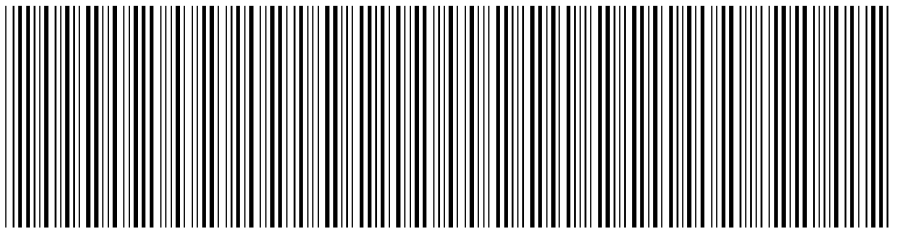


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 15

Document ID: 2023112800538005

Document Date: 11-21-2023

Preparation Date: 12-05-2023

Document Type: EASEMENT

Document Page Count: 13

PRESENTER:

ROYAL ABSTRACT OF NEW YORK LLC
(TITLE#916319A)
125 PARK AVENUE, SUITE 1610
NEW YORK, NY 10017
212-376-0900
SDEJESUS@ROYALABSTRACT.COM

RETURN TO:

ROYAL ABSTRACT OF NEW YORK LLC
(TITLE#916319A)
125 PARK AVENUE, SUITE 1610
NEW YORK, NY 10017
212-376-0900
SDEJESUS@ROYALABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	1833	120	Entire Lot	126-20 WILLETS POINT BLVD

Property Type: COMMERCIAL REAL ESTATE

Borough	Block	Lot	Unit	Address
QUEENS	1833	130	Entire Lot	N/A WILLETS POINT BLVD

Property Type: COMMERCIAL REAL ESTATE

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
ACTING THROUGH ITS DEPT OF ECONOMIC
DEVELOPMENT, CORPORATION 1 LIBERTY PLAZA
NEW YORK, NY 10007

GRANTEE/BUYER:

NYS DEPARTMENT 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

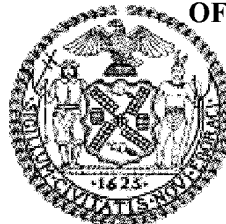
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 12-06-2023 12:09

City Register File No.(CRFN):

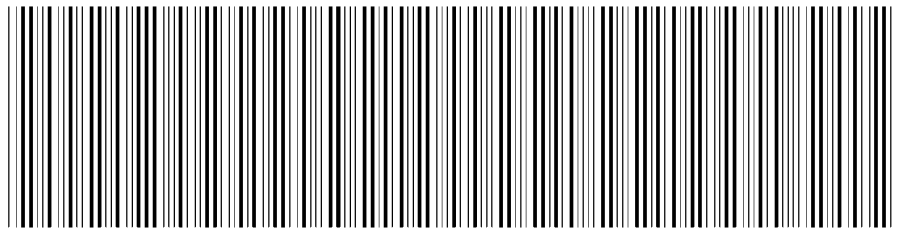
2023000319251



Collette McChia-Jacques

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2023112800538005005C357D

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 15

Document ID: 2023112800538005
Document Type: EASEMENT

Document Date: 11-21-2023

Preparation Date: 12-05-2023

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	1833 135 Entire Lot		N/A WILLETS POINT BLVD

Property Type: COMMERCIAL REAL ESTATE

PARTIES

GRANTOR/SELLER:

WILLETS POINT PHASE I HOUSING DEVELOPMENT
FUND
CORPORATION, 247 WEST 37TH STREET, 4TH FLOOR
NEW YORK, NY 10018

GRANTOR/SELLER:

WILLETS POINT PHASE I OWNER, LLC
30 HUDSON YARDS, 72ND FLOOR
NEW YORK, NY 10001

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

THIS INDENTURE made this ^{as of} 21st day of November, 2023 between Owner, The City of New York acting through its Department of Economic Development Corporation, having an office at 1 Liberty Plaza, New York, NY 10006, (the "Grantor Fee Owner" or the "City"), Willets Point Phase I Housing Development Fund Corporation, a New York not-for-profit corporation organized pursuant to Article XI of the Private Housing Finance Law of the State of New York and Section 402 of the Not-for-Profit Corporation Law of the State of New York with an office at 247 West 37th Street, 4th Floor, New York, NY 10018 (the "Legal Tenant"), Willets Point Phase I Owner, LLC, a New York limited liability company with an office at c/o Related Companies, 30 Hudson Yards, 72nd Floor, New York, New York 10001 (the "Beneficial Tenant" and together with the City, the Legal Tenant and the Beneficial Tenant, 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 the following real property located at 126-20 Willets Point Boulevard (a/k/a 126-16/126-38 Willets Point Boulevard or 126-01 Roosevelt Avenue), 126-43 39th Avenue (a/k/a 38-02 127th Street or N/A Willets Point Boulevard, and 125-55 39th Avenue (a/k/a N/A Willets Point Boulevard) in the City of New York, County of Queens and State of New York, known and designated on the tax map of the New York City Department of Finance as tax map parcel numbers: Block 1833 Lots 120, 130 and 135, being the same as that property conveyed to Grantor by:

1. Deed dated September 3, 2009, and recorded in the City Register of the City of New York as CRFN # 2009000287323;
2. Deed dated July 28, 2009 and recorded in the City Register of the City of New York as CRFN # 2009000237329;
3. Deed dated December 2, 2009 and recorded in the City Register of the City of New York as CRFN # 2009000395990;
4. Deed dated September 16, 2010 and recorded in the City Register of the City of New York as CRFN # 2010000315015;
5. Deed dated January __, 2014 and recorded in the City Register of the City of New York as CRFN # 2017000431256 (Notice of Conveyance to the City of New York recorded on January 24, 2014 as CRFN # 2014000035225);
6. Deed dated August 2, 2011 and recorded in the City Register of the City of New York as CRFN # 2011000293338;
7. Condemnation proceeding in the matter of acquiring title to Willets Point Boulevard from Northern Boulevard (Jackson Avenue) to Roosevelt Avenue, etc. and shown as Parcel No. 6 on Damage Map No. 4021. The portions of the streets were eliminated, discontinued and closed by Alteration Map No. 500A, ULURP No. M-080221 (A) MMQ, dated February 16, 2018 and recorded in the City Register of the City of New York as CRFN # 2018000059163;
8. Condemnation proceeding in the matter of acquiring title to 38th Avenue (Edson Street) from 126th Street (Hewett Avenue) to Willets Point Boulevard, 39th Avenue (Ferguson Avenue) from 126th Street (Hewett Avenue) to Willets Point Boulevard, etc. and shown as Parcel Nos. 1 and 2 on Damage Map No. 5208. The portions of the streets were eliminated, discontinued and closed by Alteration Map No. 500A, ULURP No. M-080221 (A) MMQ, dated February 16, 2018 and recorded in the City Register of the City of New York as CRFN # 2018000059163.

The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 3.114 +/- acres, and is hereinafter more fully described in the Land Title Survey dated August 23, 2023 prepared by Paul Fisher (License No.050784-1), Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., 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, Legal Tenant and the Beneficial Tenant are the ground lessees of the Controlled Property pursuant to the Assignment and Assumption of Lease by and among New York City Land Development Corporation, as assignor, and Legal Tenant and Beneficial Tenant, as assignees, dated as of the date hereof; 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: C241146-10-13, 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: C241146
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.

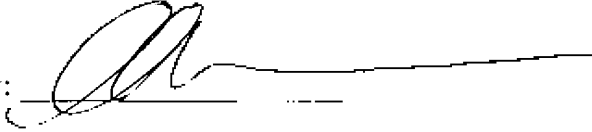
10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

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, City has caused this instrument to be signed in its name.

The City of New York

By: 

Print Name: Maria Torres-Springer

Title: Deputy Mayor for Housing, Economic Development and Workforce

Date: _____

City's Acknowledgment

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

On the 17th day of November, in the year 2023, before me, the undersigned, personally appeared Maria Torres-Springer, 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

Carlos A. Guerra
Notary Public, State of New York
No. 01GU6292830
Qualified in New York County
Commission Expires 11/12/2025

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

WILLETS POINT PHASE I HOUSING DEVELOPMENT FUND CORPORATION, a New York not-for-profit corporation

By: *J Tom*
Name: Jacqueline Tom
Title: Secretary/ Treasurer

Legal Tenant's Acknowledgment

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

On the 20th day of November, in the year 2023, before me, the undersigned, personally appeared Jacqueline Tom, 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.

Grace Alster
Notary Public - State of New York

GRACE ALSTER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AL6408363
Qualified in Nassau County
Commission Expires August 24, 2024

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

WILLETS POINT PHASE I OWNER, LLC, a New York limited liability company

By: _____
Name: Glenn Goldstein
Title: Authorized Signatory

By: _____
Name: Scott Wilpon
Title: Authorized Signatory

Beneficial Tenant's Acknowledgment

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

On the 17 day of November in the year 2023, before me, the undersigned, personally appeared Glenn Goldstein and _____, 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

JOY NOVIE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01NO6343551
Qualified in New York County
Commission Expires June 13, 2024

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

WILLETS POINT PHASE I OWNER, LLC, a New York limited liability company

By: _____
Name: Glenn Goldstein
Title: Authorized Signatory

By:  _____
Name: Scott Wilpon
Title: Authorized Signatory

Beneficial Tenant's Acknowledgment

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

On the 20 day of NOV, in the year 2023 before me, the undersigned, personally appeared SCOTT WILPON and _____, 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

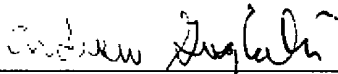
Kershelle Germain
Commissioner of Deeds, City of New York
No. 2-14405
Cert. Filed in New York and Kings County
Commission Expires Sept. 1, 2025
The UPS Store 82 Nassau St NY, NY 10038
212.406.9010

STATE OF NEW YORK)
COUNTY OF _____) ss:

On the _____ day of _____, in the year 20 __, before me, the undersigned, personally appeared _____ and _____, 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

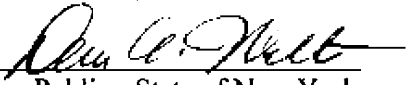
THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: 
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 17th day of November, in the year 2023, before me, the undersigned, personally appeared Andrew O. Guglielmi, 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/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public - State of New York

Drew A. Wellette
Notary Public, State of New York
Qualified in Seneca County Co.
No. 01W 890
Commission Expires 03 / 2026

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY SIDE OF 126TH STREET (KNOWN AS HEWITT AVENUE) (80 FEET WIDE) WITH THE NORTHERLY SIDE OF ROOSEVELT AVENUE (80 FEET WIDE), AND RUNNING THENCE;

NORTHERLY, ALONG SAID EASTERLY SIDE OF 126TH STREET, A DISTANCE OF 26.79 FEET TO A POINT, THENCE;

NORTHEASTERLY, FORMING AN INTERIOR ANGLE OF 138°38'18" WITH THE PREVIOUS COURSE, A DISTANCE OF 637.15 FEET TO A POINT, THENCE;

EASTERLY, FORMING AN INTERIOR ANGLE OF 131°21'42" WITH THE PREVIOUS COURSE, A DISTANCE OF 39.97 FEET TO A POINT, THENCE;

SOUTHWESTERLY, FORMING AN INTERIOR ANGLE OF 48°38'18" WITH THE PREVIOUS COURSE, A DISTANCE OF 64.84 FEET TO A POINT, THENCE;

SOUTHEASTERLY, FORMING AN INTERIOR ANGLE OF 270°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 228.00 FEET TO A POINT, THENCE;

SOUTHWESTERLY, FORMING AN INTERIOR ANGLE OF 90°00'00" WITH THE PREVIOUS COURSE, A DISTANCE OF 407.26 FEET TO A POINT ON SAID NORTHERLY SIDE OF ROOSEVELT AVENUE, THENCE;

WESTERLY, ALONG SAID NORTHERLY SIDE OF ROOSEVELT AVENUE, FORMING AN INTERIOR ANGLE OF 131°21'42" WITH THE PREVIOUS COURSE, A DISTANCE OF 320.16 FEET TO THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 135,609 SQUARE FEET OR 3.114 ACRES, MORE OR LESS.