

Notice to Municipality

Date: July 6, 2016

Name of Official: Office of the City Register
Name of Municipality: City of New York, Queens County
Address: 144-06 94th Avenue, 1st floor, Jamaica, NY 11435

Re: Environmental Easement

Dear Sir or Madam:

Attached please find a copy of an environmental easement granted to the New York State Department of Environmental Conservation ("DEC") on June 17, 2016 and recorded on June 28, 2016, as CRFN 2016000217578 by LIC Development Owner, L.P. for property at 28-30 Jackson Avenue (a/k/a 28-34 Jackson Avenue), 28-02 Jackson Avenue and 30-02 Queens Boulevard, Queens, New York.
Tax Map No.: Block 264, Lots 1 and 17, and Block 263, Lot 9
DEC Site No: C241151 (Queens Plaza Residential Development- BCP Site B)

This Environmental Easement restricts future use of the above-referenced property to restricted residential uses. Any on-site activity must be done in accordance with the Environmental Easement and the Site Management Plan which is incorporated into the Environmental Easement. DEC approval is also required prior to any groundwater use.

Article 71, Section 71-3607 of the New York State Environmental Conservation Law requires that:

1. Whenever the department is granted an environmental easement, it shall provide each affected local government with a copy of such easement and shall also provide a copy of any documents modifying or terminating such environmental easement.
2. Whenever an affected local government receives an application for a building permit or any other application affecting land use or development of land that is subject to an environmental easement and that may relate to or impact such easement, the affected local government shall notify the department and refer such application to the department. The department shall evaluate whether the application is consistent with the environmental easement and shall notify the affected local government of its determination in a timely fashion, considering the time frame for the local government's review of the application. The affected local government shall not approve the application until it receives approval from the department.

An electronic version of every environmental easement that has been accepted by the Department is available to the public at: <http://www.dec.ny.gov/chemical/36045.html>. Please forward this notice to your building and/or planning departments, as applicable, to ensure your compliance with these provisions of New York State Environmental Conservation Law. If you have any questions or comments regarding this matter, please do not hesitate to contact me.

Very truly yours,

LIC Development Owner, L.P.

By: 

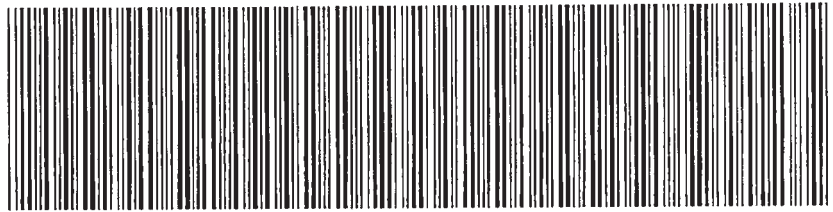
Name:

Title:

Steven R. Wechsler
Senior Managing Director

**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.



2016062200711002001E7A4F

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 15

Document ID: 2016062200711002

Document Date: 06-17-2016

Preparation Date: 06-22-2016

Document Type: EASEMENT

Document Page Count: 13

PRESENTER:

FIRST AMERICAN TITLE INSURANCE (FIRSTAM PICKUP)
666 THIRD AVENUE-5TH FLOOR
TITLE# 799516 ML ACCOM
NEW YORK, NY 10017
212-850-0670

RETURN TO:

NYS DEPT OF ENVIRONMENTAL CONSERVATION
625 BROADWAY 14TH FLOOR
ATTN: BRADFORD D BURNS, ESQ
ALBANY, NY 12233

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	264	1	Entire Lot	28-02 JACKSON AVENUE

Property Type: NON-RESIDENTIAL VACANT LAND Easement

Borough	Block	Lot	Unit	Address
QUEENS	264	17	Entire Lot	28-30 JACKSON AVENUE

Property Type: NON-RESIDENTIAL VACANT LAND Easement

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

LIC DEVELOPMENT OWNER, L.P.
C/O TISHMAN SPEYER, 45 ROCKEFELLER PLAZA
NEW YORK, NY 10111

GRANTEE/BUYER:

THE PEOPLE OF THE STATE OF NEW YORK
625 BROADWAY
ALBANY, NY 12233

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: \$ 107.00

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 06-28-2016 15:37

City Register File No.(CRFN):

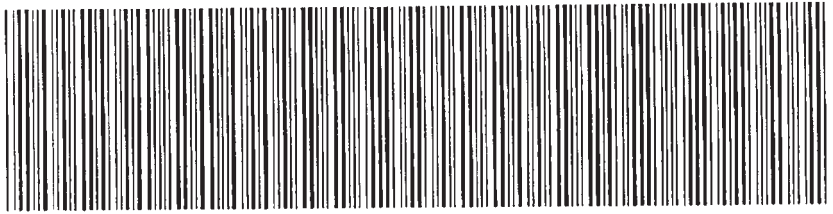
2016000217578



Janette M. Hill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2016062200711002001C78CF

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 15

Document ID: 2016062200711002
Document Type: EASEMENT

Document Date: 06-17-2016

Preparation Date: 06-22-2016

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	263 9 Entire Lot		30-02 QUEENS BOULEVARD
Property Type: NON-RESIDENTIAL VACANT LAND Easement			

3020-799516

ENVIRONMENTAL EASEMENT

made between

LIC Development Owner, L.P.,

and

The People of the State of New York

as of the 17th day of June, 2016

and affecting

Block 264

Lots 1 and 17

and

Block 263

Lot 9

Queens County, New York

AFTER RECORDING, RETURN TO:

NYS Dept of Environmental Conservation

Office of General Counsel

625 Broadway, 14th Floor

Albany, NY 12233-1500

Attn: Bradford D. Burns, Esq.

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

THIS INDENTURE made this 17th day of June, 2016, between LIC Development Owner, L.P., having an office at c/o Tishman Speyer, 45 Rockefeller Center, New York, New York 10111, County of New York, State of New York (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, is the owner of real property located at the address of 28-02 Jackson Avenue, 28-30 Jackson Avenue and 30-02 Queens 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 263, Lot 9, and Block 264, Lots 1 and 17 (the "Property") as more fully described in Schedule A hereto, pursuant to (i) that certain Bargain and Sale Deed from Outlet City, Inc. to Grantor dated June 13, 2014 and recorded in the City Register of the City of New York (the "Register") in City Register File Number ("CRFN") 2014000218359, (ii) that certain Deed from TST LIC Development, L.L.C. to Grantor dated June 13, 2014 and recorded in the Register as CRFN 2014000218158, and (iii) that certain Quitclaim Indenture from The City of New York to Grantor dated November 18, 2014 and recorded in the Register as CRFN 2014000406406. The portion of the Property subject to this Environmental Easement (the "Controlled Property") comprises approximately 1.883 +/- acres, and is hereinafter more fully described in the Land Title Survey dated June 6, 2015 prepared by Saeid Jalilvand, LLS of Montrose Surveying Co., LLP, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule B; 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: C241151-05-14, 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: C241151
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.

Remainder of Page Intentionally Left Blank

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

LIC Development Owner, L.P.:

By: _____

Print Name: Russell Makowsky
Vice President & Treasurer

Title: _____

Date: 06/14/16

Grantor's Acknowledgment

STATE OF NEW YORK)

) ss:

COUNTY OF NEW YORK)

On the 14 day of June, in the year 20 16, before me, the undersigned, personally appeared Russell Makowsky, 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, 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.

Kerri A. Garrett

Notary Public - State of New York

KERRI A. GARRETT
Notary Public, State of New York
No. 01GA6022001
Qualified in Queens County
Certificate Filed in New York County
Commission Expires March 22, 2019

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:


Robert W. Schick, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 16th day of JUNE, in the year 20 16, before me, the undersigned, personally appeared Robert W. Schick, 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, 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

PATRICK EUGENE FOSTER
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN KINGS COUNTY
NO. 02F06278032
COMMISSION EXPIRES 03/18/20 17

SCHEDULE "A" PROPERTY DESCRIPTION

Tax Block 264 Tax Lot 1

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

BEGINNING at the corner formed by the intersection of the easterly side of Orchard Street (60 feet wide) with the southerly side of Jackson Avenue (100 feet wide);

RUNNING THENCE easterly, along the southerly side of Jackson Avenue, 99.92 feet to a point;

RUNNING THENCE southerly, at right angles to the southerly side of Jackson Avenue, 125.00 feet to a point;

RUNNING THENCE easterly, at right angles to the last mentioned course, 49.97 feet to a point;

RUNNING THENCE southerly, at right angles to the last mentioned course, 37.50 feet to a point;

RUNNING THENCE westerly, at right angles to the last mentioned course, 53.97 feet to a point;

RUNNING THENCE southerly, at right angles to the last mentioned course, 28.75 feet to a point;

RUNNING THENCE westerly, at right angles to the last mentioned course, 64.25 feet to a point;

RUNNING THENCE southerly, at right angles to the last mentioned course, 24.58 feet to a point;

RUNNING THENCE westerly, at right angles to the easterly side of Orchard Street, 31.67 feet to the easterly side of Orchard Street;

RUNNING THENCE northerly, along the easterly side of Orchard Street, 215.83 feet to the corner, the point or place of BEGINNING.

Tax Block 264 Tax Lot 17

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

BEGINNING at a point on the easterly side of Orchard Street (60 feet wide) distant 215.83 feet southerly from the corner formed by the intersection of the easterly side of Orchard Street with the southerly side of Jackson Avenue (100 feet wide);

RUNNING THENCE easterly, at right angles to the easterly side of Orchard Street, 31.67 feet to a point;

RUNNING THENCE northerly, at right angles to the last mentioned course, 24.58 feet to a point;

RUNNING THENCE easterly, at right angles to the last mentioned course, 64.25 feet to a point;

RUNNING THENCE northerly, at right angles to the last mentioned course, 28.75 feet to a point;

RUNNING THENCE easterly, at right angles to the last mentioned course, 53.97 feet to a point;

RUNNING THENCE northerly, at right angles to the southerly side of Jackson Avenue, 162.50 feet to the southerly side of Jackson Avenue;

RUNNING THENCE easterly, along the southerly side of Jackson Avenue, 185.92 feet to a point;

RUNNING THENCE southerly, at right angles to the southerly side of Jackson Avenue, 41.58 feet to a point;

RUNNING THENCE westerly, at right angles to the last mentioned course, 23.50 feet to a point;

RUNNING THENCE southerly, at right angles to the last mentioned course, 32.08 feet to a point;

RUNNING THENCE westerly, at right angles to the last mentioned course, 2.50 feet to a point;

RUNNING THENCE southerly, at right angles to the last mentioned course, 188.16 feet to the northwesterly side of the Long Island Rail Road;

RUNNING THENCE southwesterly, along the northwesterly side of the Long Island Rail Road, along a line forming an angle of 107 degrees 55 minutes 03 seconds on the northwest with the last mentioned course, 63.06 feet to an angle point;

RUNNING THENCE southwesterly, continuing along the northwesterly side of the Long Island Rail Road, along a line forming an angle of 179 degrees 50 minutes 46 seconds on the northwest with the northwesterly side of the Long Island Rail Road, 262.32 feet to the easterly side of Orchard Street;

RUNNING THENCE northerly, along the easterly side of Orchard Street, 145.42 feet to the point or place of BEGINNING.

Tax Block 263 Tax Lot 9

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

BEGINNING at the corner formed by the intersection of the southerly side of Jackson Avenue (100 feet wide) with the southwesterly side of Queens Boulevard (100 feet wide);

RUNNING THENCE southeasterly, along the southwesterly side of Queens Boulevard, 221.67 feet to the northwesterly side of the Long Island Railroad;

RUNNING THENCE southwesterly, along the northwesterly side of the Long Island Railroad, along a line forming an angle of 94 degrees 56 minutes 45 seconds on the southwest with the northwesterly side of Queens Boulevard, 149.79 feet to a point;

RUNNING THENCE northerly, along a line forming an angle of 72 degrees 15 minutes 10 seconds on the northeast with the northwesterly side of the Long Island Railroad, 188.16 feet to a point;

RUNNING THENCE easterly, at right angles to the last mentioned course, 2.50 feet to a point;

RUNNING THENCE northerly, at right angles to the last mentioned course, 32.08 feet to a point;

RUNNING THENCE easterly, at right angles to the last mentioned course, 23.50 feet to a point;

RUNNING THENCE northerly, at right angles to the southerly side of Jackson Avenue, 41.58 feet to the southerly side of Jackson Avenue;

RUNNING THENCE easterly, at right angles to the last mentioned course, 67.55 feet to the corner, the point or place of BEGINNING.

SCHEDULE "B" CONTROLLED PROPERTY DESCRIPTION

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

BEGINNING at a point on the easterly side of Orchard Street (60 feet wide) distant 226.50 feet southerly from the corner formed by the intersection of the easterly side of Orchard Street with the southerly side of Jackson Avenue (100 feet wide);

RUNNING THENCE easterly, parallel with the southerly side of Jackson Avenue, 95.89 feet to a point;

RUNNING THENCE northerly, parallel with the easterly side of Orchard Street, 76.30 feet to a point;

RUNNING THENCE easterly, parallel with the southerly side of Jackson Avenue, 54.00 feet to a point;

RUNNING THENCE northerly, parallel with the easterly side of Orchard Street, 150.20 feet to the southerly side of Jackson Avenue;

RUNNING THENCE easterly, along the southerly side of Jackson Avenue, 99.92 feet to a point;

RUNNING THENCE southerly, at right angles to the southerly side of Jackson Avenue, 233.94 feet to a point;

RUNNING THENCE northeasterly, along a line forming an angle of 72 degrees 07 minutes 37 seconds on the northeast, with the last mentioned course, 63.04 feet to a point;

RUNNING THENCE northerly, at right angles to the southerly side of Jackson Avenue, 214.59 feet to the southerly side of Jackson Avenue;

RUNNING THENCE easterly, along the southerly side of Jackson Avenue, 93.55 feet to the corner formed by the intersection of the southerly side of Jackson Avenue, with the southwesterly side of Queens Boulevard (100 feet wide);

RUNNING THENCE southeasterly, along the southwesterly side of Queens Boulevard, 221.67 feet to the northwesterly side of the Long Island Railroad;

RUNNING THENCE southwesterly, the following three courses and distances along the northwesterly side of the Long Island Railroad;

1. THENCE southwesterly, along a line forming an angle of 94 degrees 56 minutes 44 seconds on the southwest with the southwesterly side of Queens Boulevard, 149.79 feet to an angle point;

2. THENCE southwesterly, along a line forming an angle of 180 degrees 10 minutes 14 seconds on the northwest with the last mentioned course, 63.06 feet to an angle point;

3. THENCE southwesterly, along a line forming an angle of 179 degrees 50 minutes 46 seconds on the northwest with the last mentioned course, 262.32 feet to the easterly side of Orchard Street;

RUNNING THENCE northerly, along the easterly side of Orchard Street, 134.75 feet to the point or place of BEGINNING.

**First American Title
Insurance Company**
666 Third Avenue 3th fl
New York, N.Y. 10017
Phone: (212) 922-9700
Fax: (212) 922-0881