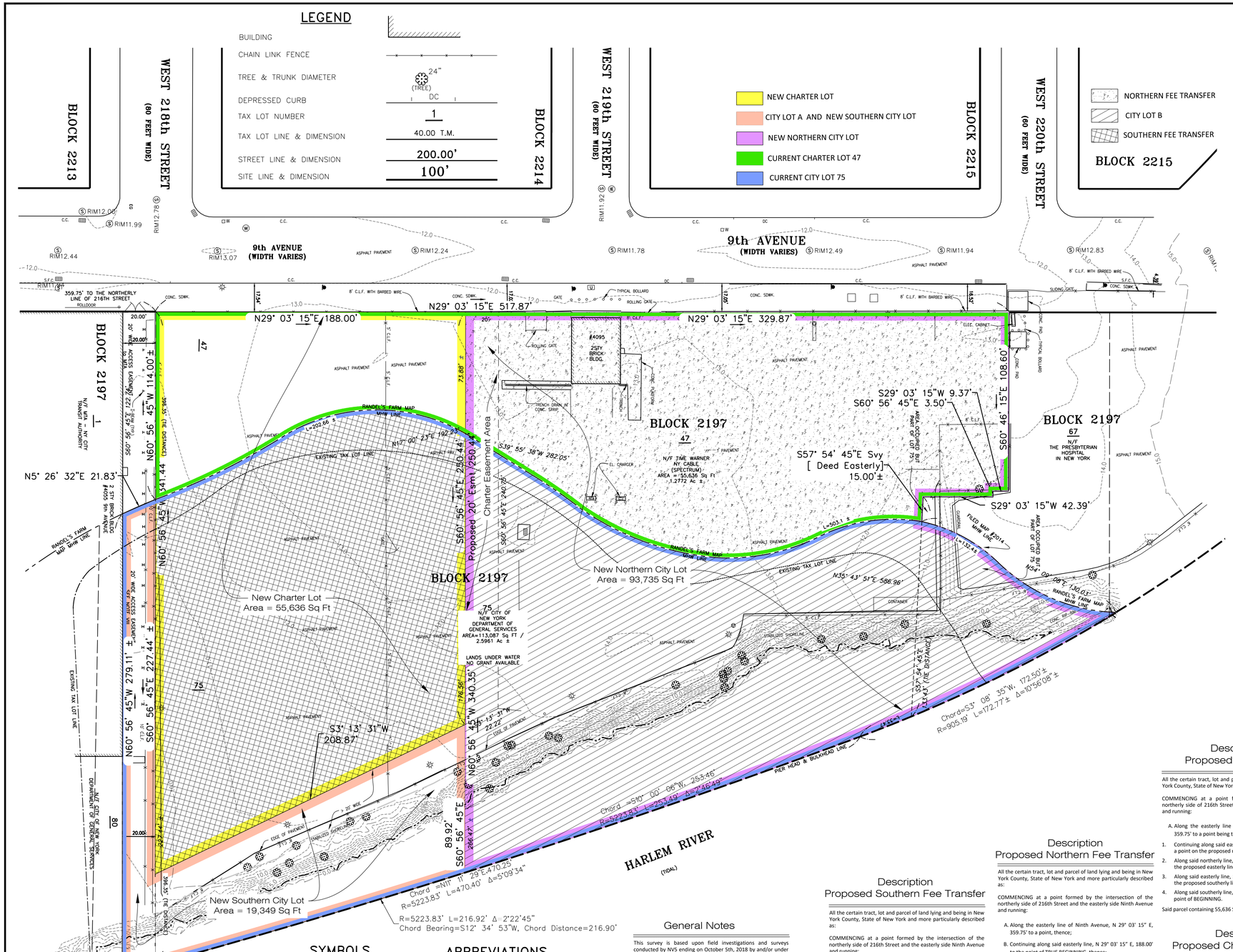

SYMBOLS

- BOLLARD
- DIRECTION OF TRAFFIC
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- UNKNOWN MANHOLE
- WATER VALVE
- GAS VALVE
- DRAIN
- METAL LIGHT
- FIRE HYDRANT
- FIRE HYDRANT
- SIGN
- UTILITY BOX

ABBREVIATIONS

BLDG	BUILDING
CALC.	CALCULATED DISTANCE
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
C.C.	CONCRETE CURB
(D)	DEED DISTANCE
D.C.	DEPRESSED CURB
EL.	ELECTRIC
EG	ELECTRIC GRATE
FF13.50	FIRST FLOOR ELEVATION
GAR	GARAGE
MHW	MEAN HIGH WATER
SDWK.	SIDE WALK
S.F.C.	STEEL FACED CURB
T.M.	TAX MAP

General Notes

This survey is based upon field investigations and surveys conducted by NV5 ending on October 5th, 2018 by and/or under the direct supervision of the signed licensed surveyor.

1. The horizontal datum is the North American Datum of 1983 (CORS - Epoch 2011) -- NAD83(2011) The projection is New York - Long island (3104).
2. The vertical datum is the North American Vertical Datum of 1988 (NAVD88).
3. The NYC DOB will only accept surveys in the NAVD88 for applications made after Jan 6th, 2014 as per local law 96/13. At this location NAVD88 = MBD+1.65.
4. Project control was determined using Leica dual-frequency GPS receivers on October 5th, 2018 from RTK corrections via LeicaSmartnet. StarNet 9.0 was the software used to simultaneously adjust GPS values with conventional measurements in least-squares solution. Geoid12B was the model used to determine local geoid separation values. The reference monument was:
   a. NJHT CORS established, adjusted and maintained by SMRTNT (RTCM 0335)
      - N 40°43'52.04808"
      - W 74°02'15.25897"
      - Ellipsoid height: -11.758 m
5. All units shown hereon are US Survey feet, in whole or decimal values. 1 meter = 39.37/12 Survey Feet.
6. With the exception of the Harlem River, there are no other visible streams or watercourses visible at the time of the survey.

Title Notes

Schedule A – Source of Title:

I. Deed from Warner Communications Inc. to Time Warner Cable Inc. dated Dec 8th, 2004 and recorded in CRFN 2005000046265
   a. Parcel II both an upland and lands-under-water portion. A grant for the lands-under-water in not known.

Schedule B II - Exceptions:

- 5A Covenants and restrictions in deed recorded Apr 18th, 1952 in Liber 4777 at Page 626 as corrected by deed recorded Feb 27th, 1953 in Liber 4822 at Page 325
  - Subject to a first mortgage dated April 14th, 1952: Not plottable
- 5B Covenants and restrictions in deed recorded Jan 30th, 1837 in Liber 369 at Page 514 as confirmed by deed recorded Jun 25th 1925 in Liber 3488 at Page 270.
  - Subject to conditions in Liber 369 Page 514: unreadable
  - Subject to existing leases and tenancies: unspecified.
- 5C Covenants, Restrictions and Easements recited in deed recorded Feb 25th, 1909 in section B Liber 35 at Page 99
  - Subject to conditions in Liber 369 Page 514:
- 5D Covnenants and restrictions recited in deed recorded Jun 25th, 1925 in Liber 3488 at Page 270
  - Subject to conditions in Liber 369 Page 514
  - Subject to a release

Reference Documents

V. Borough of Manhattan Topographical Bureau Section Map no 145;
VI. Randel Farm Map No 91 (Vol 3 P 29) dated Feb 1st, 1819;
VII. Deed from Amerada Hess Corporation to The Presbyterian Hospital dated Oct 29th, 1984 and recorded as Reel 847 Page 1 regarding Block 2197 Lot 67;
VIII. Deed from The City of New York to NYCTA & MTA dated May 31st, 1990 and recorded as Reel 1737 Page 1524 regarding Block 2197 Lots 1, 75 & 80
IX. Damage Map to acquire Block 2197 Lot 1 filed in Board of Estimate 3-20-62 Cal No 3.
X. Map prepared by Hollerith dated Apr 23, 1920 and filed as Map 2014

This survey is hereby certified to:

- The City of New York;
- New York City Economic Development Corporation;
- New York City Land Development Corporation;
- Clear National Title Agency LLC as agent for First American Title Insurance Company;
- Time Warner Cable New York City LLC; and
- Fidelity National Title Insurance Company.

Description
Proposed New Southern City Lot

All the certain tract, lot and parcel of land lying and being in New York County, State of New York and more particularly described as:

COMMENCING at a point formed by the intersection of the northerly side of 216th Street and the easterly side Ninth Avenue and running:

A. Along the easterly line of Ninth Avenue, N 29° 03' 15" E, 359.75' to a point, thence;
B. Continuing along said easterly line, N 29° 03' 15" E, 188.00' to a point, thence;
C. Along a line, S 60° 56' 45" E, 250.44' to the point of TRUE BEGINNING, thence;
1. Along the proposed northerly lot line line, S 60° 56' 45" E, 89.92' a point on a curve of the Pierhead and Bulkhead line of Harlem River, thence;
2. Along said Pierhead and Bulkhead with a curve to the right having a radius of 5223.83', an arc length of 216.92' an included angle of 2° 22' 45" and a chord bearing S 12° 34' 53" W, 216.90' to a point on the current southerly line of lot 75, thence;
3. Along said southerly lot line, N 60° 56' 45" W, 279.11' (more or less) to a point on the Randel original mean high water line being the current westerly line of Lot 75, thence;
4. Along said westerly lot line, N 5° 26' 32" E, 21.83' (more or less) to a point on the proposed lot line, thence;
5. Along said proposed line, S 60° 56' 45" E 227.44' (more or less) to a point, thence;
6. Continuing along the same, N 3° 13' 31"E, 208.87' to the TRUE point of BEGINNING.

Said parcel containing 19,349 Sq. Ft or 0.4442 acres more or less, of which 5,867 Sq. Ft. are currently below the current mean high water line.

Description
Proposed Southern Fee Transfer

All the certain tract, lot and parcel of land lying and being in New York County, State of New York and more particularly described as:

COMMENCING at a point formed by the intersection of the northerly side of 216th Street and the easterly side Ninth Avenue and running:

A. Along the easterly line of Ninth Avenue, N 29° 03' 15" E, 359.75' to a point; thence,
B. Continuing along said easterly line, N 29° 03' 15" E, 188.00' to a point on the proposed northerly lot line, thence;
C. Along said northerly line, S 60° 56' 45" E, 73.88 (more or less) to a point on the original Randel mean high water line and being the TRUE point of BEGINNING, thence;
1. Continuing along said northerly line, S 60° 56' 45" E, 176.56' (more or less) to a point on the proposed easterly line, thence
2. Along said easterly line, S 3° 13' 31" W, 208.87' to a point on the proposed southerly line, thence;
3. Along said southerly line, N 60° 56' 45" W, 227.44' (more or less) to a point on the original Randel mean high water line, thence;
4. Along said line along a meandering course 202.66' (more or less) and having a chord bearing N 17° 00' 23" E, 192.23' to the point of TRUE BEGINNING.
5. Said parcel containing 41,038 Sq. Ft or 0.9419 acres more or less.

Description
Proposed Northern Fee Transfer

All the certain tract, lot and parcel of land lying and being in New York County, State of New York and more particularly described as:

COMMENCING at a point formed by the intersection of the northerly side of 216th Street and the easterly side Ninth Avenue and running:

A. Along the easterly line of Ninth Avenue, N 29° 03' 15" E, 359.75' to a point, thence;
B. Continuing along said easterly line, N 29° 03' 15" E, 188.00' to the point of TRUE BEGINNING, thence;
1. Continuing along said northerly line, N 29° 03' 15" E, 329.87' to a point on the current northerly line of lot 47, thence;
2. Along said northerly line, S 60° 46' 15" E, 108.60' to a point, thence;
3. Continuing along the same, S 29° 3' 15" W, 9.37' to a point, thence;
4. Continuing along the same, S 60° 56' 45" E, 3.50' to a point, thence;
5. Continuing along the same, S 29° 3' 15" W, 42.39' to a point, thence;
6. Continuing along the same, S 57° 54' 45" E, 15' (more or less) to a point on the Randel original mean high water line and being the current northeasterly line of Lot 75, thence;
7. Along said line on a meandering course of 503.1' (more or less) and having a chord bearing of S 39° 55' 38" W, 282.05' to a point on the proposed southerly lot line, thence;
8. Along said southerly line, N 60° 56' 45 " W, 73.88' (more or less) to the TRUE point of BEGINNING.

Said parcel containing 41,037 Sq. Ft or 0.9421 acres more or less

Description
Proposed Charter Lot

All the certain tract, lot and parcel of land lying and being in New York County, State of New York and more particularly described as:

COMMENCING at a point formed by the intersection of the northerly side of 216th Street and the easterly side Ninth Avenue and running:

A. Along the easterly line of Ninth Avenue, N 29° 03' 15" E, 359.75' to a point being the point of TRUE BEGINNING; thence,
1. Continuing along said easterly line, N 29° 03' 15" E, 188.00' to a point on the proposed northerly lot line, thence;
2. Along said northerly line, S 60° 56' 45" E, 250.44' to a point on the proposed easterly line, thence;
3. Along said easterly line, S 3° 13' 31" W, 208.87' to a point on the proposed southerly line, thence;
4. Along said southerly line, N 60° 56' 45" W, 341.44' to the TRUE point of BEGINNING.

Said parcel containing 55,636 Sq. Ft or 1.2772 acres more or less.

Description
Proposed Charter Easement

All the certain tract, lot and parcel of land lying and being in New York County, State of New York and more particularly described as:

COMMENCING at a point formed by the intersection of the northerly side of 216th Street and the easterly side Ninth Avenue and running:

A. Along the easterly line of Ninth Avenue, N 29° 03' 15" E, 359.75' to a point at the southwesterly corner of the proposed Charter Lot, thence;
B. Continuing along said easterly line, N 29° 03' 15" E, 188.00' to a point on the proposed northerly lot line and being the point of TRUE BEGINNING; thence,
1. Continuing along said easterly line, N 29° 03' 15" E, 20.00' to a point on the proposed northerly easement line, thence;
2. Along said northerly line, S 60° 56' 45" E, 240.75" to a point on the proposed easterly easement line, thence;
3. Along said easterly line, S 3° 13' 31" W, 22.22' to a point on the proposed northerly lot line, thence;
4. Along said northerly line, N 60° 56' 45" W, 250.44' to the TRUE point of BEGINNING.

Said parcel containing 4,912 Sq. Ft or 0.1128 acres more or less.

Description
Proposed New Northern City Lot

All the certain tract, lot and parcel of land lying and being in New York County, State of New York and more particularly described as:

COMMENCING at a point formed by the intersection of the northerly side of 216th Street and the easterly side Ninth Avenue and running:

A. Along the easterly line of Ninth Avenue, N 29° 03' 15" E, 359.75' to a point, thence;
B. Continuing along said easterly line, N 29° 03' 15" E, 188.00' to the point of TRUE BEGINNING, thence;
1. Continuing along said northerly line, N 29° 03' 15" E, 329.87' to a point on the current northerly line of lot 47, thence;
2. Along said northerly line, S 60° 46' 15" E, 108.60' to a point, thence;
3. Continuing along the same, S 29° 3' 15" W, 9.37' to a point, thence;
4. Continuing along the same, S 60° 56' 45" E, 3.50' to a point, thence;
5. Continuing along the same, S 29° 3' 15" W, 42.39' to a point, thence;
6. Continuing along the same, S 57° 54' 45" E, 15' (more or less) to a point on the Randel original mean high water line and being the current northeasterly line of Lot 75, thence;
7. Along said line on a meandering course of 132.4' (more or less) and having a chord bearing of N 54° 9' 8" E, 130.03' to a point on a curve of the Pierhead and Bulkhead line of Harlem River, thence;
8. Along said Pierhead and Bulkhead with a curve to the right having a radius of 905.19', an arc length of 172.77'(more or less) an included angle of 10° 56' 08" (more or less) and a chord bearing S 3° 8' 35" W, 172.50' (more or less) to a point of compound curvature, thence;
9. Continuing along the same, on a curve to the right having a radius of 5223.83', an arc length of 253.49' an included angle of 2° 46' 49" and a chord bearing S 10° 0' 6" W, 253.46' to a point on proposed southerly lot line, thence;
10. Along said southerly line, N 60° 56' 45" W, 340.35' to the TRUE point of BEGINNING.

Said parcel containing 93,735 Sq. Ft or 2.1519 acres more or less, of which 17,838 Sq. Ft. are currently below the current mean high water line.

NV5

NV5 NY Engineers, Architects, Landscape Architects & Surveyors
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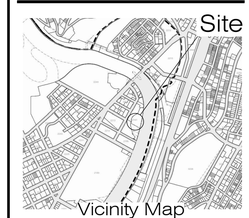
New York, NY 10005
212 741-8090
www.nv5.com

Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Only copies from the original of this survey marked with an original land surveyor's inked seal shall be considered to be valid true copies.

ISSUES OF DRAWINGS

No.	Date	Description
A	12/11/18	Initial Issue of Drawing
B	1/18/19	Revise shoreline corridor
C	2/6/19	Revise shoreline corridor
D	2/13/19	Add boundary annotation
E	3/29/19	Revise parcel
F	4/2/19	Add Descriptions
2	5/3/19	Add hatch patterns
3	5/15/19	Revise Certified Names
4	6/25/19	Revise Lot Names & descriptions



Prepared For:
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION

Project
Inwood Charter Site Land Swap
NYC EDC Task Order: 28770013-01

Block 2197 Lot 47 & Lot 75
City, County and State of New York

Date of Survey: Oct 5th, 2018 | Scale: 1" = 30' / 1:360

Seal & Signature

Valid only with inked seal and signature

J. R. Lemuel Morrison
NY Lic Surveyor #50404

Date:	6/25/19
Project No:	18-0402.01
Drawn:	EZ
Checked:	LM
DWG No	V420.01
CADD File: c:\cadd2_2\inwood\subdivi.dwg	1 of 1