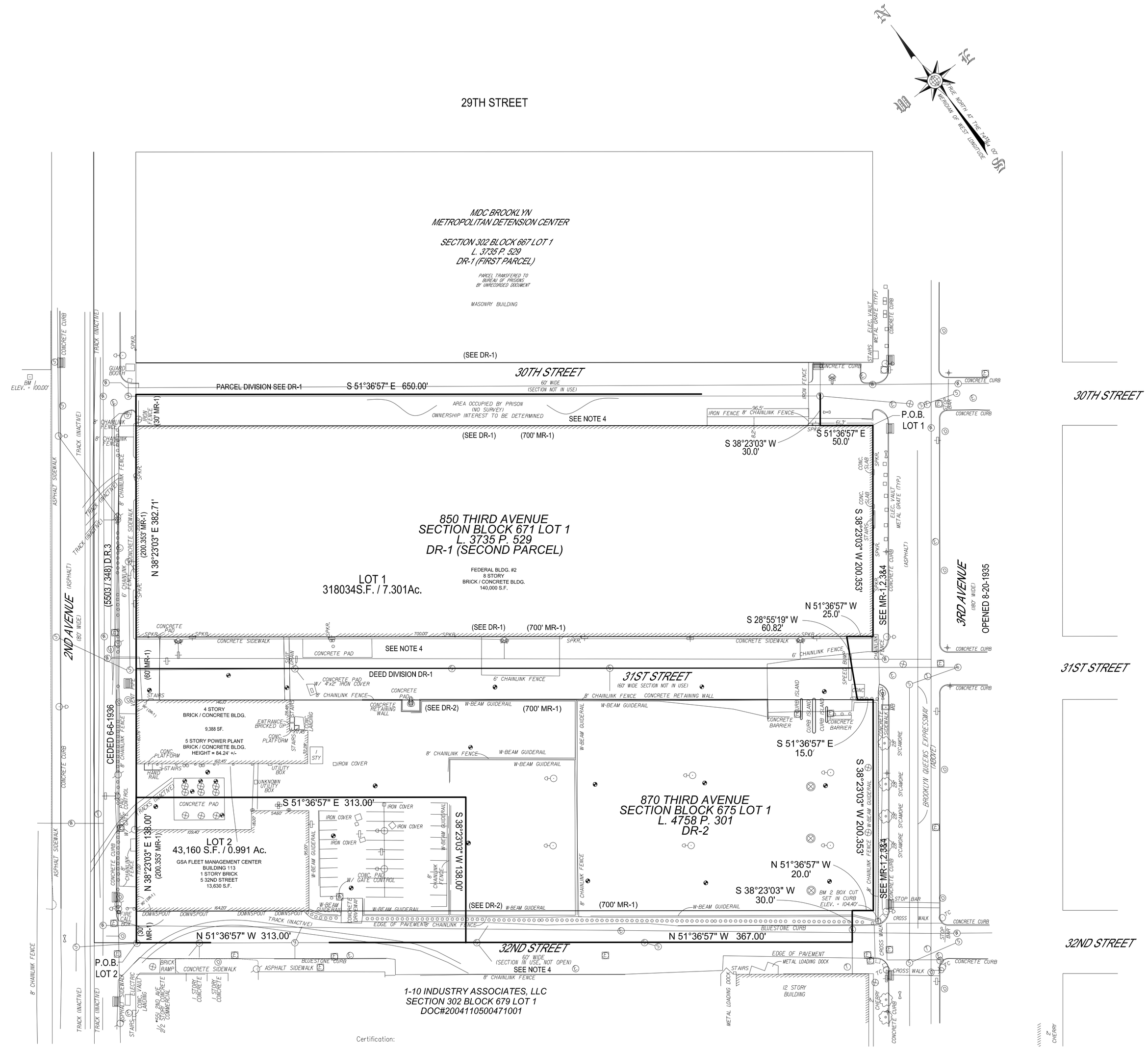

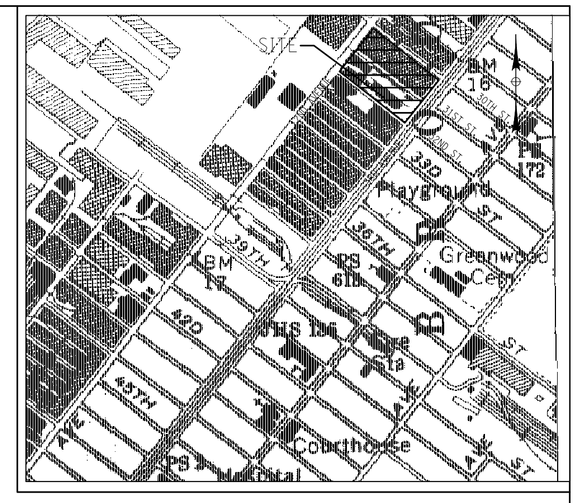

SITE LOCATION PLAN
SCALE : N.T.S.

LEGEND:

DECIDUOUS TREE	BOLLARD
HYDRANT	TC TRAFFIC SIGNAL POLE
WATER MANHOLE	SIGN
DRAINAGE MANHOLE	MONITOR WELL
SEWER MANHOLE	UTILITY POLE
TELEPHONE MANHOLE	CATCH BASIN
ELECTRIC MANHOLE	SPRINKLER
ELECTRIC BOX	GAS VALVE
UNKNOWN MANHOLE	UNKNOWN UTILITY BOX
GAS MANHOLE	UNKNOWN VALVE
WATER VALVE	DRAIN
LIGHT POLE	BENCHMARK
BORING HOLE	DR. DEED REFERENCE *
BOUNDARY LINE	MR. MAP REFERENCE *
DEED DIVISION LINE	DEED LINE

General Notes:

1. This plan was developed from data obtained by a field survey performed by M.J. Engineering and Land Surveying, P.C. completed November 2007.

2. Horizontal Datum for project on NAD 83/96 New York Long Island Zone was established by G.P.S.

Vertical Datum is NAVD88.

3. Existing utility information shown hereon was obtained from record drawings. The location of underground utilities must be verified by the appropriate authorities prior to any excavation, soil testing and or construction.

4. Subject to any rights, title or interets the public may have in the lands lying within the bed of 31st. Street, the southerly half 30st Street and the northerly half of 32nd street.

Deed References:

1. Bush Terminal Building Company, Grantor to The United States of America, Grantee, dated October 28, 1918 and recorded October 29, 1918 in the Kings County Clerk's Office in Liber 3735 Page 529.

2. L. 4758 P. 301 recorded December 3, 1926 in the Kings County Clerk's Office.

3. Bush Terminal Building Company and Bush Terminal Railroad Company, Grantors to The City of New York, Grantee, dated April 28, 1936 and recorded June 6, 1936 in the Kings County Clerk's Office in Liber 5503 Page 348.

Map References:

1. Map entitled, "Brooklyn Final Section Map #41"

2. Map entitled, "Brooklyn Final Section Map #42"

3. Map entitled, "Map Showing Streets Westerly of 3rd Ave between 37th St. and 39th St. in the 8th Ward, Borough of Brooklyn City of New York", dated June 08, 1904, Prepared by The Office of the President of the Borough of Brooklyn Topographic Bureau.

4. Map entitled, "Map or Plan Showing the Location and Layout of Second Avenue from the Westerly prolongation of the South side of 28th St to 39th St also 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, and 37th Streets", dated December 01, 1904. Prepared by The Office of the President of the Borough of Brooklyn Topographic Bureau.

5. Brooklyn Tax Map Section 302 Lots 675, 671, and 677.

Proposed Legal Descriptions:

Lot 1:
All that tract, piece or parcel of land, situate in the Borough of Brooklyn, Kings County, New York, bounded and described as follows:

Beginning at a point where the westerly line of Third Avenue intersects the southerly line of Thirtieth Street; running thence South 38°23'03" West, along the westerly line of said Third Avenue 200.353 feet to its intersection with the northerly line of Thirty-First Street: running thence North 51°36'57" West, along said northerly line of Thirty-First Street 25.0 feet to its intersection with the westerly line of said Thirty-First Street; running thence South 28°55'19" West, along said westerly line 60.82 feet to its intersection with the southerly line of said Thirty-First Street; running thence South 51°36'57" East, along said southerly line of Thirty-First Street 15.0 feet to its intersection with the first mentioned westerly line of Third Avenue; thence South 38°23'03" West, along said westerly line of Third Avenue 200.353 feet to its intersection with the northerly line of Thirty-Second Street; running thence North 51°36'57" West, along said northerly line of Thirty-Second Street 20.0 feet to its intersection with the westerly line of said Thirty-Second Street; running thence South 38°23'03" West along the last mentioned westerly line 30.0 feet to its intersection with the centerline of said Thirty-Second Street; running thence North 51°36'57" West, along a prolongation of said centerline 367.00 feet to a point, the last mentioned course also being the division line between the lands of 1-10 Industries Associates, LLC on the south and The United States of America on the north; running thence through the lands of the United States of America the following two courses: (1) North 38°23'03" East, 138.00 feet to a point; and (2) North 51°36'57" West, 313.00' to its intersection with the easterly line of Second Avenue; running thence North 38°23'03" East along said easterly line of Second Avenue, 382.71 feet to Its Intersection with the prolongation of the centerline of the first mentioned Thirtieth Street; running thence South 51°36'57" East, along said centerline 650.00' to its intersection with the westerly line of said Thirtieth Street; running thence South 38°23'03" West along the last mentioned westerly line 30.0 feet to its intersection with the first mentioned southerly line of said Thirtieth Street; running thence South 51°36'57" East, along said southerly line 50.0 feet to the point of beginning, being 7.301 acres of land more or less.

Lot 2:
All that tract, piece or parcel of land, situate in the Borough of Brooklyn, Kings County, New York, bounded and described as follows:

Beginning at a point where the easterly line of Second Avenue intersects the prolongation of the centerline line of Thirty-Second Street, said centerline also being the division line between the lands of 1-10 Industries Associates, LLC on the south and The United States of America on the north; running thence North 38°23'03" East along said easterly line of Second Avenue, 138.00 feet to a point; running thence through the lands of the United States of America the following two courses: (1) South 51°36'57" East, 313.00' to a point; and (2) South 38°23'03" West, 138.00 feet to a point on the first mentioned prolongation of the centerline of Thirty-Second Street; running thence North 51°36'57" West along said centerline 313.00 feet to the point of beginning, being 0.991 acres more or less.

Certification:

To the U.S. General Service Administration (GSA):

This is to certify that this map or plat and the survey which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 4, 7a, 7b (1), 8, 9, 10, 11b, 12 and 13 of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a Land Surveyor registered in The State Of New York, the relative positionl accuracy of this survey does not exceed that which is specefied therein.

Date: _____

_____
Joseph G. Malinowski, P.L.S. No. 50314

Unauthorized alterations or addition to this survey map is a violation of Section 7209 of The New York State Education law. Copies of this survey map not bearing the land surveyor's seal and signed with red ink shall not be considered to be vaild copies.

Certification indicated or implied hereon shall only run to the party for whom the survey was prepared and on his behalf to the additional parties listed hereon. Certifications are not transferable to additional parties or subsequent owners not listed hereon.

50' 0 50' 100'
SCALE : 1" = 50'

DATE	REVISIONS

PRELIMINARY

JOSEPH G. MALINOWSKI
PLS NO. 50314

SURVEY AND SUBDIVISION MAP OF PREMISES KNOWN AS 850 AND 870 3RD AVENUE, SITUATE IN BOROUGH OF BROOKLYN, COUNTY OF KINGS, STATE OF NEW YORK

PREPARED FOR THE U.S. GENERAL SERVICE ADMINISTRATION (GSA)

SCALE : 1" = 50'-0" | JANUARY 31, 2008

M.J. ENGINEERING AND LAND SURVEYING, P.C.
1533 CRESCENT ROAD CLIFTON PARK, NEW YORK

JOSEPH G. MALINOWSKI - 50314 | JOB NO. 352.2