

41. A curve to the right, along the westerly face of a concrete curb on the westerly side of Andes Road, having a radius of 154.12 feet, a central angle of 48° 42' 34" and an arc length of 131.02 feet to a point of tangent;
42. South 00° 53' 45" East, along the intersection of the westerly side of Andes Road and the face of a concrete curb on the westerly side of Andes Road, 83.86 feet to a point of curve;
43. A curve to the left, along the said intersection of the westerly side of Andes Road and the face of a concrete curb on the westerly side of Andes Road, having a radius of 148.98 feet, a central angle of 16° 25' 57" and an arc length of 42.73 feet to a point of tangent; and,
44. South 17° 19' 42" East, along the said intersection of the westerly side of Andes Road and the face of a concrete curb on the westerly side of Andes Road and its southerly projection thereof, 155.84 feet to the point of beginning.

The above bearings are based on Grid North, New York State Plane Coordinates, East Zone, NAD 1983.

The above-described parcel is more particularly shown and described on a survey plat by Clough, Harbour & Associates, LLP.

Containing 21.69 acres, more or less.

Tract 01-102

All that certain tract or parcel of land lying and being situated on Governors Island in the City of New York, New York County, State of New York, and being more particularly described as follows:

Beginning at a point on the northerly side of Dock 102 on a line being the westerly projection of the northerly face of the lower concrete seawall, said point of beginning being South 74° 39' 57" East, 535.78 feet from the southeasterly corner of Building 107, said point of beginning being further described as being at North 677,051.57 and East 627,303.76, said coordinates being based upon the New York State Plane Coordinates, East Zone, NAD 1983; thence from said point of beginning, severing the lands of the subject owner, the following eight (8) courses and distances:

1. South 88° 24' 18" East, to and along said northerly face of the lower concrete seawall, 84.29 feet to a point;
2. South 01° 35' 54" West, continuing along the easterly face of the lower concrete seawall, 22.82 feet to a point;
3. South 87° 30' 04" East, along the wood face of Dock 102, 100.26 feet to a point;
4. South 02° 05' 32" West, continuing along the said wood face of Dock 102, 19.27 feet to a point;
5. North 87° 31' 51" West, continuing along the said wood face of Dock 102, 101.94 feet to a point on the easterly face of a stone or granite seawall;
6. South 00° 14' 20" West, along the said easterly face of the stone or granite seawall, 6.34 feet to a point;
7. South 89° 25' 54" West, to and along the southerly side (back) of the southerly concrete curb, 80.69 feet to a point; and,
8. North 00° 34' 06" West, 51.53 feet to the point of beginning.

The above bearings are based on Grid North, New York State Plane Coordinates, East Zone, NAD 1983.

The above-described parcel is more particularly shown and described on a survey plat by Clough, Harbour & Associates, LLP.

Containing 0.14 of an acre, more or less (6,084 +/- square feet).

Tract 01-103