

Survey of plot situate in the Borough of the Bronx, City and State of New York, known and designated as Lot No.1 Block 4613, on the Official Tax Map of the City of New York.

Also known as 3203 Boston Road, Bronx, N.Y.

Area =11,772.8 sq.ft. 0.27 acres

Title No:RANY-53431

Certifications:

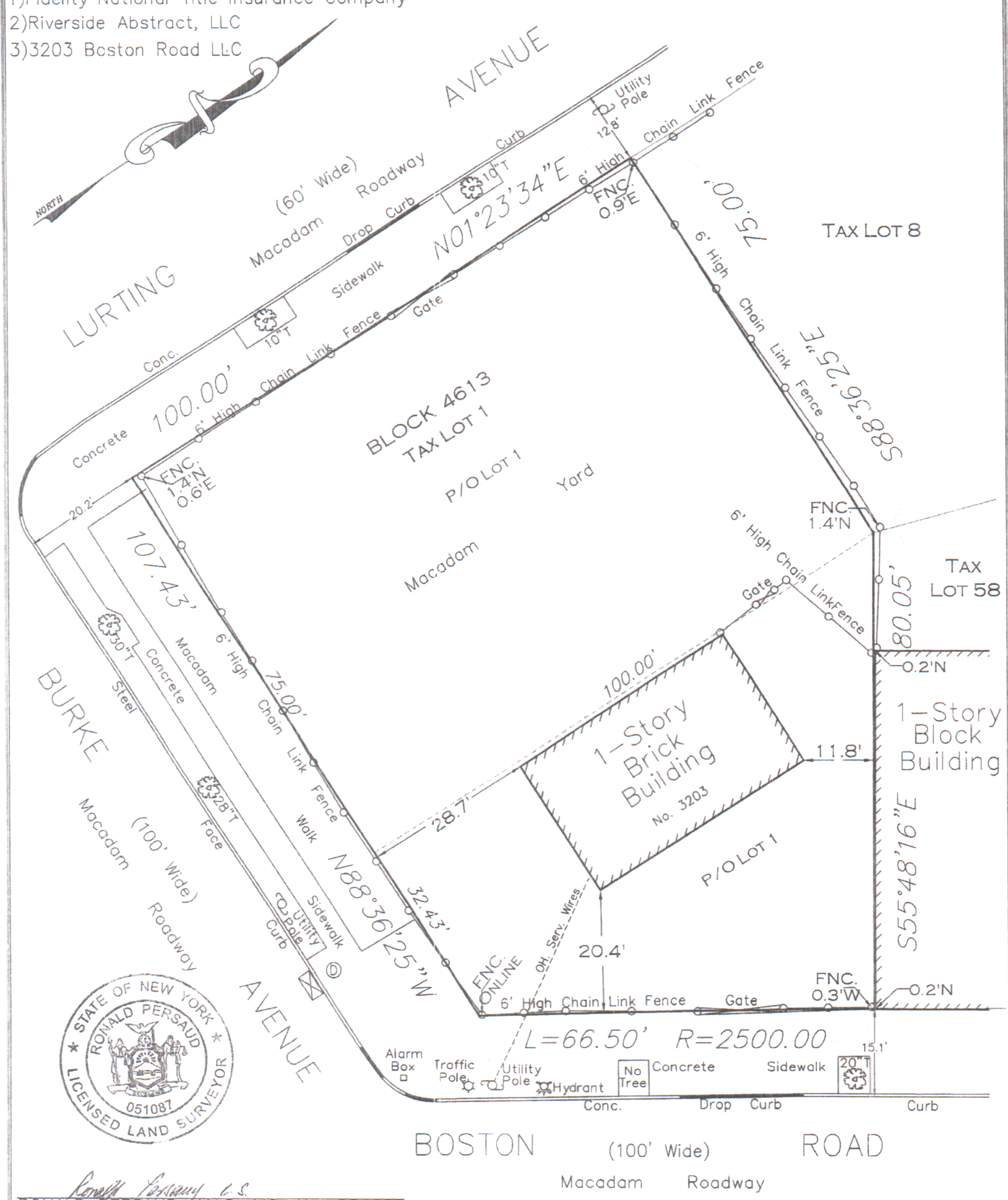
- 1)Fidelity National Title Insurance Company
- 2)Riverside Abstract, LLC
- 3)3203 Boston Road LLC

**RONALD PERSAUD**  
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RONALD PERSAUD-N.Y.S. LIC. No. 051087

Unauthorized alteration or addition to this survey map is a violation of Section 7209 Subsection 2, of the New York State Education Law.  
No guarantee is implied by this map as to the existence or non-existence of any easements of record that would affect subject property, unless surveyor has been furnished a complete copy of the title report.  
Dimensions shown from structures to property lines are not intended to be used for construction of fences, structures or other improvements.  
"Surveyed As In Possession" Surveyed: May 16, 2024 SCALE: 1"=16' Map Drafted: May 21, 2024 INDEX: COO-344