

## Statement of Encroachments

(A) Building Corner 1.20' over Property Line

## Notes Corresponding to Schedule B

There are no easements listed in the current title report.

## Legend of Symbols & Abbreviations

- FENCE
- CURB
- P.O.B. OF PARCEL

## Miscellaneous Notes

All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown. All utility services are assumed to be underground unless otherwise shown.

Offset ties from fixed points have been referenced to all major property corners of the boundary of the property. No observable evidence of earth moving work, building construction, or building additions within recent months. No observable evidence of recent street or sidewalk construction repairs.

No observable evidence of site use as a solid waste dump, sump or sanitary landfill. In NYS we have been advised by the NYS Underground Facilities Company that they will only mark underground utilities 5 days prior to any actual construction — no exceptions allowed. The point of entry of each specific utility (including electric, gas, water, and sanitary sewer lines) onto the subject property and the point of entry of each utility into any improvements on the property — this information cannot be determined. No observable evidence of the location of cemeteries or burial grounds.

## Parking

- 11 Regular Spaces
- 2 Handicap Spaces
- 165 Trailer Spaces
- 178 Total Spaces

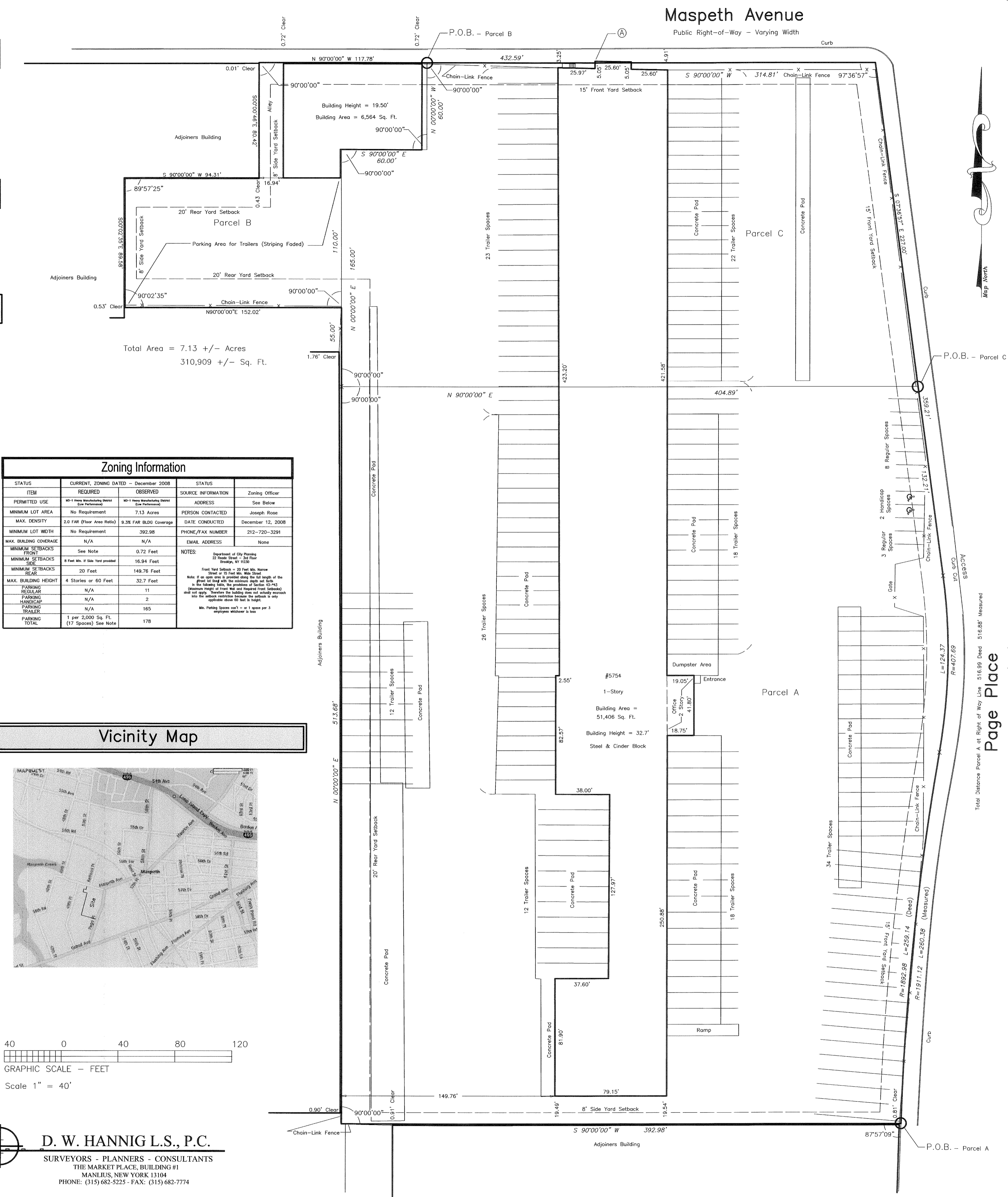
Note: All utility services are assumed to be underground unless otherwise shown.

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities — Underground Facilities Protective Organization (315) 437-7333.

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**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) C of the Flood Insurance Rate Map/Community Panel No. 360-497-A, which bears an effective date of 07-05-94 and is not in a Special Flood Hazard Area. By telephone call dated 12-08-08 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

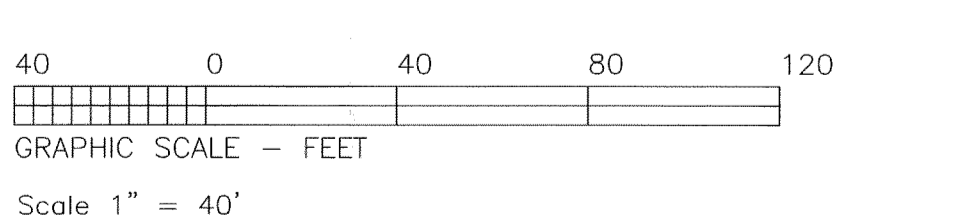
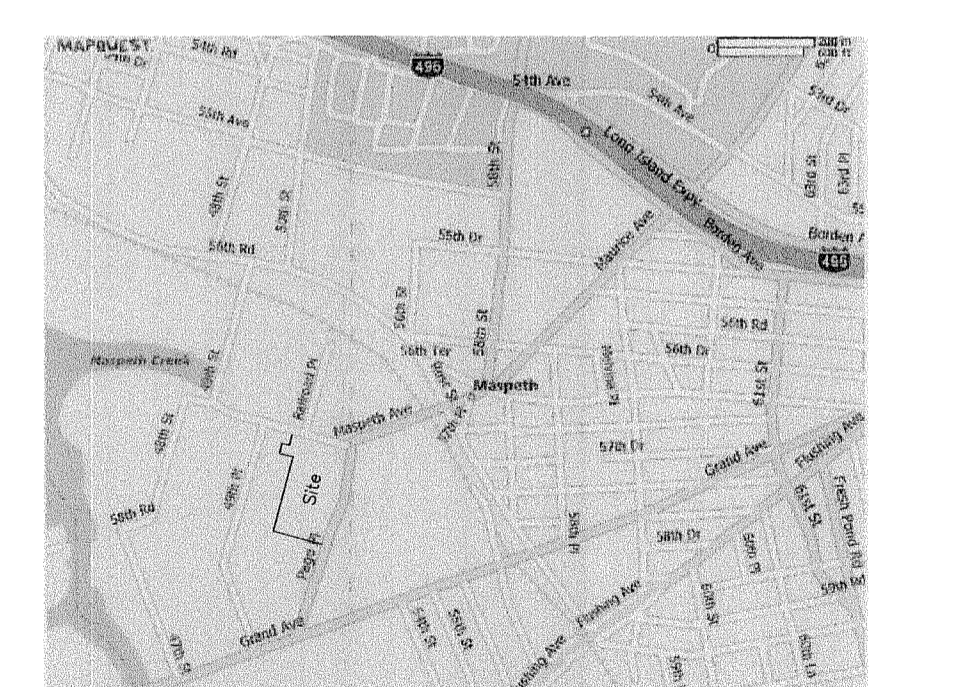
F:\Projects\089976\Base Plan\Final Map.dwg



### Zoning Information

ITEM	CURRENT ZONING DATED - December 2008	REQUIRED	OBSERVED	STATUS	Zoning Officer
PERMITTED USE	M-1 Heavy Manufacturing District (See Footnote)	M-1 Heavy Manufacturing District (See Footnote)	M-1 Heavy Manufacturing District (See Footnote)	See Below	
MINIMUM LOT AREA	No Requirement	7.13 Acres	7.13 Acres	PERSON CONTACTED	Joseph Rose
MAX. DENSITY	2.0 FAR (Floor Area Ratio)	3.3% FAR BLDG Coverage	3.3% FAR BLDG Coverage	DATE CONDUCTED	December 12, 2008
MINIMUM LOT WIDTH	No Requirement	392.98	392.98	PHONE/FAX NUMBER	212-720-3291
MINIMUM BUILDING COVERAGE	N/A	N/A	N/A	EMAIL ADDRESS	None
MINIMUM SETBACKS - FRONT	See Note	0.72 Feet	0.72 Feet	NOTES:	Department of City Planning 22 South Street - 2nd Floor, Room 411, New York, NY 10003
MINIMUM SETBACKS - SIDE	8 Feet Min. if site "not graded"	16.94 Feet	16.94 Feet	Make it an open area as provided along the full length of the lot fronting the street, the minimum depth and width of the open area shall be 20 feet and the minimum width of the open area shall be 10 feet. The open area shall be used for parking and shall not be used for any other purpose.	
MINIMUM SETBACKS - REAR	20 Feet	149.76 Feet	149.76 Feet	Min. Parking Spaces 10' x 18' or 11' x 18' per 3 employees exclusive of 10' x 10'	
MAX. BUILDING HEIGHT	4 Stories or 60 Feet	32.7 Feet	32.7 Feet		
PARKING - REGULAR	N/A	11	11		
PARKING - HANDICAP	N/A	2	2		
PARKING - TRAILER	N/A	165	165		
PARKING - TOTAL	1 per 2,000 Sq. Ft. (17 Spaces) See Note	178	178		

## Vicinity Map



**D. W. HANNIG L.S., P.C.**  
SURVEYORS - PLANNERS - CONSULTANTS  
THE MARKET PLACE, BUILDING #1  
MANLIUS, NEW YORK 13104  
PHONE: (315) 682-5225 - FAX: (315) 682-7774

## Maspeth Avenue

Public Right-of-Way - Varying Width

## Record Legal Description

As to Parcel A:  
All that certain plot, piece or parcel of land, situate, lying, and being in the City and State of New York, County of Queens, and bounded and described as follows:  
Beginning at a point on the westerly side of Page Place (70 feet wide) distant 818.40 feet northerly from the northerly corner formed by the intersection of the northerly side of Grand Avenue (80 feet wide) with the westerly side of Page Place;  
Running thence westerly along a line having an exterior angle of 87 degrees 57 minutes 9 seconds with the westerly side of Page Place, 392.98 feet;  
Thence northerly at right angles to the last mentioned course, 513.68 feet;  
Thence easterly at right angles to the last mentioned course, 404.89 feet to the westerly side of Page Place;  
Thence southerly along the westerly side of Page Place, a total distance of 516.99 feet to the point or place of beginning.  
For information only: Block 2603 Lot 130

As to Parcel B:  
All that certain plot, piece or parcel of land, situate, lying and being at Maspeth in the borough of Queens, City of New York, County of Queens and state of New York, being more particularly bounded and described as follows:  
Beginning at an interior point on the southerly side of a certain right of way as created and by a certain declaration dated October 14, 1964 made by Galasso Construction Corp. and S. A. Healy Company and recorded in the office of the registrar of deeds on October 21st, 1964 in Liber 7708 page 112 (serial no. 21411), said point of beginning being distant 314.81 feet westerly, as measured along the southerly side of said right of way from the corner formed by the intersection of the southerly side of said right of way with the westerly side of Page Place, 70 feet wide;  
Running thence westerly along the southerly side of said right of way, 117.78 feet;  
Thence southerly at right angles to the southerly side of said right of way, 80.42 feet;  
Thence westerly and parallel with the southerly side of said right of way, 94.31 feet;  
Thence southerly along a line forming an interior angle of 89 degrees 57 minutes 25 seconds with the preceding course, 89.58 feet;  
Thence easterly along a line forming an interior angle of 90 degrees 02 minutes 35 seconds with the preceding course, 152.02 feet;  
Thence northerly at right angles to the preceding course, 110 feet;  
Thence easterly and parallel with the southerly side of said right of way, 60 feet;  
Thence northerly at right angles to the preceding course, 60 feet to the southerly side of said right of way at the point or place of beginning.  
For information only: Block 2603 Lot 110

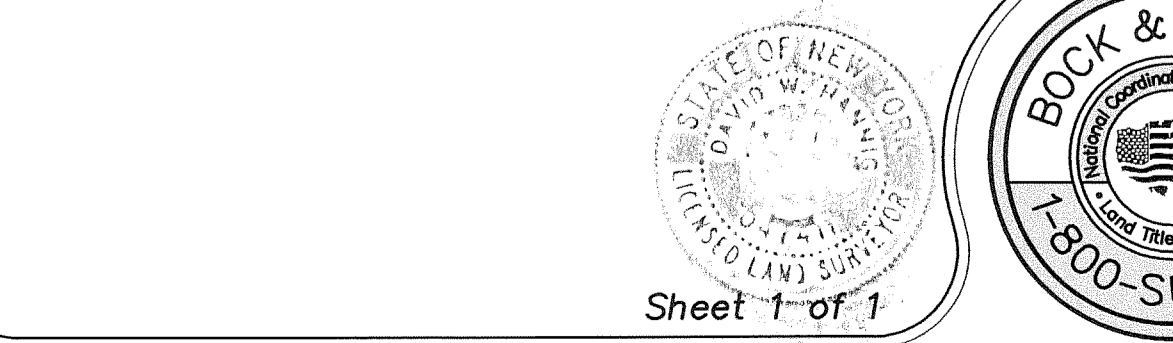
As to Parcel C:  
All that certain plot, piece or parcel of land, situate, lying and being in Maspeth, in the borough and County of Queens, City and State of New York, more particularly bounded and described as follows:  
Beginning at a point on the westerly side of Page Place (70 feet wide) distant 1335.39 feet northerly from the corner formed by the intersection of the westerly side of Page Place with the northerly side of Grand Avenue (80 feet wide);  
Running thence northerly along the westerly side of Page Place 227 feet;  
Thence westerly along a line forming an interior angle of 97 degrees 36 minutes 57 seconds with the preceding course, 314.81 feet;  
Thence southerly at right angles to the preceding course, 60 feet;  
Thence westerly at right angles to the preceding course 60 feet;  
Thence southerly at right angles to the preceding course, 165 feet;  
Thence easterly at right angles to the preceding course, 404.89 feet to the westerly side of Page Place at the point or place of beginning.  
For information only: Block 2603 Lot 116  
The above description is the same parcel as described in the Chicago Title Insurance Company. Title Commitment NEU No. 2080357S, Local No. 3608-00188. Effective date of November 6, 2008.

## ALTA/ACSM Land Title Survey

**YRC 1108 Project**  
Yellow  
5754 Page Place, Maspeth, NY

**Surveyor's Certification**  
The undersigned hereby certifies to NATMI Truck Terminals, LLC, North American Terminals Investors II, LLC, North American Terminals Management, Inc., and their successors, assigns, and lenders, Chicago Title Insurance Company and Bock & Clark Corporation that he is a duly registered land surveyor in the State of New York, that the survey reflected by this plat was actually made upon the ground on December 8, 2008, that this survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005 and includes Items 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 10 and 18 (appearing from a careful physical inspection of the Premises, as hereinafter defined) of Table A thereof. The undersigned further certifies that said survey correctly shows the location of all buildings, structures and other improvements, if any, situated on the 7.13 acre tract known as 5754 Page Place (the "Premises") shown thereon; that, except as shown, there are no visible or recorded easements or rights of way across said Premises; that there are no other easements or rights of way of which the undersigned has been advised; that there are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto the Premises by buildings, structures or other improvements situated on adjoining premises except as shown; that the Premises do not lie within any flood hazard area; and that the Premises has access to a dedicated public street or streets known as Page Place.

*D. W. Hannig*  
D.W. Hannig  
Registration No. 047411  
In the State of New York  
Date of Survey: 12/10/08, 12/11/08, 01/20/09 & 01/22/09  
Bock & Clark NSN Project No. 200801629-28  
Survey Performed By:  
D.W. Hannig L.S., P.C.  
The Market Place, Bld. 1  
Manlius, NY 13104  
Phone: 315-682-5225  
Fax: 315-682-7774



**Bock & Clark's National Surveyors Network**  
National Coordinators of ALTA/ACSM Land Title Surveys  
Akron, Ohio 44333  
537 North Cleveland-Massillon Road  
Phone: (800) SURVEYS; Fax: (330) 666-3608 www.1800surveys.com

