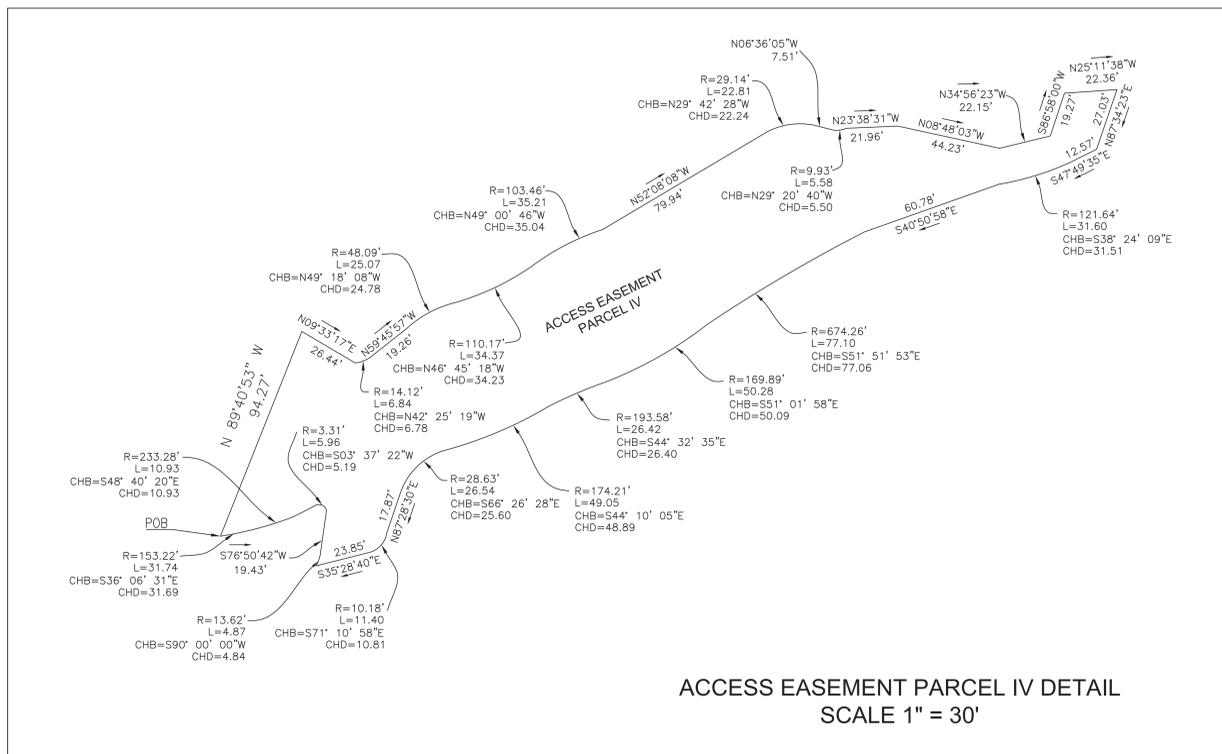
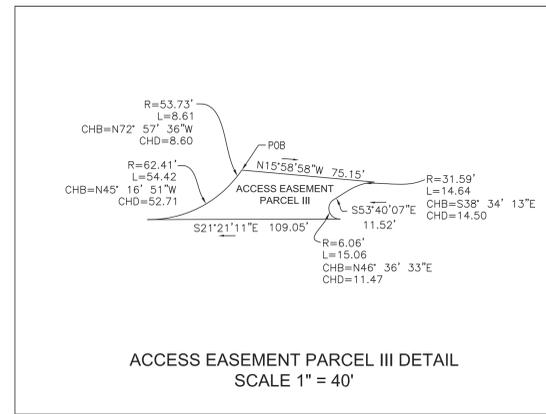
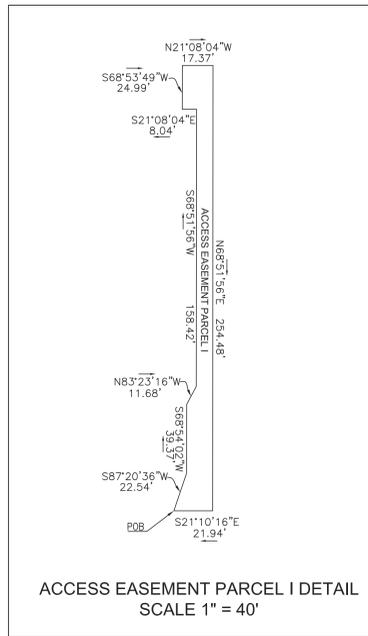
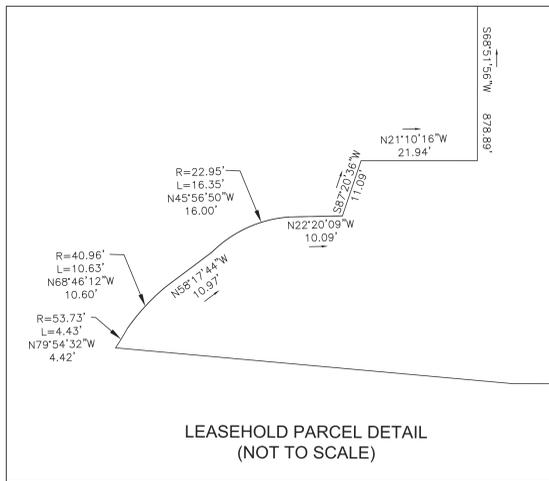
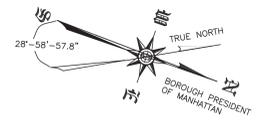




LOCATION MAP (NOT TO SCALE)



LEGEND

---	ZONING LOT LINE				
- - -	LEASEHOLD LINE				
---	GRANTING LINE				
---	LEASE HOLD LIMIT				
[Symbol]	BUILDING	[Symbol]	OVERHEAD	[Symbol]	O/H
[Symbol]	CURB	[Symbol]	STEEL FACED CURB	[Symbol]	SFC
[Symbol]	CHANGE IN CURB TYPE	[Symbol]	CONCRETE CURB	[Symbol]	CC
[Symbol]	DROP CURB	[Symbol]	GRANITE BLOCK CURB	[Symbol]	GBC
[Symbol]	CURB WITH FENCE	[Symbol]	CHAIN LINK FENCE	[Symbol]	CLF
[Symbol]	PAVED	[Symbol]	WROUGHT IRON FENCE	[Symbol]	WF
[Symbol]	PAINT LINE	[Symbol]	PEDESTRIAN SIGNAL	[Symbol]	PS
[Symbol]	FENCE	[Symbol]	TRAFFIC & PEDESTRIAN SIGNAL	[Symbol]	TPS
[Symbol]	FENCE W/GATE	[Symbol]	TRAFFIC SIGNAL BOX	[Symbol]	TS BOX
[Symbol]	CHANGE IN FENCE HEIGHT	[Symbol]	UTILITY POLE W/LIGHT	[Symbol]	UL
[Symbol]	WALL W/FENCE	[Symbol]	METAL LIGHT POLE	[Symbol]	LO
[Symbol]	WALL	[Symbol]	ORNAMENTAL LIGHT POLE	[Symbol]	OL
[Symbol]	RETAINING WALL	[Symbol]	UTILITY POLE	[Symbol]	U
[Symbol]	RETAINING WALL W/FENCE	[Symbol]	TRAFFIC SIGNAL POLE	[Symbol]	TS
[Symbol]	GUARDRAIL	[Symbol]	METAL POLE	[Symbol]	M
[Symbol]	CONCRETE	[Symbol]	SIGN	[Symbol]	S
[Symbol]	BITUMINOUS	[Symbol]	TREE W/SIZE	[Symbol]	T
[Symbol]	BRICK	[Symbol]	STAND PIPE	[Symbol]	SP
[Symbol]	GRANITE BLOCK	[Symbol]	AUTO SPRINKLER	[Symbol]	AS
[Symbol]	OBJECT	[Symbol]	VENT PIPE	[Symbol]	VP
[Symbol]	OVERHANG	[Symbol]	FLAGPOLE	[Symbol]	FP
[Symbol]	FILLED WITH WATER	[Symbol]	COLUMN	[Symbol]	C
[Symbol]	FILLED WITH DEBRIS	[Symbol]	POST	[Symbol]	P
[Symbol]	NO VISIBLE PIPES	[Symbol]	GUARD POST	[Symbol]	GP
[Symbol]	HANDICAP RAMP	[Symbol]	FIRE/POLICE CALL BOX	[Symbol]	FCB
[Symbol]	PARKING METER	[Symbol]	ELECTRIC MANHOLE	[Symbol]	EM
[Symbol]	HYDRANT	[Symbol]	WATER MANHOLE	[Symbol]	WM
[Symbol]	SQUARE DRAIN	[Symbol]	TELEPHONE MANHOLE	[Symbol]	TM
[Symbol]	ROUND DRAIN	[Symbol]	UNKNOWN MANHOLE	[Symbol]	UM
[Symbol]	DROP INLET	[Symbol]	GAS VALVE	[Symbol]	GV
[Symbol]	CATCH BASIN	[Symbol]	WATER VALVE	[Symbol]	WV
[Symbol]	SEWER MANHOLE	[Symbol]	UNKNOWN VALVE	[Symbol]	UV



No.	DESCRIPTION OF REVISION	S.W.E.P.	D.E.C.	R.G.	DATE
6.	HATCHED APPROX. PUBLIC ACCESS AREA AND		D.E.C.	W.T.W.	08/27/2020
7.	REVISED AS PER CLIENT COMMENTS		D.E.C.	W.T.W.	08/18/2020
8.	SURVEY UPDATE AND TITLE REVIEW		T.C.	R.G.	11/8/2017
9.	REVISED AS PER CLIENT COMMENTS		T.C.	R.G.	11/8/2017
10.	REVISED AS PER CLIENT COMMENTS		T.C.	R.G.	11/8/2017
11.	MODIFIED BUILDING FOOTPRINTS/DIMENSIONS FOR PIERS 60 & 61		T.C.	R.G.	10/30/2017
12.	ADDED GLASS ENCLOSURE AREAS TO FIRST FLOOR TOTALS		T.C.	R.G.	10/27/2017
13.	REVISED TAX PARCEL DATA		R.G.	R.G.	10/25/2017
14.	REVISED AREA CALCULATIONS		S.W.E.P.	D.E.C.	R.G.
15.	REVISED AREA CALCULATIONS		S.W.E.P.	D.E.C.	R.G.

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WILLIAM T. WHIMPLE
 LICENSED LAND SURVEYOR
 08.27.2020
 DATE

ALTA/NSPS LAND TITLE SURVEY
59, 60 & 61 CHELSEA PIERS
 LOTS 11, 16, 19 AND 62, BLOCK 662
 BOROUGH OF MANHATTAN
 CITY, COUNTY AND STATE OF NEW YORK

CONTROL POINT ASSOCIATES INC. PC
 2020 EXPRESSWAY DRIVE
 HAUPPAUGE, NY 11749
 WWW.CONTROLPOINT.COM

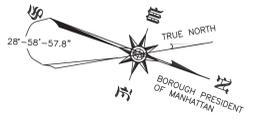
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 WARREN, NJ 908.608.0099
 CHARLOTTE, NC 704.312.2888
 MT. LAUREL, NJ 908.207.2844
 ROCKY HILL, CT 860.391.2114
 SOUTH BRIDGE, MA 508.548.2888

REVIEWED: APPROVED: DATE SCALE FILE NO. DWG. NO.
 G.D. W.T.W. 9.08.2017 AS SHOWN 07-170171 3 OF 3

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LOCATION MAP (NOT TO SCALE)



UPLAND AREA (INCLUDING BUILDING AND PIER)

LOT 11	186,695 SQ. FT.
LOT 16	186,121 SQ. FT.
LOT 19	186,580 SQ. FT.

FIRST FLOOR AREA

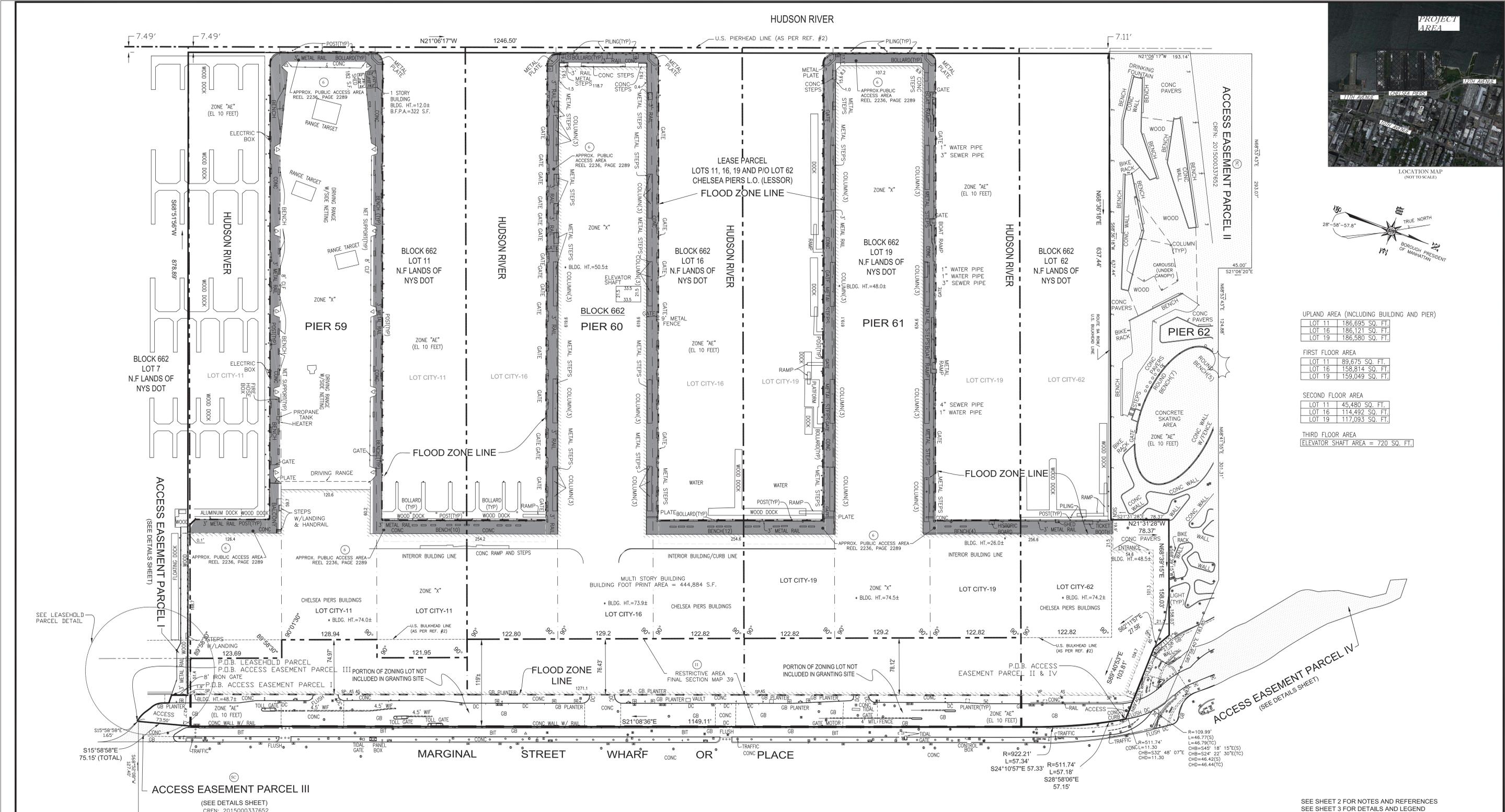
LOT 11	89,675 SQ. FT.
LOT 16	158,814 SQ. FT.
LOT 19	159,049 SQ. FT.

SECOND FLOOR AREA

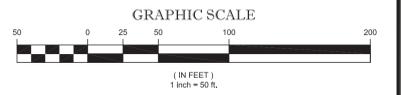
LOT 11	45,480 SQ. FT.
LOT 16	114,492 SQ. FT.
LOT 19	117,093 SQ. FT.

THIRD FLOOR AREA

ELEVATOR SHAFT AREA = 720 SQ. FT.



SEE SHEET 2 FOR NOTES AND REFERENCES
SEE SHEET 3 FOR DETAILS AND LEGEND



6.	HATCHED APPROX. PUBLIC ACCESS AREA AND REEL 2236, PAGE 2289	D.E.C.	W.T.W.	08/27/2020	
7.	SURVEY UPDATE AND TITLE REVIEW	D.E.C.	W.T.W.	08/18/2020	
8.	REVISED AS PER CLIENT COMMENTS	T.C.	R.G.	11/8/2017	
9.	REVISED AS PER CLIENT COMMENTS	T.C.	R.G.	11/8/2017	
10.	REVISED AS PER CLIENT COMMENTS	T.C.	R.G.	10/30/2017	
11.	ADDED GLASS ENCLOSURE AREAS TO FIRST FLOOR TOTALS	T.C.	R.G.	10/27/2017	
12.	REVISE TAX PARCEL DATA	R.G.	R.G.	10/25/2017	
13.	REVISE AREA CALCULATION	S.W.E.P.	D.E.C.	R.G.	9/28/2017
14.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED:	DATE

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WILLIAM T. WHIMPLE
NEW YORK PROFESSIONAL LAND SURVEYOR #050528

08.27.2020
DATE

ALTA/NSPS LAND TITLE SURVEY
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LOTS 11, 16, 19 AND 62, BLOCK 662
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