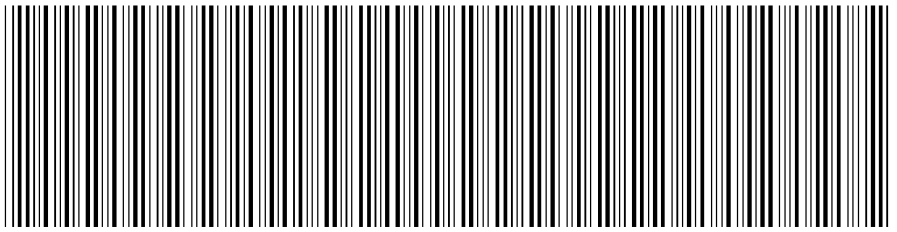


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2021112900680001003E2F2E

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 15

Document ID: 2021112900680001

Document Date: 11-24-2021

Preparation Date: 12-13-2021

Document Type: EASEMENT

Document Page Count: 13

PRESENTER:

ROYAL REGISTERED PROPERTY REPORTS
(FILE#183749)M
125 PARK AVENUE, SUITE 1610
NEW YORK, NY 10017
212-376-0900
MBASALATAN@ROYALABSTRACT.COM

RETURN TO:

ROYAL REGISTERED PROPERTY REPORTS
(FILE#183749)M
125 PARK AVENUE, SUITE 1610
NEW YORK, NY 10017
212-376-0900
MBASALATAN@ROYALABSTRACT.COM

Borough	Block	Lot	Unit	Address
BRONX	2356	2	Entire Lot	575 EXTERIOR ST

Property Type: OTHER Easement

Borough	Block	Lot	Unit	Address
BRONX	2356	6	Partial Lot	N/A EXTERIOR STREET

Property Type: OTHER Easement

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

THE CITY OF NEW YORK
CITY HALL
NEW YORK, NY 10007

GRANTEE/BUYER:

THE PEOPLE OF THE STATE OF NEW YORK
ACTING THROUGH THEIR COMMISSIONER OF THE
DEPT OF, ENVIRONMENTAL CONSERVATION, 625
BROADWAY
ALBANY, NY 12233

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :

Mortgage Amount:	\$	0.00
------------------	----	------

Taxable Mortgage Amount:	\$	0.00
--------------------------	----	------

Exemption:

TAXES: County (Basic):	\$	0.00
------------------------	----	------

City (Additional):	\$	0.00
--------------------	----	------

Spec (Additional):	\$	0.00
--------------------	----	------

TASF:	\$	0.00
-------	----	------

MTA:	\$	0.00
------	----	------

NYCTA:	\$	0.00
--------	----	------

Additional MRT:	\$	0.00
-----------------	----	------

TOTAL:	\$	0.00
--------	----	------

Recording Fee:	\$	108.00
----------------	----	--------

Affidavit Fee:	\$	0.00
----------------	----	------

Filing Fee:

\$	250.00
----	--------

NYC Real Property Transfer Tax:

\$	0.00
----	------

NYS Real Estate Transfer Tax:

\$	0.00
----	------

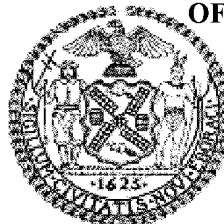
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 12-14-2021 10:48

City Register File No.(CRFN):

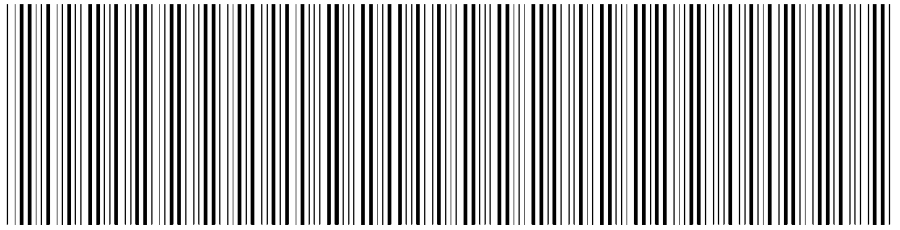
2021000489549



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2021112900680001003C2DAE

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 15

Document ID: 2021112900680001

Document Date: 11-24-2021

Preparation Date: 12-13-2021

Document Type: EASEMENT

PROPERTY DATA

Borough	Block Lot	Unit	Address
BRONX	2356 10 Entire Lot		N/A EXTERIOR STREET
Property Type: OTHER Easement			

PARTIES

GRANTOR/SELLER:

BRONX POINT OWNER LLC
1865 PALMER AVENUE, SUITE 203
LARCHMONT, NY 10538

GRANTOR/SELLER:

BRONX POINT LIHTC LLC
1865 PALMER AVE STE 203
LARCHMONT, NY 10538-3037

GRANTOR/SELLER:

BRONX POINT HOUSING DEVELOPMENT FUND
COMPANY, INC.
60 E TREMONT AVE
BRONX, NY 10453

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

THIS INDENTURE made ^{as of} this 24th day of November, 2021 between Owner(s), **The City of New York**, (the "Grantor Fee Owner") having an office at City Hall, New York, New York 10007, **Bronx Point Housing Development Fund Company, Inc.** (the "Grantor Leaseholder") having an office at 60 E. Tremont Avenue, Bronx, New York 10453, **Bronx Point Owner LLC**, (the "Grantor Beneficial Leaseholder"), having an office at c/o L&M Development Partners Inc., 1865 Palmer Avenue, Suite 203, Larchmont, New York 10538, and **Bronx Point LIHTC LLC** (the "Grantor LIHTC Tenant") having an office at c/o L&M Development Partners Inc., 1865 Palmer Avenue, Suite 203, Larchmont, New York 10538 (collectively, the "Grantor"), and **The People of the State of New York** (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor Fee Owner, is the owner of real property located at the address of 575 Exterior Street in the City of New York, County of Bronx and State of New York, known and designated on the tax map of the New York City Department of Finance as tax map parcel number: Block 2356 Lot 2, being a portion of the property conveyed to Grantor by deed dated September 8, 1975 and recorded in the City Register of the City of New York in Reel 288, Page 1006, and by deed dated September 8, 1975 and recorded in the City Register of the City of New York in Reel 288, Page 1011; and

WHEREAS, Grantor Fee Owner, is the owner of real property located at the address of 575 Exterior Street in the City of New York, County of Bronx and State of New York, known and

designated on the tax map of the New York City Department of Finance as tax map parcel number: Block 2356 Lot 6, being a portion of the property conveyed to Grantor by deed dated September 8, 1975 and recorded in the City Register of the City of New York in Reel 288, Page 1006, and by deed dated September 8, 1975 and recorded in the City Register of the City of New York in Reel 288, Page 1011, and as set forth in the certification recorded in City Register of the City of New York as CRFN # 2020000316305, and only a portion of which is included in the Controlled Property (defined below);

WHEREAS, Grantor Fee Owner, is the owner of real property located at the address of 575 Exterior Street in the City of New York, County of Bronx and State of New York, known and designated on the tax map of the New York City Department of Finance as tax map parcel number: Block 2356 Lot 10, being a portion of the property conveyed to Grantor by deed dated September 8, 1975 and recorded in the City Register of the City of New York in Reel 288, Page 1006, and by deed dated September 8, 1975 and recorded in the City Register of the City of New York in Reel 288, Page 1011; and

WHEREAS, the property subject to this Environmental Easement (the "Controlled Property") comprises approximately 4.471 +/- acres, and is hereinafter more fully described in the Land Title Survey dated May 27, 2021 prepared by Paul Fisher, P.L.S. of Langan Engineering, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, Grantor Leaseholder, is the tenant of Block 2356, Lot 2 pursuant to that Assumption and Assignment of Lease dated December 29, 2020 and recorded in City Register of the City of New York as CRFN # 2021000013552; and

WHEREAS, Grantor Beneficial Leaseholder, is the owner of the beneficial interest in the Controlled Property being leased by the Grantor Leaseholder by means of a Declaration of Interest and Nominee Agreement dated December 29, 2020 and recorded in City Register of the City of New York as CRFN # 2021000013553; and

WHEREAS, Grantor LIHTC Tenant, is the tenant of Block 2356, Lot 2 pursuant to that Memorandum of Master Lease dated December 29, 2020 and recorded in City Register of the City of New York as CRFN # 2021000013554; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C230117-01-19, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in

perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

**Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii),
Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial
as described in 6 NYCRR Part 375-1.8(g)(2)(iv)**

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the New York City Department of Health and Mental Hygiene to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Site Number: C203117
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to: Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the

Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor Fee Owner has caused this instrument to be signed in its name.

The City of New York:

By: Vicki Been

Print Name: Vicki Been

Title: Deputy Mayor Date: 11/19/21
Housing & Economic Development

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF NY)

On the 19 day of November, in the year 20 21, before me, the undersigned, personally appeared Vicki Been, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Josephine Miranda
Notary Public - State of New York

JOSEPHINE MIRANDA
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01MI6164430
QUALIFIED IN RICHMOND COUNTY
MY COMMISSION EXPIRES APRIL 23, 2023

IN WITNESS WHEREOF, Grantor Leaseholder has caused this instrument to be signed in its name.

Bronx Point Housing Development Fund Company, Inc.:

By: C-2

Print Name: Eileen Torres

Title: Executive Director Date: 31 August 2021

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF Bronx)

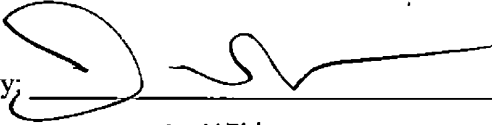
On the 31 day of August, in the year 2021, before me, the undersigned, personally appeared Eileen Torres, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public - State of New York

SCOTT AUWARTER
Notary Public, State of New York
No. 01AU504193
Qualified in Rockland County
Commission Expires July 15, 2023

IN WITNESS WHEREOF, Grantor Beneficial Leaseholder has caused this instrument to be signed in its name.

Bronx Point Owner LLC:

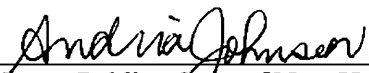
By: 
David Dishy
Authorized Signatory
Print Name: _____

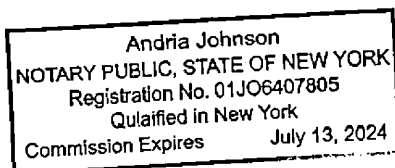
Title: _____ Date: _____

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF New York)

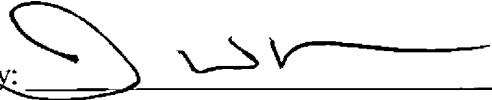
On the 18 day of August, in the year 2021, before me, the undersigned, personally appeared David Dishy, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public - State of New York



IN WITNESS WHEREOF, Grantor LIHTC Tenant has caused this instrument to be signed in its name.

Bronx Point LIHTC LLC:

By: 

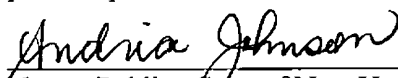
Print Name: David Dishy
Authorized Signatory

Title: _____ Date: _____

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF New York)

On the 18 day of August, in the year 20 21, before me, the undersigned, personally appeared David Dishy, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public - State of New York

Andria Johnson NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01JO6407805 Qualified in New York Commission Expires July 13, 2024

SCHEDULE "A" PROPERTY DESCRIPTION

All that certain Plot, Piece or Parcel of land, situate, lying and being in the Borough of the Bronx, County of Bronx and state of New York, Bounded and Described as follows:

Beginning at the corner formed by the intersection of the Northerly side of East 149th Street and the Westerly side of Gateway Center Boulevard (formerly known as Exterior Street, Major Deegan Boulevard), said point being the Point or Place of Beginning, and running thence;

1. Westerly along said Northerly side of East 149th Street, South 67 degrees 54 minutes 03 seconds West, a distance of 426.05 feet to a point, thence;
2. North 30 degrees 39 minutes 32 seconds West, a distance of 73.80 to a point, thence;
3. North 01 degrees 02 minutes 51 seconds West, a distance of 50.46 to a point, thence;
4. North 36 degrees 58 minutes 13 seconds West, a distance of 237.38 to a point, thence;
5. North 30 degrees 39 minutes 32 seconds West, a distance of 127.52 feet to a point on the northerly side of former East 150th Street (closed per city plan 11980), thence;
6. North 31 degrees 15 minutes 53 seconds West, a distance of 75.00 feet to a point, thence;
7. North 45 degrees 59 minutes 57 seconds East, a distance of 92.81 feet to a point, thence;
8. North 54 degrees 57 minutes 49 seconds East, a distance of 70.31 feet to a point, thence;
9. North 67 degrees 54 minutes 03 seconds East, a distance of 42.10 feet to a point, thence;
10. South 32 degrees 47 minutes 24 seconds East, a distance of 177.06 feet to a point, thence;
11. Easterly along the aforementioned northerly side of former East 150th Street, North 80 degrees 44 minutes 10 seconds East, a distance of 156.90 feet to a point formed by the intersection of said northerly side of former East 150th Street and the aforementioned westerly side of Gateway Center Boulevard, thence;
12. Southerly along said westerly side of Gateway Center Boulevard, South 42 degrees 10 minutes 48 seconds East, a distance of 59.56 to a point, thence;
13. Southerly along said Westerly side of Gateway Center Boulevard, South 42 degrees 10 minutes 54 seconds East, a distance of 313.78 to a point, thence;
14. Still southerly along said westerly side of Gateway Center Boulevard, South 22 degrees 05 minutes 57 seconds East, a distance of 40.52 feet to the Point or Place of Beginning.

Encompassing an area of 194,772 square feet or 4.471 acres, more or less.