

**GENERAL NOTES**

- The bearing base for this survey originated from Reel 723 Page 109.
- This property has an area of 18,042 square feet or 0.4142 acres of land.
- This property is designated by Borough of Manhattan, City, County and State of New York, as Block 1291 Lot 1.
- There was no observable evidence of site use as a solid waste dump, sump, or sanitary landfill.
- There was no observable evidence of cemeteries found at the time of this survey.
- In response to ALTA\NSPS Table A Item 16, There was no observable evidence of earth moving work, building construction or building additions within recent months.
- In response to ALTA\NSPS Table A Item 17, There are no known changes in street right of way lines either completed or proposed, and available from the controlling jurisdictions. There is no observable evidence of recent street or sidewalk construction or repairs.
- The property has pedestrian access via 5th Avenue and 55th Street, which are public rights of way.
- The subject parcel creates a mathematically closed figure.
- The surveyor observed no gaps, gores, or strips along common boundary lines and right of ways.

**SCHEDULE B - TITLE EXCEPTION NOTES**

This survey is based on a title report prepared by Old Republic National Title Insurance Company, Title No. RANY-36670, effective dated March 18, 2019.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

No matters pertaining to survey.

**SIGNIFICANT OBSERVATIONS**

NONE OBSERVED

**PARKING TABULATION**

NO PARKING SPACES ON SITE

**ZONING NOTES**

**Zoned:** C5-3 Restricted Central Commercial within Mid-Special Midtown (Fifth Avenue Subdistrict) and in Manhattan Core (Manhattan Community District 5)  
**Permitted Use Classification:** Use Group 6: Offices  
 Use Group 10: Retail on ground level  
**Observed Use(s):** Offices

Existing site conditions appear (from outside observations) to fall within permitted uses as listed above in the City of New York's Zoning Regulations Section 32-15, 32-19, 81-10, 81-82 Zoning Regulations are subject to change and interpretation, for further information contact: New York City governed website, Department of City Planning: <http://www1.nyc.gov/site/planning/index.page>  
 NYC Zola - Zoning & Land Use Application: <http://maps.nyc.gov/doitt/nycitymap/template?applicationName=ZOLA>  
 Stephanie Davis 405.840.4344, Extension 3312 [stephanie.davis@pzc.com](mailto:stephanie.davis@pzc.com)

**Site Restrictions:**

- Minimum building setbacks:  
 Front: Sec. 33-20: None Specified (min. provided: Building on street lot lines)  
 Side: Sec. 33-25: None required, however if an open area extending along a side lot line is provided, it shall be 8 Feet or 5 Feet at every point, with average width of 8 Feet (min. provided: Building on street lot lines)  
 Rear: Sec. 33-261, 33-301: None required within 100 Feet of the intersection of two street lines for corner lot portion; beyond 100 Feet of the street line that it intersects shall be considered a rear lot line and a rear yard of 20 Feet shall be provided (min. provided: Not applicable within 100 Feet of intersection of Fifth Avenue and W. 55th Street; beyond 100 Feet, building is on lot lines)
- Maximum building height: Street Width: 60 Feet or Less (West 55th Street)/100 Feet or More (Fifth Avenue)  
 Maximum Front Wall Height: 90 Feet at Street Line/150 Feet at Street Line (max. provided: 16 Stories / 201 Feet)
- Maximum floor area ratio: Sec. 81-211: Maximum Basic Floor Area Ratio: 15.0
- Parking Space Formula: Sec. 13-10: "No parking shall be required within the Manhattan Core."
- Parking Spaces Required: Site is located in the Manhattan Core within Manhattan Community District 5; Parking spaces are not required. Existing Parking Spaces: No Parking on Site

Zoning data obtained from Zoning Report #128423-1 Date: Final -4/11/2019, Revised -6/14/2019 prepared by THE PLANNING & ZONING RESOURCE COMPANY, (405) 840-4344

**FLOOD ZONE NOTE**

By graphic plotting only, this property is in Zone X (unshaded) of the Flood Insurance Rate Map, Community Panel No. 3604970088F, which bears an effective date of September 5, 2007 and IS NOT in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned thdde is community DOES currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Survey Prepared By:

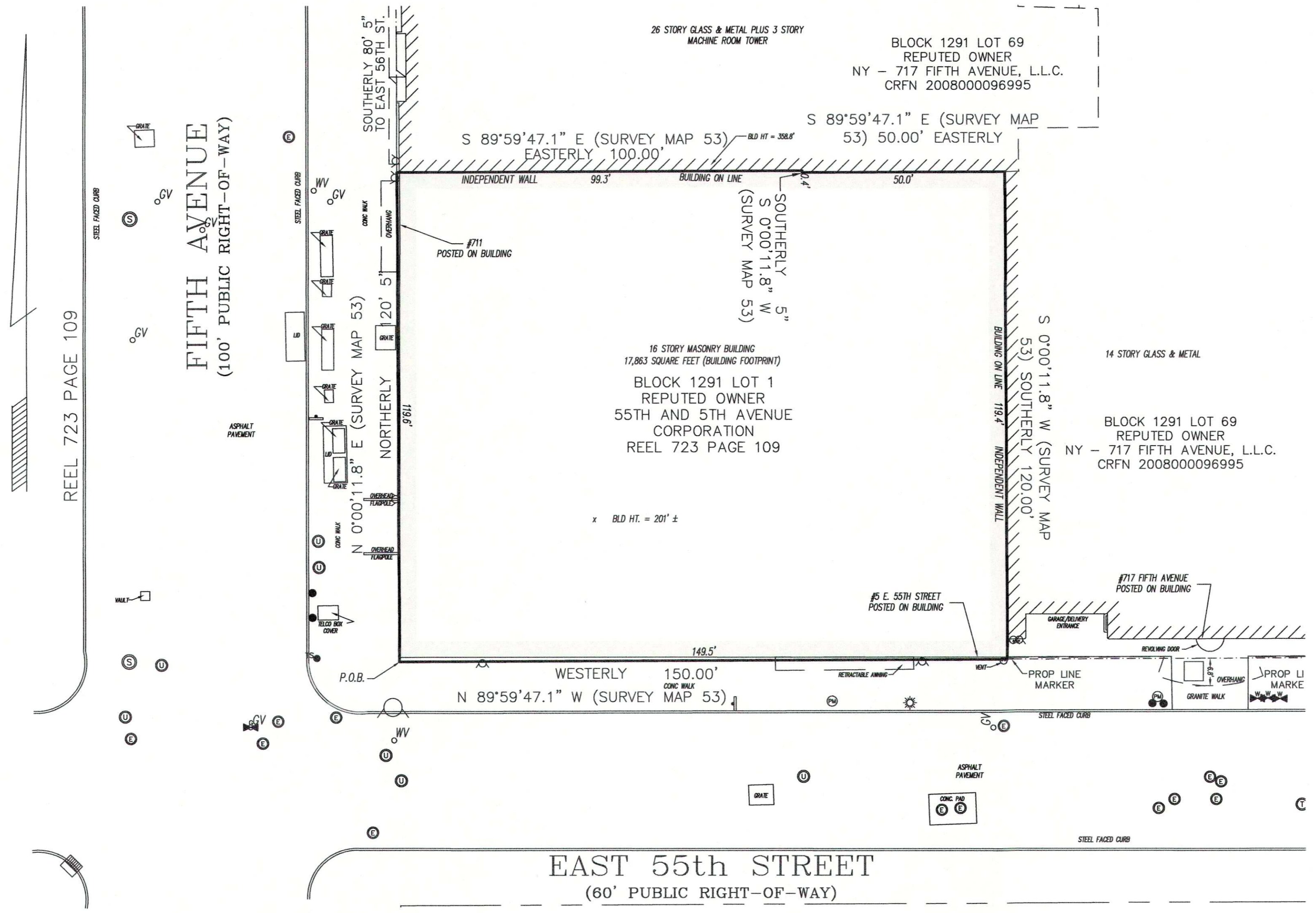
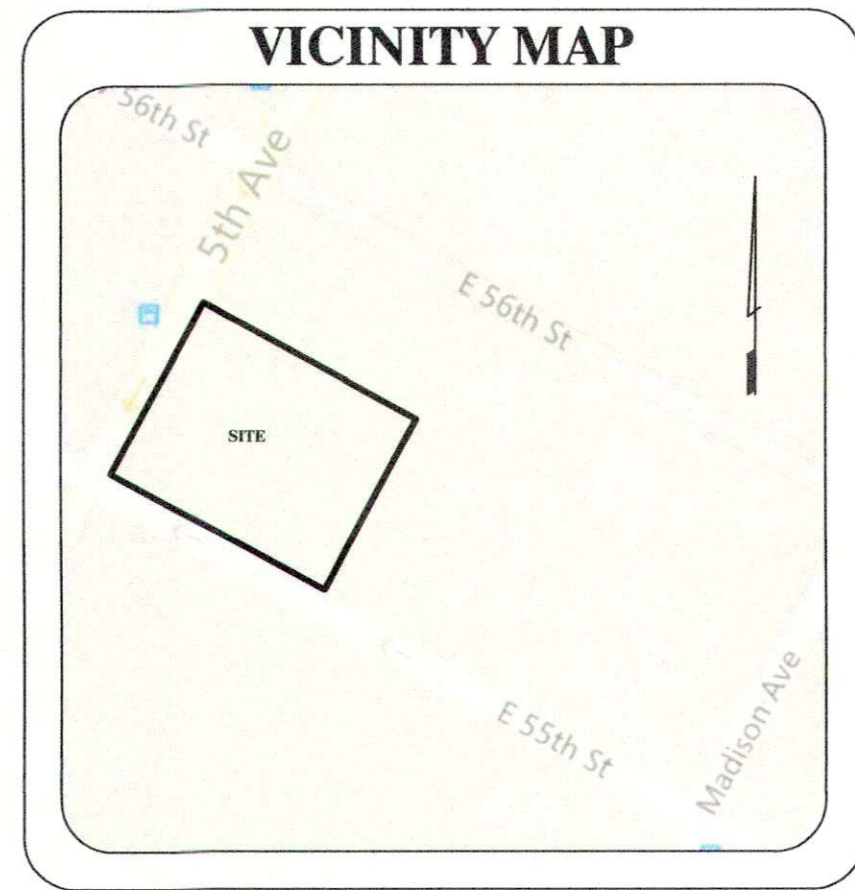
**FIRST ORDER, LLC**  
 4383 Hecktown Road  
 Bethlehem, Pa 18020  
 Phone (610) 365-2907 Fax (610) 365-2958

Surveyor's Drawing No.:	6678
Surveyor's Site Ref:	6678.dwg
Checked by: sfc	Drawn by: CS/cmm

GRAPHIC SCALE: 1" = 20'

**LEGEND OF SYMBOLS & ABBREVIATIONS**

BOUNDARY SYMBOLS		
(R) RECORD DATA	(S) SURVEYED DATA	(M) MEASURED DATA
● MONUMENT FOUND	○ MONUMENT SET	■ P.K. NAIL FOUND
▲ P.K. NAIL SET	△ R.R. SPIKE FOUND	△ R.R. SPIKE SET
× FOUND X MARK	× SET X MARK	
⊕ AIR COMPRESSOR	⊖ AIR CONDITIONER	SBL SET BACK LINE
⊙ BENCHMARK	● BOLLARD	○ BORE HOLE
□ CABLE BOX	— U/G CABLE TELEVISION	⊕ CLEAN OUT
⊕ CMP CORRUGATED METAL PIPE	⊕ CURB INLET	⊕ ELEC. MANHOLE
— E — U/G ELEC. LINE		
⊕ ELECTRIC METER	⊕ ELEC. TRANSFORMER	⊕ FIRE HYDRANT
⊕ FLAG POLE	— G — GAS LINE	⊕ GAS MANHOLE
⊕ GAS METER	⊕ GAS VALVE	⊕ GUY WIRE
⊕ KEY PAD	⊕ LANDSCAPING	⊕ LIGHT BOLLARD
⊕ LIGHT POLE	⊕ METAL	⊕ METAL TANK COVER
⊕ MONITORING WELL	— OH — OVERHEAD UTILITY	⊕ PARKING METER
⊕ PAY PHONE	⊕ PLASTIC PIPE	⊕ POWERPOLE
⊕ REINFORCED CONC PIPE	⊕ RIGHT OF WAY	⊕ SANITARY SEWER MANHOLE
— S — U/G SANITARY LINE		
⊕ SIGN	⊕ SPOT LIGHT	⊕ STORM DRAIN MANHOLE
⊕ STORM INLET	— SF — U/G STORM LINE	⊕ STREET LIGHT POLE
⊕ TELEPHONE BOX	— T — U/G TELEPHONE LINE	⊕ TELEPHONE MANHOLE
⊕ TELEPHONE POLE	⊕ TRAFFIC SIGNAL	⊕ TRAFFIC SIGNAL BOX
⊕ TRAFFIC MANHOLE	⊕ TRAFFIC POLES	⊕ TREE
⊕ UNDERGROUND	⊕ U/G CABLE MARKER	⊕ U/G GAS MARKER
⊕ U/G TELEPHONE MARKER	⊕ UNKNOWN MANHOLE	⊕ VACUUM SYSTEM
⊕ WATER MANHOLE	⊕ WATER METER	⊕ WATER VALVE



**LEGAL DESCRIPTION**

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of East 55th Street and the easterly side of Fifth Avenue;

RUNNING THENCE northerly, along the easterly side of Fifth Avenue, 120 feet 5 inches to a point distant 80 feet 5 inches southerly from the corner formed by the intersection of the easterly side of Fifth Avenue and the southerly side of East 56th Street;

THENCE easterly and parallel with East 56th Street, and part of the distance through a party wall, 100 feet;

THENCE southerly, parallel with Fifth Avenue, 5 inches;

THENCE easterly and parallel with the northerly side of East 55th Street, 50 feet;

THENCE southerly and parallel with Fifth Avenue, 120 feet to the northerly side of East 55th Street;

THENCE westerly, along the northerly side of East 55th Street, 150 feet to the point or place of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only

Designated as Block 1291, Lot 1, New York County and also known as 711 5th Avenue, New York, NY 10022.

**AS SURVEYED DESCRIPTION**

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of East 55th Street and the easterly side of Fifth Avenue;

RUNNING THENCE North 00°00'11.8" East, along the easterly side of Fifth Avenue, 120 feet 5 inches to a point distant 80 feet 5 inches southerly from the corner formed by the intersection of the easterly side of Fifth Avenue and the southerly side of East 56th Street;

THENCE South 89°59'47.1" East and parallel with East 56th Street, and part of the distance along the face of an independent wall, 100 feet to a point;

THENCE South 00°00'11.8" West, parallel with Fifth Avenue, 5 inches to a point;

THENCE South 89°59'47.1" East and parallel with the northerly side of East 55th Street, 50 feet to a point;

THENCE South 00°00'11.8" West and parallel with Fifth Avenue, 120 feet to the northerly side of East 55th Street;

THENCE along the northerly side of East 55th Street, North 89°59'47.1" West 150 feet to the point or place of BEGINNING.

Being the same tract of land described in a Title Report prepared by Old Republic National Title Insurance Company, Title No. RANY-36670, effective dated March 18, 2019.

**ALTA/NSPS LAND TITLE SURVEY**

Coca-Cola Building  
 711 5th Avenue  
 5th Avenue & 55th Street  
 New York, New York  
**Surveyor's Certification**

To: JPMorgan Chase Bank, National Association, its successors and/or assigns, as their interest may appear; 711 Mezz B LLC, a Delaware limited liability; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION; STEWART TITLE INSURANCE COMPANY; NG 711 Fifth Ave LLC, a Delaware limited liability company; Riverside Abstract, LLC, as Agent for Old Republic National Title Insurance Company, Fidelity National Title Insurance Company, and MKAssociates, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 & 20 of Table A thereof.

The field work was completed on January 04, 2019 (updated: June 14, 2019).

Date of Plat or Map: June 21, 2019  
 Date of Last Revision: August 19, 2019

Signature

Professional Land Surveyor: Jack W. Shoemaker  
 Registration Number: 50495-1  
 in the State of New York

PROJECT NAME: COCA-COLA BUILDING MKA PROJECT No.: 6556-19-5429R  
 ADDRESS: 711 5TH AVENUE (5TH & 55TH) CITY: NEW YORK STATE: NY

**For Inquiries Concerning This Survey Contact MKA**  
**National Coordinators of Land Survey Services**  
 6593 Commerce Court - Warrenton, Virginia 20187  
 Phone: (540) 428-3550 Fax: (540) 428-3560  
 Email: [comments@mkassociates.com](mailto:comments@mkassociates.com)  
[www.mkassociates.com](http://www.mkassociates.com)