



CERTIFIED TO:  
 Ultimate Abstract of New York, Inc.  
 First American Title Insurance Company  
 JV North 12th Street, L.L.C.

NOTES:  
 - All easements recorded or unrecorded are not shown.  
 - Underground foundations or substructures not visible are not shown.

**SURVEY FOR TITLE:** UNY55429Q-A  
 15-18 DECATUR STREET  
 BOROUGH AND COUNTY OF QUEENS  
 CITY & STATE OF NEW YORK  
 SEC.: 18      BLOCK: 3542      LOT: 19  
 SURVEY DATE: AUGUST 28, 2015      JOB: 15-284  
 SURVEY DATE: DECEMBER 19, 2022      JOB: 22-675

**Alphonse Pesce, Jr.**  
 Professional Land Surveyor

*Alphonse Pesce, Jr.*  
 N.Y.S. Lic. No. 048365

5 CIRCLEDALE LANE  
 HOLBROOK, NEW YORK 11741  
 718-486-5408      631-585-5317



- Copyright 2022 Alphonse Pesce Jr. Co. All Rights Reserved.
- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7206, sub-division 2, of the New York State Education Law.
- Only fraudulent survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and copies.
- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the listing institution listed on this boundary survey map.
- The certifications herein are not transferable.
- The location of underground improvements or encroachments are not shown and others must be established. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
- The offsets or dimensions shown from the foundation to the property lines are for specific purpose only and therefore are not intended to guide the location of fences, retaining walls, pools, planting areas, etc. to structures and any other construction.

= 30'