

NOTES:

- 1) ELEVATIONS AND LEGAL GRADES SHOWN HEREON REFER TO A DATUM WHICH IS 2.725 FEET ABOVE UNITED STATES COAST AND GEODETIC SURVEY DATUM.
- 2) SIZES AND TYPES OF SEWER SHOWN WERE TAKEN FROM THE BOROUGH OF QUEENS SEWER DEPARTMENT RECORDS. SEWER MANHOLE RIM & INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM FIELD MEASUREMENTS.
- 3) SIZES AND LOCATIONS OF WATER MAINS SHOWN HEREON WERE TAKEN FROM THE DEPARTMENT OF WATER SUPPLY, BOROUGH OF QUEENS.
- 4) THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS.
- 5) CONSULT WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS.
- 6) THERE ARE NO VISUAL EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON OR CROSSING PROPERTY SURVEYED.
- 7) SEWER MANHOLE RIM AND INVERT ELEVATIONS MARKED WITH "*" WERE OBTAINED FROM CITY RECORDS.

LEGEND:

- L.G. LEGAL GRADE
 EL. ELEVATION
 T.C. TOP OF CURB
 B.C. BOTTOM OF CURB
 T.W. TOP OF WALL
 B.W. BOTTOM OF WALL
 C.L. CENTER LINE
 F.F.L. FIRST FLOOR
 P.O.B. POINT OF BEGINNING
 (S) SEWER MANHOLE
 (W) WATER MANHOLE
 (E) ELECTRIC MANHOLE
 (T) TELEPHONE MANHOLE
 (M) MANHOLE SHOWN ON CITY RECORDS
 (C) CLEAN-OUT
 (P) LIGHT POLE
 (U) UTILITY POLE
 (H) FIRE HYDRANT
 (O) TRAFFIC SIGN
 (T) TRAFFIC PLATE
 (G) GAS VALVE
 (W) WATER VALVE
 (C) CATCH BASIN
 (L) TRAFFIC LIGHT
 (T) TREE
 (B) TELEPHONE BOOTH
 (D) DRAIN

DESCRIPTION:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY SIDE OF UNION TURNPIKE AND THE EASTERLY SIDE OF PARSONS BOULEVARD;
 RUNNING THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF UNION TURNPIKE, 221.87 FEET TO THE WESTERLY SIDE OF 159TH STREET;
 RUNNING THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF 159TH STREET, 102.77 FEET TO A POINT;
 RUNNING THENCE WESTERLY AND PARALLEL WITH UNION TURNPIKE, 117.29 FEET TO A POINT;
 RUNNING THENCE SOUTHERLY AND PARALLEL WITH PARSONS BOULEVARD, 22.28 FEET TO A POINT;
 RUNNING THENCE WESTERLY AT RIGHT ANGLES TO 159TH STREET, 100.02 FEET TO THE EASTERLY SIDE OF PARSONS BOULEVARD;
 RUNNING THENCE NORTHERLY ALONG THE EASTERLY SIDE OF PARSONS BOULEVARD, 100.90 FEET TO THE POINT OR PLACE OF BEGINNING.

DATE	REVISION
5/1/90	CHANGES IN LOT DIMENSIONS
8/27/90	PARKING SPACES ADDED
10/12/90	ELEVATIONS ADDED

I HEREBY CERTIFY TO COMMONWEALTH LAND TITLE INSURANCE COMPANY AND MCDONALDS CORPORATION THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON GROUND UNDER MY SUPERVISION ON FEB. 12, 1990; THAT IS CORRECT AND COMPLIES WITH THE REQUIREMENTS PROVIDED BY MCDONALDS CORPORATION.

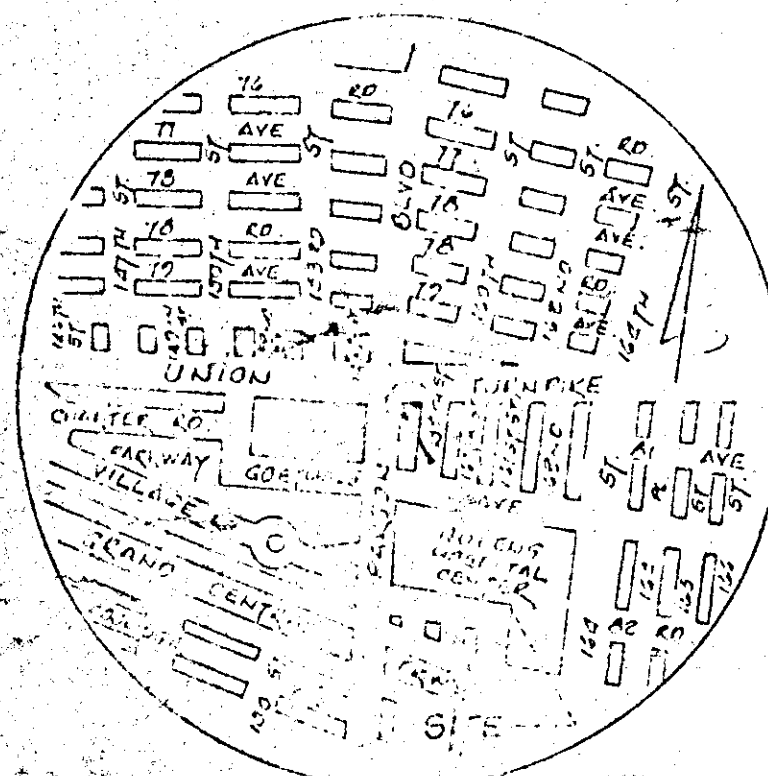
DATE: FEB. 12, 1990

Joseph Nicolet
 L.S. NO. 049117

MAP OF PROPERTY AT
HILLCREST
 NEW YORK COU

SURVEYED: FEBRUARY

Joseph Nicolet
JOSEPH NICOLET
 PROFESSIONAL LAND SURVEYOR
 118-21 QUEENS BOULEVARD
 FOREST HILLS, N.Y. 11354



SCALE: 1"=20' (APPROXIMATE)
 100' 200' 300' 400'

TAX SECTION: 31 TAX BLOCK: 6853

TAX LOT: 23

SCALE: 1"=20' FINAL SECTION: 81