

December 1, 2023

Emily Barry, Project Manager
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 11th Floor
Albany, New York 12233-7020
(845) 633-5457
Emily.barry@dec.ny.gov

Re: Site Management Periodic Review Report
500 Mamaroneck Avenue
Harrison, New York
Tax ID: 0482.-08
VCP Site No. V00213
SE Project No. 140-01

Dear Ms. Barry:

On behalf of Harrison Members LLC and Empire State Realty Trust, Inc., Summerville Engineering (SE) is pleased to submit this Periodic Progress Report (PPR) for the property located at 500 Mamaroneck Avenue in Harrison, New York, hereinafter referred to as the "Site". The Site is in active Site Management (SM) and is required by NYDEC to submit a PPR documenting the implementation of, and compliance with, site-specific SM requirements.

After NYDEC reviewed the PPR and IC/EC Certification annual reports for the Site submitted on September 15, 2007, to November 4, 2013, NYDEC extended PPR and IC/EC submittals to every 5-years. The most recent PPR was submitted on December 11, 2018.

In accordance with the terms of the Voluntary Agreement, entered between the New York State Department of Environmental Conservation (the "Department") and 500 Mamaroneck Avenue Associates (the "Volunteer"), and as part of the Site Remedy the NYDEC requires that an annual inspection and certification be provided, stating that the Site engineering controls are in place and effective.

EXECUTIVE SUMMARY:

The Site Remedy contained in the Remedial Action Plan Final Report (Report) prepared by Environmental Resources Management dated January 2005, and submitted to the NYDEC and approved by the NYDEC, consists of institutional and engineering controls. The engineering controls consist of the existing asphalt parking lots and landscaping and vegetative cover over the "southern berm" and the "northwest section."

The engineering controls, specifically the existing asphalt pavement, acts as a protective barrier to ensure no direct exposure to residual lead and polycyclic aromatic hydrocarbons (PAHs) in the historical underlying fill material associated with the former Harrison Incinerator, which operated at the Site from approximately 1954 to 1980.

The Site Management Plan of the Report includes a Soil Management Plan, which ensures that

Ms. Emily Barry
RE: 500 Mamaroneck Avenue
SE Project No. 140-01
December 1, 2023

engineering controls including the existing asphalt paved parking lots and vegetative cover are in place, maintained and effective in preventing direct contact by workers and/or occupants of the Site building, with the historical impacted fill material located beneath the asphalt pavement and vegetative areas designated in the Remedial Action Plan.

The site is in compliance with the major elements of the Site Management Plan. Shallow cracks of the asphalt parking areas and some erosion of surface soils was observed. It is proposed to seal the asphalt cracking to limit additional cracking as well as repairing the observed erosion and reseeded to limit further erosion within the next six months.

No changes to the Site Management Plan or frequency for submittal of PRRs are recommended. Further details are provided below.

SITE DESCRIPTION:

The Site is located on the east side of Mamaroneck Avenue, approximately 2,000-feet south of Union Avenue in Harrison, Westchester County, New York. The approximately 34.5-acre Site, roughly rectangular in shape, is improved with a five-story office building, and has approximately 985-feet of frontage along Mamaroneck Avenue. A Site Location Map and Site Plan are attached as **Figure 1** and **Figure 2**, respectively.

Approximately 14-acres of the Site have been improved with an office building having a footprint of 1.5-acres, 9-acres of bituminous asphalt paved parking areas (north and south of the Site structure), and an undeveloped portion of the Site to the east which serves as a "Buffer Zone" for adjacent residential properties. The Site is service by municipal water and sewer.

IC/EC PLAN COMPLIANCE REPORT

As part of this Certification, SE's Engineer, Brad Summerville, P.E., met with 500 Mamaroneck's Building Engineer, Norbert Ostaszewski and performed an inspection of the Site on November 6, 2023.

For this Site inspection, a Remedy Inspection Form (Table 8-2) as contained in the Remedial Action Work Plan dated January 2005, prepared by ERM, and approved by the NYDEC on May 5, 2005, was completed and included as **Attachment 2**.

In addition, Site photographs of the engineering controls at the Site including the asphalt paved parking areas, landscaped areas, Southern Berm and eastern Buffer Zone are included as **Attachment 3**.

Semi-annual inspections are performed by the Site Building Engineer and his staff to ensure that there are no problems with the engineering controls at the Site including the asphalt paved parking areas, landscaped areas, and Southern Berm.

ENGINEERING CONTROLS

Asphalt Pavement

Observed Problem Areas:

Ms. Emily Barry
RE: 500 Mamaroneck Avenue
SE Project No. 140-01
December 1, 2023

No significant problem areas were identified during November 6, 2023, Site inspection. Historically the entire north parking lot was repaved with bituminous asphalt in August 2007, and the entire south parking lot was repaved with bituminous asphalt in spring 2008. According to Mr. Ostaszewski, both the north and south driveways into the Site were repaved with a 2-inch layer of bituminous asphalt in June/July of 2018.

During the performance of the November 6, 2023, Site inspection, SE noticed several areas across the asphalt paved parking areas where small, shallow cracks have developed due to weathering. SE observed that these small cracks were in the top layer of asphalt only and did not penetrate the base layer of asphalt. Additionally, two (2) potholes were observed within the driveway and the building loading dock. The potholes were observed to be shallow and did not penetrate the base layer of asphalt. Therefore, no areas of soil exposure were observed.

Corrective Action:

At this time sealing of the observed shallow cracks and potholes is proposed to be performed within the next 6 months.

Landscaped Areas

Observed Problem Areas:

Two locations of erosion rivulets were identified within the landscape areas. One washout was identified on the eastern side of the southern parking area. No other problem areas and/or deficiencies were observed in the landscaped areas across the entire Site during the November 6, 2023, site inspection. No bare spots or soil slides were observed.

Corrective Action:

The observed rivulets should be stabilized so that further erosion does not occur. The washout area should be repaired and reseeded to stabilize the soil.

Vegetative Slopes along Southern Berm

Observed Problem Areas:

No problem areas and/or deficiencies were observed along both the north and south side of the Southern Berm during the November 6, 2023, Site inspection. No bare spots, erosion rivulets, washouts or soil slides were observed.

Corrective Action:

No Corrective action was recommended.

External Buffer Zone

At the time the Site was developed with the existing office building and associated asphalt paved parking lots and landscaped areas, the Harrison Board of Zoning required that approximately 20-acres of the Site be set aside as buffer between the office building and adjoining residences to the east. Therefore the "Eastern Buffer Zone" was established. This buffer zone consists of heavily wooded land and a seasonal pond located on the eastern portion of the Site, abutting the asphalt

Ms. Emily Barry
RE: 500 Mamaroneck Avenue
SE Project No. 140-01
December 1, 2023

paved parking areas.

SE traversed the buffer zone on foot to verify that no development or changes to the landscape have occurred. At the time of the Site inspection performed on November 6, 2023, the buffer zone was observed to remain undeveloped and unchanged since the last Site inspection performed in 2018.

Corrective Action:

No Corrective action was recommended.

CONCLUSIONS

It is Summerville Engineering's opinion that the Site Engineering Controls for the year 2023 are in place and effective with the exceptions noted above. Corrective actions should be implemented within the next 6 months.

If you have any questions or require additional information, please contact the undersigned at (860) 659-8558.

Sincerely,
Summerville Engineering, LLC



Brad Summerville, P.E.
Senior Engineer

Cc: Jeffery Schon, Operations Associate, Harrison Members, LLC

Figures

Figure 1: Site Location Plan

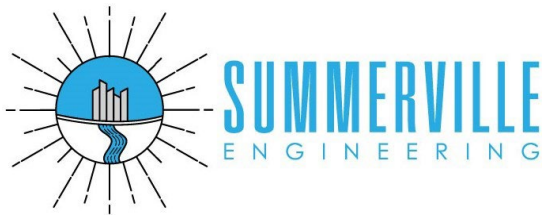
Figure 1-1: Site Plan

Attachments

Attachment 1: Table 8-2 Remedy Inspection Form

Attachment 2: Site Photographs

**Attachment 3: NYDEC Site Management Periodic Review Report Notice &
Institutional & Engineering Controls Certification Form**



Figures

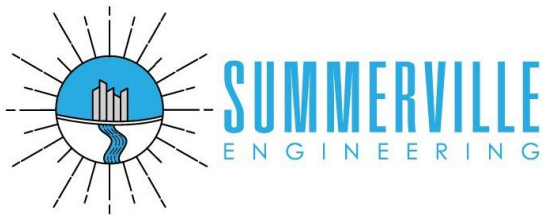
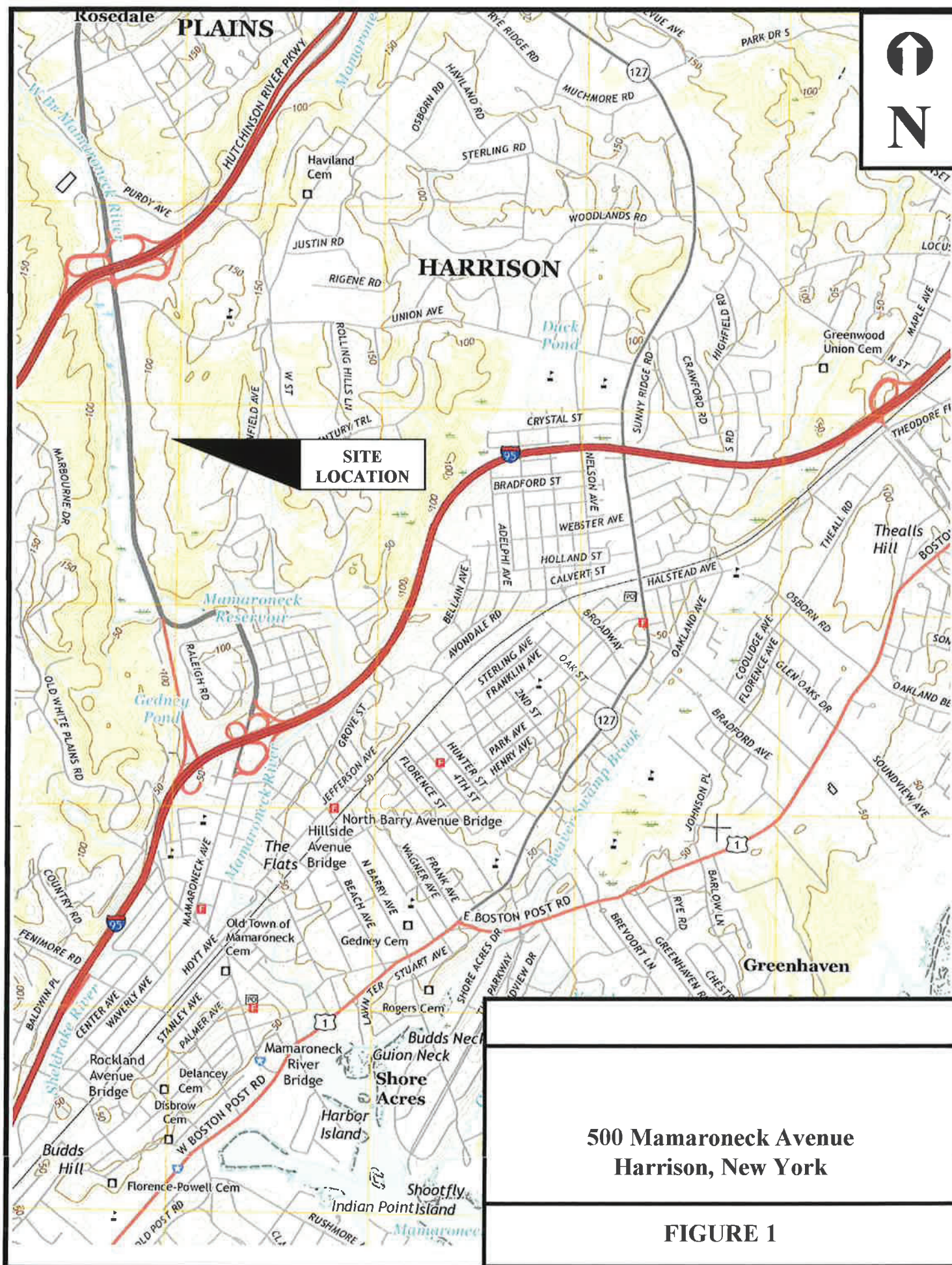


Figure 1
Site Location Map



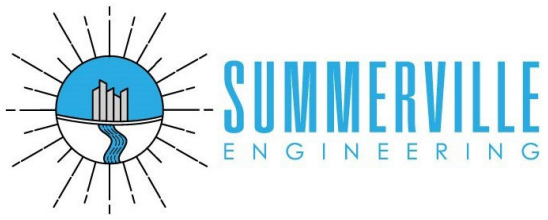


Figure 2
Site Plan with Inspection Notes

Figure
Cap Inspection
500 Mamaroneck Avenue
Harrison, New York

Prepared For:
Harrison Members LLC
3611 14th Avenue, Suite 215
Brooklyn, NY 11218
(917)570-4807

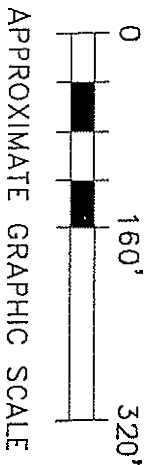
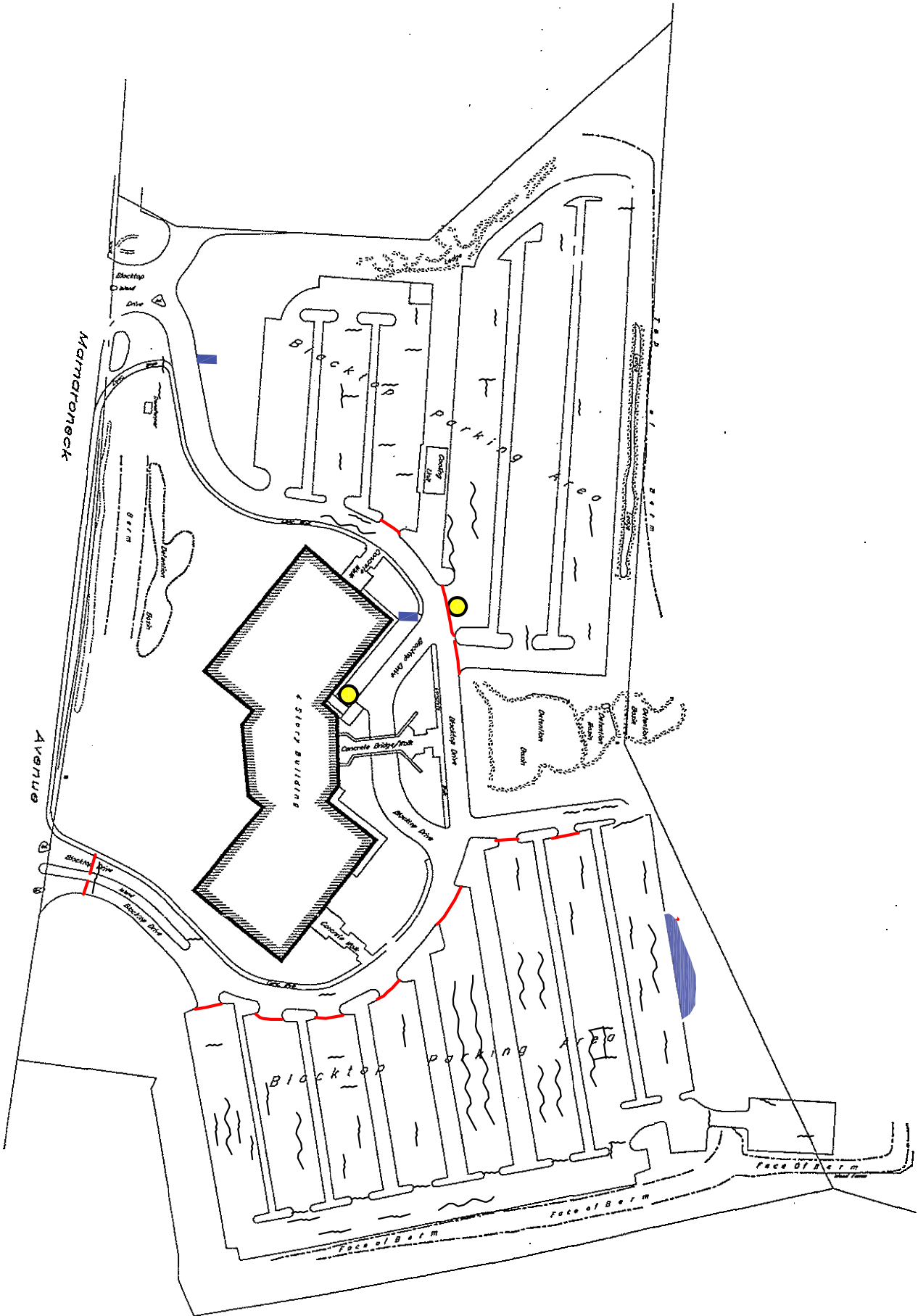
Prepared By:
PT Consultants Inc.

560 Benigno Blvd, 2nd Floor
Bellmawr, NJ 08031
(856) 251-9980
FAX (856) 931-1849

NOTES:


Base Drawing Prepared
By: ERM
Date: 5/29/2002
Job No: X8101.00.01
Figure: 1-2


DATE: 11/7/2023	BY: SD
PROJECT #: 13686-02	SCALE: See Map




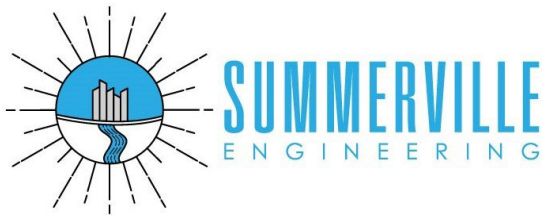
APPROXIMATE GRAPHIC SCALE

Legends

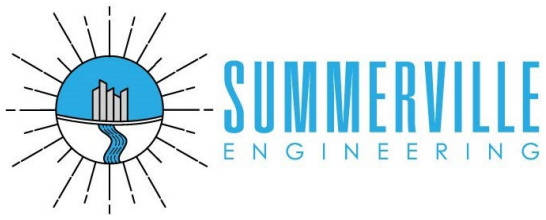
 Crack

 Pot Hole

 Erosion



Attachments



Attachment 1
Table 8-2 Remedy Inspection Form

Table 8-2

Remedy Inspection Form

500 Mamaroneck Avenue, Harrison, NY

DATE(S) OF INSPECTION: 11/6/23

Note the location(s) of any the inspection findings described below on Figure 1-1 (attached).

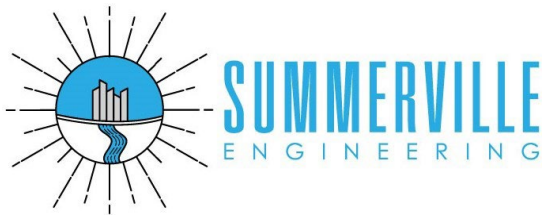
	Yes	No	Corrective Action Needed?
<u>Asphalt Cover</u>			
Are there any cracks in the asphalt cover?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any surface water ponding on the asphalt cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any evidence of settlement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Specify Correction Actions Needed:			
<u>Shallow cracks and potholes were identified as shown on the attached map. Cracks & potholes should be sealed before they become deeper</u>			

	Yes	No	Corrective Action Needed?
<u>Landscaped Areas</u>			
Are there any visible bare spots?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any erosion rivulets?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there evidence of any washouts or soil slides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Specify Correction Actions Needed:			
<u>Some erosion rivulets and one large bare spot was identified at the site as shown on the map. Rivulets should be stabilized with seed and bare spot should be repaired</u>			

	Yes	No	Corrective Action Needed?
<u>Vegetative Slopes Along the Southern Berm</u>			
Are there any extensive visible bare spots?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any erosion rivulets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there evidence of any washouts or soil slides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Specify Correction Actions Needed:			
<u>Southern berm appeared in good condition.</u>			

cc: Managing Office

Attach a copy of Figure 1-1



Attachment 2

Site Photographs



Photograph 1: Driveway, facing north



Photograph 2: Loading dock pothole, facing east



Photograph 3: Northern entrance to site, facing north



Photograph 4: Erosion Rivulet adjacent to northern side of building, facing west



Photograph 5: Typical landscaping, facing southwest



Photograph 6: Erosion Rivulet at northern driveway entrance, facing east



Photograph 7: Typical driveway shallow cracking, facing west



Photograph 8: Pothole in driveway, facing south



Photograph 9: Typical parking lot crack, facing south



Photograph 10: Typical cracking near joint and southern berm, facing south



Photograph 11: Typical parking lot crack, facing east



Photograph 12: Erosion and washout, facing north



Photograph 13: Southern berm, facing east



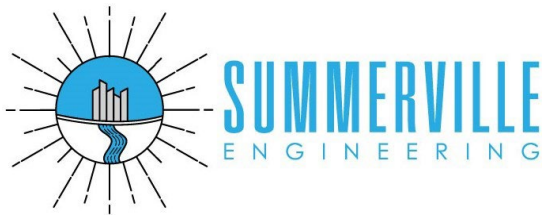
Photograph 14: External buffer zone, facing east



Photograph 15: External buffer zone, facing east



Photograph 16: External buffer zone, facing north



Attachment 3

NYDEC Site Management Periodic Review Report

Notice &

Institutional & Engineering Controls Certification

Form



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site Details

Box 1

Site No. **V00213**

Site Name 500 Mamaroneck Avenue

Site Address: 500 Mamaroneck Avenue Zip Code: 10528

City/Town: Harrison

County: Westchester

Site Acreage:

Reporting Period: November 04, 2018 to November 04, 2023

- | | YES | NO |
|---|-------------------------------------|-------------------------------------|
| 1. Is the information above correct? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If NO, include handwritten above or on a separate sheet. | | |
| 2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

- | | | |
|--|--------------------------|-------------------------------------|
| 5. Is the site currently undergoing development? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|-------------------------------------|

Box 2

- | | YES | NO |
|---|-------------------------------------|--------------------------|
| 6. Is the current site use consistent with the use(s) listed below?
Industrial | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Are all ICs in place and functioning as designed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

Description of Institutional ControlsParcelOwnerInstitutional Control**482-8-26**

Empire State Realty Trust

Ground Water Use Restriction
Soil Management Plan

The property is restricted to commercial landuse.

Use as a day care, child care, or medial care facility (other than out-patient care) is restricted.

Maintain the cover / cap system idnetified in the RAWP.

Groundwater is not to be used for potable purposes unless the relevant agency provides written premissions except that the groundwater may be used for decorative fountains, waterfalls and other similar purposes consistent with the current use.

Compliance with the Site Management Plan for any work intrusive work conducted at the soil cover areas.

Annual certification that the engineering and institutional controls are in place.

482-8-26.1

Empire State Realty Trust

Ground Water Use Restriction
Soil Management Plan

The property is restricted to commercial landuse.

Use as a day care, child care, or medial care facility (other than out-patient care) is restricted.

Maintain the cover / cap system idnetified in the RAWP.

Groundwater is not to be used for potable purposes unless the relevant agency provides written premissions except that the groundwater may be used for decorative fountains, waterfalls and other similar purposes consistent with the current use.

Compliance with the Site Management Plan for any work intrusive work conducted at the soil cover areas.

Annual certification that the engineering and institutional controls are in place.

Description of Engineering ControlsParcelEngineering Control**482-8-26**

Cover System

482-8-26.1

Cover System

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

- a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;
- b) to the best of my 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 the information presented is accurate and complete.

YES NO



2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

- (a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;
- (b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;
- (c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;
- (d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and
- (e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO



**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

IC CERTIFICATIONS
SITE NO. V00213

Box 6

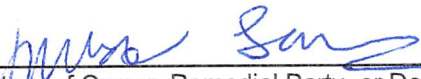
SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Jeffrey Schon at Harrison Members LLC
print name print business address

am certifying as Property Manager (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.


Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

11/22/23

Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Brad Summerville at 132 32nd St Suite 115 Brooklyn NY 11232
print name print business address

am certifying as a Qualified Environmental Professional for the Owner
(Owner or Remedial Party)


Signature of Qualified Environmental Professional, for
the Owner or Remedial Party, Rendering Certification



Stamp
(Required for PE)

12/1/23
Date

Building Permits

BLOCK 0482 LOT 008

500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	7916	Interior alteration – 3 rd floor lobby	04/15/1991
CO	6907	Interior alteration – 3 rd floor lobby	01/09/1996
BP	8016	Interior alteration – lobby floor	08/19/1991
CO	6907	Interior alteration – lobby floor	01/09/1996
BP	5877	Foundation only	10/29/1984
CO	4896	Foundation only	03/14/1989
BP	5988	Four story office building	04/08/1985
CO	4896	Four story office building	03/14/1989
BP	6472	Sprinkler system	08/01/1986
CO	4896	Sprinkler system	03/14/1989

BLOCK 0482 LOT 008

500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	7217	Satellite dish	11/15/1988
CO	4913	Satellite dish	03/23/1989
BP	7611	Interior alteration – 2 nd floor	03/02/1990
CO	5283	Interior alteration – 2 nd floor	04/10/1990
BP	7719	Interior alteration – 3 ^d floor	06/29/1990
CO	6907	Interior alteration – 3 rd floor	01/09/1996
BP	10044	Interior alteration – 2 nd floor	03/14/1997
CO	7386	Interior alteration – 2 nd floor	05/15/1997
BP	10455	Interior alteration – 3 rd floor	03/11/1998
CO	7826	Interior alteration – 3 rd floor	06/01/1998

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	4017	Interior alteration – Bank of NY – 1 st & 2 nd fl	05/24/1988
CO	4912	Interior alteration – Bank of NY – 1 st & 2 nd fl	03/23/1989
BP	8165	Interior alteration – Travel office	03/27/1992
CO	7744	Interior alteration – Travel office	03/04/1998
BP	8192	Interior alteration – Bank of NY	04/14/1992
CO	5862	Interior alteration – Bank of NY	07/07/1992
BP	8265	Interior alteration – Canada life	06/15/1992
CO	5890	Interior alteration – Canada life	08/18/1992
BP	8500	Interior alteration – Bank of NY	03/18/1993
CO	6907	Interior alteration – Bank of NY	03/18/1993

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	7814	Office space – 1 st floor – Bank of NY	10/19/1990
CO	6907	Office space – 1 st floor – Bank of NY	01/09/1996
BP	7854	Interior alteration – IDS Financial	12/13/1990
CO	5470	Interior alteration – IDS Financial	01/25/1991
BP	7867	Satellite Dish	01/22/1991
CO	6907	Satellite Dish	01/09/1996
BP	7905	Interior alteration – Food city	04/01/1991
CO	6907	Interior alteration – Food city	01/09/1996
BP	7906	Interior alteration – Feinberg – 3 rd floor	04/01/1991
CO	6907	Interior alteration – Feinberg – 3 rd floor	01/09/1996

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	8284	Interior alteration – 3 rd floor – Legacy	07/02/1992
CO	6907	Interior alteration – 3 rd floor – Legacy	01/09/1996
BP	9510	Lobby floor alterations	11/28/1995
CO	6907	Lobby floor alterations	01/09/1996
BP	9810	Interior alteration – 4 th & 5 th floor	08/07/1996
CO	7181	Interior alteration – 4 th & 5 th floor	10/16/1996
BP	9959	Interior alteration	12/09/1996
CO	7744	Interior alteration	03/04/1998
BP	7066	Interior alteration – 4 th & 5 th floor	06/24/1988
CO	4914	Interior alteration – 4 th & 5 th floor	03/23/1989

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	10660	Interior alteration – 1 st floor	09/02/1998
CO	99-726	Interior alteration – 1 st floor	08/30/1999
BP	10834	Interior alteration – 2 nd floor	03/05/1999
CO	8091	Interior alteration – 2 nd floor	03/25/1999
BP	10891	Interior alteration – 3 rd floor	04/20/1999
CO	99-589	Interior alteration – 3 rd floor	08/03/1999
BP	10916	Interior alteration – rich worldwide	05/10/1999
CO	99-10916	Interior alteration – rich worldwide	03/12/2012
BP	99-743	Interior alteration – castle oil	09/01/1999
CO	99-743	Interior alteration – castle oil	12/14/1999

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	99-758	Demo apartment unit	09/14/1999
CO	99-758	Demo apartment unit	01/16/2001
BP	99-935	Interior alteration – 2 nd floor	10/01/1999
CO	99-935	Interior alteration – 2 nd floor	12/10/1999
BP	99-1027	Interior alteration – 2 nd floor lobby	10/22/1999
CO	99-1027	Interior alteration – 2 nd floor lobby	08/08/2001
BP	99-1025	Interior alteration – 3 rd floor lobby	10/22/1999
CO	99-1025	Interior alteration – 3 rd floor lobby	08/08/2001
BP	00-2111	Interior alteration – Rail Europe	08/10/2000
CO	00-2111	Interior alteration – Rail Europe	11/09/2000

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	00-2601	Interior alteration – 2 nd floor	09/25/2000
CO	00-2601	Interior alteration – 2 nd floor	01/16/2001
BP	00-2602	Interior alteration – 1 st floor	09/29/2000
CO	00-2602	Interior alteration – 1 st floor	05/08/2008
BP	00-2676	Interior alteration – 3 rd floor	10/12/2000
CO	00-2676	Interior alteration – 3 rd floor	03/13/2001
BP	99-1026	Interior alteration – 1 st floor demo	10/22/1999
CO	00-1419	Interior alteration – 1 st floor demo	01/06/2001
BP	99-1111	Interior alteration – 2 nd floor	01/10/2000
CO	99-1111	Interior alteration – 2 nd floor	02/22/2001

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	00-1472	Interior alteration – 4 th & 5 th floor	02/29/2000
CO	00-1472	Interior alteration – 4 th & 5 th floor	02/22/2001
BP	00-1340	Interior alteration – 2 nd floor	03/19/2000
CO	00-1340	Interior alteration – 2 nd floor	01/16/2001
BP	00-1969	Interior alteration – 5 th floor	05/15/2000
CO	00-1969	Interior alteration – 5 th floor	01/16/2001
BP	00-1859	Interior alteration – 5 th floor corridor	05/16/2000
CO	00-1859	Interior alteration – 5 th floor corridor	02/22/2001
BP	00-2188	Interior alteration – 5 th floor	07/10/2000
CO	00-2188	Interior alteration – 5 th floor	07/12/2001

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	00-1858	Interior alteration – 2 nd floor	08/03/2000
CO	00-1858	Interior alteration – 2 nd floor	11/09/2000
BP	04-9394	Interior alteration – 4 th floor	09/02/2004
CO	04-9394	Interior alteration – 4 th floor	12/10/2004
BP	04-9663	Interior alteration	09/23/2004
CO	04-9663	Interior alteration	01/18/2005
BP	04-8619	Interior alteration – 4 th floor	03/03/2004
CO	04-8619	Interior alteration – 4 th floor	10/23/2008
BP	04-10045	Interior alteration – 4 th floor	02/18/2005
CO	04-10045	Interior alteration – 4 th floor	06/20/2005

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	05-11380	Interior alteration – 2 nd floor	11/15/2005
CO	05-11380	Interior alteration – 2 nd floor	02/05/2010
BP	05-11806	Interior alteration – 2 nd floor	12/27/2005
CO	05-11806	Interior alteration – 2 nd floor	02/05/2010
BP	06-13730	Interior alteration – Behavior	11/30/2006
CO	06-13730	Interior alteration – Behavior	05/22/2008
BP	06-13805	Interior alteration – 5 th floor	12/15/2006
CO	06-13805	Interior alteration – 5 th floor	10/09/2007
BP	07-14114	Interior alteration – 2 nd fl – Lillian Vernon	02/16/2007
CO	04-14114	Interior alteration – 2 nd fl – Lillian Vernon	05/22/2008

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	07-14466	Interior alteration – 4 th fl – HCL	06/11/2007
CO	07-14466	Interior alteration – 4 th fl – HCL	02/05/2010
BP	07-14824	Interior alteration – 3 rd fl – Stark	07/26/2007
CO	07-14824	Interior alteration – 3 rd fl – Stark	03/31/2008
BP	06-12118	Interior alteration – 2 nd fl – Garnet	02/01/2006
CO	06-12118	Interior alteration – 2 nd fl – Garnet	02/05/2010
BP	06-12216	Interior alteration – 4B	02/23/2006
CO	06-12216	Interior alteration – 4B	07/11/2007
BP	06-12094	White box – 4 th floor	02/01/2006
CO	06-12094	White box – 4 th floor	05/22/2008

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	06-12045	Interior alteration – 1 st floor – Focus room	03/01/2006
CO	06-12045	Interior alteration – 1 st floor – Focus room	07/13/2006
BP	07-15304	Interior alteration – ground level	11/23/2007
CO	07-15304	Interior alteration – ground level	03/12/2012
BP	07-15289	Interior alteration – 1 st floor – GFK	11/26/2007
CO	07-15289	Interior alteration – 1 st floor – GFK	12/11/2008
BP	10-18058	Interior alteration – 2 nd floor – Buckland	04/19/2010
CO	10-18058	Interior alteration – 2 nd floor – Buckland	06/11/2010
BP	08-15477	Renovate Mariner Inv. Group VOID	01/23/2008 03/12/2012

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	11-20077	Interior alteration – 1 st floor – Lorna Mead	10/11/2011
CO	11-20077	Interior alteration – 1 st floor – Lorna Mead	01/10/2012
BP	12-20380	Interior alteration – 1 st floor – MKTG Demo	03/12/2012
CO	12-20380	Interior alteration – 1 st floor – MKTG Demo	03/12/2012
BP	09-17313	Elevator	03/27/2012
CO	09-17313	Elevator	03/27/2012
BP	12-20791	Interior alteration – 4 th floor	05/02/2012
CO	12-20791	Interior alteration – 4 th floor	11/20/2013
BP	08-15827	Interior alteration – 3 rd floor bathroom	04/28/2008
CO	08-15827	Interior alteration – 3 rd floor bathroom	11/15/2018

BLOCK 0482 LOT 008

500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	08-15826	Interior alteration – 3 rd floor corridor	06/30/2008
CO	08-15826	Interior alteration – 3 rd floor corridor	10/29/2008
BP	08-16237	Interior alteration – 3 rd floor – Chemlube	08/28/2008
CO	08-16237	Interior alteration – 3 rd floor – Chemlube	10/29/2008
BP	08-16731	Interior alteration – 3 rd floor – Stark	01/13/2009
CO	08-16731	Interior alteration – 3 rd floor – Stark	04/03/2009
BP	10-17830	Interior alteration – 2 nd floor – Garnet	02/02/2010
CO	10-17830	Interior alteration – 2 nd floor – Garnet	05/12/2010
BP	10-17976	Interior alteration – 2 nd floor – Dr. Garvey	03/26/2010
CO	10-17976	Interior alteration – 2 nd floor – Dr. Garvey	12/13/2010

BLOCK 0482 LOT 008

500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	10-18551	Interior alteration – 5 th floor – Goodman	07/29/2010
CO	10-18551	Interior alteration – 5 th floor – Goodman	10/07/2010
BP	10-18766	Interior alteration – 3 rd floor – ODMD	09/16/2010
CO	10-18766	Interior alteration – 3 rd floor – ODMD	01/06/2011
BP	10-18305	Interior alteration – 5 th floor – Universal	06/01/2010
CO	10-18305	Interior alteration – 5 th floor – Universal	10/15/2010
BP	10-18884	Interior alteration – 2 nd floor	10/26/2010
CO	10-18884	Interior alteration – 2 nd floor	03/08/2011
BP	10-18976	Interior alteration – Past & Baum	11/16/2010
CO	10-18976	Interior alteration – Past & Baum	03/23/2011

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	11-19259	Interior alteration – 1 st floor – Landlord	03/09/2011
CO	11-19259	Interior alteration – 1 st floor – Landlord	05/03/2011
BP	08-15500	Interior alteration VOID	01/29/2008 03/12/2012
BP	08-15478	Interior alteration – 4 th floor – Lucerne	02/14/2008
CO	08-15478	Interior alteration – 4 th floor – Lucerne	03/17/2008
BP	08-15479	Interior alteration – 1 st floor – Caspian	02/14/2008
CO	08-15479	Interior alteration – 1 st floor – Caspian	05/08/2008
BP	08-15668	Interior alteration – 4 th floor	04/01/2008
CO	08-15668	Interior alteration – 4 th floor	08/21/2008

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	00-2187	Interior alteration – 2 nd floor cafeteria	10/30/2000
CO	00-2187	Interior alteration – 2 nd floor cafeteria	02/01/2001
BP	00-2755	Interior alteration – Optis	11/02/2000
CO	00-2755	Interior alteration – Optis	02/01/2001
BP	00-2901	Interior alteration – Egress corridor	11/14/2000
CO	00-2901	Interior alteration – Egress corridor	01/20/2002
BP	01-3414	Interior alteration – 2 nd floor café	04/06/2001
CO	01-3414	Interior alteration – 2 nd floor café	10/14/2001
BP	00-1419	Interior alteration – fitness center	04/03/2000
CO	00-1419	Interior alteration – fitness center	01/16/2001

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	00-1758	Interior alteration – Bathroom floors 1-5	04/26/2000
CO	00-1758	Interior alteration – Bathroom floors 1-5	05/01/2001
BP	00-1759	Interior alteration – 2 nd floor	04/26/2000
CO	00-1759	Interior alteration – 2 nd floor	01/16/2001
BP	00-1760	Interior alteration – 3 rd floor – Chem lube	05/02/2000
CO	00-1760	Interior alteration – 3 rd floor – Chem lube	01/16/2001
BP	01-3743	Interior alteration – 2 nd floor	07/06/2001
CO	01-3743	Interior alteration – 2 nd floor	08/29/2001
BP	01-4122	Interior alteration – O'Connor	09/13/2001
CO	01-4122	Interior alteration – O'Connor	01/22/2002

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	01-4551	Interior alteration – 2 nd floor – CBG	10/12/2001
CO	01-4551	Interior alteration – 2 nd floor – CBG	02/20/2002
BP	01-4780	Interior alteration – conference room	12/03/2001
CO	01-4780	Interior alteration – conference room	04/02/2002
BP	01-4689	Interior alteration – 2 nd floor – Barrington	12/03/2001
CO	01-4689	Interior alteration – 2 nd floor – Barrington	04/02/2002
BP	02-5653	Interior alteration – 3 rd floor – Castle Oil	05/12/0002
CO	02-5653	Interior alteration – 3 rd floor – Castle Oil	05/22/2008
BP	03-7711	5 th floor corridor	09/16/2003
CO	03-7711	5 th floor corridor	02/04/2010

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	03-8027	Interior alteration	09/30/2003
		VOID	04/04/2008
BP	03-8091	Interior alteration – Mariner Invest	12/13/2003
CO	03-8091	Interior alteration – Mariner Invest	02/05/2010
BP	04-8556	Interior alteration – 5 th floor – AGNDS	12/17/2004
CO	04-8556	Interior alteration – 5 th floor – AGNDS	10/06/2004
BP	04-8684	Interior alteration – 5 th floor – Marketing	05/18/2004
CO	04-8684	Interior alteration – 5 th floor – Marketing	03/12/2012
BP	04-8779	Interior alteration – 5 th floor – Pasternak	06/09/2004
CO	04-8779	Interior alteration – 5 th floor – Pasternak	11/07/2008

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	12-21471	Interior alteration – 3 rd floor – O'Connor	12/03/2012
CO	12-21471	Interior alteration – 3 rd floor – O'Connor	02/05/2013
BP	12-21455	Interior alteration – 4 th floor – Hub Intl	12/07/2012
CO	12-21455	Interior alteration – 4 th floor – Hub Intl	10/22/2013
BP	12-21592	Interior alteration – 4 th floor – MPAA	12/26/2012
CO	12-21592	Interior alteration – 4 th floor – MPAA	03/25/2013
BP	13-21814	Interior alteration – 4 th floor – Pasternak	03/05/2013
CO	13-21814	Interior alteration – 4 th floor – Pasternak	11/01/2013
BP	16-24671	Interior demo	03/04/2016
CO	16-24671	Interior demo	06/15/2017

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	16-24761	Interior alteration – 1 st floor	03/15/2016
CO			
BP	16-25371	Interior alteration – Garnet	08/29/2016
CO	16-25371	Interior alteration – Garnet	12/20/2016
BP	16-25503	Interior alteration – 5 th floor	09/15/2016
CO	16-25503	Interior alteration – 5 th floor	12/20/2016
BP	13-22062	Interior alteration – 5 th floor – Pasternak	05/08/2013
CO	13-22062	Interior alteration – 5 th floor – Pasternak	02/05/2014
BP	13-22256	Interior alteration – 3 rd floor – Chemlube	06/03/2013
CO	13-22256	Interior alteration – 3 rd floor – Chemlube	01/17/2014

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	13-22351	Interior alteration – Caspian – Suite 101	06/29/2013
CO	13-22351	Interior alteration – Caspian – Suite 101	07/08/2016
BP	13-22046	Cafeteria, lobby alteration 4 th floor	05/10/2013
CO	13-22046	Cafeteria, lobby alteration 4 th floor	09/05/2013
BP	14-22488	Interior alteration – 2 nd floor	05/23/2014
CO	14-22488	Interior alteration – 2 nd floor	08/20/20104
BP	14-22869	Interior alteration – 2 nd floor	08/26/2014
CO	14-22869	Interior alteration – 2 nd floor	07/13/2016
BP	15-23675	Interior alteration – 2 nd floor – Barrington	07/21/2015
CO	15-23675	Interior alteration – 2 nd floor – Barrington	10/14/2015

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	13-22525	Interior alteration – 1 st floor – Investment	09/07/2013
CO	13-22525	Interior alteration – 1 st floor – Investment	11/20/2013
BP	13-22663	Interior alteration – 2 nd floor	10/31/2013
CO	13-22663	Interior alteration – 2 nd floor	04/24/2014
BP	14-22364	Interior alteration – 2 nd floor – Case paper	04/18/2014
CO	14-22364	Interior alteration – 2 nd floor – Case paper	08/22/2014
BP	14-22363	Interior alteration – 1 st floor – GFK	04/26/2014
CO	14-22363	Interior alteration – 1 st floor – GFK	07/13/2016
BP	16-25567	Interior alteration – 5 th floor – Pasternak	10/12/2016
CO			

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	15-24213	Interior alteration – 2 nd floor – O'Connor	10/22/2015
CO	15-24213	Interior alteration – 2 nd floor – O'Connor	01/22/2016
BP	15-24405	Elevator	12/10/2015
CO	15-24405	Elevator	06/01/2020
BP	15-23827	Interior alteration	07/29/2015
CO	15-23827	Interior alteration	12/23/2015
BP	15-24213	Interior alteration – 2 nd floor	10/22/2015
CO	15-24213	Interior alteration – 2 nd floor	01/22/2016
BP	15-24365	Interior alteration – 2 nd floor	01/29/2016
CO			

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP CO	18-27637	Interior alteration – 4 th & 5 th floor	09/11/2018
BP CO	18-28486	Interior demo – Suite 501	12/31/2018
BP CO	19-28656	Partial demo Suite 314	02/08/2019
BP CO	19-28870	Interior alteration – 2 nd floor corridor	06/18/2019
BP	19-29208	Interior alteration – Suite 402	07/23/2019
CO	19-29208	Interior alteration – Suite 402	12/23/2019

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	16-26135	Interior alteration – 1 st floor – ONS	03/22/2017
CO	16-26135	Interior alteration – 1 st floor – ONS	09/15/2017
BP	17-26135	Interior alteration – 1 st floor	04/11/2017
CO	17-26135	Interior alteration – 1 st floor	02/20/2018
BP	17-26377	Interior alteration – 1 st floor corridor	06/20/2017
CO	17-26377	Interior alteration – 1 st floor corridor	02/20/2018
BP	18-27534	Cafeteria upgrade	06/21/2018
CO	18-27534	Cafeteria upgrade	07/30/2019
BP CO	18-27787	Interior alteration – 1 st floor bathrooms	06/29/2018

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	19-29476	Replace dry power unit	09/17/2019
CO	19-29476	Replace dry power unit	06/01/2020
BP	17-26378	Interior alteration – 1 st floor	07/15/2017
CO	17-26378	Interior alteration – 1 st floor	02/20/2018
BP	17-27033	Interior demo – Suite 402	11/14/2017
CO	17-27033	Interior demo – Suite 402	02/20/2018
BP	17-27235	Interior demo – 5 th floor	01/08/2018
CO	17-27235	Interior demo – 5 th floor	10/15/2018
BP	18-27382	Interior alteration – fitness center	05/16/2018
CO	18-27382	Interior alteration – fitness center	11/23/2018

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

continued

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP	19-29475	Replace elevator hydraulic cylinder	09/17/2019
CO	19-29475	Replace elevator hydraulic cylinder	06/01/2020
BP	19-30226	Interior alteration – 5 th floor	01/14/2020
CO	19-30226	Interior alteration – 5 th floor	07/17/2020
BP	20-31164	Interior demo – Suite 407	08/17/2020
CO	20-31164	Interior demo – Suite 407	12/09/2020
BP	20-31165	Erect two hot boxes	09/04/2020
CO	20-31165	Erect two hot boxes	01/14/2021
BP	21-34813	Interior alteration to suite 501	08/11/2021
CO	21-34813	Interior alteration to suite 501	11/17/2021

BLOCK 0482 LOT 008
500-520 MAMARONECK AVENUE

TYPE	PERMIT NO.	DESCRIPTION	DATE
BP CO	21-36515	Interior alteration Suite 207 & 220	01/28/2022
BP CO	22-36904	2 nd floor south bathrooms	01/28/2022
BP CO			
BP CO			
BP CO			

Current Deed

PREPARED BY:

Keusch Law PLLC
80 Fifth Avenue, Suite 1201
New York, New York 10011
Attention: David Keusch, Esq.

AFTER RECORDING RETURN TO:

Hansen McMonagle PLLC
271 Madison Avenue, 18th Floor
New York, New York 10016
Attention: Lawrence Hansen, Esq.

MAIL TAX BILLS TO:

Harrison Members LLC
500 Mamaroneck Avenue, Suite 200
Harrison, New York 10528

DEED OF IMPROVEMENTS

THIS DEED is made as of _____, 2023, by and between HARRISON NY HOLDINGS LLC, a Delaware limited liability company (“**Grantor**”), whose mailing address is c/o Bushburg Properties, 3611 14th Avenue, Suite 215, Brooklyn, New York 11218; and HARRISON MEMBERS LLC, a Delaware limited liability company, whose mailing address is 500 Mamaroneck Avenue, Suite 200, Harrison, New York 10528 (“**Grantee**”).


WITNESSETH, that Grantor for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT, and CONVEY unto to Grantee, its successors and assigns forever, with QUITCLAIM COVENANTS, all right, title and interest of Grantor in and to the structures as part thereof and the improvements constructed and located and now situated upon and above the land (the “**Land**”) described in Exhibit A hereto, and commonly known as “**500 Mamaroneck Avenue**” in the Town and Village of Harrison, County of Westchester, State of New York, but not the Land itself. Except for the property conveyed pursuant to the preceding sentence, there is excluded from this conveyance any interest in and to the Land. **In compliance with Section 13 of the Lien Law, Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of improvement of the land.**

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the date first written above.

GRANTOR:

HARRISON NY HOLDINGS LLC
a Delaware limited liability company

By:  _____
Name: Abraham Hoffman
Title: Authorized Signatory

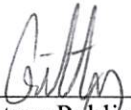
State of New York,

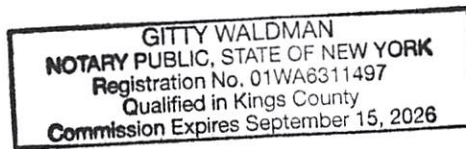
County of _____

) ss.:

On the 4th of April, 2023, before me, the undersigned, personally appeared

ABRAHAM HOFFMAN, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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



NOTARY PUBLIC, STATE OF NEW YORK
Commission Expires 01/01/2018
Qualified to Perform Notary Public Duties
Registration No. 24842117
GILLY, VERA DANA

EXHIBIT A
(Legal Description)

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town and Village of Harrison, County of Westchester, and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Mamaroneck Avenue distant 1,130.11 feet southerly as measured along same, from its intersection with the southerly side of Union Avenue;

RUNNING **THENCE** south 61° 59' 42" east, 74.98 feet;

THENCE south 86° 51' 45" east, 291.97 feet;

THENCE north 48° 08' 15" east, 372.87 feet to lands known as Resubdivision Map of a portion of Pleasant Ridge Heights Map No. 7877;

THENCE along said last mentioned lands, the following courses and distances:

South 3° 08' 15" west, 125.43 feet;

South 58° 32' east, 76.82 feet;

South 58° 02' east, 132.06 feet;

South 58° 22' 20" east, 85.83 feet;

South 59° 51' 45" east (deed; South 70 degrees 55 minutes 40 seconds east; survey), 11.46 feet;

South 77° 09' 30" east, 32.01 feet;

South 78° 59' 50" east, 57.07 feet;

South 77° 37' 10" east, 56.02 feet;

South 82° 48' 45" east, 39.27 feet;

South 77° 27' 50" east, 67.40 feet;

South 75° 22' 15" east, 62.30 feet;

South 74° 11' east, 90.55 feet;

South 75° 07' 20" east, 114.39 feet to lands now or formerly of Renee R. Landau;

THENCE along said last-mentioned lands south 40° 30' 20" seconds west, 67.73 feet and south 42° 17' 03" west, 87.16 feet to lands now or formerly of Josephine Birnbaum;

THENCE along said last-mentioned lands, the following courses and distances:

South 77° 59' 54" west, 35.77 feet;

North 88° 44' west, 33.03 feet;

South 23° 20' 08" west, 77.95 feet;

South 28° 15' 16" west, 50.21 feet;

South 38° 38' 58" west, 17 feet;

South 44° 16' 33" west, 157.81 feet;

South 59° 33' 16" east, 64.10 feet;

South 32° 02' 14" west, 126.34 feet;

South 63° 36' 04" east, 220.55 feet;

South 64° 26' 20" east, 101.07 feet;

South 59° 59' east, 20.13 feet;

South 63° 39' 55" east, 40.06 feet;

South 62° 49' 03" east, 123.24 feet;
South 63° 43' 29" east, 257.23 feet;
South 53° 18' 50" east, 275.42 feet to the westerly side of Winfield Avenue;

THENCE along said westerly side of Winfield Avenue in a southerly direction on a curve to the left having a radius of 1,050 feet a distance of 27 feet (deed; 26.98 feet survey) to lands now or formerly of Elizabeth G. Brooks;

THENCE along said last-mentioned lands, the following courses and distances:

North 53° 18' 50" west, 283.35 feet;
North 63° 43' 29" west, 255.15 feet;
North 62° 49' 03" west, 13.22 feet;
South 34° 31' 20" west 365.57 feet to lands known as Subdivision Map of Winfield Acres County Clerk Map No. 16632.

THENCE along said last-mentioned lands, the following courses and distances:

North 73° 09' 20" west, 46.55 feet;
North 73° 45' 10" west, 287.23 feet;
North 73° 53' west 103.08 feet; to lands now or formerly of the Prudential Insurance Company of America;

THENCE along said last-mentioned lands, the following courses and distances:

South 78° 49' west, 408.68 feet;
South 79° 49' 20" west, 131.02 feet;
South 80° 20' 10" west, 210.22 feet;
North 21° 57' west, 48.57 feet to lands now or formerly of J. Russell Chune;

THENCE along said last-mentioned lands, the following courses and distances:

North 0° 47' 10" east, 25.97 feet;
North 10° 15' 50" west, 189.28 feet;
North 25° 54' 20" east, 13.09 feet (deed; 13.10 feet survey);
North 82° west, 158.59 feet to the easterly side of Mamaroneck Avenue;

THENCE along said easterly side of Mamaroneck Avenue north 8° 03' 20" east, 435.37 feet;

THENCE in a northerly direction on a curve to the left having a radius of 2,915 feet a distance of 250.14 feet;

THENCE north 3° 08' 20" east, 300 feet to the point or place of **BEGINNING**.

TOGETHER with reciprocal easement of ingress and egress set forth in that certain easement agreement made by Richard M. Harmonay, S. Leo Harmonay and Philip Becker, as Trustees under the last will and testament of William L. Harmonay, deceased, for the benefit of S. Leo and Richard M. Harmonay, dated 11/9/1978 and recorded on 12/26/1978 in Liber 7526 CP 785 in the Westchester County Clerk's Office, Division of Land Records.

FOR INFORMATIONAL PURPOSES ONLY: 500 Mamaroneck Avenue, Harrison, NY 10528 a/k/a Block 0482. Lot 8 on the WESTCHESTER County Tax Map.