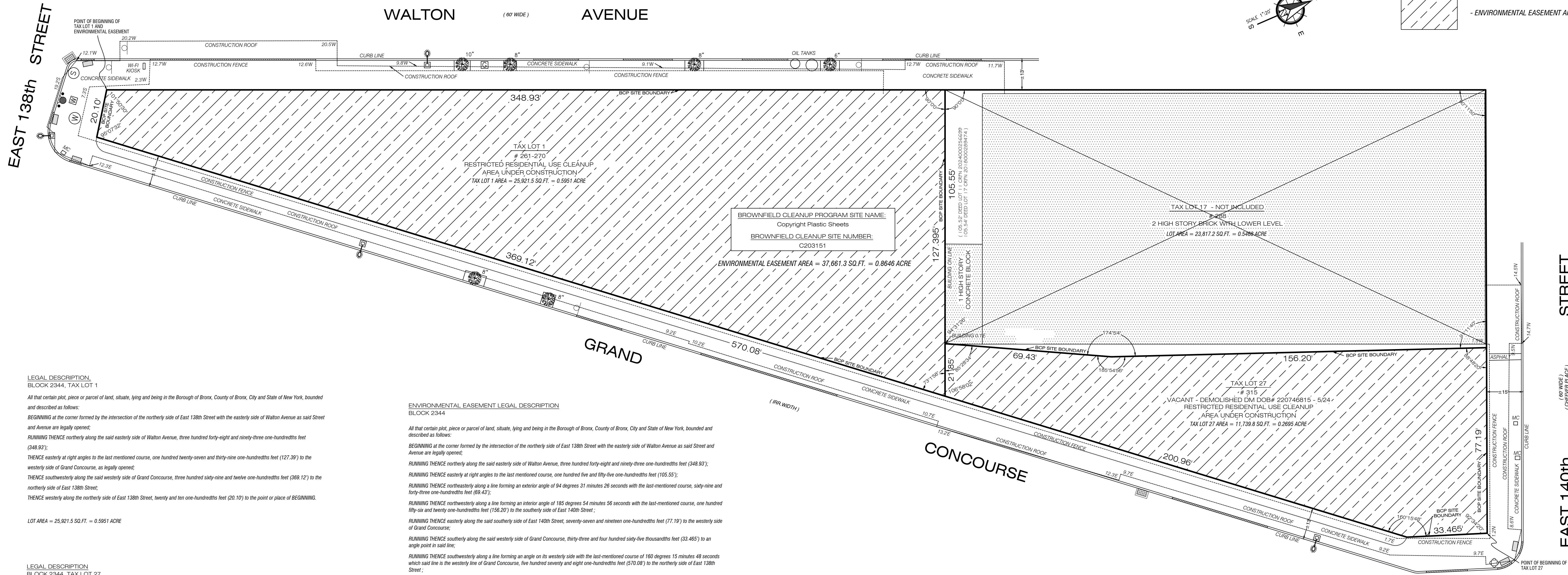
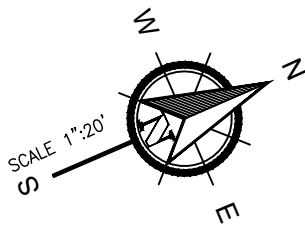


CERTIFIED ONLY TO: New York State Department of Environmental Conservation

ENVIRONMENTAL EASEMENT AREA ACCESS

THE DEC OR THEIR AGENT MAY ACCESS THE ENVIRONMENTAL EASEMENT AREA AS SHOWN HEREON THROUGH ANY EXISTING STREET ACCESS OR BUILDING INGRESS/EGRESS ACCESS POINT



LEGAL DESCRIPTION,
BLOCK 2344, TAX LOT 1

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

BEGINNING at the corner formed by the intersection of the northerly side of East 138th Street with the easterly side of Walton Avenue as said Street and Avenue are legally opened;

RUNNING THENCE northerly along the said easterly side of Walton Avenue, three hundred forty-eight and ninety-three one-hundredths feet (348.93');

THENCE easterly at right angles to the last mentioned course, one hundred twenty-seven and thirty-nine one-hundredths feet (127.39') to the westerly side of Grand Concourse, as legally opened;

THENCE southwesterly along the said westerly side of Grand Concourse, three hundred sixty-nine and twelve one-hundredths feet (369.12') to the northerly side of East 138th Street;

THENCE westerly along the northerly side of East 138th Street, twenty ten one-hundredths feet (20.10') to the point or place of BEGINNING.

LOT AREA = 25,921.5 SQ.FT. = 0.5951 ACRE

LEGAL DESCRIPTION,
BLOCK 2344, TAX LOT 27

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

BEGINNING at the corner formed by the intersection of the southerly side of East 140th Street and the westerly side of Grand Concourse;

RUNNING THENCE westerly along the southerly side of East 140th Street 77.19 feet;

THENCE southerly along a line forming an angle on its easterly side with the said last mentioned course of 88 degrees 48 minutes 20 seconds 156.19 feet (as per deed), 88 degrees 48 minutes 20 seconds 156.20 feet (as per survey) to an angle point in said line;

THENCE still southerly along a line forming an angle on its easterly side with the last mentioned course of 185 degrees 54 minutes 56 seconds 69.43 feet (as per survey) to a point;

THENCE easterly along a line forming an interior angle of 85 degrees 28 minutes 34 seconds with the said last mentioned course 21.85 feet to the westerly side of Grand Concourse;

THENCE northerly along a line forming an interior angle of 106 degrees 58 minutes 02 seconds with the last mentioned course and along the said westerly side of Grand Concourse 200.96 feet to an angle point in said line;

THENCE still northerly along a line forming an angle on its westerly side with said last mentioned course of 160 degrees 15 minutes 48 seconds which said line is the westerly line of Grand Concourse 33.47 feet (as per deed), 33.465 feet (as per survey) to the point or place of BEGINNING.

LOT AREA = 11,739.8 SQ.FT. = 0.2695 ACRE

ENVIRONMENTAL EASEMENT LEGAL DESCRIPTION
BLOCK 2344

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

BEGINNING at the corner formed by the intersection of the northerly side of East 138th Street with the easterly side of Walton Avenue as said Street and Avenue are legally opened;

RUNNING THENCE northerly along the said easterly side of Walton Avenue, three hundred forty-eight and ninety-three one-hundredths feet (348.93');

RUNNING THENCE easterly at right angles to the last mentioned course, one hundred five and fifty-five one-hundredths feet (105.55');

RUNNING THENCE northeasterly along a line forming an exterior angle of 94 degrees 31 minutes 26 seconds with the last-mentioned course, sixty-nine and forty-three one-hundredths feet (69.43');

RUNNING THENCE northwesterly along a line forming an interior angle of 185 degrees 54 minutes 56 seconds with the last-mentioned course, one hundred fifty-six and twenty one-hundredths feet (156.20') to the southerly side of East 140th Street;

RUNNING THENCE easterly along the said southerly side of East 140th Street, seventy-seven and nineteen one-hundredths feet (77.19') to the westerly side of Grand Concourse;

RUNNING THENCE southerly along the said westerly side of Grand Concourse, thirty-three and four hundred sixty-five thousandths feet (33.465') to an angle point in said line;

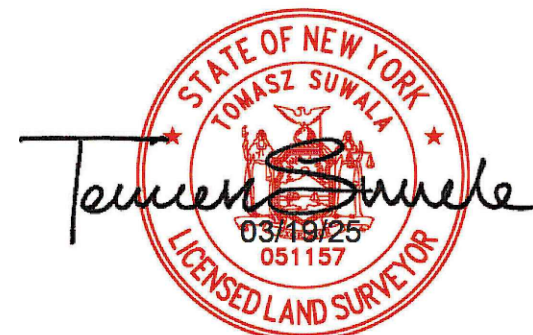
RUNNING THENCE southwesterly along a line forming an angle on its westerly side with the last-mentioned course of 160 degrees 15 minutes 48 seconds which said line is the westerly line of Grand Concourse, five hundred seventy eight one-hundredths feet (570.08') to the northerly side of East 138th Street;

RUNNING THENCE westerly along the northerly side of East 138th Street, twenty ten one-hundredths feet (20.10') to the point or place of BEGINNING.

ENVIRONMENTAL EASEMENT AREA = 37,661.3 SQ.FT. = 0.8646 ACRE

NOTE:

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in more detail in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov



TOMASZ SUWALA, P.L.S.
NEW YORK LICENSE 051157



QUIVER LEAGUE

290 UNION AVENUE, BROOKLYN
NEW YORK, NY 11211
OFFICE TEL: (212) 957-9946
email: INFO@QUIVERLEAGUE.COM
WWW.QUIVERLEAGUE.COM

TS LAND SURVEYING PC

518 BROADWAY, SUITE 12
MONTICELLO, NY 12701
OFFICE TEL: (845) 321-0062
email: INFO@TSLSPC.COM
WWW.TSLSPC.COM

MAP OF PROPERTY

IN THE BOROUGH AND COUNTY OF BRONX
STATE OF NEW YORK
TAX MAP: BLOCK 2344, TAX LOTS 1, 27

PROPERTY ADDRESS			
315 GRAND CONCOURSE, 261-270 WALTON AVENUE, BRONX			
CAPTION	THE ENVIRONMENTAL EASEMENT SURVEY		
DATE	REVISIONS		
02-07-2025	THE ENVIRONMENTAL EASEMENT SURVEY		
GENERAL NOTES:			
1. THE PROFESSIONAL SURVEYING SERVICE WAS PROVIDED BY TOMASZ SUWALA LAND SURVEYING P.C.			
2. SURVEY MAP PREPARED BY QUIVER LEAGUE			
3. CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, LENDING INSTITUTIONS AND ASSIGNEES. CERTIFICATIONS ARE NOT TRANSFERABLE.			
4. THE EXISTENCE OF RIGHT OF WAY AND/OR EASEMENT UNDER OR ABOVE GROUND OF RECORD, IF ANY, NOT SHOWN AND NOT CERTIFIED.			
5. THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.			
6. ENCROACHMENTS AND VIOLATIONS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.			
7. THE OFFSETS SHOWN ARE NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITIONS, ETC.			
8. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF NEW YORK STATE EDUCATION LAW			
9. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS SEAL AND SIGNATURE SHALL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY			
DATE	BY	DATE	BY
SURVEYED 02-07-2025	TW & AS	DRAWN	BM

