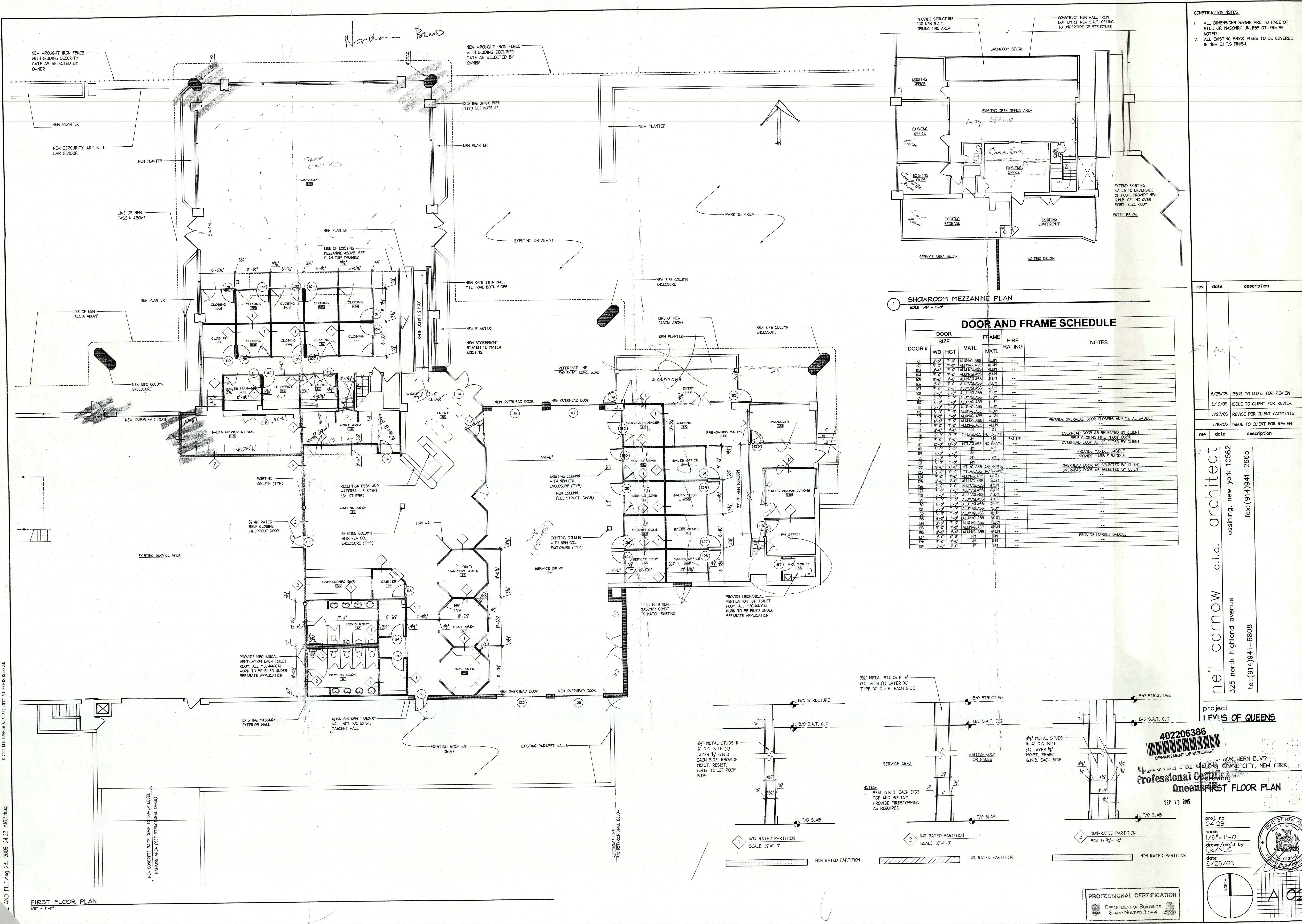
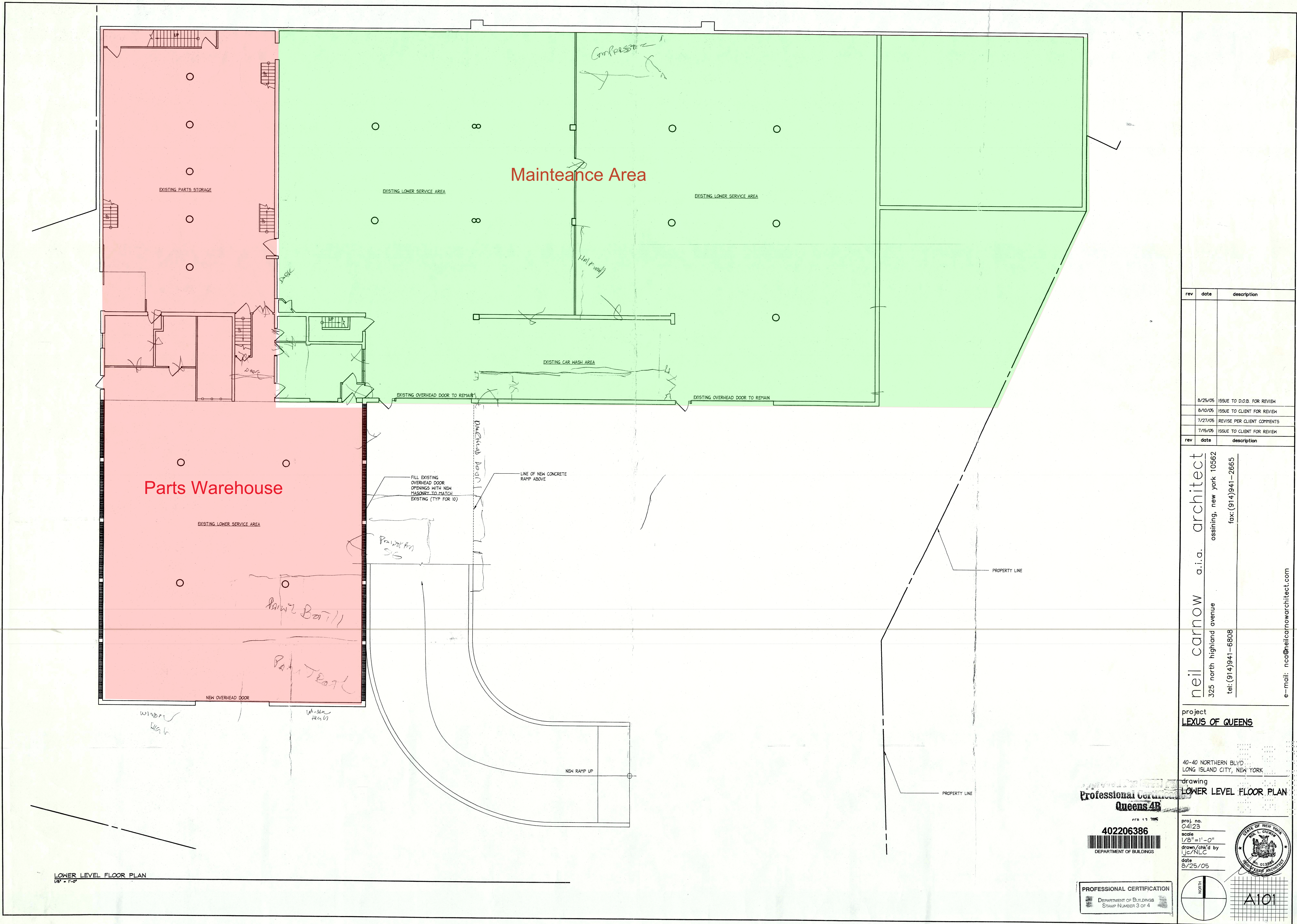


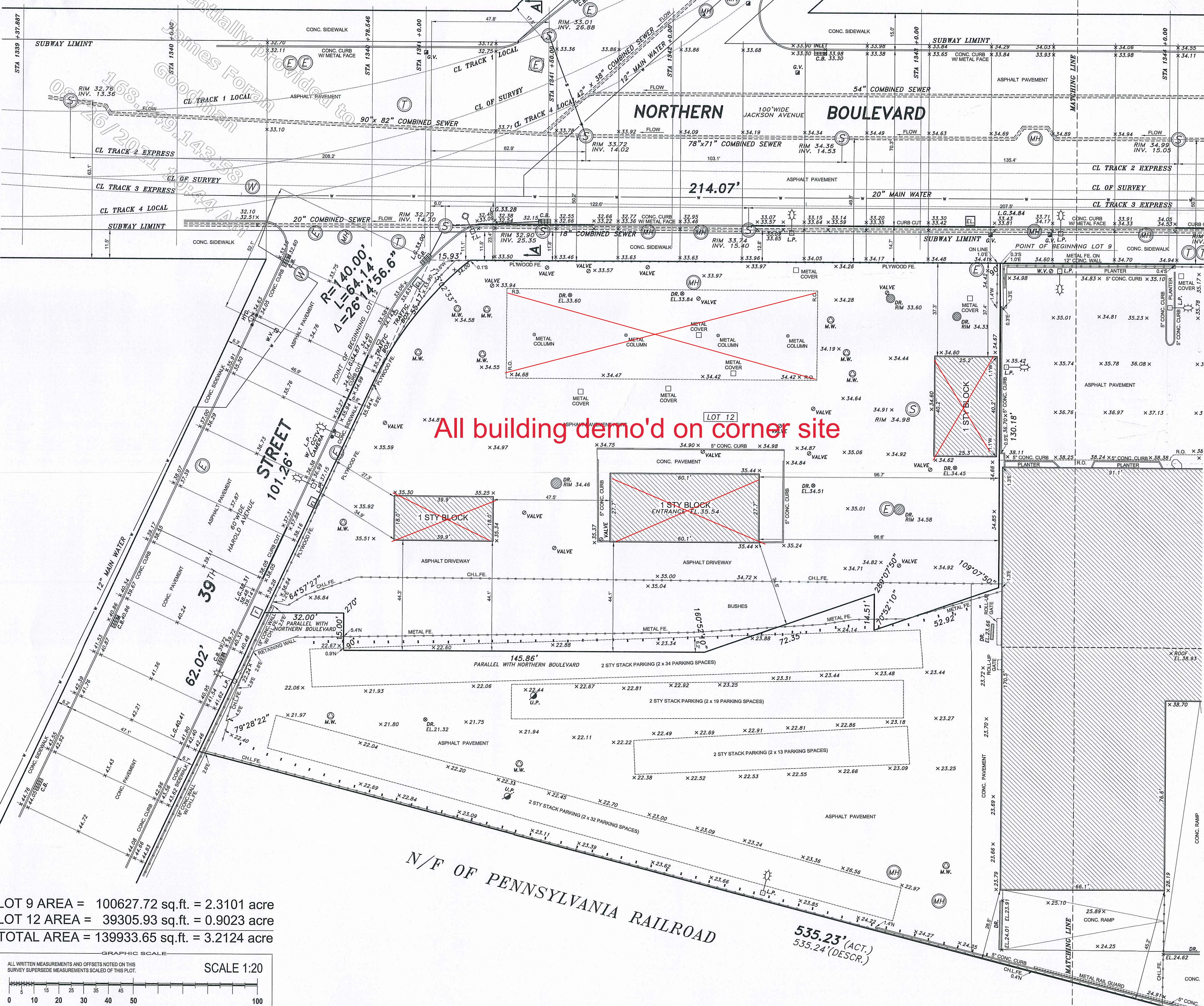
First Floor 28,000 Sqft. Office and Showroom



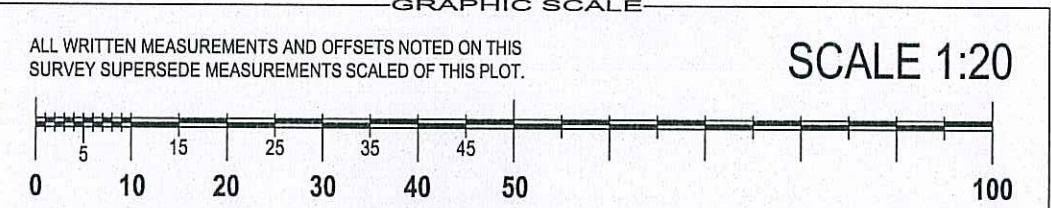
© 2005 NEIL CARNOW AIA, ARCHITECT. ALL RIGHTS RESERVED.
AND FILE Aug 23, 2005 04:23 A102.dwg

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





LOT 9 AREA = 100627.72 sq.ft. = 2.3101 acre
LOT 12 AREA = 39305.93 sq.ft. = 0.9023 acre
TOTAL AREA = 139933.65 sq.ft. = 3.2124 acre



SYMBOLS AND ABBREVIATIONS	
FENCE	CH.L.FE.
UTILITY POLE	WOOD FE.
PARKING METER	U.P.
OIL FILL	Q.F.
MONITORING WELL	Q.M.W.
TRAFFIC LIGHT	Q.T.L.
LIGHT	Q.L.
FIRE HYDRANT	Q.H.
SIAMSE CONNECTION	Q.S.C.
SHUT OFF VALVE	Q.S.O.V.
HANDICAPPED PARKING	Q.H.P.
EXISTING TREE	Q.E.T.
DRAIN	Q.D.
ROOF OVER	Q.R.O.
EXISTING ELEVATIONS	Q.E.
CITY ESTABLISHED GRADES	Q.C.E.G.
CURB AND CURB CUT	Q.C.C.
OVERHEAD SERVICE	Q.O.S.
CABLE TV MANHOLE	Q.C.T.V.M.
MANHOLE	Q.M.
CATCH BASIN	Q.C.B.
FIRE ESCAPE	Q.F.E.
PLATFORM	Q.P.
BASEMENT ENTRANCE	Q.B.E.
CELLAR ENTRANCE	Q.C.E.
AIR WAY	Q.A.W.
BAY WINDOW	Q.B.W.
CONCRETE	Q.C.
OVERHANG	Q.O.H.
AIR CONDITION	Q.A.C.
METAL	Q.M.
NORTH OF PROPERTY LINE	N
SOUTH OF PROPERTY LINE	S
EAST OF PROPERTY LINE	E
WEST OF PROPERTY LINE	W

UNDERGROUND UTILITIES NOTES

UNDERGROUND, OVERHEAD AND GROUND LEVEL UTILITIES ARE NOT GUARANTEED AS TO ACCURACY, EXACT LOCATION, TYPE OR USE, ACTIVE OR INACTIVE. VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES, PUBLIC AND PRIVATE UTILITY COMPANIES PRIOR TO TAKING 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.

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.

GUARANTEED TO:

COUNTY: QUEENS CITY: SUNNYSIDE GARDENS

SECTION: BLOCK: 183 LOT(S): 9, 12,

PROPERTY ADDRESS: 39-04, 40-40 NORTHERN BOULEVARD

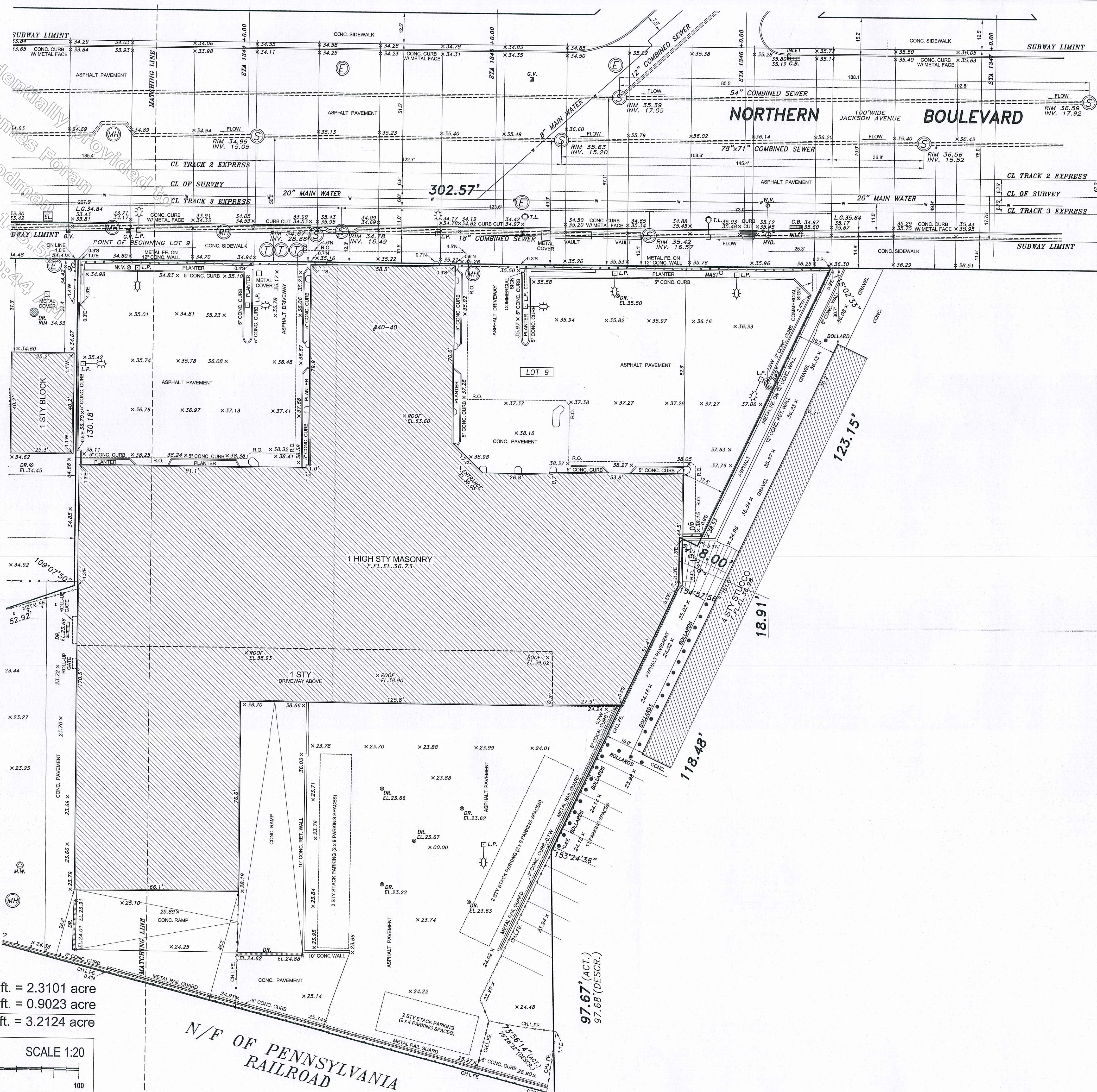
ARCHITECTURAL SURVEY

PREPARED BY

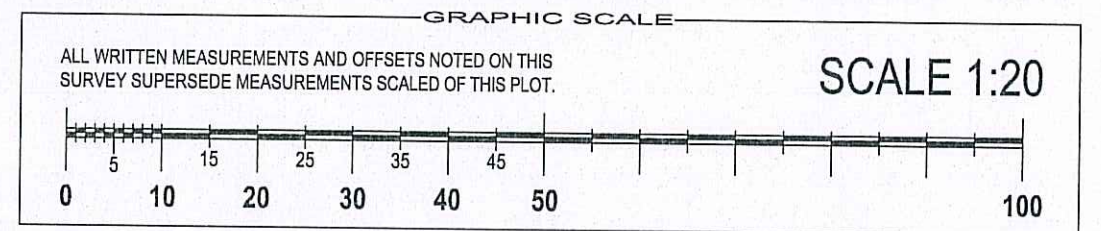
PERFECT POINT
LAND SURVEYING RT
brooklyn - queens - manhattan - bronx
staten island - nassau
phone: (718) 474-7700
fax: (718) 872-9699
info@ppsurveying.com
www.ppsurveying.com

DATE: MAY 13, 2021

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



LOT 9 AREA = 100627.72 sq.ft. = 2.3101 acre
LOT 12 AREA = 39305.93 sq.ft. = 0.9023 acre
TOTAL AREA = 139933.65 sq.ft. = 3.2124 acre



SYMBOLS AND ABBREVIATIONS	
FENCE	CHL.FE.
UTILITY POLE	WOOD FE.
PARKING METER	U.P.
CH. P.L.	B.P.M.
MONITORING WELL	O.D.F.
TRAFFIC LIGHT	O.M.W.
LIGHT	O.L.
STREET LIGHT	L.P.
FIRE HYDRANT	H.D.
SIAMSE CONNECTION	S.S.P.R.
SHUT OFF VALVE	G.V.
HANDICAPPED PARKING	W.V.
EXISTING TREE	DR.
ROOF OVER	DR.
EXISTING ELEVATIONS	R.O.
CITY ESTABLISHED GRADES	CL OF SURV.
CURB AND CURB CUT	CURB CUT
OVERHEAD SERVICE	O.H.S.W.
CABLE TV MANHOLE	TV
MANHOLES	MANH.
CATCH BASIN	C.B.
FIRE ESCAPE	F.E.
PLATFORM	PL. or P.T.F.
BASEMENT ENTRANCE	B.E.
CELLAR ENTRANCE	C.E.
AIR WAY	A.W.
BAY WINDOW	B.W.
CONCRETE	CONC.
OVERHANG	O.H.
AIR CONDITION	AC
METAL	MET.
NORTH OF PROPERTY LINE	N
SOUTH OF PROPERTY LINE	S
EAST OF PROPERTY LINE	E
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 ANY WORK.

ALL SUBSURFACE AND OVERHEAD UTILITIES AS TO SIZE, TYPE AND DEPTH SHOWN ON THIS SURVEY ARE TAKEN FROM RECORDS OF GOVERNMENTAL AGENCIES AND UTILITY COMPANIES, UNLESS OTHERWISE NOTED AND SHOWN.

COVER OR DEPTH OF UTILITIES WHICH DERIVED FROM FIELD MEASUREMENTS SHOWN ON THIS SURVEY SHOULD BE VERIFIED WITH PROPER AGENCY PRIOR TO CONSTRUCTION OF PROJECT. INVERT ELEVATIONS ARE DERIVED FROM CITY AGENCY RECORDS WHEN NOT AVAILABLE BY FIELD SURVEY AND NOTED AS PER RECORD ON THE SURVEY.

ALL SUBSURFACE UTILITIES AS TO LOCATION AND DEPTH, SHOULD BE RECHECKED AND LEGAL GRADES SHOULD BE VERIFIED WITH THE TOPOGRAPHICAL BUREAU, PRIOR TO COMMENCING CONSTRUCTION.

THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATER COURSES ON THE SURVEYED PROPERTY EXCEPT AS SHOWN AND/OR DESCRIBED ON THIS SURVEY.

ALL OPERATIONS OF UNDERGROUND FACILITIES AND ALL EXCAVATIONS 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 NAVD 1983 DATUM. TO OBTAIN:
- BIRD 100 DATUM - ADD 168 FEET
- QUEENS BOROUGH DATUM - SUBTRACT 1.63 FEET
- L.A. DATUM (TRANSIT AUTHORITY DATUM) - ADD 88.44 FEET
ELEVATIONS IF ANY 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, ACTIVE OR INACTIVE. 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 EXCAVATIONS 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 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.

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

ARCHITECTURAL SURVEY
PREPARED BY
PERFECT POINT
LAND SURVEYING, INC.
brooklyn - queens - manhattan - bronx
staten island - nassau
phone: (718) 474-7700
fax: (718) 872-9699
info@ppsurveying.com
www.ppsurveying.com

DATE: MAY 13, 2021