

DATE	DESCRIPTION
12/27/05	PRELIMINARY REVIEW
1/23/06	PROGRESS SET TO ACADIA
1/28/06	ISSUE TO D.O.B.
2/10/06	ISSUE TO D.O.B.
2/28/06	D.D. REVIEW
3/13/06	ISSUE TO D.O.B.
3/31/06	D.O.B. (A-02, A-03, A-11)
4/7/06	C.D. SET
4/14/06	C.D. SET
5/9/06	TENANT COORDINATION
5/10/06	TENANT COORDINATION
6/14/06	DCAS/AHRA C.D. COMMENTS T

PROFESSIONAL IN CHARGE
R. TURCO
PROJECT MANAGER
W. MACHAN
QUALITY CONTROL
W. DRURY
DRAWN BY

HUMAN RESOURCES ADMINISTRATION

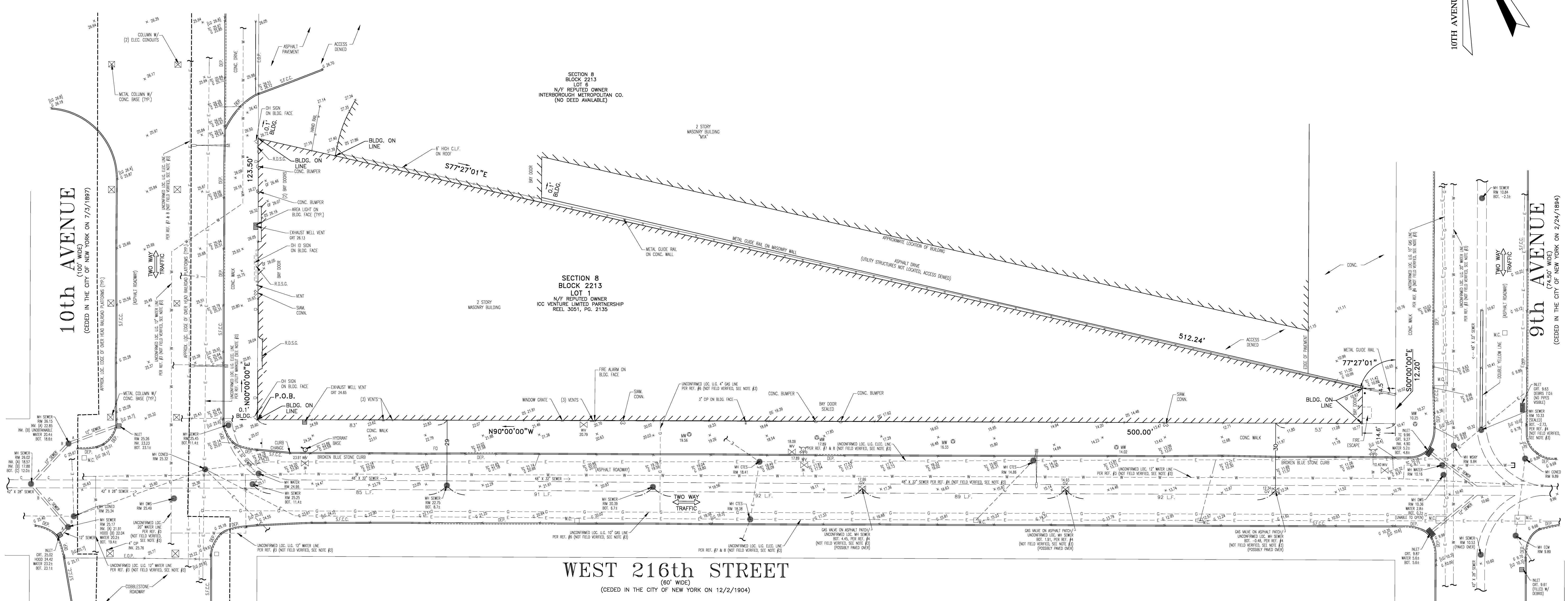
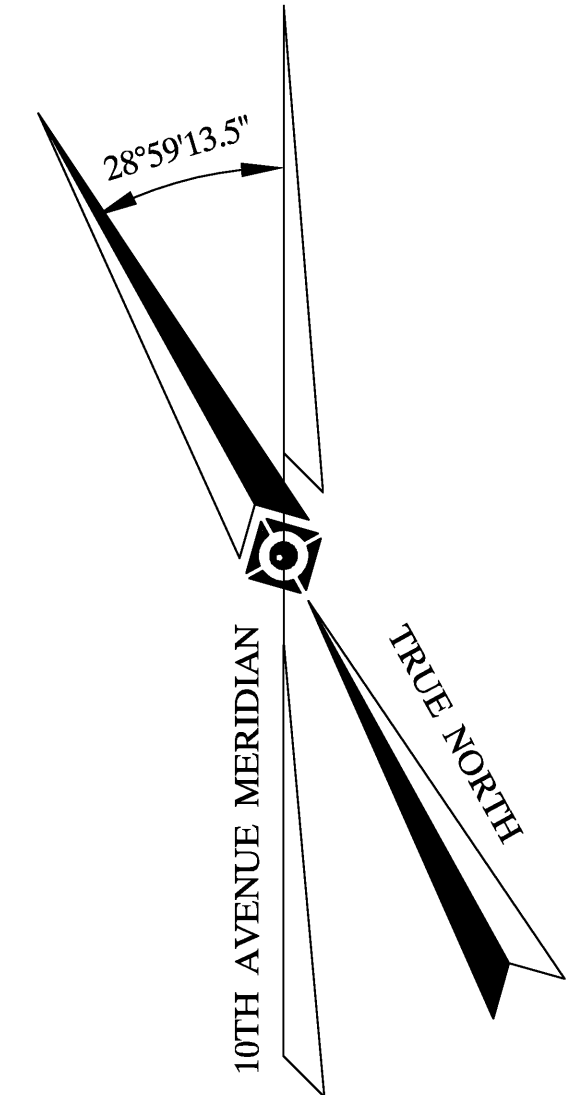
DYCKMAN CENTER
4055 10TH AVENUE
New York, NY 10034

DRES PROJECT
3048

PROJECT NUMBER
20051080

SITE SURVEY
EXISTING CONDITIONS
(for reference only)

A-01



NOTES:

- PROPERTY KNOWN AS LOT 1, BLOCK 2213, SECTION 8, VOLUME 5 AS SHOWN ON THE TAX MAPS OF THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK.
- AREA = 33,925 S.F. OR 0.779 AC.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) PER REF. #2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS ARE BASED UPON THE BOROUGH OF MANHATTAN HIGHWAY DATUM, REF. BM #1685, ELEV. 26.377; & BM #1691, ELEV. 48.683, REPUTED TO BE 2.750 FEET ABOVE MEAN SEA LEVEL AT SANDY HOOK.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.
- ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON

REFERENCES:

- THE OFFICIAL TAX ASSESSOR'S MAP OF THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, SHEET #11.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF NEW YORK, NEW YORK, BROOKLYN, RICHMOND, NEW YORK, QUEENS AND KINGS COUNTIES, PANEL 10 OF 131", COMMUNITY-PANEL NUMBER 360497 0010 B, EFFECTIVE DATE: NOVEMBER 16, 1983.
- WATER MAPS PROVIDED BY THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER AND SEWER OPERATIONS, DETAILED DISTRIBUTION MAP NO. H37.
- SEWER MAPS PROVIDED BY THE OFFICE OF THE PRESIDENT OF THE BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU.
- FINAL SECTION MAP NO. 145, PROVIDED BY THE OFFICE OF THE PRESIDENT OF THE BOROUGH OF MANHATTAN, TOPOGRAPHICAL BUREAU.
- GAS MAINS AND SERVICE PLATES PROVIDED BY CONSOLIDATED EDISON CO. OF N.Y. INC. - MANHATTAN, PLATE NOS. 80-D, LAST MODIFIED 3/21/2005, & 80-E, LAST MODIFIED 10/04/2003.
- LOW TENSION MAINS AND SERVICE PLATES PROVIDED BY CONSOLIDATED EDISON CO. OF N.Y. INC. - MANHATTAN, PLATE NOS. 80-D, LAST MODIFIED 6/23/2005, & 80-E, LAST MODIFIED 3/16/2005.
- CONDUIT PLATES PROVIDED BY CONSOLIDATED EDISON CO. OF N.Y. INC. - MANHATTAN, PLATE NOS. 80-D, LAST ISSUED 3/30/2005, & 80-E, LAST ISSUED 3/18/2005.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY THE NEW YORK ONE-CALL SYSTEM (1-800-272-4480) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 1880817

UTILITY COMPANY	PHONE NUMBER
EMPIRE CITY SUBWAY	(212) 577-1094
TIME WARNER CABLE	(212) 367-0600
CON EDISON	(212) 460-4600
TELEPORT COMMUNICATIONS GROUP	(718) 768-1827
MCI	(212) 826-7090
PORT AUTHORITY OF NY & NJ	(212) 435-7000
AT&T	(800) 888-7600
TELEPLEX	(212) 665-8800
RCN	(800) 746-4726

UTILITY COMPANIES DID NOT RESPOND TO MARKOUT REQUEST AT THE TIME OF THE FIELD VISIT.



THE STATE OF NEW YORK RECEIVED DESCRIPTION BY REGISTRARS, DESIGNERS, OR ANY PERSON PREPARING TO OBTAIN THE STATE'S SURVEY OVERVIEW ON THE DATE:

LEGEND:

--- 123 ---	EXISTING CONTOUR	MW	MONITORING WELL
X 123.45	EXISTING SPOT ELEVATION	•	SIGN
X TC 123.45	EXIST. TOP OF CURB ELEVATION	•	BOLLARD
X G 122.95	EXIST. GUTTER ELEVATION	—	METAL GUIDE RAIL
X DS 123.45	DENOTES DOOR SILL ELEVATION	C.L.F.	CHAIN LINK FENCE
X OF 123.45	DENOTES GARAGE FLOOR ELEVATION	DEP.	DEPRESSED CURB
X [LG 10.2]	DENOTES EXISTING LEGAL GRADE PER REF. #5	E.O.P.	EDGE OF PAVEMENT
○	HYDRANT	R.D.S.G.	ROLL DOWN SECURITY GATE
○	WATER VALVE	S.F.C.C.	STEEL FACED CONC. CURB
○	GAS VALVE	□	AREA LIGHT ON BLDG. FACE
---	UNCONFIRMED LOC. UNDERGROUND ELEC. LINE	○	FUEL OIL FILL
---	UNCONFIRMED LOC. UNDERGROUND WATER LINE	M.C.	METAL COVER
---	UNCONFIRMED LOC. UNDERGROUND GAS LINE	1.0'	DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
⊠	METAL COLUMN	○	MAN-HOLE COVER
○	LIGHT POLE	GR	GRATE ELEVATION