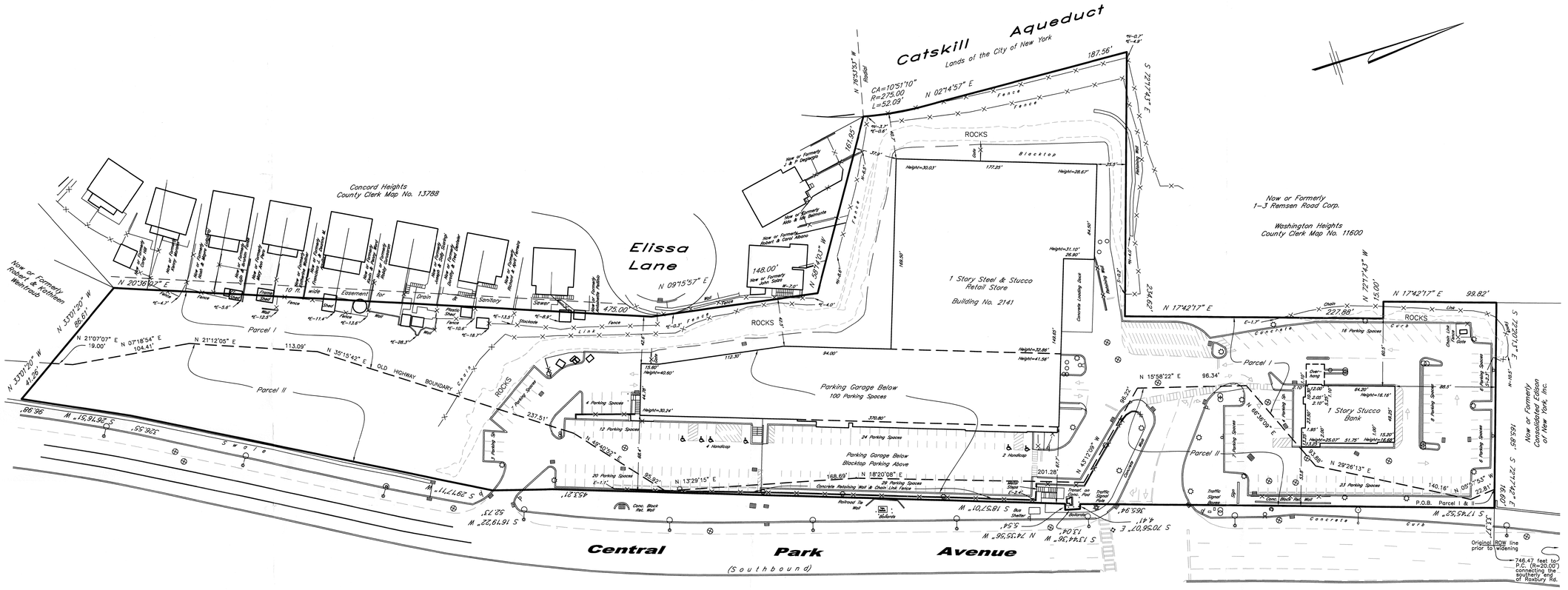
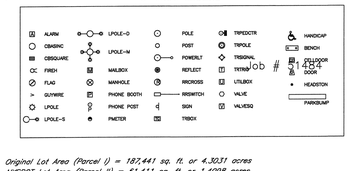


Special Reference System
USA/NAD83–CORS96/New York (East)

** Note: Offsets were unobtainable by field crew and were taken from aerial survey. Approximate accuracy = 0.50 ft.*

SYMBOL LEGEND



Original Lot Area (Parcel I) = 187,441 sq. ft. or 4.3031 acres
NYSDOT Lot Area (Parcel II) = 61,411 sq. ft. or 1.4098 acres
Total Lot Area = 248,852 sq. ft. or 5.7129 acres

Subsurface structures and their encroachments, if any exist, are not shown hereon.

"Unauthorized alterations or additions to a survey map is a violation of section 7209, sub–division 2, of the New York State Education Law. "

"Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy ."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution . CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS ."

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Survey Notes:

(1) the accompanying survey ("Survey") represents an accurate survey made on the ground by me on June 25, 2015 of the land therein particularly described, and correctly shows the areas of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property;

(2) except as shown on the Survey, the title lines and lines of actual possession are the same;

(3) the property described hereon is the same as the property described in Royal Abstract of New York LLC Commitment No. 907494 with an effective date of xxxx xx, 20xx and all easements, covenants and restrictions referenced in said title commitment or apparent from a careful physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property;

(4) the location of said buildings and improvements is not in violation of any (i) setback requirements or (ii) other restrictions of record referenced in the title insurance commitment described above;

(5) all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any utilities that pass through or are located on adjoining land;

(6) there are no observable encroachments on the adjoining properties, streets, or alleys by any of said buildings, structures or other improvements, except as shown on the Survey;

(7) there are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on adjoining property, except as shown on the Survey;

(8) any discharge into streams, rivers or other conveyance system is shown on the Survey;

(9) said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 36119C0337F, with a date of identification of September 28, 2007, for Community No. 360935, in Westchester County, State of New York, which is the current Flood Insurance Rate Map for the community in which said premises is situated;

(10) the subject property has access to and from central Park Avenue, a duly dedicated and accepted public street or highway;

(11) except as shown on the Survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress;

(12) the total number of striped parking spaces on the subject property is 275, including 6 designated handicap spaces; and

(13) the record description of the subject property forms a mathematically closed figure.

ALTA/ACSM Land Title Survey
prepared for
WBP Central Associates LLC
in the City of
Yonkers
Westchester County, N.Y.
Scale 1"=40' June 25, 2015

Additional information added August 20, 2015 & August 31, 2015.
Metes and bounds description added Sept. 2, 2015.

The premises being Lots 1 and 2, Block 4365, Section 4, Lot 45, Block 4350, Section 4 as shown on the official Tax Assessment Maps of the City of Yonkers.

Note: This survey was prepared without the benefit of a title report.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DESCRIPTION – PARCEL I

ALL that certain plot, piece or parcel of property situate, lying and being located in the City of Yonkers, County of Westchester, and State of New York more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Central Park Avenue as widened, which point of beginning is N.72°17'42"W. 50.00 feet from a point on the prior line of Central Avenue, said point on the prior line of Central Park Avenue being distant 746.47 feet from the southerly end of a curve with a radius of 20 feet at Roxbury Drive and the westerly side of Central Park Avenue which point of beginning is at the northeasterly corner of the hereinafter described premises where it joins the southeasterly corner of land now or formerly the Consolidated Edison Company of New York;

thence from said point of beginning along the westerly side of Central Park Avenue as widened the following courses and distances:

1 S.05°57'53"E., a distance of 22.81 feet;

2 thence S.29°26'13"W., a distance of 140.16 feet;

3 thence S.66°36'09"W., a distance of 93.88 feet;

4 thence S.15°58'22"W., a distance of 96.34 feet;

5 thence S.43°12'09"E., a distance of 96.22 feet;

6 thence S.18°20'08"W., a distance of 201.28 feet;

7 thence S.13°29'15"W., a distance of 168.69 feet;

8 thence S.49°40'52"W., a distance of 95.92 feet;

9 thence S.35°15'42"W., a distance of 237.51 feet;

10 thence S.21°12'05"W., a distance of 113.09 feet;

11 thence S.07°18'54"W., a distance of 104.41 feet;

12 thence S.21°07'07"W.a distance of 19.00 feet to a point on the division line between the herein described property and property now or formerly Robert & Kathleen Weintraub;

thence along said division line, N.33°01'20"W., a distance of 86.61 feet to a point on the division line between the herein described property and Lot 18 as shown on a map entitled "Subdivision Map Concord Heights" dated March 14, 1963 and filed in the Westchester County Clerk's Office (Division of Land Records) on Sept. 10, 1963 as Map No. 13788;

thence along the easterly side of Lots 12 through 18 inclusive and 10 foot wide Easement for Storm Drain and Sanitary Sewer, N.20°36'07"E., a distance of 475.00 feet;

thence along the easterly side of Lot 11, N.09°15'57"E., a distance of 148.00 feet;

thence along the northerly side of Lots 10 and 11, N.58°14'03"W., a distance of 161.95 feet to a point on the easterly side of Catskill Aqueduct, property now or formerly City of New York;

thence along said division line northerly, a distance of 52.09 feet along a non tangent curve to the left of which the radius point lies N.76°53'53"W. a radius of 275.00 feet, and having a central angle of 10°51'10";

thence N.02°14'57"E., a distance of 187.56 feet to a point on the southerly side of property now or formerly 1–3 Remsen Road Corp. (Washington Heights, County Clerk Map No. 11600);

thence along said division line, S.72°17'43"E., a distance of 234.62 feet;

thence N.17°42'17"E., a distance of 227.88 feet;

thence N.72°17'43"W., a distance of 15.00 feet;

thence N.17°42'17"E., a distance of 99.82 feet to a point on the division line between property now or formerly Consolidated Edison of New York, Inc. and the herein described property;

thence along said division line, S.72°20'13"E., a distance of 165.85 feet to the westerly side of Central Park Avenue as widened, the point and place of BEGINNING.

Containing 187,441 square feet or 4.3031 acres, more or less.

DESCRIPTION – PARCEL II

ALL that certain plot, piece or parcel of property situate, lying and being located in the City of Yonkers, County of Westchester, and State of New York more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Central Park Avenue as widened, which point of beginning is N.72°14'26"W. 50.00 feet from a point on the prior line of Central Avenue, said point on the prior line of Central Park Avenue being distant 746.47 feet from the southerly end of a curve with a radius of 20 feet at Roxbury Drive and the westerly side of Central Park Avenue which point of beginning is at the northeasterly corner of the hereinafter described premises where it joins the southeasterly corner of land now or formerly the Consolidated Edison Company of New York;

thence from said point of beginning through lands formerly being part of Central Park Avenue as widened the following courses and distances:

1 S.72°17'42"E., a distance of 16.60 feet;

2 thence S.17°45'52"W., a distance of 385.94 feet;

3 thence S.70°56'07"E., a distance of 4.41 feet;

4 thence S.13°44'36"W., a distance of 13.04 feet;

5 thence N.74°35'56"W., a distance of 5.54 feet;

6 thence S.18°57'01"W., a distance of 453.21 feet;

7 thence S.16°19'22"W., a distance of 52.73 feet;

8 thence S.29°17'11"W., a distance of 326.55 feet;

9 thence S.26°16'51"W., a distance of 96.98 feet;

10 thence N.33°01'20"W., a distance of 41.26 feet to a point on the division line between Parcel I and property now or formerly Robert & Kathleen Weintraub;

Thence along the easterly side of Parcel I the following courses and distances:

11 thence N.21°07'07"E., a distance of 19.00 feet;

12 thence N.07°18'54"E., a distance of 104.41 feet;

13 thence N.21°12'05"E., a distance of 113.09 feet;

14 thence N.35°15'42"E., a distance of 237.51 feet;

15 thence N.49°40'52"E., a distance of 95.92 feet;

16 thence N.13°29'15"E., a distance of 168.69 feet;

17 thence N.18°20'08"E., a distance of 201.28 feet;

18 thence N.43°12'09"W., a distance of 96.22 feet;

19 thence N.15°58'22"E., a distance of 96.34 feet;

20 thence N.66°36'09"E., a distance of 93.88 feet;

21 thence N.29°26'13"E., a distance of 140.16 feet;

22 thence N.05°57'53"W., a distance of 22.81 feet to a point on the division line between property now or formerly Consolidated Edison of New York, Inc. and the herein described property, the point and place of BEGINNING.

Containing 61,411 square feet or 1.4098 acres, more or less.

Intended to be the same parcel conveyed by The People of the State of New York to WBP Central Associates LLC on July 29, 2015 being Parcel No. 604, Map 479–C, part of Central Park Avenue Arterial, S.H. No. C68–6 in the City of Yonkers, Surplus Property Case No. 08–III–8027.

SURVEY CERTIFICATION

To: Wells Fargo Bank, National Association, its successors and assigns, Chicago title Insurance Company and WBP Central Associates, LLC;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 16, 18, 20(a) and 21 in Table A thereof.

Date: Sept 8, 2015

William H. Free Jr. Senior VP
William H. Free Jr., Senior Vice President
New York State License No. 49970

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