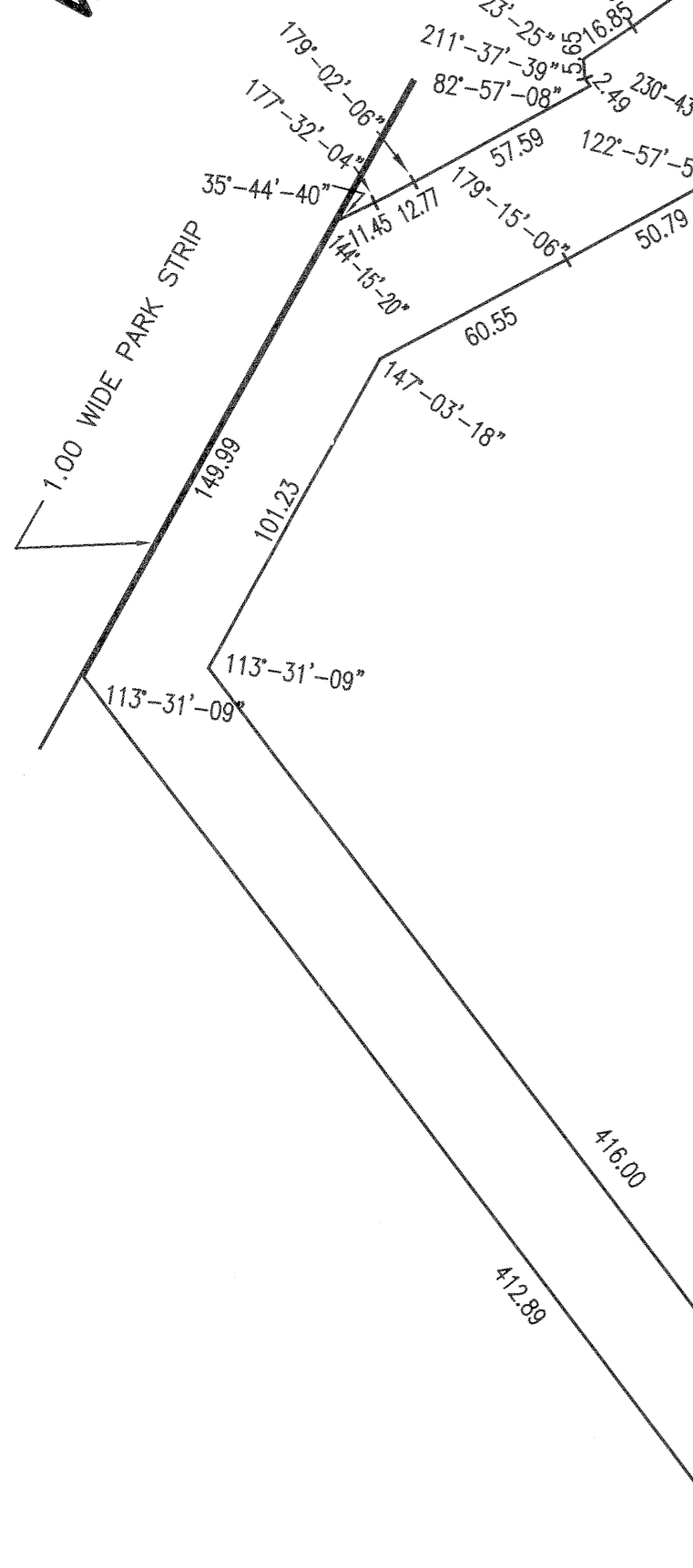


VAN WYCK EXPRESSWAY

ROOSEVELT AVENUE



TOTAL AREA= 38,170 Sq. Ft.

TECHNICAL DESCRIPTION

Beginning at a point on the northwesterly side of 40th Road (50.0 feet wide); distant 853.63 feet, as measured along said northwesterly side of 40th Road, from the point formed by the intersection of said northwesterly side of 40th Road with the westerly side of College Point Boulevard (100.00 feet wide). Said point of beginning is further being described as having coordinate values of LATITUDE 40-45'-20.65" and LONGITUDE 73-50'-11.6".

- 1) Running thence northwesterly forming an exterior angle of 127 degrees 12 minutes 25 seconds and a distance of 416.00 feet to a point.
- 2) Thence northerly forming an exterior angle of 113 degrees 31 minutes 09 seconds and a distance of 101.23 feet to a point.
- 3) Thence northeasterly forming an exterior angle of 147 degrees 03 minutes 18 seconds and a distance of 60.55 feet to a point.
- 4) Thence northeasterly forming an interior angle of 179 degrees 15 minutes 06 seconds and a distance of 50.79 feet to a point.
- 5) Thence northwesterly forming an interior angle of 122 degrees 57 minutes 53 seconds and a distance of 11.70 feet to a point.
- 6) Thence northeasterly forming an interior angle of 230 degrees 43 minutes 11 seconds and a distance of 54.00 feet to a point.
- 7) Thence northeasterly forming an interior angle of 181 degrees 19 minutes 37 seconds and a distance of 56.13 feet to a point.
- 8) Thence northerly forming an interior angle of 153 degrees 30 minutes 11 seconds and a distance of 40.55 feet to a point.
- 9) Thence northerly forming an interior angle of 178 degrees 45 minutes 42 seconds and a distance of 40.77 feet to a point.
- 10) Thence northerly forming an interior angle of 178 degrees 13 minutes 03 seconds and a distance of 23.97 feet to a point.
- 11) Thence northeasterly forming an interior angle of 253 degrees 19 minutes 59 seconds and a distance of 70.67 feet to a point.
- 12) Thence easterly forming an interior angle of 195 degrees 08 minutes 51 seconds and a distance of 23.39 feet to a point.
- 13) Thence northerly forming an interior angle of 90 degrees 07 minutes 49 seconds and a distance of 10.67 feet to a point.
- 14) Thence easterly forming an interior angle of 270 degrees 00 minutes 00 seconds and a distance of 37.33 feet to a point.
- 15) Thence southerly forming an interior angle of 270 degrees 00 minutes 00 seconds and a distance of 10.72 feet to a point.
- 16) Thence easterly forming an interior angle of 90 degrees 00 minutes 00 seconds and a distance of 103.16 feet to a point.
- 17) Thence northerly forming an interior angle of 90 degrees 00 minutes 00 seconds and a distance of 39.38 feet to a point.
- 18) Thence easterly forming an interior angle of 270 degrees 00 minutes 00 seconds and a distance of 66.31 feet to a point.
- 19) Thence northerly and perpendicular to Roosevelt Avenue 30.50 feet to a point on the southerly side of Roosevelt Avenue (120.00 feet wide).
- 20) Thence westerly along said southerly side of Roosevelt Avenue forming an interior angle of 90 degrees 00 minutes 00 seconds and a distance of 29.13 feet to an angle point therein.
- 21) Thence southwesterly continuing along said southerly side of Roosevelt Avenue forming an interior angle of 164 degrees 42 minutes 05 seconds and a distance of 321.06 feet to a point.
- 22) Thence southerly forming an interior angle of 107 degrees 10 minutes 16 seconds and a distance of 33.27 feet to a point.
- 23) Thence southerly forming an exterior angle of 178 degrees 37 minutes 04 seconds and a distance of 38.00 feet to a point.
- 24) Thence southerly forming an exterior angle of 178 degrees 42 minutes 57 seconds and a distance of 25.48 feet to a point.
- 25) Thence southwesterly forming an exterior angle of 153 degrees 04 minutes 11 seconds and a distance of 35.22 feet to a point.
- 26) Thence southwesterly forming an exterior angle of 181 degrees 35 minutes 15 seconds and a distance of 37.77 feet to a point.
- 27) Thence southwesterly forming an exterior angle of 180 degrees 37 minutes 43 seconds and a distance of 32.22 feet to a point.
- 28) Thence southwesterly forming an exterior angle of 178 degrees 16 minutes 18 seconds and a distance of 16.85 feet to a point.
- 29) Thence southeasterly forming an exterior angle of 240 degrees 23 minutes 25 seconds and a distance of 5.65 feet to a point.
- 30) Thence southeasterly forming an exterior angle of 211 degrees 37 minutes 39 seconds and a distance of 2.49 feet to a point.
- 31) Thence southwesterly forming an exterior angle of 82 degrees 57 minutes 08 seconds and a distance of 57.59 feet to a point.
- 32) Thence southwesterly forming an exterior angle of 179 degrees 02 minutes 06 seconds and a distance of 12.77 feet to a point.
- 33) Thence southwesterly forming an exterior angle of 177 degrees 32 minutes 04 seconds and a distance of 11.45 feet to a point.
- 34) Thence southerly forming an interior angle of 144 degrees 15 minutes 20 seconds and a distance of 149.99 feet to a point.
- 35) Thence southeasterly forming an interior angle of 113 degrees 31 minutes 09 seconds and a distance of 412.89 feet to a point on the said northwesterly side of 40th Road.
- 36) Thence northeasterly along said northwesterly side of 40th Road a distance of 37.66 feet to the point or place of beginning.

- NOTES:
- 1.) UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 - 2.) ALL SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM VARIOUS MAPS AND UTILITY COMPANIES, AND IS NOT GUARANTEED FOR ACCURACY OR COMPLETENESS BY THE SURVEYOR.
 - 3.) SURVEYOR'S CONTRACTUAL LIABILITY SHALL RUN ONLY TO THOSE PARTIES TO WHOM THIS SURVEY IS CERTIFIED.
 - 4.) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID TRUE COPIES.
 - 5.) THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATERCOURSES ACROSS THE PROPERTY AS SHOWN ON THIS SURVEY.

**SKY VIEW PARC
REMEDICATION PARCEL 3**

Chris Wails

40'-45"-20.65" LATITUDE
73'-50"-11.6" LONGITUDE
POINT OF BEGINNING

50' WIDE
40th ROAD

853.63 TO COLLEGE POINT BLVD.

SCALE: 1" = 50'	TAX MAP INFORMATION: SEC. VOL.	BOROUGH OF QUEENS CITY OF NEW YORK MAP OF PROPERTY- NOV. 6, 2007 WOHL & O'MARA, L.L.P. CIVIL ENGINEERS AND LAND SURVEYORS 544 VANDERBILT AVENUE S.I., N.Y. 10304 718-448-7456
SURVEY # 39110-F	BLOCK 5066 LOT	
F.B. #	FILED MAP INFORMATION	FOUNDATION LOCATED: FINAL LOCATION: THIS SURVEY IS CERTIFIED TO
REVISIONS:		

Only copies from the original of this survey marked with an original of the land surveyor's embossed and/or red ink seal shall be considered valid true copies.