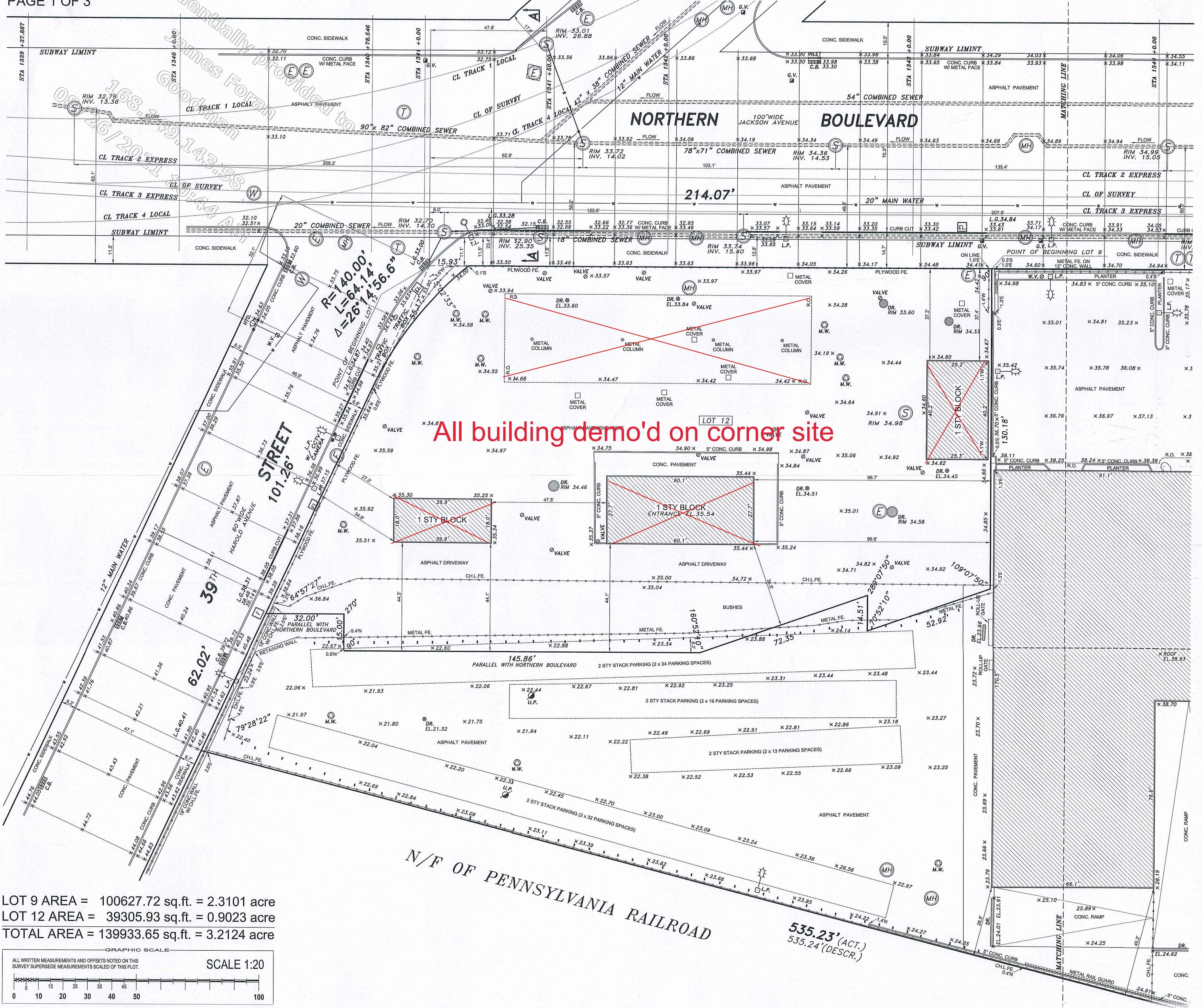


# First Floor 28,000 Sqft. Office and Showroom



Lower Level -17,000 Sqft. Service Area, 10,000 Sqft. Parts Warehouse





SUBWAY LIMIT	CL.L.F.E.	WOOD FE.
CL TRACK 1 LOCAL	U.P.	SP.M.
CL TRACK 2 EXPRESS	P.M.	O.D.F.
CL TRACK 3 EXPRESS	OIL FILL	M.W.
CL TRACK 4 LOCAL	MONITORING WELL	T.L.
SUBWAY LIMIT	STREET LIGHT	L.P.
CL OF SURVEY	LIGHT	L.P.
CL TRACK 1 LOCAL	FIRE HYDRANT	HYD.
CL TRACK 2 EXPRESS	SIAMESE CONNECTION	SPR.
CL OF SURVEY	SHUT OFF VALVE	G.V.
CL TRACK 3 EXPRESS	HANDICAPPED PARKING	G.V.
CL OF SURVEY	EXISTING TREE	W.W.
CL OF SURVEY	DRAINS	DR.
CL OF SURVEY	ROOF OVER	R.O.
CL OF SURVEY	EXISTING ELEVATIONS	X 41.15 TOP OF CURB
CL OF SURVEY	CITY ESTABLISHED GRADES	X 42.95 BOTTOM OF CURB
CL OF SURVEY	CURB CUT	L.G. 7.52
CL OF SURVEY	OVERHEAD SERVICE	CFTY.
CL OF SURVEY	CABLE TV MANHOLE	E
CL OF SURVEY	CATCH BASIN	T
CL OF SURVEY	PIPE	W
CL OF SURVEY	PLATE	C.B.
CL OF SURVEY	MANHOLE	RIM EL.
CL OF SURVEY	PIPE	C.B.
CL OF SURVEY	PIPE	F.E.
CL OF SURVEY	PLATFORM	PL. or PLT.
CL OF SURVEY	BASEMENT ENTRANCE	B.E.
CL OF SURVEY	CELLAR ENTRANCE	C.E.
CL OF SURVEY	AIR WAY	A.W.
CL OF SURVEY	BAY WINDOW	B.W.
CL OF SURVEY	CONCRETE	CONC.
CL OF SURVEY	OVERHANG	O.H.
CL OF SURVEY	AIR CONDITION	AC
CL OF SURVEY	METAL	MET.
CL OF SURVEY	NORTH OF PROPERTY LINE	N
CL OF SURVEY	SOUTH OF PROPERTY LINE	S
CL OF SURVEY	EAST OF PROPERTY LINE	E
CL OF SURVEY	WEST OF PROPERTY LINE	W

SUBSURFACE UTILITIES ARE NOT GUARANTEED BY SURVEYOR. HIGH CAUTION RECOMMENDED AND VERIFICATION WITH PROPER CITY AGENCIES, IS MANDATORY BEFORE COMMENCING ALL NEW WORK.  
 ALL SURFACE AND OVERHEAD UTILITIES AS TO TYPE AND DEPTH SHOWN ON THIS SURVEY ARE TAKEN FROM RECORDS OF GOVERNMENTAL AGENCIES AND UTILITY COMPANIES, UNLESS OTHERWISE NOTED AND SHOWN.  
 COVER SPREAD OF UTILITIES WHICH DERIVED FROM FIELD MEASUREMENTS SHOWN ON THIS SURVEY SHOULD BE VERIFIED BY FIELD SURVEY AND RECORDS OF THE APPROPRIATE CITY AGENCIES. RECORDS OF THE APPROPRIATE CITY AGENCY SHOULD NOT BE AVAILABLE IF FIELD SURVEY AND NOTED AS PER RECORD ON THE SURVEY.  
 ALL SUBSURFACE UTILITY AS TO LOCATION AND DEPTH SHOULD BE RECHECKED AND LEGAL GRADES SHOULD BE VERIFIED WITH THE TOPOGRAPHIC BUREAU, PREFERABLY IN WRITING BEFORE COMMENCING CONSTRUCTION.  
 THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATER COURSES ON THE SURVEYED PROPERTY EXCEPT AS SHOWN AND DESCRIBED ON THIS SURVEY.  
 ALL OPERATIONS OF UNDERGROUND FACILITIES AND EXCAVATORS ARE OBLIGATED TO COMPLY WITH ARTICLE 36 OF THE GENERAL BUSINESS LAW AND WITH PROVISIONS OF INDUSTRIAL CODE PART (RULE NO. 35) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. EVERY EXCAVATOR IS REQUIRED BY THESE LAWS TO GIVE ADVANCE NOTICE TO EVERY OPERATOR OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION WORK IN THE SPECIFIED AREA.  
 ALL ELEVATIONS SHOWN REFER TO THE NAD 1983 DATUM, TO OBTAIN:  
 - QUEENS BOROUGH DATUM - SUBTRACT 1.425 FEET  
 - T.A. DATUM (TRANS. AUTHORITY DATUM) - ADD 98.448 FEET  
 EASEMENTS IF ANY ARE NOT SHOWN ON THIS SURVEY. NO INFORMATION PROVIDED TO SURVEYOR AT THIS TIME.

UNDERGROUND UTILITIES NOTES  
 UNDERGROUND, OVERHEAD AND GROUND LEVEL UTILITIES ARE NOT GUARANTEED AS TO ACCURACY, EXACT LOCATION, TYPE, OR USE. ACTIVITIES INVOLVING VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES, PUBLIC AND PRIVATE UTILITY COMPANIES PRIOR TO TAKING TITLE AND OR DESIGN WORK. BOUNDARIES ARE NOT GUARANTEED UNLESS SO NOTED.  
 ALL OPERATIONS OF UNDERGROUND FACILITIES AND ALL EXCAVATORS ARE OBLIGATED TO COMPLY WITH ARTICLE 36 OF THE GENERAL BUSINESS LAW AND WITH PROVISIONS OF INDUSTRIAL CODE PART (RULE NO. 35) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. EVERY EXCAVATOR IS REQUIRED BY THESE LAWS TO GIVE ADVANCE NOTICE TO EVERY OPERATOR OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION WORK IN THE SPECIFIED AREA.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7208 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.

GUARANTEED TO:  
 COUNTY: QUEENS CITY: SUNNYSIDE GARDENS  
 SECTION: BLOCK: 183 LOT(S): 9, 12,  
 PROPERTY ADDRESS: 39-04, 40-40 NORTHERN BOULEVARD

#### ARCHITECTURAL SURVEY

PREPARED BY

**PERFECT POINT**  
 LAND SURVEYING RT  
 brooklyn - queens - manhattan - bronx  
 staten island - nassau  
 phone: (718) 474-7700  
 fax: (718) 872-9699  
 info@ppsurveying.com  
 www.ppsurveying.com



N.Y.S. L.L.S. 049844

