

**Tract 01-104**

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 Carder Road on the southerly projection of the easterly face (back) of the concrete curb at the east end of the parking lot immediately adjacent to Building 140, said point of beginning being South 80° 04' 13" East, 115.55 feet from the southeasterly corner of Building 140, said point of beginning being further described as being at North 677,594.25 and East 626,794.40, 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 ten (10) courses and distances:

1. North 83° 26' 43" West, 87.06 feet to a point in said Carder Road;
2. North 75° 34' 32" West, 181.16 feet to a point in said Carder Road;
3. North 14° 25' 29" East, 4.94 feet to a point at the intersection of the northerly side of Carder Road and the face of the concrete curb on the northerly side of Carder Road;
4. North 75° 50' 11" West, along the said intersection of the northerly side of Carder Road and the face of the concrete curb on the northerly side of Carder Road, 12.81 feet to a point;
5. A non-tangent curve to the right, along the said intersection of the northerly side of Carder Road and the face of the concrete curb on the northerly side of Carder Road, having a radius of 12.88 feet, a central angle of 75° 32' 13" and an arc length of 16.98 feet to a point, said curve having a chord bearing and distance of North 19° 31' 30" West, 15.78 feet to a point;
6. North 35° 19' 06" East, along the intersection of the easterly side of the Soissons Docks access road and the face of the concrete sidewalk on the easterly side of the Soissons Docks access road, 57.05 feet to a point;
7. South 50° 30' 54" East, 7.92 feet to a point on the eastern side of a brick retaining wall;
8. North 35° 17' 38" East, along and parallel to the said eastern side of a brick retaining wall, 15.36 feet to a point on the southerly side of the granite seawall;
9. South 75° 38' 30" East, along the southerly side of the granite seawall, 255.90 feet to a point; and,
10. South 14° 18' 59" West, 70.64 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 0.51 of an acre, more or less (22,265 +/- square feet).

Billing code 3195-01-P