

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON SHOWN AND DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN CERTIFICATE OF TITLE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 3020-1278924, WITH AN EFFECTIVE DATE OF 09/16/2025.

TITLE COMMITMENT INFORMATION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF STATEN ISLAND, COUNTY OF RICHMOND, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF RICHMOND AVENUE DISTANT 245.50 FEET NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF RICHMOND AVENUE AND THE NORTHERLY SIDE OF VICTORY BOULEVARD; THE COORDINATES OF WHICH POINT OF BEGINNING ARE SOUTH 18238.108 WEST 33253.389;

RUNNING THENCE NORTH 78° 11' 10" WEST 148.66 FEET TO A POINT;

THENCE SOUTH 11° 57' 53" WEST 111.39 FEET TO A POINT;

THENCE NORTH 78° 02' 07" WEST 8.80 FEET TO A POINT;

THENCE SOUTH 06° 02' 05" EAST 190.15 FEET TO A POINT ON THE NORTHERLY SIDE OF VICTORY BOULEVARD;

THENCE ALONG THE NORTHERLY SIDE OF VICTORY BOULEVARD SOUTH 80° 42' 55" WEST 158.50 FEET TO A POINT;

THENCE AND CONTINUING ALONG THE NORTHERLY SIDE OF VICTORY BOULEVARD SOUTH 81° 15' 24" WEST 7.70 FEET TO A POINT;

THENCE NORTH 02° 20' 19" WEST 247.58 FEET TO A POINT;

THENCE NORTH 77° 40' 21" WEST 261.50 FEET TO A POINT;

THENCE NORTH 12° 07' 12" EAST 277.38 FEET TO A POINT;

THENCE SOUTH 76° 14' 52" EAST 265.77 FEET TO A POINT;

THENCE SOUTH 73° 43' 14" EAST 342.68 FEET TO A POINT ON THE SAID WESTERLY SIDE OF RICHMOND AVENUE;

THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF RICHMOND AVENUE ON A CURVE BEARING TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 15° 30' 54" AN ARC DISTANCE OF 136.27 FEET TO THE POINT OR PLACE OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B

1. RIGHT OF WAY GRANTED TO TRANSCONTINENTAL GAS PIPE LINE CORPORATION DATED 5/26/1951 AND RECORDED ON 6/8/1951 IN LIBER 1159 CP 180. (SEE POST) (AFFECTS, PLOTTED AS SHOWN.)

2. EASEMENT GRANTED TO LONG ISLAND PIPE LINE CORPORATION DATED 5/14/1965 AND RECORDED ON 5/26/1965 IN LIBER 1692 CP 276 (AFFECTS BLOCK 2236 LOTS 125 AND 200). (SEE POST) (AFFECTS, PLOTTED AS SHOWN.)

3. SEWER EASEMENT MADE BY AND BETWEEN BILLINGHURST REALTY CORP., HENRY PICCIURRO, JOSEPH PALERMO AND CARMINE ROZZO DATED 7/15/1981 AND RECORDED ON 7/30/1981 IN LIBER 2437 CP 259 (AFFECTS BLOCK 2236 LOTS 125 AND 133 AND OLD BLOCK 216 LOTS 10, 14 AND 17). (SEE POST) (AFFECTS, PLOTTED AS SHOWN.)

4. DECLARATION OF MAINTENANCE MADE BY BILLINGHURST REALTY COMPANY DATED 5/9/1982 AND RECORDED ON 12/22/1982 IN REEL 10 PAGE 3213. (SEE POST) (AFFECTS, PLOTTED AS SHOWN.)

5. EASEMENT MADE BY BILLINGHURST REALTY COMPANY TO THE BROOKLYN UNION GAS COMPANY DATED 4/12/1983 AND RECORDED ON 12/17/1985 IN REEL 54 PAGE 2484. (SEE POST) (AFFECTS, PLOTTED AS SHOWN.)

6. ASSIGNMENT AND ASSUMPTION OF RIGHTS OF WAY MADE BY BUCKEYE PIPE LINE COMPANY, BY ITS SUCCESSOR BY MERGER, MARATHON ENERGY HOLDINGS, INC. TO BUCKEYE PIPE LINE COMPANY, L.P. DATED 11/18/1986 AND RECORDED ON 6/18/1987 IN REEL 710 PAGE 218 (AFFECTS BLOCK 2236 LOTS 125 AND 133). (SEE POST) (AFFECTS, PLOTTED AS SHOWN.)

7. SEWER EASEMENT CONTAINED IN DECLARATION OF EASEMENT, MAINTENANCE & RESTRICTIONS MADE BY BILLINGHURST REALTY CORP. DATED 9/17/1990 AND RECORDED ON 11/9/1990 IN REEL 2749 PAGE 60. (SEE POST) (AFFECTS, PLOTTED AS SHOWN.)

8. SEWER EASEMENT CONTAINED IN RESTRICTIVE DECLARATION MADE BY AND BETWEEN BILLINGHURST REALTY CORP. DATED 9/17/1990 AND RECORDED ON 11/9/1990 IN REEL 2749 PAGE 70. (SEE POST) (AFFECTS, PLOTTED AS SHOWN.)

9. EASEMENT AGREEMENT MADE BY AND BETWEEN BILLINGHURST REALTY CORP. AND MCDONALD'S CORPORATION DATED 4/29/1991 AND RECORDED ON 9/5/1991 IN REEL 3111 PAGE 194. (SEE POST) (AFFECTS, PLOTTED AS SHOWN.)

10. RESTRICTIONS, COVENANTS, OBLIGATIONS, EASEMENTS AND AGREEMENTS CONTAINED IN THE DECLARATION MADE BY AND BETWEEN WWP ASSOCIATES AND BILLINGHURST REALTY CO. DATED 5/13/1993 AND RECORDED ON 9/14/1993 IN REEL 4670 PAGE 34. (SEE POST)

WITH REGARD THERETO:

a) WAIVER OF EXECUTION OF RESTRICTIVE DECLARATION AND SUBORDINATION OF MORTGAGE MADE BY GATEWAY STATE BANK DATED 5/18/1993 AND RECORDED ON 9/14/1993 IN REEL 4670 PAGE 30. (SEE POST) (AFFECTS, BLANKET IN NATURE.)

11. TERMS AND CONDITIONS CONTAINED IN THE ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 38 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW MADE BY AND BETWEEN WWP ASSOCIATES, LLC AND THE PEOPLE OF THE STATE OF NEW YORK, ACTING THROUGH THEIR COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION DATED 6/4/2010 AND RECORDED ON 8/11/2010 IN DOCUMENT NO. 348238. (SEE POST) WITH REGARD THERETO:

a) AFFIDAVIT OF SERVICE BY MAIL RECORDED ON 9/14/2010 IN DOCUMENT NO. 351283. (SEE POST)

b) AFFIDAVIT OF SERVICE BY MAIL RECORDED ON 9/14/2010 IN DOCUMENT NO. 351284. (SEE POST)

c) NOTICE OF CERTIFICATION OF COMPLETION MADE BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION TO WWP ASSOCIATES, LLC RECORDED ON 10/6/2010 IN DOCUMENT NO. 354059. (SEE POST) (AFFECTS, BLANKET IN NATURE.)

LEGEND

- FOUND MONUMENT AS NOTED

○ SET MONUMENT AS NOTED

⊕ COMPUTED POINT

(M) MEASURED/CALCULATED DIMENSION

(R) RECORD DIMENSION

N/F NOW OR FORMERLY

OVH OVERHANG

SQ.FT. SQUARE FEET

N/G NATURAL GROUND

CC CONCRETE

* LIGHT POLE

• BOLLARD

→ SIGN

PS PARKING SPACE(S)

BHLx BUILDING HEIGHT LOCATION

⊞ HANDICAP PARKING SPACE

NO PARKING AREA
- ⚡ FIRE HYDRANT

⚙ WATER VALVE

⚙ GAS VALVE

⚙ CURB INLET

⚙ GRATED INLET

⊕ STORM MANHOLE

⊕ SANITARY MANHOLE

⚡ UTILITY POLE

⚡ GUY ANCHOR

⊕ ELECTRIC BOX

— — — — — PROPERTY LINE

— — — — — OVERHEAD POWER LINE

— — — — — FENCE LINE

— — — — — EASEMENT

— — — — — RIGHT-OF-WAY

— — — — — CENTERLINE

— — — — — GUARDRAIL
- ⊞ AIR CONDITIONER

⊞ UTILITY VAULT

⊞ MONITOR WELL

⊞ GAS METER

⊞ UNKNOWN MANHOLE

⊞ CLEANOUT

⊞ POINT OF BEGINNING

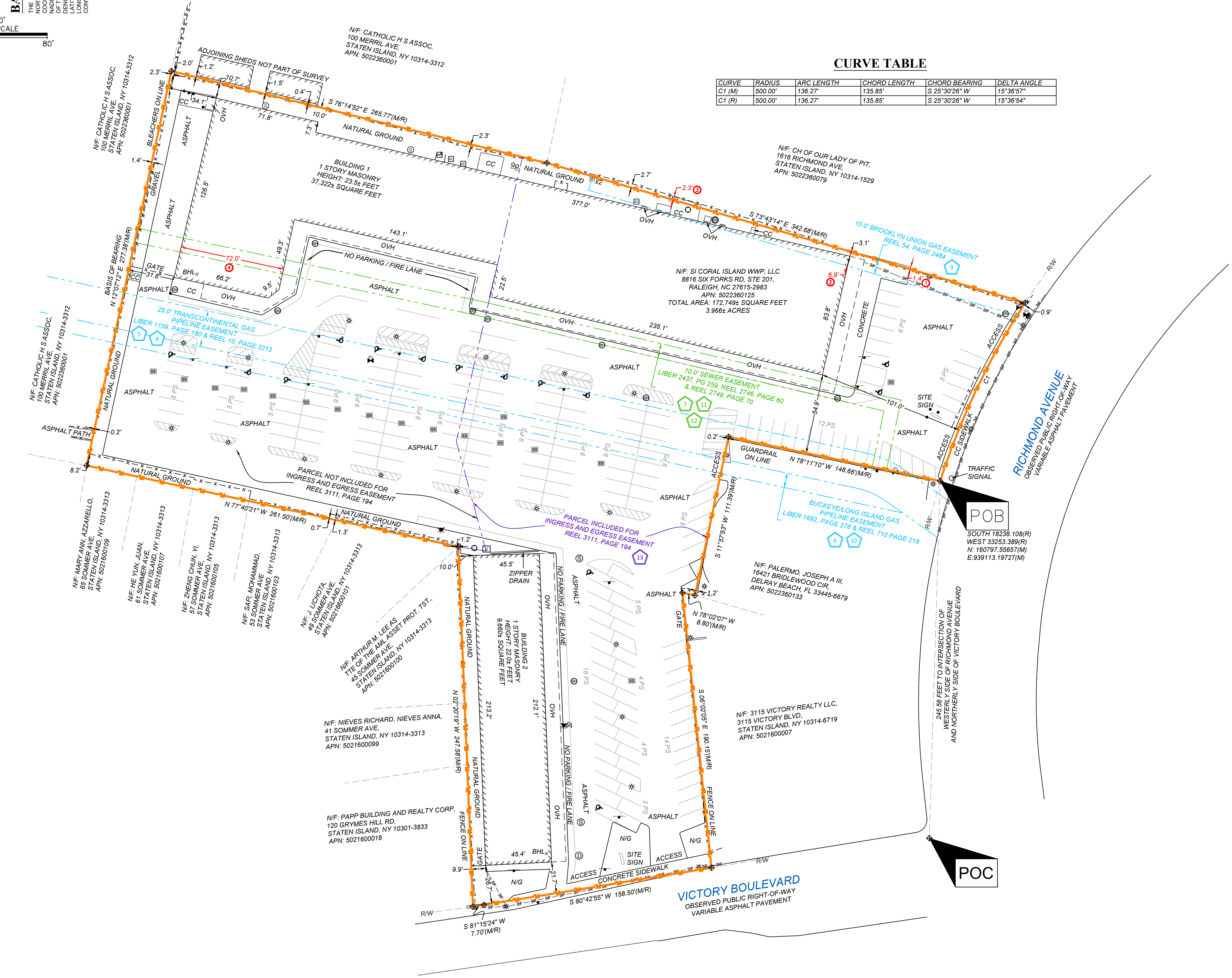
⊞ POINT OF COMMENCEMENT

⊞

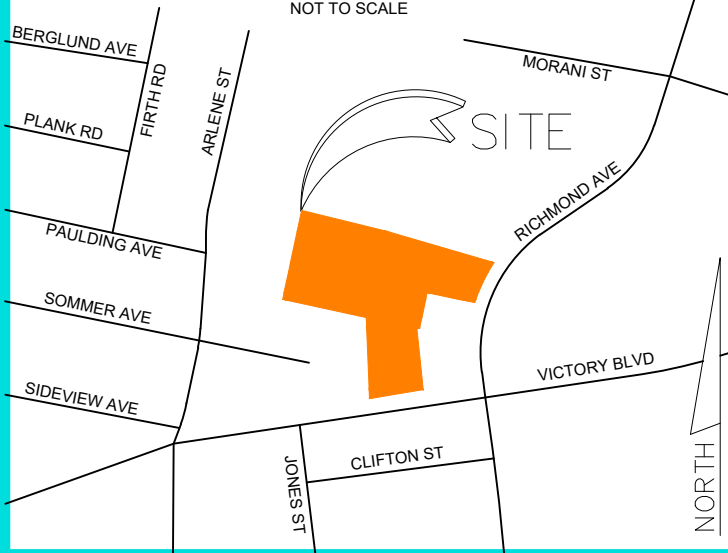
FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 3604970306F, WHICH BEARS AN EFFECTIVE DATE OF 09/05/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.



VICINITY MAP



SHEET 1 OF 1

BBG NO.

0525009243

LAND AREA

TOTAL AREA:
172,749 SQ. FEET,
OR 3.966 ACRES ±

PARKING

REGULAR = 170
HANDICAP = 14
TOTAL = 184

SIGNIFICANT OBSERVATIONS

- 1. CONCRETE PAD APPEARS TO CROSS OVER PROPERTY LINE BY AS MUCH AS 1.4'.
- 2. BUILDING APPEARS TO CROSS EASEMENT BY AS MUCH AS 6.9'.
- 3. CONCRETE PAD APPEAR TO CROSS OVER PROPERTY LINE BY AS MUCH AS 2.3'.
- 4. BUILDING APPEARS TO LIE DIRECTLY IN PATH OF EASEMENT.

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO RICHMOND AVENUE AND VICTORY BOULEVARD, EACH BEING AN OBSERVED PUBLIC RIGHT-OF-WAY.
5. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A NEW YORK LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF RICHMOND AVENUE AND VICTORY BOULEVARD, WHICH IS APPROXIMATELY 150' FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
12. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.
13. IN REGARD TO TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
14. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR SIGNIFICANT OBSERVATIONS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED, IF ANY UNDERGROUND IMPROVEMENTS OR SIGNIFICANT OBSERVATIONS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR SIGNIFICANT OBSERVATIONS ARE NOT COVERED BY THIS CERTIFICATE.
15. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ALTA/NSPS LAND AND TITLE SURVEY
1650 RICHMOND AVENUE

1650 RICHMOND AVENUE

RICHMOND COUNTY STATEN ISLAND, NEW YORK 10314

ZONING DATA

ZONING DESIGNATION: AWAITING ZONING REPORT

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION		AWAITING ZONING REPORT
MINIMUM LOT AREA (SQ. FT.)		
MAX IMPERVIOUS COVERAGE		
MAX BUILDING HEIGHT		
BUILDING SETBACKS		
FRONT		
SIDE		
REAR		

NOTES:	CONTACT:
	REPORT DATE:
	REPORT #:

BUILDING HEIGHT

BUILDING 1: 23.5' ±

BUILDING 2: 22.0' ±

BUILDING AREA

BUILDING 1: 37,322 SQ. FT. ±

BUILDING 2: 9,660 SQ. FT. ±

SURVEYED BY:

Blew & Associates, P.A.

3825 North Shiloh Drive

Fayetteville, Arkansas 72703

479-443-4506

Survey@Blewinc.com



SURVEYOR CERTIFICATE

TO: SYMETRA LIFE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; BBG ASSESSMENTS, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 16, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/02/2025.

THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE AND ARE LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.

DATE OF PLAT OR MAP: 11/03/2025



SCOTT A. PHETTEPLACE
LAND SURVEYOR NO. 050889
STATE OF NEW YORK

PREPARED FOR:

BBG

BBG ASSESSMENTS, LLC
8300 DOUGLAS AVENUE,
SUITE 600
DALLAS, TEXAS 75225
877.524.1187

DATE	REVISION HISTORY
11/24/2025	ADDITIONAL CERTIFIED PARTY

JOB NUMBER 25-9345
SCALE: 1" = 40'
DRAWN BY: DTA
APPROVED BY: CKLS