ALTA/ACSM
Land Title Survey of Property

Prepared for

Lawrence Hospital Center

Situate in

Village of Bronxville   Town of Eastchester
Westchester County, New York

Date: February 2, 2010

GRAPHIC SCALE

(IN FEET)
1 in. = 20 ft.

NOTES:

The bearings, distances and coordinates shown hereon are referenced to the New York State Plane Coordinate System, East Zone, NAD83 (CORS96) (EPOCH 2002.0000) at sea level.

The combined scale factor is 0.999933439. To convert distances shown on this survey map to project datum (deed values) multiply the map distance by the inverse of the combined scale factor 1.000066565.

Bearings labeled hereon are expressed in terms of True North at 74° 30' 00" West of Greenwich. To obtain the actual deed and/or filed map bearing, apply the appropriate rotation listed in the references.

Distances labeled hereon are expressed as scaled values. To obtain the actual deed and/or filed map distance apply a combined scale factor of 1.000066565.

total parcel area NYSPCS, East Zone at sea level is 3.5397 acres ± (154,189 s.f. ±).
The total parcel area at project datum is 3.5402 acres ± (154,209 s.f. ±).

Buildings, building lines and building footprints are survey located only within the "Limit of Detailed Survey" and with respect the perimeter boundary of the subject premises. Interior buildings and building lines are shown hereon are located photogrammetrically per aerial photography dated April 2008.

Offsite features are located photogrammetrically per aerial photography dated April 2008.

The location of the onsite improvements shown hereon within the "Limit of Detailed Survey" are located utilizing conventional field survey techniques. The area designated as "Limit of Detailed Survey" reflects the results of UFPO Design Ticket Request No. 11129-152-068-00 and the survey location of utility markout performed by DRC, Inc. Detailed location of sewer, water, electric, gas and other utilities is restricted to this area.

Underground structures, if any exist, are not shown hereon, except as noted.

Palmer Avenue is a 66' wide right of way.
Parkway Road and Pondfield Road West as shown hereon are variable width village streets.

Property corner monuments were not set as part of this survey.

ZONING NOTES:
Refer to Village Zoning Code §310-14. Central Business A District
Subsection D: Area, bulk, and height controls.
(1) Uses shall be enclosed. All permitted uses, whether principal, accessory, or special permit uses, shall be carried on in buildings that are fully enclosed on all sides, with the exception of off-street parking, sidewalk cafes, and outdoor eating areas.
(2) Floor area. No single use shall occupy more than 3,500 gross square feet of floor area on the principal street level. Such limit may be increased by special permit of the Planning Board in accordance with standards of Article VII of this chapter to a gross square footage not exceeding 5,000 square feet.
(3) Floor area ratio. No building or structure shall be erected or enlarged which exceeds a floor area ratio of 1.0, except that if the area of the lot is 2,500 square feet or less, at the discretion of the Planning Board a building or structure may be erected or enlarged on the lot with a floor area ratio of up to 1.6.
(4) Street frontage. Principal permitted uses shall occupy no more than 35 linear feet of street frontage along any street measured at the street level. Such limit may be increased by special permit of the Planning Board in accordance with the standards of Article VII of this chapter to a street frontage not to exceed 50 linear feet.
(5) Yards. No front, side, or rear yard is required on any lot in Central Business A, but if any side or rear yard is provided, such yard shall be at least six feet wide.
(6) Height.
  (a) Except as provided hereinafter in § 310-42I(4), no part of any building or structure shall be erected or enlarged to a height greater than two stories, nor shall such height exceed 32 feet or be less than 15 feet above the average elevation as measured at the building line, except for the following:
    [1] There may be additional levels for parking at the rear of any building, provided that the highest of such additional floors shall not exceed the height of the highest level not comprising parking.
    [2] As provided in § 310-42I(4), hospitals in Central Business A shall be allowed a maximum height of 72 feet under certain conditions.
  (b) Where a lot has frontage on two nonintersecting through streets or other public ways, the height limitation shall apply to the facade on each street or way and a setback shall be provided from the lower to the higher portion of the building to be set back at a distance not less than the difference between the heights of the two levels.
  (c) When penthouses, bulkheads, or other rooftop structures are more than 12 feet high measured from the height of the adjoining roof or cover more than 20% of the roof area, height measurements shall be taken to the top of such penthouses, bulkheads, or other rooftop structures.
  (d) All penthouses, bulkheads, or other rooftop structures must be at least 10 feet back from the front and rear walls of a building and three feet back from the side walls, except that walls of elevator and stair enclosures may be built on the side wall when so required by the plan of the building.

FLOOD ZONE DESIGNATION:
A portion of the subject parcel lies within Zone AE and Zone X as defined on Map Number 36119C0329F, effective date September 28, 2007, National Flood Insurance Program, Flood Insurance Rate Map, Village of Bronxville, New York, Westchester County, Panel 329 of 426. Flood Zone boundaries depicted hereon are approximate as scaled from said panel.

CERTIFICATION:
To Lillibridge, Lawrence Hospital Center, and Stewart Title Insurance Company (under Title No. 831850):

This is to certify that this map or plat and the survey on which it is based were 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, 6, 8, 10, 11(a), 13, 14, and 17 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 Positional Accuracy of this survey does not exceed that which is specified therein.

Said certifications shall run only to the persons for whom this survey was prepared and on their behalf to the title company, governmental agency and/or lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Unauthorized alteration or addition to this survey is a violation of section 7209, subdivision 2 of the New York State Education Law.

According to NYSAPLS policy adopted January 23, 1993, the alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans, or survey plats prepared by others.

Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies.

DATED: FEBRUARY 2, 2010

NICHOLAS G. CHAPIS, L.S.
New York State License No. 049330

FIELDWORK COMPLETED: DECEMBER 20, 2009

MAP PREPARED: FEBRUARY 2, 2010

DEED REFERENCES (SOURCE DEEDS):
1. portion of Liber 1775, Page 439; recorded October 30, 1908. Grantee: Lawrence Hospital
   Lines A–B and G–H shown hereon, rotation to Liber 1775, Page 439 is +08° 54' 23"
2. Liber 4690, Page 459; recorded November 10, 1948. Grantee: Lawrence Hospital
   Line B–C–D–E–F–G shown hereon; rotation to Liber 4690, Page 459 is +00° 22' 35"

DEED REFERENCES (OUTPARCELS):
1. Liber 1987, Page 1; recorded May 7, 1912. Grantee: Village of Bronxville.
   Line H–I–J shown hereon; Rotation to Liber 1987, Page 1 is +08° 54' 23"
2. Liber 2051, Page 54; recorded April 7, 1914. Grantee: Bronx Parkway Commission
   Rotation to Liber 2051, Page 54 is +00° 22' 35"
3. Liber 2100, Page 419; recorded December 20, 1915. Grantee: Village of Bronxville.
   Rotation to Liber 2100, Page 419 is +08° 54' 23"
4. Liber 4691, Page 31; recorded November 10, 1948. Grantee: Village of Bronxville.
   Line J–K–L–A shown hereon; rotation to Liber 4691, Page 31 is +00° 22' 35"

FILED MAP REFERENCES:
1. "Final Map for Proposed Widening of Pondfield Road West"; filed December 8, 1911 as map no. 1954; and re-filed April 2, 1914 as map no. 2052.
   Line H–I–J shown hereon; rotation to f.m. 1954 and f.m. 2052 is +08° 54' 43"
2. "Map of Property to be converyed to Bronx Parkway Commission by Bronxville Building Company, etc..." dated October 4, 1912 as map Volume 38, Page 4.
   Subject Parcel: portion of "Parcel–1"
   Rotation to Volume 38, Page 4 is +00° 22' 35"
3. "Sheet No. 11, Survey for and certified to Bronx Parkway Commission, dated revised September 1914 as map no. 2091.
   Lines B–C and G–H shown hereon; rotation to f.m. 2091 is +00° 22' 35"
4. "Map of Duden Block, etc..."; filed May 25, 1915 as map no. 2103.
   Rotation to f.m. 2103 is +00° 22' 35"
5. "Map of Lawrence Park and Associated Properties"; filed May 6, 1916 as map no. 2132.
   portion of parcel designated as "Lawrence Hospital"
   Rotation to f.m. 2132 is +08° 54' 23"
5. "Map No. 2 of Lawrence Park and Associated Properties"; filed March 24, 1920 as map no. 2237.
   Subject Block: portion of Block 13 (no lot designation)
   Lines A–B and H–I–J shown hereon; rotation to f.m. 2237 is +08° 54' 23"
6. "1st Map Supplementary to Sheet No. 11, Westchester County Park Commission, Map of Lands to be Acquired for the Bronx River Parkway, filed September 13, 1948 as map no. 6639.
   Subject Parcel: A
   Line B–C–D–E shown hereon; rotation to f.m. 6639 is +00° 22' 35"
7. "3rd Map Supplementary to Sheet No. 11, Westchester County Park Commission, Map of Lands to be Acquired for the Bronx River Parkway, filed November 2, 1950 as map no. 7240.
   Rotation to f.m. 7240 is +00° 22' 35"

LEGAL DESCRIPTION:

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Bronxville, Town of Eastchester and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Palmer Avenue where the same is intersected by the division line between lands now of Lawrence Hospital on the east and lands now of the County of Westchester on the west, said point of beginning being distant 435.07 feet southwesterly, as measured along the northerly side of Palmer Avenue from the westerly end of a curve having a radius of 30 feet and a length of 40.16 feet, which curve connects the westerly side of Parkway Road with the northerly side of Palmer Avenue;

RUNNING THENCE from said point of beginning as so defined and along land now of the County of Westchester,

North 10 degrees 12 minutes 38 seconds west, 21.67 feet and
North 20 degrees 00 minutes 20 seconds east, 612.71 feet to land now of the Village of Bronxville;

THENCE along said land, in an easterly direction and on a curve to the right having a radius of 278.54 feet, a central angle of 18 degrees 26 minutes 58 seconds, a distance of 89.68 feet to a point of reverse curve;

THENCE still easterly along said land, on a curve to the left having a radius of 330 feet, a central angle of 31 degrees 46 minutes 15 seconds, a distance of 182.98 feet to a point on the former west boundary of land of Lawrence Hospital;

THENCE along the same, north 18 degrees 33 minutes 52 seconds east, 10.04 feet to the southerly side of Pondfield Road West;

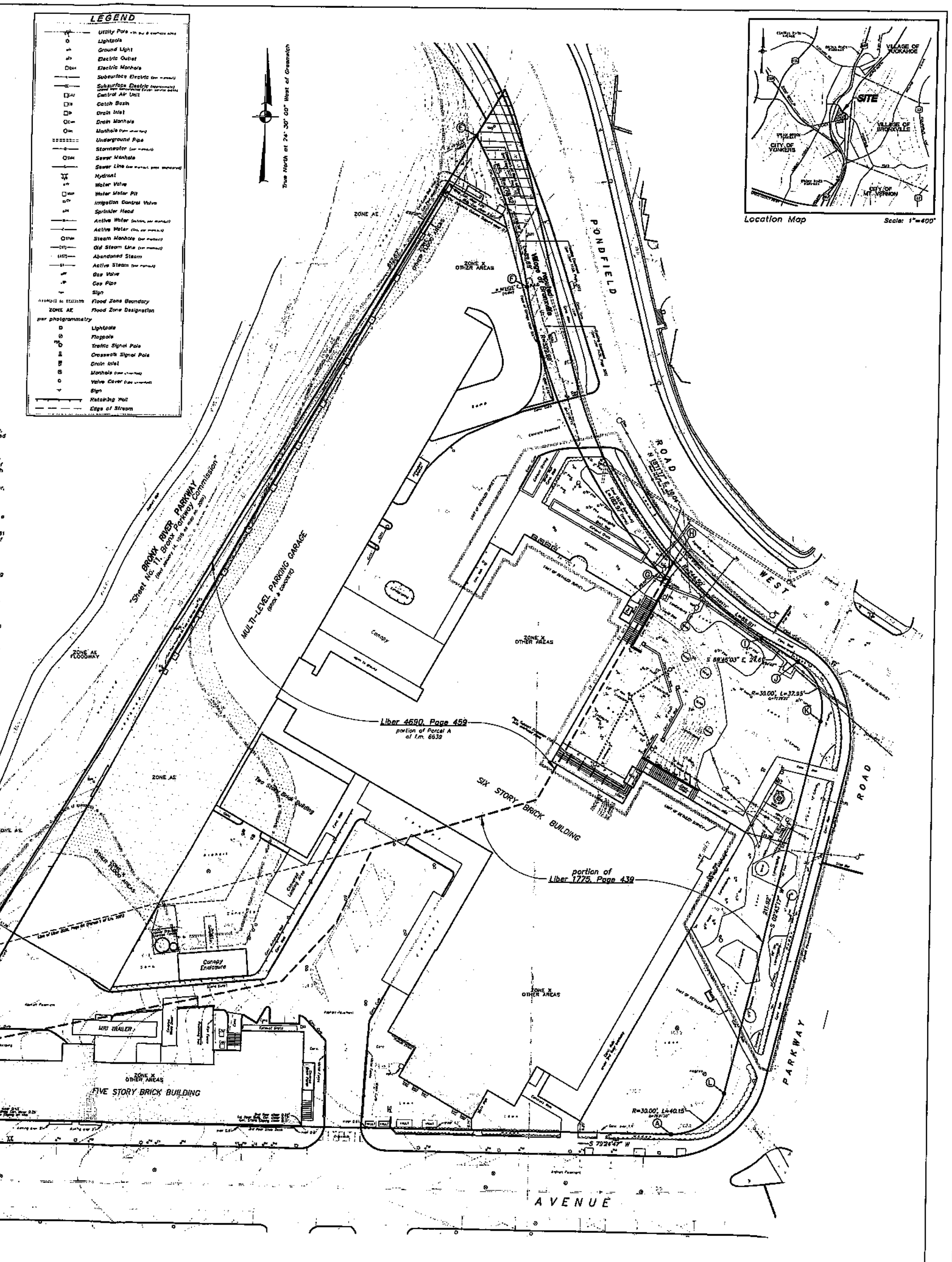
THENCE along the southerly side of Pondfield Road West, in an easterly direction, on a curve to the left having a radius of 244.52 feet, a central angle of 15 degrees 25 minutes 15 seconds, a distance of 65.81 feet and south 69 degrees 23 minutes 28 seconds east, a distance of 24.61 feet to a point of curve and land of the Village of Bronxville acquired for the widening of Parkway Road;

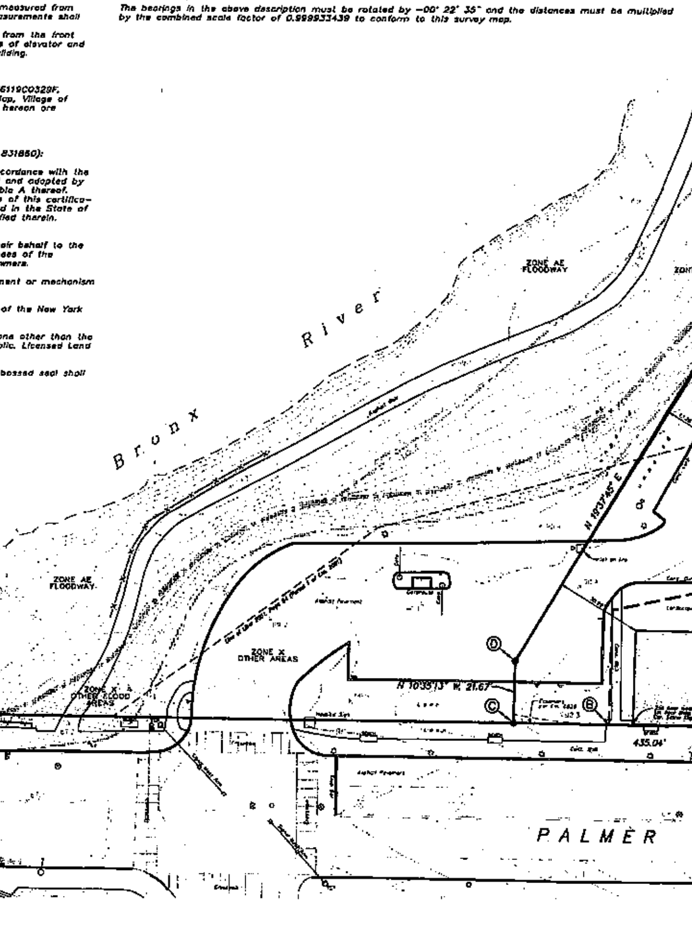
THENCE along said land in a southerly direction, on a curve to the right having a radius of 30 feet, a central angle of 72 degrees 29 minutes 20 seconds, a distance of 37.98 feet and south 3 degrees 05 minutes 52 seconds west, a distance of 211.93 feet to another point of curve;

THENCE still along said land in a southerly direction and on a curve to the right having a radius of 30 feet, a central angle of 76 degrees 41 minutes 30 seconds, a distance of 40.16 feet to the northerly side of Palmer Avenue;

THENCE along the northerly side of Palmer Avenue, south 79 degrees 47 minutes 22 seconds west, a distance of 435.07 feet to the point or place of BEGINNING.

The bearings in the above description must be rotated by −00° 22' 35" and the distances must be multiplied by the combined scale factor of 0.999933439 to conform to this survey map.





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