

**LEGEND**

- PARCELS S1 AND S2 - LAND TO THE PORT AUTHORITY FROM THE CITY OF NEW YORK HAVING NO UPPER OR LOWER LIMITING PLANES
- PARCELS S4, S4A, S5 AND S8 - LAND TO THE CITY OF NEW YORK FROM THE LOWER MANHATTAN DEVELOPMENT CORPORATION HAVING NO UPPER LIMITING PLANE FROM 1.35' BELOW CURB GRADE.
- PARCELS S6 AND S7 - LAND TO THE PORT AUTHORITY FROM THE CITY OF NEW YORK HAVING NO LOWER LIMITING PLANE FROM 1.35' BELOW CURB GRADE.
- PARCEL S9 - LAND TO THE CITY OF NEW YORK FROM THE LOWER MANHATTAN DEVELOPMENT CORPORATION HAVING NO UPPER OR LOWER LIMITING PLANE.

- MAP REFERENCES:
1. THE CITY OF NEW YORK PRESIDENT OF THE BOROUGH OF MANHATTAN TOPOGRAPHICAL BUREAU SECTIONAL MAP NO. 3.
  2. THE CITY OF NEW YORK PRESIDENT OF THE BOROUGH OF MANHATTAN TOPOGRAPHICAL BUREAU "MAP SHOWING A CHANGE IN THE STREET SYSTEM BY DISCONTINUING AND CLOSING VOLUMES OF STREETS BELOW DESIGNATED UPPER LIMITING AND PLANES AND STREETS WITH NO UPPER OR LOWER LIMITS IN THE ARE BOUNDED BY LIBERTY STREET, WEST STREET, VESEY STREET AND GREENWICH STREET DATED FEB. 24 1987.
  3. LOVELL & BELCHER SURVEY OF BLOCK 54 - DATED AUGUST 16, 1974.

ST #192310317

**THE PORT AUTHORITY**  
OF NY & NJ

**CENTRAL SURVEY GROUP**

**WORLD TRADE CENTER**

IMPORTANT NOTE :  
THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE DATES INDICATED AND CAN BE CONSIDERED AS THE GENERAL CONDITIONS EXISTING AT THAT TIME. BE ADVISED THAT ADDITIONAL INFORMATION MAY RESIDE ON DIGITAL FILES AND MAY NOT BE PLOTTED ON THIS MAP.

Title

**STREET MAPPING**  
**WORLD TRADE CENTER**

\*PROPERTY SURVEY\*

THE COORDINATES AND BEARINGS SHOWN REFER TO THE NEW YORK STATE PLANE HORIZONTAL CONTROL SYSTEM NAD 83 LI ZONE.

CERTIFIED TO:  
THE LOWER MANHATTAN DEVELOPMENT CORPORATION,  
THE CITY OF NEW YORK, THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY AND TITLE INSURANCE COMPANIES (TBA).

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE A TRUE VALID COPY. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A LAND SURVEYING DRAWING BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 145, SECTION 7209, PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW

**KENNETH J. STIGNER**  
NEW YORK LIC. NO. 49824

3/26/2019

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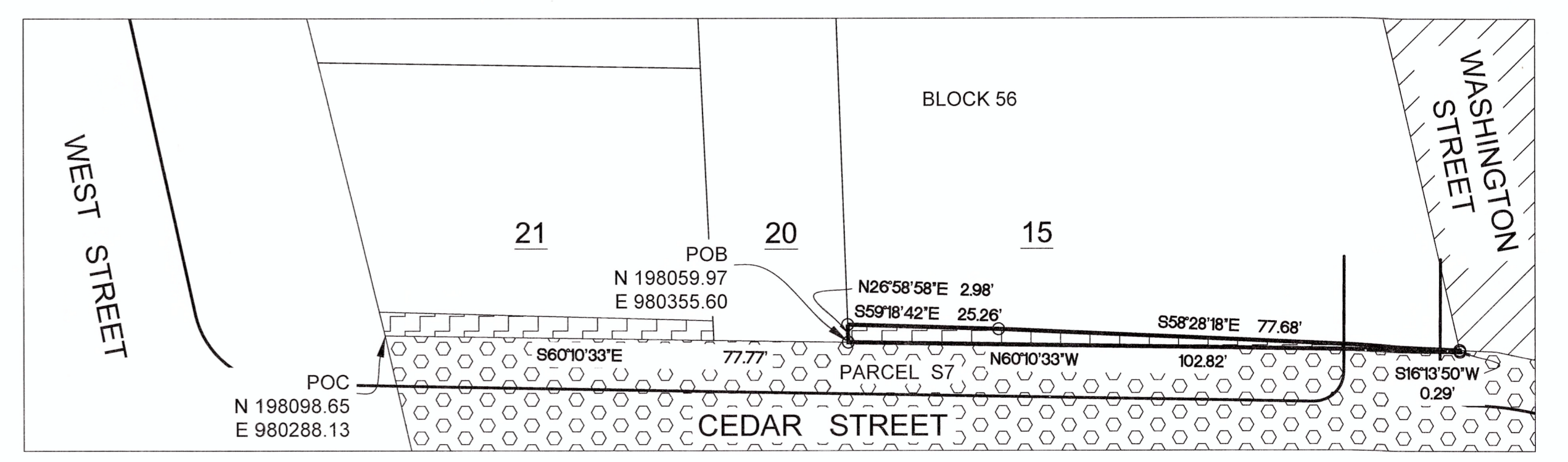
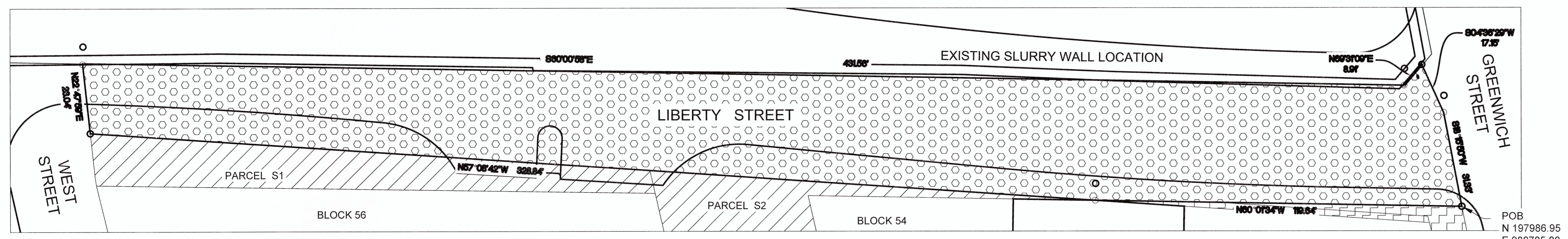
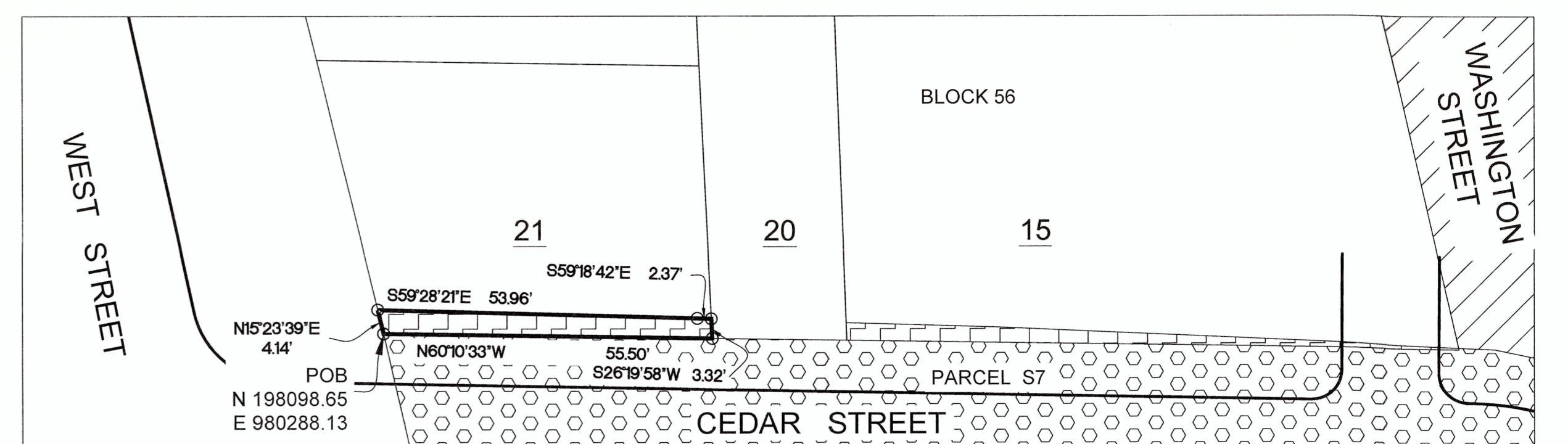
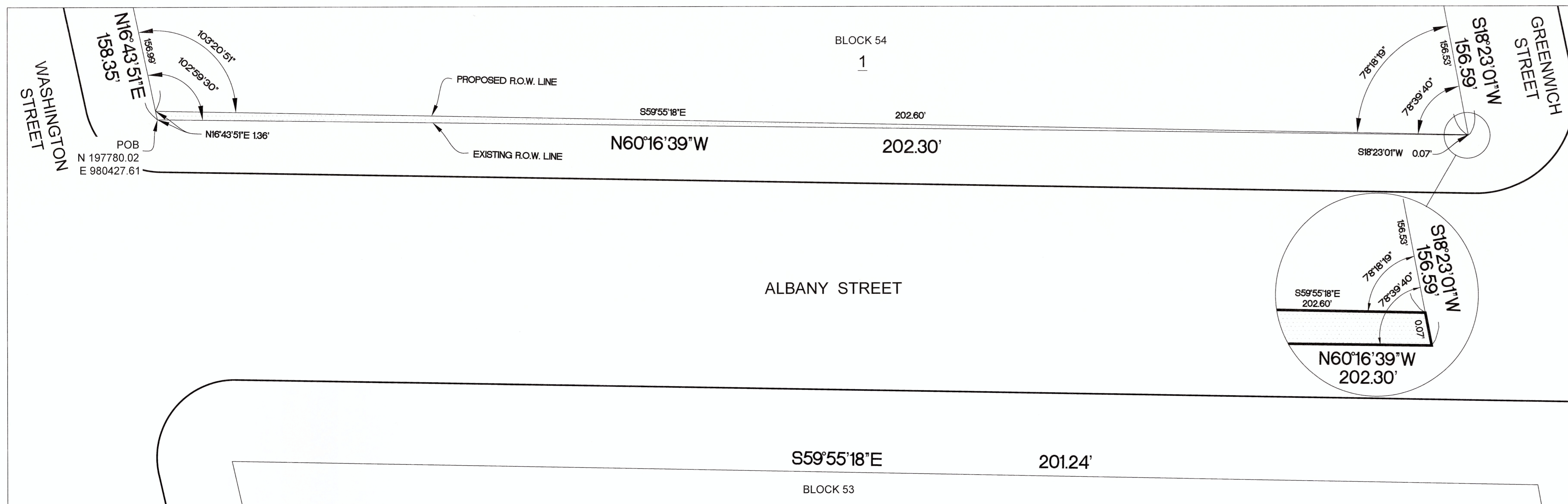
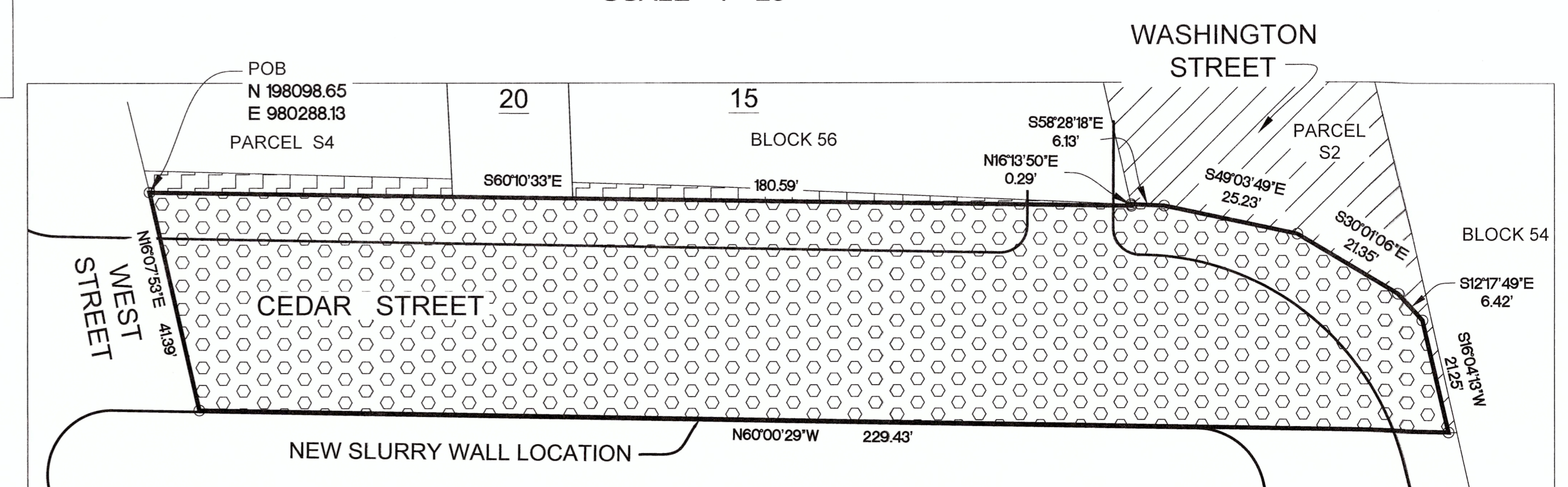
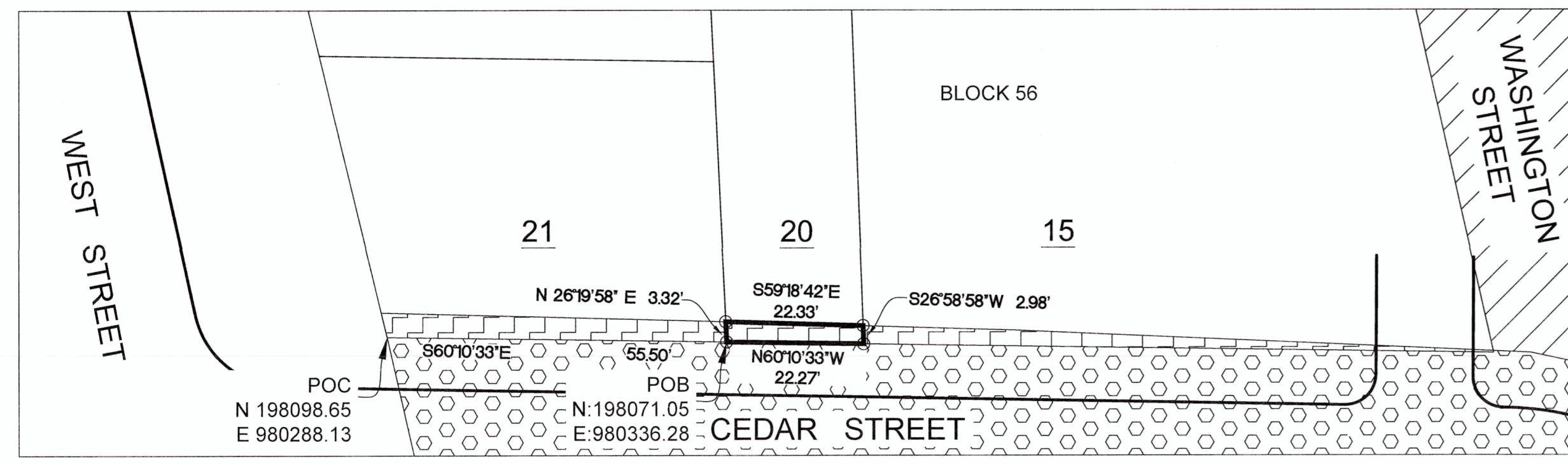
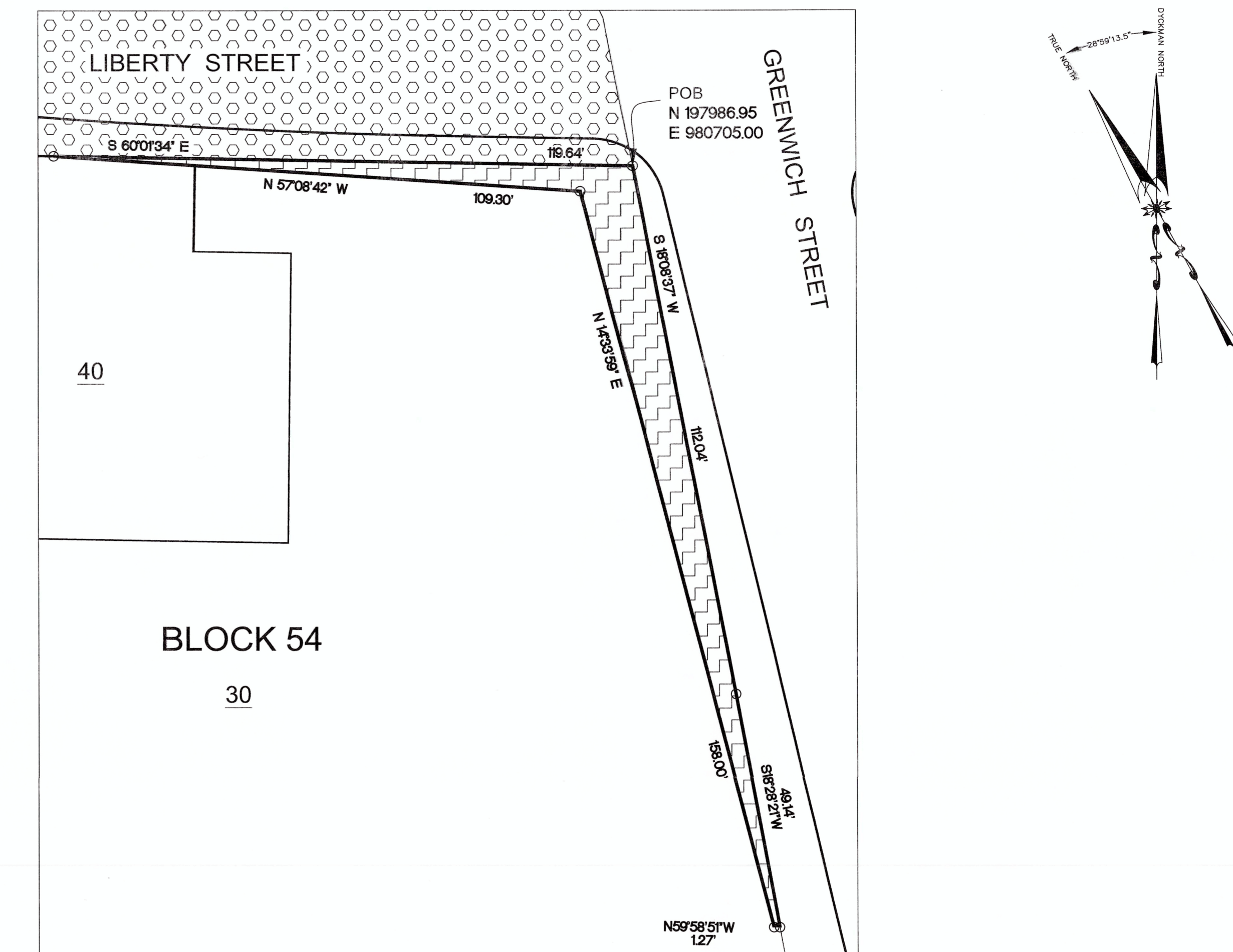
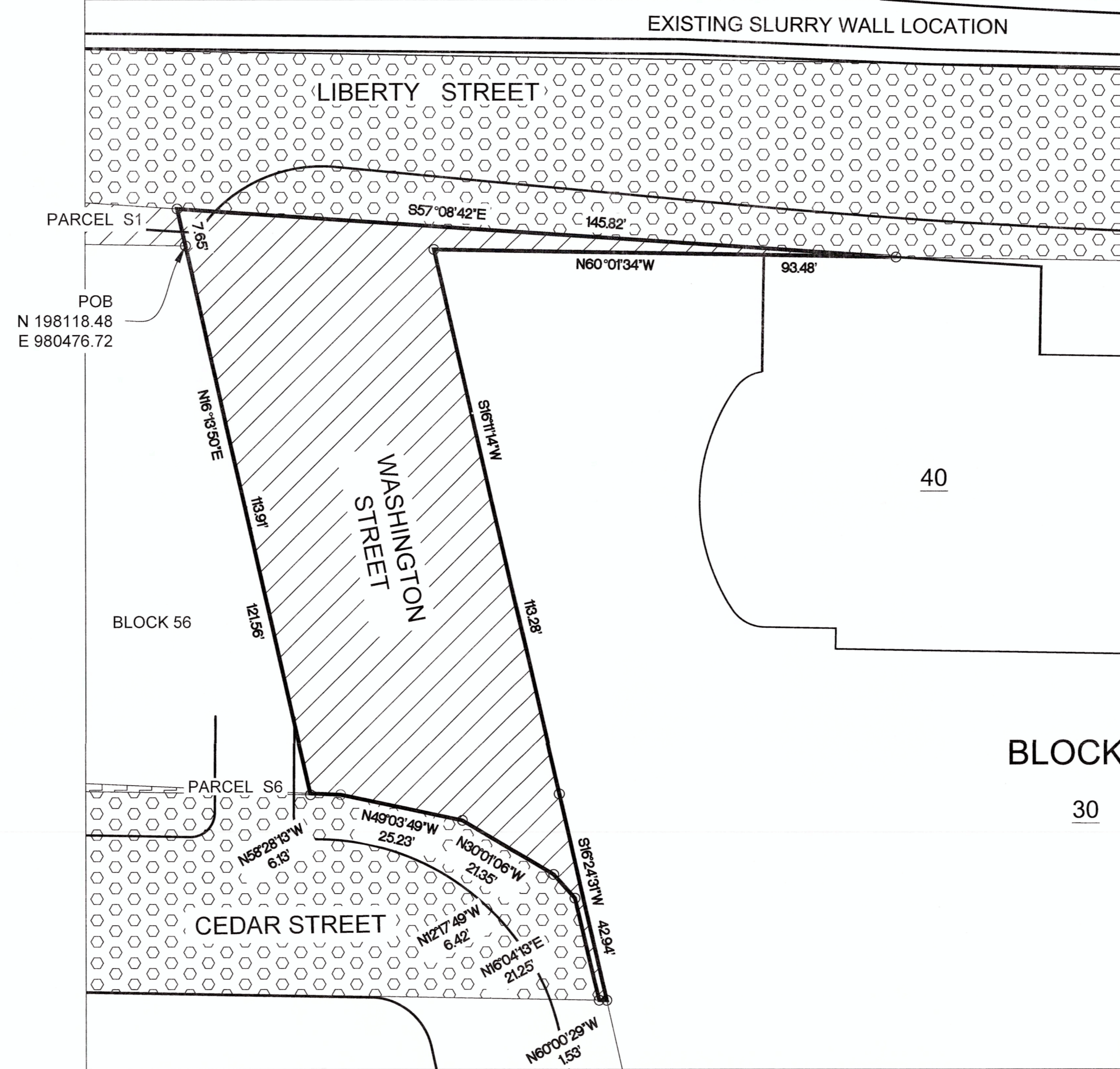
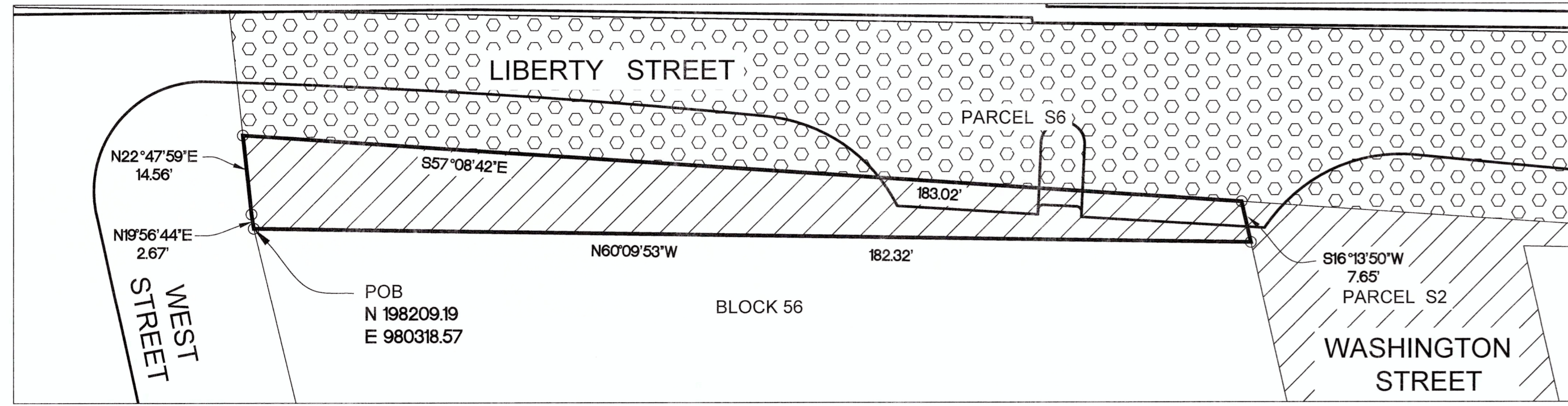
Drawn by RG      Surveyed by \_\_\_\_\_  
 REV. 7/15/2017  
 REV. 8/03/2017  
 REV. 7/02/2018  
 REV. 8/11/2018  
 REV. 2/07/2019  
 REV. 3/26/2019

Date \_\_\_\_\_      Contract Number \_\_\_\_\_  
 410-17-002      WTC - 1  
 SHEET 1 OF 2

Scale 1"=30'

Drawing Number

MAP REFERENCES:



ST #19231037

**THE PORT AUTHORITY**  
OF NY & NJ

**CENTRAL SURVEY GROUP**

**WORLD TRADE CENTER**

IMPORTANT NOTE:  
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PARCEL DETAILS  
WORLD TRADE CENTER

\*PROPERTY SURVEY\*

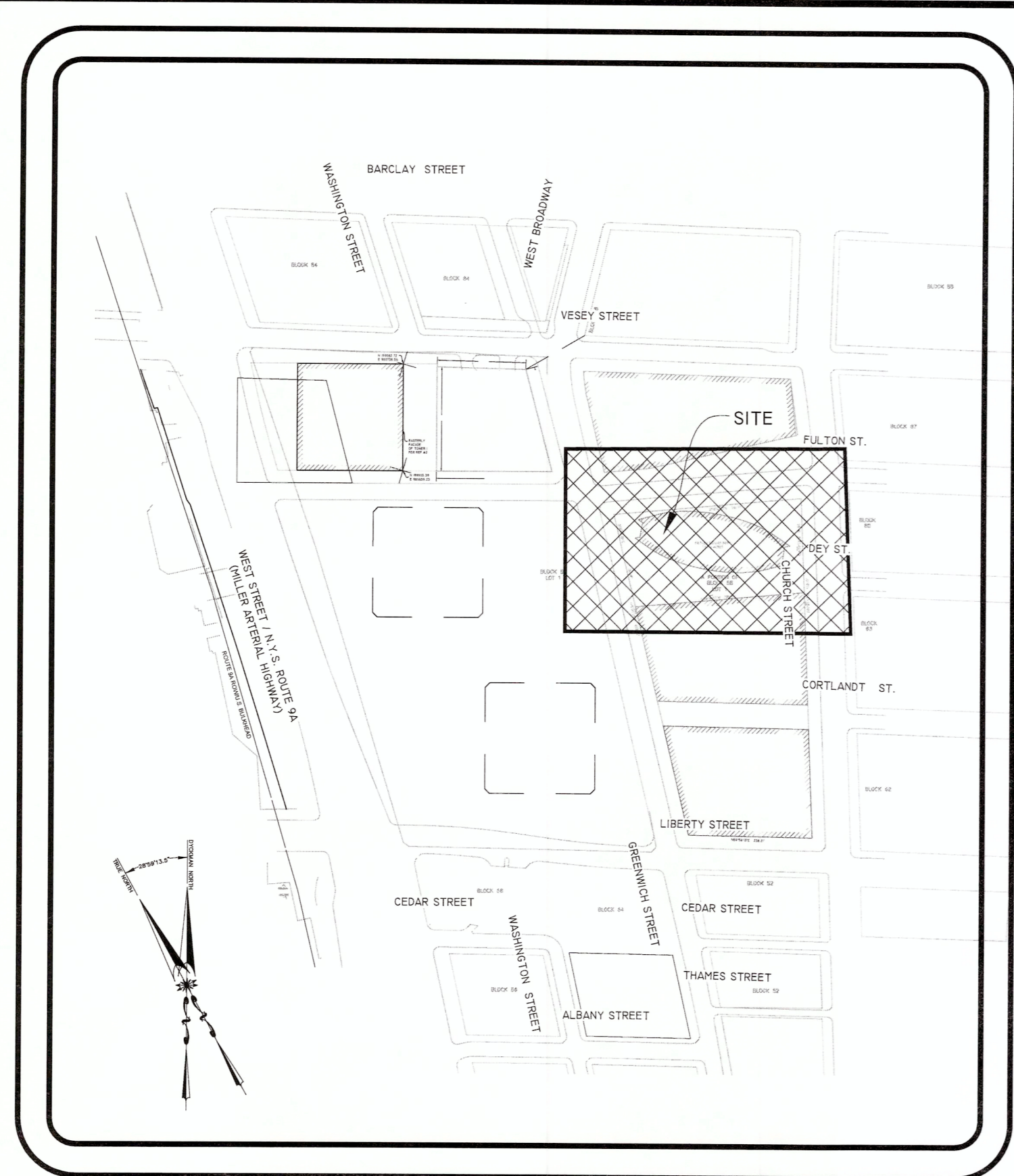
THE COORDINATES AND BEARINGS SHOWN REFER TO THE NEW YORK STATE PLANE HORIZONTAL CONTROL SYSTEM NAD 83 LI ZONE.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE A TRUE VALID COPY. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A LAND SURVEYING DRAWING BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 145, SECTION 7209, PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW

STATE OF NEW YORK  
LICENSED LAND SURVEYOR  
KENNETH J. STIGNER  
NEW YORK LIC. NO. 49824  
3/26/2019

This drawing subject to conditions in contract. All inventions, ideas, designs and methods herein are reserved to Port Authority and may not be used without it's written consent.

Drawn by RG  
Surveyed by  
REV. 7/15/2017  
REV. 8/08/2017  
REV. 1/02/2018  
REV. 8/17/2018  
REV. 2/07/2019  
REV. 3/26/2019  
Scale AS NOTED  
Contract Number 410-17-002  
Drawing Number WTC - 2  
SHEET 2 OF 2



**SURVEY LOCATION KEY MAP**  
1"=250'

METES AND BOUNDS DESCRIPTION  
PORTIONS OF LOT 1, BLOCK 58  
BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK

**OCULUS WINGS ENCROACHMENT EASEMENT #1**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, AT THE TOP OF LEGAL CURB GRADE AS INDICATED ON THE CITY OF NEW YORK PRESIDENT OF THE BOROUGH OF MANHATTAN TOPOGRAPHICAL BUREAU SECTIONAL MAP NOS. 3 AND 5 AS IT EXISTED ON NOVEMBER 16, 2006, AND HAVING AN UPPER LIMITING PLANE LYING 212 FEET ABOVE THE TOP OF SAID LEGAL CURB GRADE, AND HAVING A LOWER LIMITING PLANE LYING 30 FEET ABOVE THE TOP OF SAID LEGAL CURB GRADE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF FULTON STREET DISTANT SOUTH 66 DEGREES - 12 MINUTES - 53 SECONDS EAST, 23.37 FEET (23 FEET - 4 3/8 INCHES), FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY LINE OF FULTON STREET WITH THE EASTERLY LINE OF GREENWICH STREET, SAID CORNER HAVING THE COORDINATES OF NORTH 198634.35 EAST 980956.15, RUNNING THENCE, THROUGH THE BED OF FULTON STREET, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 45 DEGREES - 33 MINUTES - 23 SECONDS EAST, A DISTANCE OF 22.16 FEET (22 FEET - 1 15/16 INCHES) TO A POINT, THENCE;
- 2) SOUTH 76 DEGREES - 18 MINUTES - 31 SECONDS EAST, A DISTANCE OF 338.79 FEET (338 FEET - 9 1/2 INCHES) TO A POINT, THENCE;
- 3) SOUTH 37 DEGREES - 30 MINUTES - 56 SECONDS WEST, A DISTANCE OF 82.31 FEET (82 FEET - 3 11/16 INCHES) TO A POINT ON THE SOUTHERLY LINE OF SAID FULTON STREET, THENCE;
- 4) ALONG THE SOUTHERLY LINE OF SAID FULTON STREET, NORTH 66 DEGREES - 12 MINUTES - 53 SECONDS WEST, A DISTANCE OF 322.23 FEET (322 FEET - 2 13/16 INCHES) TO THE PLACE AND POINT OF BEGINNING.

HAVING A PROJECTED AREA AT TOP OF LEGAL CURB GRADE PLANE OF 16,071 SQUARE FEET OR 0.369 ACRES OF LAND, MORE OR LESS.

**OCULUS WINGS ENCROACHMENT EASEMENT #2**

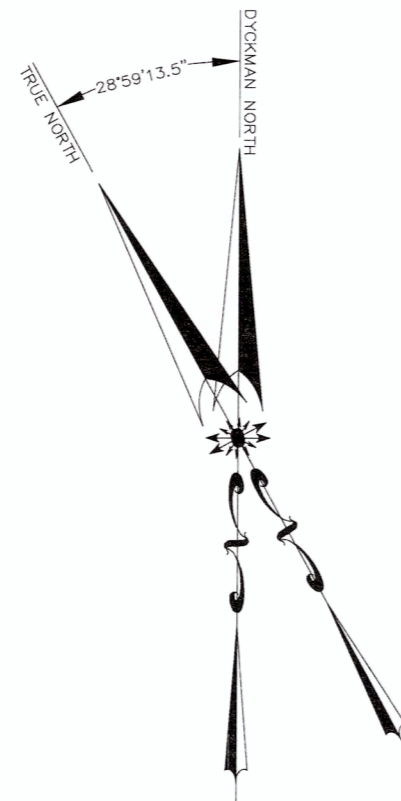
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, AT THE TOP OF LEGAL CURB GRADE AS INDICATED ON THE CITY OF NEW YORK PRESIDENT OF THE BOROUGH OF MANHATTAN TOPOGRAPHICAL BUREAU SECTIONAL MAP NOS. 3 AND 5 AS IT EXISTED ON NOVEMBER 16, 2006, AND HAVING AN UPPER LIMITING PLANE LYING 170 FEET ABOVE THE TOP OF SAID LEGAL CURB GRADE, AND HAVING A LOWER LIMITING PLANE LYING 38 FEET ABOVE THE TOP OF SAID LEGAL CURB GRADE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF GREENWICH STREET DISTANT SOUTH 15 DEGREES - 36 MINUTES - 25 SECONDS WEST, 58.99 FEET (58 FEET - 11 13/16 INCHES), FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY LINE OF FULTON STREET WITH THE EASTERLY LINE OF GREENWICH STREET, SAID CORNER HAVING THE COORDINATES OF NORTH 198634.35 EAST 980956.15, RUNNING THENCE:

- 1) ALONG THE EASTERLY LINE OF SAID GREENWICH STREET, SOUTH 15 DEGREES - 36 MINUTES - 25 SECONDS WEST, A DISTANCE OF 96.83 FEET (96 FEET - 10 INCHES) TO A POINT, THENCE, THROUGH THE BED OF GREENWICH STREET, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- 2) NORTH 67 DEGREES - 40 MINUTES - 30 SECONDS WEST, A DISTANCE OF 36.74 FEET (36 FEET - 8 15/16 INCHES) TO A POINT, THENCE;
- 3) NORTH 37 DEGREES - 07 MINUTES - 43 SECONDS EAST, A DISTANCE OF 99.47 FEET (99 FEET - 5 5/8 INCHES) TO THE PLACE AND POINT OF BEGINNING.

HAVING A PROJECTED AREA AT TOP OF LEGAL CURB GRADE PLANE OF 1,767 SQUARE FEET OR 0.040 ACRES OF LAND, MORE OR LESS.

(PAC)  
PERFORMING  
ARTS  
CENTER



P.O.B.  
OCULUS PARCEL  
P.O.C.  
OCULUS ENCROACHMENT  
EASEMENTS 1 & 2  
N 198634.35  
E 980956.15

BLOCK 58  
LOT 1

GREENWICH STREET

FULTON ST.

TOWER 2

TOWER 2 BUILDING LINE

TOWER 2 LEASE LINE

CURB LINE

OCULUS WINGS ENCROACHMENT  
EASEMENT #1  
GROUND LEVEL PROJECTION  
16,071± SQUARE FEET  
0.369± ACRES

N 198488.47  
E 981287.14

CURB LINE

P.O.B.

OCULUS WINGS ENCROACHMENT EASEMENT #1  
(GROUND LEVEL PROJECTION)

PATH  
TERMINAL  
OCULUS

62,345± SQUARE FEET  
1.431± ACRES

P.O.B.

OCULUS WINGS ENCROACHMENT EASEMENT #2  
(GROUND LEVEL PROJECTION)

OCULUS WINGS ENCROACHMENT EASEMENT #2  
GROUND LEVEL PROJECTION  
1,767± SQUARE FEET  
0.040± ACRES

A PORTION OF  
BLOCK 58  
LOT 1

TOWER 3 LEASE LINE

TOWER 3

CHURCH ST.

DEY ST.

BLOCK 63

**NOTES:**

1. ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
2. EASEMENTS, IF ANY, ARE NOT SHOWN HEREON.
3. BUILDING FOOTPRINTS AS SHOWN HEREON WERE SUPPLIED BY THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY.
4. COORDINATES FOR THE PATH TERMINAL PROPERTY LINE WERE SUPPLIED BY THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY.
5. DIMENSIONS SHOWN HEREON IN FEET AND INCHES ARE TO THE NEAREST INCH.
6. THE LINES OF PROPOSED FULTON AND GREENWICH STREETS AS SET BY COURSES 5 AND 6 IN THE METES AND BOUNDS DESCRIPTION FOR PARCEL 35 IN THE DEED FROM LOWER MANHATTAN DEVELOPMENT CORPORATION TO THE CITY OF NEW YORK, DATED 12/15/2007 AND RECORDED 12/13/2007 IN CRFN 2007000611072 ARE CONSISTENT WITH THE LINES OF PROPOSED FULTON AND GREENWICH STREETS AS SHOWN ON THIS SURVEY.

THE COORDINATES AND BEARINGS SHOWN REFER TO THE US&GS HORIZONTAL COORDINATE SYSTEM NAD 83 LONG ISLAND ZONE 3104, AS CONVERTED BY THE PORT AUTHORITY FROM THE DYCKMAN SYSTEM, ESTABLISHED BY THE BOROUGH PRESIDENT OF MANHATTAN, AS MODIFIED BY THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY WITH GRID NORTH BEING 28°59'13.5" EAST OF TRUE NORTH.

**ABBREVIATIONS**

P.A.C. = PERFORMING ARTS CENTER  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING

**LEGEND**

PATH TERMINAL METES AND BOUNDS = N61°00'57"W 528.30'  
SURFACE AND ABOVE LEASEHOLD = N61°00'57"W 528.30'

**MAP REFERENCES:**

1. THE CITY OF NEW YORK PRESIDENT OF THE BOROUGH OF MANHATTAN TOPOGRAPHICAL BUREAU SECTIONAL MAP NOS. 3 & 5.
2. FIELD SKETCH PROVIDED BY THE PORT AUTHORITY OF NY & NJ ENGINEERING CONSTRUCTION DIVISION - CENTRAL SURVEY GROUP SURVEY JOB #WTC-2017-216, DATED 01-09-2018.
3. PROPERTY SURVEY ENTITLED "LEASE LINE SURVEY WORLD TRADE CENTER PERFORMING ARTS CENTER@ GRADE", PREPARED BY STANTEC, DATED 10-21-13, LAST REVISED 11-13-15.
4. MAP ENTITLED "WTC HUB - OCULUS WINGS ENCROACHMENT DIAGRAM" PROVIDED BY THE PORT AUTHORITY OF NY & NJ CENTRAL SURVEY GROUP, DATED MARCH 28, 2018.
5. CAD FILE NAMED "180522.0413 DBB SITE COORDINATES+0511 REX PLINTH PLAN.DWG" PROVIDED BY THE PORT AUTHORITY OF NY & NJ CENTRAL SURVEY GROUP" ON JULY 9, 2018.

**THE PORT AUTHORITY OF NY & NJ**

**CENTRAL SURVEY GROUP**

**WORLD TRADE CENTER**

**IMPORTANT NOTE:**  
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Title  
**ENCROACHMENT EASEMENTS MAP**  
**WORLD TRADE CENTER**  
**PATH TERMINAL OCULUS WINGS @ GRADE**  
\*PROPERTY SURVEY\*

THE COORDINATES AND BEARINGS SHOWN REFER TO THE US&GS HORIZONTAL COORDINATE SYSTEM NAD 83 LONG ISLAND ZONE 3104.

CERTIFIED TO:  
THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY.

**PREPARED BY:**

**CONTROL POINT ASSOCIATES INC. PC**  
2929 EXPRESSWAY DRIVE  
HAUPPAUGE, NY 11749  
631.580.2645 - 908.668.9595 FAX  
WWW.CPASURVEY.COM

BOSTON, MS 857.400.3311  
WARREN, NJ 908.668.0099  
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MT LAUREL, NJ 609.857.2099  
MANHATTAN, NY 646.780.0411  
SOUTHBOROUGH, MA 508.948.3000

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Drawn by: AM/MAP Reviewed by: J.J.L.  
Date: 03/05/2019 Scale: 1"=50'  
Contract Number: Drawing Number:  
WTC - OCULUS EASEMENT SHEET 1 OF 1

**NOTES:**

- EASEMENTS, IF ANY, ARE NOT SHOWN HEREON.
- BUILDING FOOTPRINTS AS SHOWN HEREON WERE SUPPLIED BY THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY.
- COORDINATES FOR THE PERFORMING ARTS CENTER PROPERTY LINE WERE SUPPLIED BY THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY.
- DIMENSIONS SHOWN HEREON IN FEET AND INCHES ARE TO THE NEAREST INCH.
- THE LINES OF PROPOSED FULTON AND GREENWICH STREETS AS SET BY COURSES 8 AND 9 IN THE METES AND BOUNDS DESCRIPTION FOR PARCEL 5 IN THE DEED FROM LOWER MANHATTAN DEVELOPMENT CORPORATION TO THE CITY OF NEW YORK, DATED 12/5/2007 AND RECORDED 12/13/2007 IN CRFN 200700061072, ARE CONSISTENT WITH THE LINES OF PROPOSED FULTON AND GREENWICH STREETS AS SHOWN ON THE SURVEY.

THE COORDINATES AND BEARINGS SHOWN REFER TO THE USC&GS HORIZONTAL COORDINATE SYSTEM NAD 83 LONG ISLAND ZONE 3104, AS CONVERTED BY THE PORT AUTHORITY FROM THE DYCKMAN SYSTEM, ESTABLISHED BY THE BOROUGH PRESIDENT OF MANHATTAN, AS MODIFIED BY THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY WITH GRID NORTH BEING 28°59'13.5" EAST OF TRUE NORTH.

**MAP REFERENCES:**

- THE CITY OF NEW YORK PRESIDENT OF THE BOROUGH OF MANHATTAN TOPOGRAPHICAL BUREAU SECTIONAL MAP NO. 3 & 5.
- FIELD SKETCH PROVIDED BY THE PORT AUTHORITY OF NY & NJ ENGINEERING CONSTRUCTION DIVISION - CENTRAL SURVEY GROUP SURVEY JOB #WTC-2017-216, DATED 01-09-2018.
- PROPERTY SURVEY ENTITLED "LEASE LINE SURVEY WORLD TRADE CENTER PERFORMING ARTS CENTER @ GRADE", PREPARED BY STANTEC, DATED 10-21-13, LAST REVISED 11-13-15, CAD FILE ENTITLED "18522\_0413\_DBB\_SITE\_COORDINATES+0511\_RFX\_PLINTH\_PLAN.DWG" PROVIDED ON 2018-08-30 BY PORT AUTHORITY OF N.Y. & N.J. - CENTRAL SURVEY GROUP.

**PERFORMING ARTS CENTER - AT GRADE**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, HAVING A LOWER LIMITING PLANE LYING 1.35 FEET BELOW TOP OF LEGAL CURB GRADE AS INDICATED ON THE CITY OF NEW YORK PRESIDENT OF THE BOROUGH OF MANHATTAN TOPOGRAPHICAL BUREAU SECTIONAL MAP NOS. 3 AND 5 AS IT EXISTED ON NOVEMBER 16, 2006 BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF VESEY STREET (WIDTH VARIES) WITH THE EASTERLY SIDE OF WEST BROADWAY, SAID CORNER BEING THE SOUTHWEST CORNER OF BLOCK 86, AND SAID CORNER HAVING THE COORDINATES OF NORTH 198963.66 EAST 981071.49;

THENCE, SOUTH 88 DEGREES 34 MINUTES 01 SECONDS WEST, A DISTANCE OF 130.75 FEET TO THE PLACE AND POINT OF BEGINNING, SAID POINT BEING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF VESEY STREET (WIDTH VARIES) WITH THE WESTERLY SIDE OF GREENWICH STREET AND HAVING THE COORDINATES OF NORTH 198960.39 EAST 980940.78;

THENCE SOUTH 14 DEGREES 19 MINUTES 24 SECONDS WEST, ALONG THE WESTERLY SIDE OF GREENWICH STREET, A DISTANCE OF 202.86 FEET TO A POINT ON THE NORTHERLY LINE OF FULTON STREET;

THENCE NORTH 61 DEGREES 00 MINUTES 57 SECONDS WEST, ALONG THE NORTHERLY LINE OF FULTON STREET, A DISTANCE OF 222.52 FEET TO A POINT;

THENCE NORTH 28 DEGREES 59 MINUTES 03 SECONDS EAST, A DISTANCE OF 200.26 FEET TO A POINT ON THE SOUTHERLY LINE OF VESEY STREET;

THENCE, SOUTH 59 DEGREES 40 MINUTES 43 SECONDS EAST, ALONG THE SOUTHERLY LINE OF VESEY STREET, A DISTANCE OF 171.22 FEET TO THE PLACE AND POINT OF BEGINNING.

CONTAINING 38,974 SQUARE FEET OR 0.89 ACRES, MORE OR LESS AND HAVING NO UPPER LIMITING PLANE.

**PERFORMING ARTS CENTER BUILDING ENCROACHMENT EASEMENT 1**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, HAVING A LOWER LIMITING PLANE LYING 20 FEET ABOVE THE TOP OF LEGAL CURB GRADE AS INDICATED ON THE CITY OF NEW YORK PRESIDENT OF THE BOROUGH OF MANHATTAN TOPOGRAPHICAL BUREAU SECTIONAL MAP NOS. 3 AND 5 AS IT EXISTED ON NOVEMBER 16, 2006, AND HAVING AN UPPER LIMITING PLANE LYING 146 FEET ABOVE THE TOP OF SAID LEGAL CURB GRADE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF FULTON STREET DISTANT NORTH 61 DEGREES - 00 MINUTES - 57 SECONDS WEST, 159.43 FEET, FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF FULTON STREET WITH THE WESTERLY SIDE OF GREENWICH STREET, SAID CORNER HAVING THE COORDINATES OF NORTH 198763.82 EAST 980890.59, RUNNING THENCE, THROUGH THE BED OF FULTON STREET, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) NORTH 75 DEGREES - 40 MINUTES - 51 SECONDS WEST, A DISTANCE OF 5.77 FEET (5 FEET - 9 1/4 INCHES) TO A POINT, THENCE;

2) NORTH 14 DEGREES - 19 MINUTES - 09 SECONDS EAST, A DISTANCE OF 1.51 FEET (1 FOOT - 6 1/8 INCHES) TO A POINT ON THE NORTHERLY LINE OF SAID FULTON STREET, THENCE;

3) ALONG THE NORTHERLY LINE OF SAID FULTON STREET, SOUTH 61 DEGREES - 00 MINUTES - 57 SECONDS EAST, A DISTANCE OF 5.97 FEET (5 FEET - 11 9/16 INCHES) TO THE PLACE AND POINT OF BEGINNING.

HAVING A PROJECTED AREA AT TOP OF LEGAL CURB GRADE PLANE OF 4.358 SQUARE FEET OF LAND, MORE OR LESS AND CONTAINING 549.108 CUBIC FEET OF LAND, MORE OR LESS.

**PERFORMING ARTS CENTER BUILDING ENCROACHMENT EASEMENT 2**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE BOROUGH OF MANHATTAN, CITY, COUNTY AND STATE OF NEW YORK, HAVING A LOWER LIMITING PLANE LYING 1.35 FEET BELOW THE TOP OF LEGAL CURB GRADE AS INDICATED ON THE CITY OF NEW YORK PRESIDENT OF THE BOROUGH OF MANHATTAN TOPOGRAPHICAL BUREAU SECTIONAL MAP NOS. 3 AND 5 AS IT EXISTED ON NOVEMBER 16, 2006, AND HAVING AN UPPER LIMITING PLANE LYING AT TOP OF LEGAL CURB GRADE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF FULTON STREET DISTANT NORTH 61 DEGREES - 00 MINUTES - 57 SECONDS WEST, 159.43 FEET, FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF FULTON STREET WITH THE WESTERLY SIDE OF GREENWICH STREET, SAID CORNER HAVING THE COORDINATES OF NORTH 198763.82 EAST 980890.59, RUNNING THENCE, THROUGH THE BED OF FULTON STREET, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) NORTH 75 DEGREES - 40 MINUTES - 51 SECONDS WEST, A DISTANCE OF 5.77 FEET (5 FEET - 9 1/4 INCHES) TO A POINT, THENCE;

2) NORTH 14 DEGREES - 19 MINUTES - 09 SECONDS EAST, A DISTANCE OF 1.51 FEET (1 FOOT - 6 1/8 INCHES) TO A POINT ON THE NORTHERLY LINE OF SAID FULTON STREET, THENCE;

3) ALONG THE NORTHERLY LINE OF SAID FULTON STREET, SOUTH 61 DEGREES - 00 MINUTES - 57 SECONDS EAST, A DISTANCE OF 5.97 FEET (5 FEET - 11 9/16 INCHES) TO THE PLACE AND POINT OF BEGINNING.

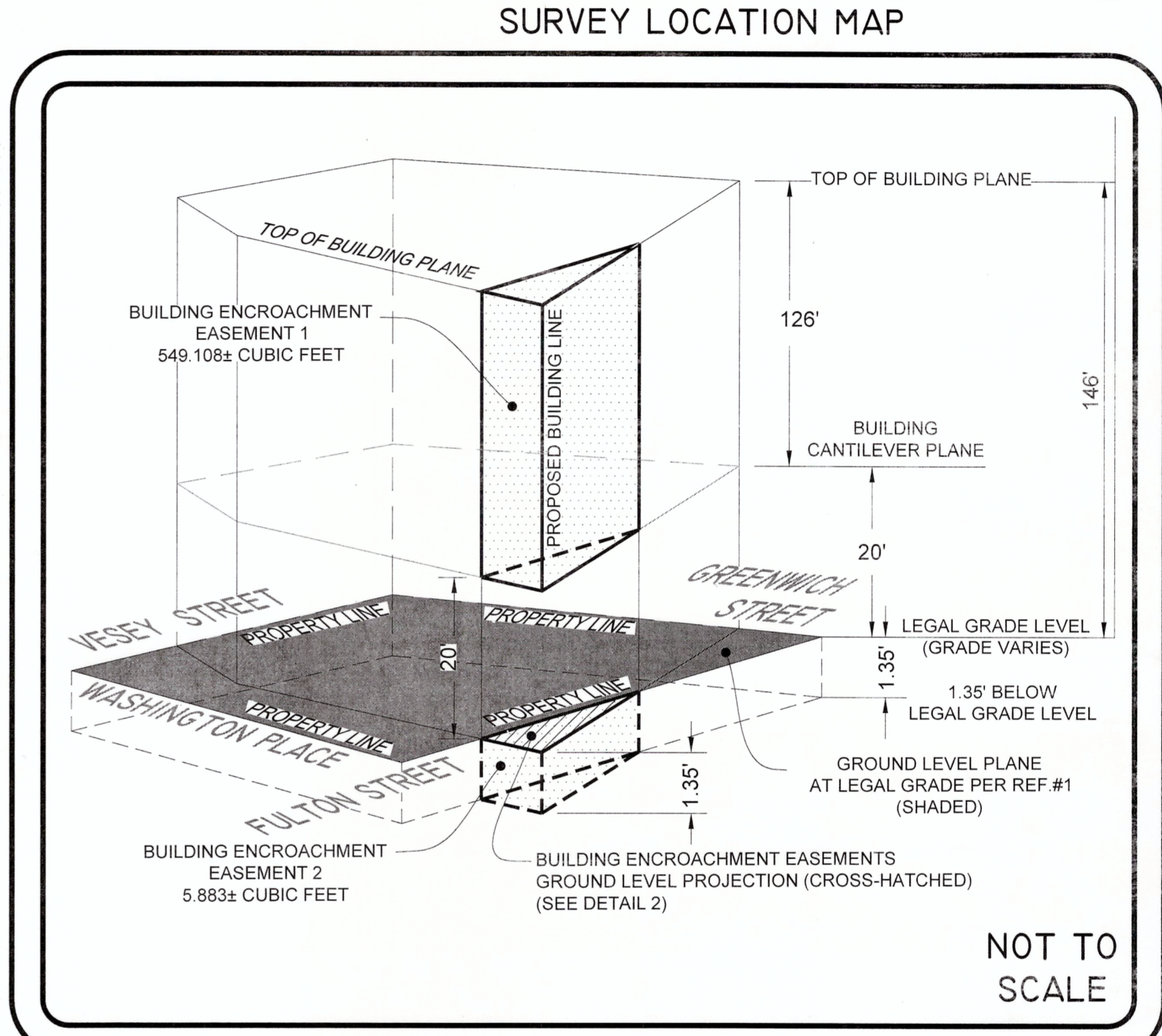
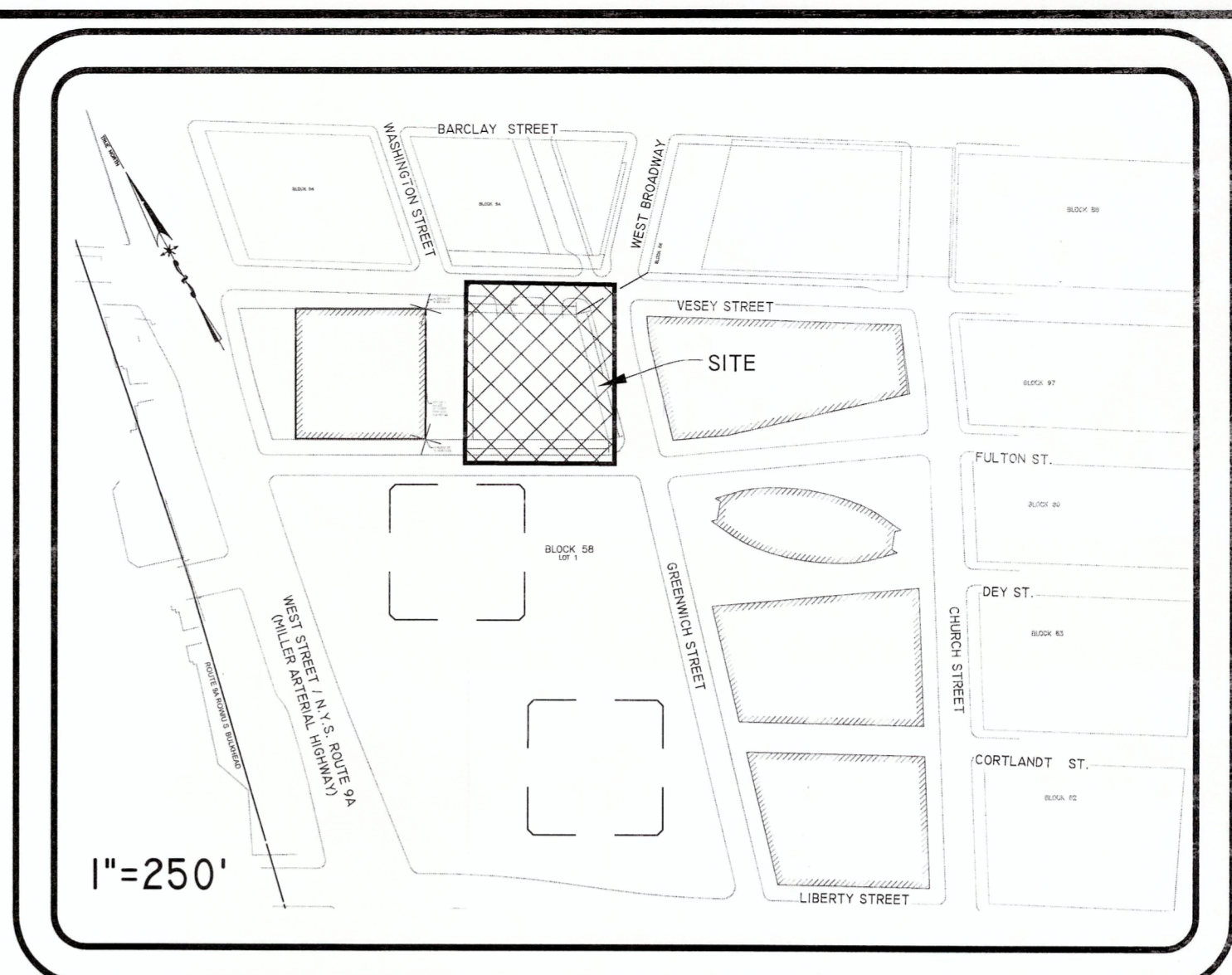
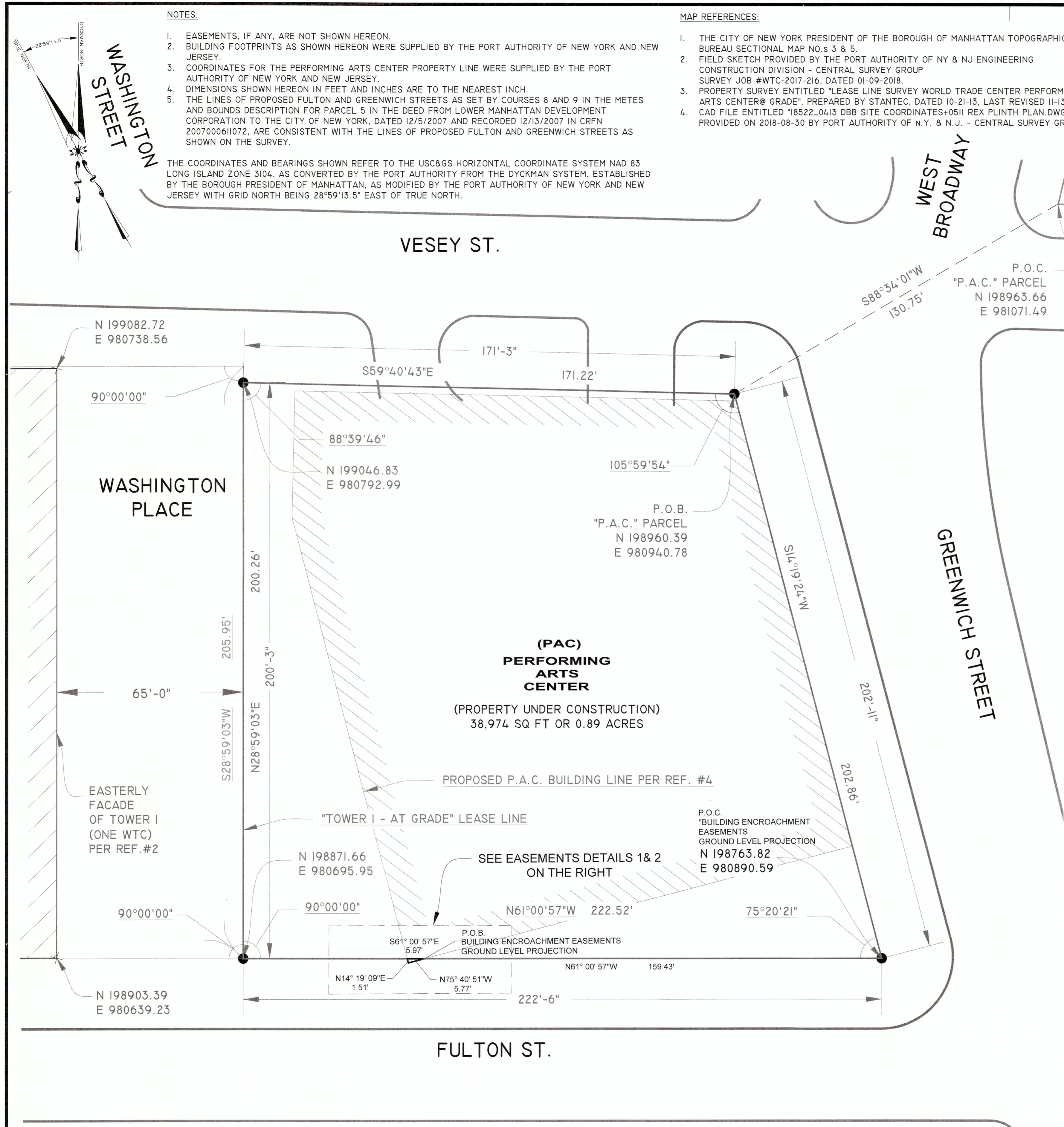
HAVING A PROJECTED AREA AT TOP OF LEGAL CURB GRADE PLANE OF 4.358 SQUARE FEET OF LAND, MORE OR LESS AND CONTAINING 5.833 CUBIC FEET OF LAND, MORE OR LESS.

**LEGEND**

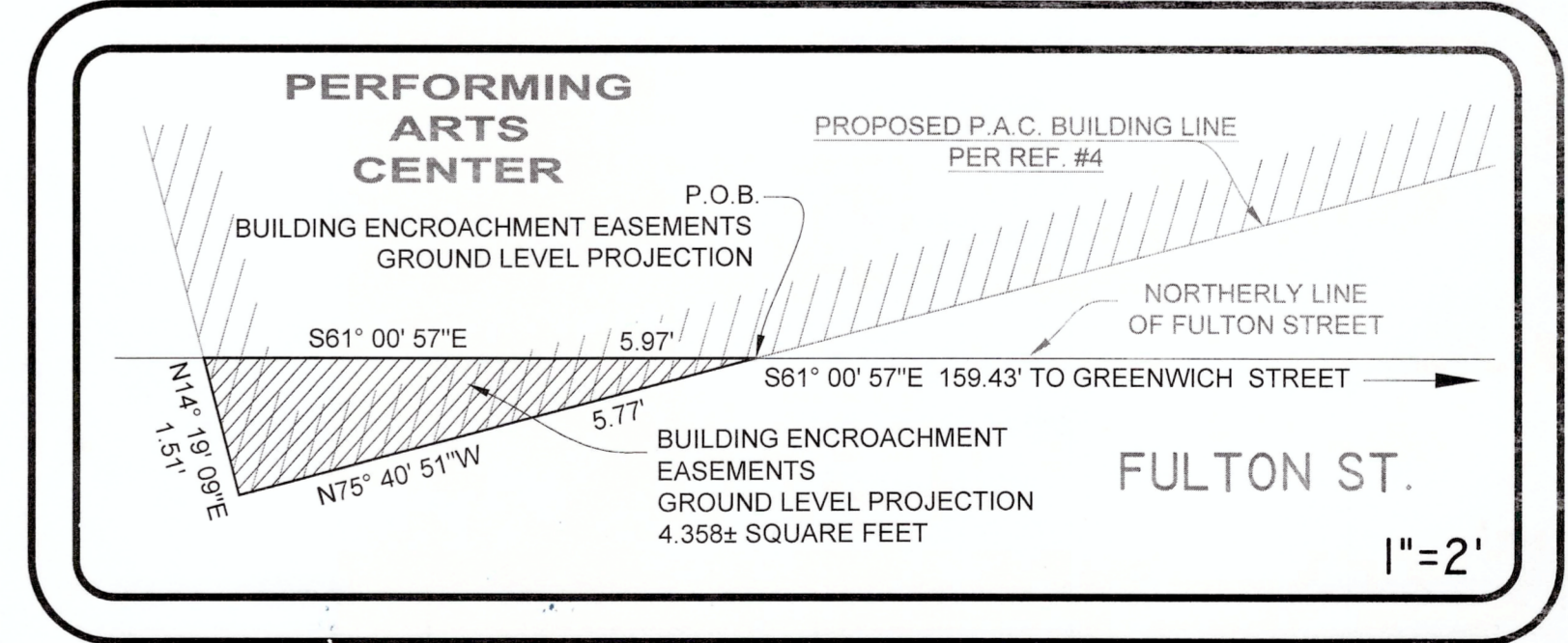
TOWER I METES AND BOUNDS = N61°00'57"W 528.30'  
SURFACE AND ABOVE LEASEHOLD = N61°00'57"W 528.30'

**ABBREVIATIONS**

P.A.C. = PERFORMING ARTS CENTER  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING



**DETAIL 1 - BUILDING ENCROACHMENT EASEMENTS (LOOKING WEST FROM WASHINGTON PLACE)**



**DETAIL 2 - BUILDING ENCROACHMENT EASEMENTS (GROUND LEVEL PROJECTION)**

**THE PORT AUTHORITY OF NY & NJ**

**CENTRAL SURVEY GROUP**

**WORLD TRADE CENTER**

**PERFORMING ARTS CENTER @ GRADE**

\*PROPERTY SURVEY\*

Title

**BUILDING ENCROACHMENT EASEMENT MAP**

**WORLD TRADE CENTER**

**PERFORMING ARTS CENTER @ GRADE**

THE COORDINATES AND BEARINGS SHOWN REFER TO THE USC&GS HORIZONTAL COORDINATE SYSTEM NAD 83 LONG ISLAND ZONE 3104.

CERTIFIED TO:

THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY.

PREPARED BY:

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**KENNETH J. STIGNER**  
NEW YORK LIC. NO. 049824-I

03/05/2019

This drawing subject to conditions in contract. All inventions, ideas, designs and methods herein are reserved to Port Authority and may not be used without it's written consent.

Drawn by: AM/MAP      Reviewed by: J.J.L.

Date: 03/05/2019      Scale: 1"=50'

Contract Number:      Drawing Number: WTC - PAC I-I SHEET 1 OF 1