FINANCIAL COMMITMENT GUARANTEE

Financial Commitment Guarantee

A description of all financial commitments and guarantees the Applicant or, if applicable, the Operator, or its Affiliates is prepared to provide to the Commission over and above the deposit or bond required by PML Section 1321-e(1) to ensure that the Gaming Facility is completed, license conditions are fulfilled and sufficient working capital is available to allow continuous operation in manner described in the Applicant's financial forecasts. Include examples of letters of credit, construction completion guaranties, performance bonds, keep-well agreements, MOUs or other agreements or commitments the Applicant, the Operator or their Affiliates commit to provide in connection with the Gaming Facility.

Applicant Party, TSG Coney Island Entertainment Holdco LLC ("TSG"), is a Delaware limited liability company authorized to do business in New York. TSG has three member parties, each an Applicant Party – Global Gaming Solutions, LLC ("GGS"); Saratoga Casino Development LLC ("Saratoga CD"); and Thor Coney Island Entertainment LLC ("Thor CI"). The Coney will be operated by Global Gaming NY LLC ("GGNY"), an Applicant Party.

Appended to the end of this section is a binding Term Sheet pursuant to which GLP Capital, L.P. is committing to provide financing for the project.

APPENDIX

Pages redacted in this section pursuant to PBO § 87(2)(d)

EXHIBIT B

DEVELOPMENT BLOCK 1

Address(es):	**1319 Bowery**
Block/Lot:	Block 7074, Lot 256
Maps:	See, Exhibit A for the Tax Map for Block 7074; See, Exhibit E for the Survey
ACRIS Information:	CRFN 2005000413060 (See, Exhibit S1 attached to the Deed Lease Option Section of this Application)
Legal Description:[1]	BEGINNING AT A POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF WEST 15TH STREET (75' WIDE PUBLIC R.O.W.) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BOWERY (A.K.A. OCEAN AVENUE, 37' WIDE PUBLIC R.O.W.) AND RUNNING THENCE: ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BOWERY NORTH 85 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF 60.09 FEET TO A POINT; THENCE ALONG THE DIVISION LINE OF LOT 256 (LANDS NOW OR FORMERLY OF 1319 BOWERY REALTY, LLC) WITH LOT 310 (LANDS NOW OR FORMERLY OF IDAS CONEY, LLC) SOUTH 07 DEGREES 33 MINUTES 54 SECONDS EAST, A DISTANCE OF 272.91 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WONDER WHEEL WAY (56' WIDE PUBLIC R.O.W.); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WONDER WHEEL WAY SOUTH 72 DEGREES 12 MINUTES 19 SECONDS WEST, A DISTANCE OF 60.98 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WEST 115TH STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WEST 15TH STREET NORTH 07 DEGREES 33 MINUTES 54 SECONDS WEST, A DISTANCE OF 286.82 FEET TO THE POINT OR PLACE OF BEGINNING.

[1] All legal descriptions are taken from the Survey. For ease of review, these legal descriptions have been updated by the surveyor so that the metes and bounds of each lot conform to the current city map. The city map has been amended over the last century to create and map new streets, and to eliminate, discontinue and close certain streets that are referenced in some of the legal descriptions contained within the deeds. The old metes and bounds can be found in the deeds; see Exhibits S1 through S18 attached to the Deed Lease Option Section of this Application.

Address(es): **1314-1316 Bowery**

Block/Lot: Block 7074, Lot 310

Maps: See, Exhibit A for the Tax Map for Block 7074; See, Exhibit E for the Survey

ACRIS Information: CRFN 2006000067446 (See, Exhibit S2 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT A POINT BEING THE NORTH 85 DEGREES 22 MINUTES 36 SECONDS EAST, 60.09 FEET FROM INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF WEST 15TH STREET (75' WIDE PUBLIC R.O.W.) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BOWERY (A.K.A. OCEAN AVENUE, 37' WIDE PUBLIC R.O.W.), AND RUNNING THENCE:

ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BOWERY THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 85 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF 10.86 FEET TO A POINT;

2. SOUTH 89 DEGREES 39 MINUTES 21 SECONDS EAST, A DISTANCE OF 39.50 FEET TO A POINT; THENCE

ALONG THE DIVISION LINE OF LOT 310 (LANDS NOW OR FORMERLY OF IDAS CONEY, LLC) WITH LOT 360 (LANDS NOW OR FORMERLY OF SINGER CONEY, LLC) SOUTH 07 DEGREES 33 MINUTES 54 SECONDS EAST, A DISTANCE OF 257.90 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WONDER WHEEL WAY (56' WIDE PUBLIC R.O.W.); THENCE

ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WONDER WHEEL WAY SOUTH 72 DEGREES 12 MINUTES 19 SECONDS WEST, A DISTANCE OF 50.78 FEET TO A POINT; THENCE

ALONG THE DIVISION LINE OF LOT 310 WITH LOT 256 (LANDS NOW OR FORMERLY OF 1319 BOWERY REALTY, LLC) NORTH 07 DEGREES 33 MINUTES 54 SECONDS WEST, A DISTANCE OF 272.91 FEET TO THE SOUTHERLY RIGHT-OF-LINE OF BOWERY AND THE POINT OR PLACE OF BEGINNING.

Address(es): **3030-3060 Stillwell Avenue**

Block/Lot: Block 7074, Lot 360

Maps: See, Exhibit A for the Tax Map for Block 7074; See, Exhibit E for the Survey

ACRIS Information: CRFN 2009000395189 (See, Exhibit S3 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT A POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BOWERY (A.K.A. OCEAN AVENUE, 37' WIDE PUBLIC R.O.W.) WITH THE WESTERLY RIGHT-OF-WAY LINE OF STILLWELL AVENUE (100' WIDE PUBLIC R.O.W.), AND RUNNING THENCE:

ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STILLWELL AVENUE SOUTH 06 DEGREES 12 MINUTES 53 SECONDS EAST, A DISTANCE OF 227.26 FEET TO A POINT BEING THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF STILLWELL AVENUE WITH NORTHERLY RIGHT-OF-WAY LINE OF WONDER WHEEL WAY (56' WIDE PUBLIC R.O.W.); THENCE

ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WONDER WHEEL WAY SOUTH 72 DEGREES 12 MINUTES 19 SECONDS WEST, A DISTANCE OF 95.29 FEET TO A POINT; THENCE

ALONG THE DIVISION LINE OF LOT 360 (LANDS NOW OR FORMERLY OF SINGER CONEY, LLC) WITH LOT 310 (LANDS NOW OR FORMERLY OF IDAS CONEY, LLC) NORTH 07 DEGREES 33 MINUTES 54 SECONDS WEST, A DISTANCE OF 257.90 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BOWERY; THENCE

ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF BOWERY SOUTH 89 DEGREES 39 MINUTES 21 SECONDS EAST 100.08 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STILLWELL AVENUE AND THE POINT OR PLACE OF BEGINNING.

DEVELOPMENT BLOCK 2[2]

Address(es): **1221-1227 Bowery**

Block/Lot: Block 8694, Lot 1

Maps: See, Exhibit B for the Tax Map for Block 8694; See, Exhibit E for the Survey

ACRIS Information: CRFN 2022000402846 (See, Exhibit S4 attached to the Deed Lease Option Section of this Application)

[2] Bowery is mapped into Development Blocks 2 and 3 and is owned by the adjacent property owners.

Legal Description: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STILLWELL AVENUE (100-FEET PUBLIC RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120-FEET PUBLIC RIGHT-OF-WAY) AND RUNNING THENCE:

1. EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE, FOLLOWING A CURVE TO THE RIGHT WITH A RADIUS OF 7940.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 41 MINUTES 31 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 89 DEGREES 38 MINUTES 21 SECONDS EAST, 95.88 FEET, FOR AN ARC DISTANCE OF 95.88 FEET TO THE DIVIDING LINE BETWEEN LOT 414 (LANDS NOW OR FORMERLY OF SINGER CONEY, LLC) WITH LOT 5 (LANDS NOW OR FORMERLY OF RAMIN CONEY LLC) AND LOT 419 (LANDS NOW OR FORMERLY OF SINGER CONEY, LLC), BLOCK 8694;

2. SOUTHERLY, ALONG SAID THE DIVIDING LINE, SOUTH 03 DEGREES 39 MINUTES 46 SECONDS EAST, A DISTANCE OF 119.35 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE DIVIDING LINE BETWEEN LOT 1 (LANDS NOW OR FORMERLY OF PAUL N. GEANEAS) WITH LOT 5, BLOCK 8694, SOUTH 86 DEGREES 47 MINUTES 17 SECONDS EAST, A DISTANCE OF 88.05 FEET TO A POINT;

THENCE ALONG THE DIVIDING LINE BETWEEN SAID LOT 1 WITH LOT 33(LANDS NOW OR FORMERLY OF FITLIN ELDORADO LLC), BLOCK 8694, AND ITS SOUTHERLY EXTENSION THEREOF, SOUTH 01 DEGREES 04 MINUTES 17 SECONDS WEST, A DISTANCE OF 96.86 FEET TO A POINT ON THE CENTERLINE OF BOWERY (A.K.A OLD BOWERY, A.K.A. OCEAN AVENUE, 38-FEET WIDE RIGHT-OF-WAY);

THENCE, ALONG SAID CENTERLINE, NORTH 88 DEGREES 01 MINUTES 33 MINUTES WEST, A DISTANCE OF 79.81 FEET TO A POINT;

THENCE, ALONG THE DIVIDING LINE BETWEEN SAID LOT 1 AND LOT 419, BLOCK 8694, AND ITS SOUTHERLY EXTENSION THEREOF, NORTH 03 DEGREES 39 MINUTES 46 MINUTES WEST, A DISTANCE OF 99.23 FEET TO THE POINT OR PLACE OF BEGINNING.

Address(es): **1228-1230 Surf Avenue**

Block/Lot: **Block 8694, Lot 5**

Maps: See, Exhibit B for the Tax Map for Block 8694; See, Exhibit E for the Survey

ACRIS Information: CRFN 2007000302060 (See, Exhibit S5 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120' WIDE PUBLIC R.O.W.) DISTANT 95.88 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF STILLWELL AVENUE (100' WIDE PUBLIC R.O.W.), RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES:

ALONG THE ARC OF CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 7,940.00 FEET, A CENTRAL ANGLE OF 000 DEGREES 20 MINUTES 22 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 89 DEGREES 07 MINUTES 25 SECONDS EAST, 47.05 FEET, AND A DISTANCE OF 47.05 FEET TO A POINT; THENCE

ALONG THE DIVIDING LINE BETWEEN LOT 5(LANDS NOW OR FORMERLY OF RAMIN CONEY LLC) WITH LOT 11 (LANDS NOW OR FORMERLY OF SURFWELL ASSOCIATES, LLC) WITH LOT 12(LANDS NOW OR FORMERLY OF KARINA BARKAN) WITH LOT 14(LANDS NOW OR FORMERLY OF FITLIN ELDORADO, LLC) AND LOT 33 (LANDS NOW OR FORMERLY OF FITLIN ELDORADO, LLC) WITH LOT 1 (LANDS NOW OR FORMERLY OF PAUL N. GEANEAS) WITH LOT 419 (LANDS NOW OR FORMERLY OF SINGER CONEY, LLC) AND LOT 414 (LANDS NOW OR FORMERLY OF SINGER CONEY, LLC), BLOCK 8694, THE FOLLOWING TEN (10) COURSES AND DISTANCE:

1. SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT; THENCE

2. SOUTH 88 DEGREES 36 MINUTES 35 SECONDS EAST, A DISTANCE OF 18.00 FEET TO A POINT; THENCE

3. SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE

4. SOUTH 88 DEGREES 36 MINUTES 35 SECONDS EAST, A DISTANCE 1.68 FEET TO A POINT; THENCE

5. SOUTH 00 DEGREES 25 MINUTES 12 SECONDS EAST, A DISTANCE OF 4.87 FEET TO A POINT; THENCE

6. SOUTH 88 DEGREES 33 MINUTES 57 SECONDS EAST, A DISTANCE OF 28.53 FEET TO A POINT; THENCE

7. SOUTH 00 DEGREES 46 MINUTES 41 SECONDS EAST, A DISTANCE OF 1.42 FEET TO A POINT; THENCE

8. SOUTH 01 DEGREES 04 MINUTES 17 SECONDS WEST, A DISTANCE OF 35.85 FEET TO A POINT; THENCE

9. NORTH 86 DEGREES 47 MINUTES 17 SECONDS WEST, A DISTANCE OF 88.05 FEET TO A POINT; THENCE

10. NORTH 03 DEGREES 39 MINUTES 46 SECONDS WEST, A DISTANCE OF 119.35 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE POINT OR PLACE OF BEGINNING.

Address(es): **1224 Surf Avenue**

Block/Lot: Block 8694, Lot 11

Maps: See, Exhibit B for the Tax Map for Block 8694; See, Exhibit E for the Survey

ACRIS Information: Reel 5081 Pages 2014-2016 (See, Exhibit S6 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120' WIDE PUBLIC R.O.W.) DISTANT 142.93 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF STILLWELL AVENUE (100' WIDE PUBLIC R.O.W.), RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE ARC OF CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 7,940.00 FEET, A CENTRAL ANGLE OF 000 DEGREES 08 MINUTES 40 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 88 DEGREES 52 MINUTES 54 SECONDS EAST, 20.00 FEET, AND A DISTANCE OF 20.00 FEET TO A POINT; THENCE

ALONG THE DIVIDING LINE BETWEEN LOT 11 (LANDS NOW OR FORMERLY OF SURFWELL ASSOCIATES, LLC) WITH LOT 12(LANDS NOW OR FORMERLY OF KARINA BARKAN) AND LOT 5(LANDS NOW OR FORMERLY OF RAMIN CONEY LLC), BLOCK 8694, THE FOLLOWING FIVE (5) COURSES AND DISTANCE:

1. SOUTH 00 DEGREES 25 MINUTES 12 SECONDS EAST, A DISTANCE OF 80.08 FEET TO A POINT; THENCE

2. NORTH 88 DEGREES 36 MINUTES 35 SECONDS WEST, A DISTANCE OF 1.68 FEET TO A POINT; THENCE

3. NORTH 00 DEGREES 39 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE

4. NORTH 88 DEGREES 36 MINUTES 35 SECONDS WEST, A DISTANCE 18.00 FEET TO A POINT; THENCE

5. NORTH 00 DEGREES 39 MINUTES 00 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE POINT OR PLACE OF BEGINNING.

Address(es): **1220 Surf Avenue**

Block/Lot: Block 8694, Lot 12

Maps: See, Exhibit B for the Tax Map for Block 8694; See, Exhibit E for the Survey

ACRIS Information: CRFN 2019000364413 (See, Exhibit S7 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120' WIDE PUBLIC R.O.W.) DISTANT 162.93 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF STILLWELL AVENUE (100' WIDE PUBLIC R.O.W.), RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES:

ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE ARC OF CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 7,940.00 FEET, A CENTRAL ANGLE OF 000 DEGREES 12 MINUTES 07 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 88 DEGREES 42 MINUTES 31 SECONDS EAST, 28.00 FEET, AND A DISTANCE OF 28.00 FEET TO A POINT; THENCE

ALONG THE DIVIDING LINE BETWEEN LOT 12(LANDS NOW OR FORMERLY OF KARINA BARKAN) WITH LOT 14 (LANDS NOW OR FORMERLY OF FITLIN ELDORADO, LLC) WITH LOT 5(LANDS NOW OR FORMERLY OF RAMIN CONEY LLC) AND LOT 11 (LANDS NOW OR FORMERLY OF SURFWELL ASSOCIATES, LLC) WITH) AND BLOCK 8694, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 00 DEGREES 46 MINUTES 41 SECONDS EAST, A DISTANCE OF 85.04 FEET TO A POINT; THENCE

2. NORTH 88 DEGREES 33 MINUTES 57 SECONDS WEST, A DISTANCE OF 28.53 FEET TO A POINT; THENCE

NORTH 00 DEGREES 25 MINUTES 12 SECONDS WEST, A DISTANCE OF 84.95 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE POINT OR PLACE OF BEGINNING.

Address(es): **1218 Surf Avenue**

Block/Lot: Block 8694, Lot 14

Maps: See, Exhibit B for the Tax Map for Block 8694; See, Exhibit E for the Survey

ACRIS Information: CRFN 2012000124705 (See, Exhibit S8 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120' WIDE PUBLIC R.O.W.) DISTANT 94.20 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF WEST 12TH STREET (60' WIDE PUBLIC R.O.W.), RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES:

ALONG THE DIVIDING LINE BETWEEN LOT 14 (LANDS NOW OR FORMERLY OF FITLIN ELDORADO, LLC) WITH LOT 16 (LANDS NOW OR FORMERLY OF CONEY ISLAND U.S.A.) WITH LOT 33(LANDS NOW OR FORMERLY OF FITLIN ELDORADO LLC) WITH LOT 5(LANDS NOW OR FORMERLY OF RAMIN CONEY LLC) AND LOT 12 (LANDS NOW OR FORMERLY OF KARINA BARKAN), BLOCK 8694, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 00 DEGREES 25 MINUTES 51 SECONDS EAST, A DISTANCE OF 87.93 FEET TO A POINT; THENCE

2. NORTH 86 DEGREES 43 MINUTES 22 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE

3. NORTH 00 DEGREES 46 MINUTES 41 SECONDS WEST, A DISTANCE OF 86.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE; THENCE

ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE ARC OF CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 7,940.00 FEET, A CENTRAL ANGLE OF 000 DEGREES 21 MINUTES 51 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 88 DEGREES 25 MINUTES 32 SECONDS EAST, 50.45 FEET, AND A DISTANCE OF 50.45 FEET TO THE POINT OR PLACE OF BEGINNING.

Address(es): 1205 Bowery

Block/Lot: Block 8694, Lot 25

Maps: See, Exhibit B for the Tax Map for Block 8694; See, Exhibit E for the Survey

ACRIS Information: CRFN 2016000045867 (See, Exhibit S9 attached to the Deed Lease Option Section of this Application)

Legal Description: COMMENCING AT THE POINT BEING SOUTH 01 DEGREES 05 MINUTES 17 SECONDS WEST, A DISTANCE OF 110.88 FEET FROM INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF WEST 12TH/ STREET (60-FEET PUBLIC RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120-FEET PUBLIC RIGHT-OF-WAY) TO THE POINT OF BEGINNING:

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WEST 12TH/ STREET, SOUTH 01 DEGREES 05 MINUTES 17 SECONDS WEST, A DISTANCE OF 108.35 FEET TO THE CENTERLINE OF BOWERY (A.K.A. OLD BOWERY, A.K.A. OCEAN AVENUE, 28 FEET RIGHT-OF-WAY); THENCE

ALONG SAID CENTERLINE, NORTH 88 DEGREES 01 MINUTE 33 SECONDS WEST, A DISTANCE OF 26.70 FEET TO A POINT; THENCE

ALONG THE DIVIDING LINE BETWEEN LOT 25 (LANDS NOW OR FORMERLY OF THOR PERSILY LLC) WITH LOT 30 (LANDS NOW OR FORMERLY OF THOR PERSILY LLC) AND LOT 18 (LANDS NOW OR FORMERLY OF CONEY ISLAND USA), BLOCK 8694, THE FOLLOWING TWO (2) COURSES AND DISTANCE:

1. NORTH 01 DEGREES 38 MINUTES 59 SECONDS EAST, A DISTANCE OF 107.94 FEET TO A POINT

2. SOUTH 88 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 25.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WEST 12TH/ STREET AND THE POINT OR PLACE OF BEGINNING.

Address(es): **1207 Bowery**

Block/Lot: Block 8694, Lot 30

Maps: See, Exhibit B for the Tax Map for Block 8694; See, Exhibit E for the Survey

ACRIS Information: CRFN 2016000045868 (See, Exhibit S10 attached to the Deed Lease Option Section of this Application)

Legal Description: COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF WEST 12TH STREET (60-FEET PUBLIC RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120-FEET PUBLIC RIGHT-OF-WAY) AND RUNNING THENCE:

1. SOUTHERLY, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WEST 12TH/ STREET, SOUTH 01 DEGREES 05 MINUTES 17

SECONDS WEST, A DISTANCE OF 219.23 FEET TO THE CENTERLINE OF BOWERY (A.K.A. OLD BOWERY, A.K.A. OCEAN AVENUE, 38' WIDE R.O.W.);

2. WESTERLY, ALONG SAID CENTERLINE, NORTH 88 DEGREES 01 MINUTES 33 SECONDS WEST, A DISTANCE OF 26.70 FEET TO THE POINT OF BEGINNING;

THENCE FROM SAID POINT, ALONG THE CENTERLINE OF BOWERY, NORTH 88 DEGREES 01 MINUTE 33 SECONDS WEST, A DISTANCE OF 60.21 FEET TO A POINT;

THENCE ALONG THE DIVIDING LINE BETWEEN LOT 30 (LANDS NOW OR FORMERLY OF THOR PERSILY LLC) WITH LOT 33 (LANDS NOW OR FORMERLY OF FITLIN ELDORADO LLC), BLOCK 8694, NORTH 01 DEGREES 45 MINUTES 15 SECONDS EAST, A DISTANCE OF 131.39 FEET TO A POINT;

THENCE ALONG THE DIVIDING LINE BETWEEN LOT 30 WITH LOT 16 (LANDS NOW OR FORMERLY CONEY ISLAND U.S.A.), BLOCK 8694, SOUTH 86 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE OF 24.60 FEET TO A POINT;

THENCE ALONG THE DIVIDING LINE BETWEEN LOT 30 WITH LOT 18 (LANDS NOW OR FORMERLY OF CONEY ISLAND USA), SOUTH 86 DEGREES 13 MINUTES 27 SECONDS EAST, A DISTANCE OF 35.40 FEET TO A POINT;

THENCE ALONG THE DIVIDING LINE BETWEEN LOT 30 WITH LOT 18 AND LOT 25(LANDS NOW OR FORMERLY OF THOR PERSILY LLC), BLOCK 8694, SOUTH 01 DEGREES 38 MINUTES 59 SECONDS WEST, A DISTANCE OF 129.66 FEET TO THE CENTERLINE OF FORMER BOWERY AND THE POINT OR PLACE OF BEGINNING.

Address(es): **1215 Bowery**

Block/Lot: Block 8694, Lot 33

Maps: See, Exhibit B for the Tax Map for Block 8694; See, Exhibit E for the Survey

ACRIS Information: CRFN 2012000124705 (See, Exhibit S8 attached to the Deed Lease Option Section of this Application)

Legal Description: COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF WEST 12TH STREET (60-FEET PUBLIC RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120-FEET PUBLIC RIGHT-OF-WAY) AND RUNNING THENCE;

1. WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE, FOLLOWING A CURVE TO THE LEFT WITH A RADIUS OF 7940.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 02 MINUTES 38 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 88 DEGREES 05 MINUTES 08 SECONDS WEST, 144.65 FEET, FOR AN ARC DISTANCE OF 144.65 FEET TO A POINT BEING THE DIVIDING LINE BETWEEN LOT 12 (LANDS NOW OR FORMERLY OF KARINA BARKAN) AND LOT 14 (LANDS NOW OR FORMERLY OF FITLIN ELDORADO, LLC), BLOCK 8694;

2. SOUTHERLY, ALONG SAID DIVIDING LINE, SOUTH 00 DEGREES 46 MINUTES 41 SECONDS EAST, A DISTANCE OF 85.04 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE DIVIDING LINE BETWEEN LOT 14 WITH LOT 33 (LANDS NOW OR FORMERLY OF FITLIN ELDORADO, LLC) AND LOT 16 (LANDS NOW OR FORMERLY OF CONEY ISLAND U.S.A.), BLOCK 8694, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 86 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT;

2. SOUTH 86 DEGREES 35 MINUTES 10 SECONDS EAST, A DISTANCE OF 6.48 FEET TO A POINT;

THENCE ALONG THE DIVIDING LINE BETWEEN LOT 30 (LANDS NOW OR FORMERLY OF THOR PERSILY LLC) WITH LOT 33, SOUTH 01 DEGREES 45 MINUTES 15 SECONDS WEST, A DISTANCE OF 131.39 FEET TO THE CENTERLINE OF BOWERY (A.K.A. OLD BOWERY, A.K.A. OCEAN AVENUE, 38' WIDE R.O.W.);

THENCE ALONG SAID CENTERLINE, NORTH 88 DEGREES 01 MINUTES 33 SECONDS WEST, A DISTANCE OF 54.88 FEET TO A POINT;

THENCE ALONG THE DIVIDING LINE BETWEEN LOT 33 WITH LOT 1 (LANDS NOW OR FORMERLY OF PAUL N. GEANEAS) AND LOT 5 (LANDS NOW OR FORMERLY OF RAMIN CONEY LLC), NORTH 01 DEGREES 04 MINUTES 17 SECONDS EAST, A DISTANCE OF 132.71 FEET TO THE POINT OR PLACE OF BEGINNING.

Address(es): **1232 Surf Avenue**

Block/Lot: Block 8694, Lot 414[3]

[3] Block 8694, Lot 414 was created through a subdivision of Block 8694, Lot 421. See, CRFN 2011000132865 for further details.

Maps: See, Exhibit B for the Tax Map for Block 8694; See, Exhibit E for the Survey

ACRIS Information: CRFN 2009000395189 (See, Exhibit S3 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120' WIDE PUBLIC R.O.W.) AND THE EASTERLY RIGHT-OF-WAY LINE OF STILLWELL AVENUE (100' WIDE PUBLIC R.O.W.), RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES:

ALONG THE ARC OF CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 7,940.00 FEET, A CENTRAL ANGLE OF 000 DEGREES 41 MINUTES 31 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 89 DEGREES 38 MINUTES 21 SECONDS EAST, 95.88 FEET, AND A DISTANCE OF 95.88 FEET TO A POINT; THENCE

ALONG THE DIVIDING LINE BETWEEN LOT 414 (LANDS NOW OR FORMERLY SINGER CONEY, LLC) WITH LOT 5 (LANDS NOW OR FORMERLY OF RAMIN CONEY LLC) AND LOT 419(LANDS NOW OR FORMERLY OF SINGER CONEY, LLC), BLOCK 8694, THE FOLLOWING TWO (2) COURSES AND DISTANCE:

1. SOUTH 03 DEGREES 39 MINUTES 46 SECONDS EAST, A DISTANCE OF 92.44 FEET TO A POINT; THENCE

2. NORTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, A DISTANCE OF 91.74 FEET TO A POINT; THENCE

ALONG SAID RIGHT-OF-WAY LINE, NORTH 06 DEGREES 12 MINUTES 53 SECONDS WEST A DISTANCE OF 92.75 FEET TO THE POINT OR PLACE OF BEGINNING.

Address(es): 3015 Stillwell Avenue

Block/Lot: Block 8694, Lot 419[4]

Maps: See, Exhibit B for the Tax Map for Block 8694; See, Exhibit E for the Survey

ACRIS Information: CRFN 2009000395189 (See, Exhibit S3 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT A POINT BEING SOUTH 06 DEGREES 12 MINUTES 53 SECOND EAST, A DISTANCE OF 92.75 FEET FROM THE

[4] Block 8694, Lot 419 was created through a subdivision of Block 8694, Lot 421. See, CRFN 2011000132865 for further details.

INTERSECTION OF SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120 FEET WIDE PUBLIC R.O.W.) WITH THE EASTERLY RIGHT-OF-WAY LINE OF STILLWELL AVENUE (100' WIDE PUBLIC R.O.W.)AND RUNNING THENCE:

ALONG THE DIVIDING LINE BETWEEN LOT 419 (LANDS NOW OR FORMERLY OF SINGER CONEY, LLC) WITH LOT 414(LANDS NOW OR FORMERLY SINGER CONEY, LLC), BLOCK 8694, SOUTH 89 DEGREES 35 MINUTES 39 SECONDS EAST, A DISTANCE OF 91.74 FEET TO A POINT;

THENCE ALONG THE DIVIDING LINE BETWEEN LOT 419 WITH LOT 5 (LANDS NOW OR FORMERLY OF RAMIN CONEY LLC) AND LOT 1(LANDS NOW OR FORMERLY OF PAUL N. GEANEAS), BLOCK 8694, SOUTH 03 DEGREES 39 MINUTES 46 SECONDS EAST, A DISTANCE OF 126.14 FEET TO THE CENTERLINE OF BOWERY;

THENCE ALONG SAID CENTERLINE, NORTH 88 DEGREES 01 MINUTES 33 SECONDS WEST, A DISTANCE OF 86.40 FEET THE EASTERLY RIGHT-OF-WAY LINE OF STILLWELL AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 06 DEGREES 12 MINUTES 53 SECONDS WEST, A DISTANCE OF 124.29 FEET TO THE POINT OR PLACE OF BEGINNING.

DEVELOPMENT BLOCK 3[5]

Address(es):	**1220-1228 Bowery**
Block/Lot:	Block 8695, Lot 61
Maps:	See, Exhibit C for the Tax Map for Block 8695; See, Exhibit E for the Survey
ACRIS Information:	CRFN 2006000547556 (See, Exhibit S11 attached to the Deed Lease Option Section of this Application)
Legal Description:	BEGINNING AT A POINT BEING NORTH 86 DEGREES 27 MINUTES 43 SECONDS EAST, A DISTANCE OF 76.00 FEET FROM THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STILLWELL AVENUE (100' PUBLIC R.O.W.) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WONDER WHEEL WAY (56' WIDE PUBLIC R.O.W.) AND RUNNING THENCE:

ALONG THE DIVISION LINE OF LOT 61 (LANDS NOW OR FORMERLY OF KAUFMAN CONEY, LLC) WITH LOT 433 (LANDS NOW OR

[5] Bowery is mapped into Development Blocks 2 and 3 and is owned by the adjacent property owners.

FORMERLY OF SINGER CONEY, LLC) NORTH 03 DEGREES 39 MINUTES 46 SECONDS WEST, A DISTANCE OF 215.66 FEET TO THE CENTERLINE OF BOWERY (A.K.A. OLD BOWERY, A.K.A. OCEAN AVENUE, 38 FEET WIDE R.O.W.);

THENCE ALONG SAID THE CENTERLINE, SOUTH 88 DEGREES 01 MINUTES 33 SECONDS EAST, A DISTANCE OF 75.46 FEET TO A POINT; THENCE

ALONG THE DIVISION LINE OF LOT 61 WITH LOT 64 (LANDS NOW OR FORMERLY TLC CONEY LLC) THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 00 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 96.36 FEET TO A POINT;

2. NORTH 86 DEGREES 20 MINUTES 14 SECONDS EAST, A DISTANCE OF 27.85 FEET TO A POINT;

3. SOUTH 00 DEGREES 42 MINUTES 23 SECONDS EAST, A DISTANCE OF 59.84 FEET TO A POINT;

4. NORTH 89 DEGREES 17 MINUTES 37 SECONDS EAST, A DISTANCE OF 33.00 FEET TO A POINT;

THENCE ALONG THE DIVISION LINE OF LOT 61 WITH LOT 72 (LANDS NOW OR FORMERLY OF SALEH CONEY, LLC) SOUTH 00 DEGREES 42 MINUTES 23 SECONDS EAST, A DISTANCE OF 50.96 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WONDER WHEEL WAY;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 86 DEGREES 27 MINUTES 43 SECONDS WEST, A DISTANCE OF 124.16 FEET TO THE POINT OR PLACE OF BEGINNING.

Address(es): **1218 Bowery**

Block/Lot: Block 8695, Lot 64

Maps: See, Exhibit C for the Tax Map for Block 8695; See, Exhibit E for the Survey

ACRIS Information: CRFN 2006000574347 (See, Exhibit S12 attached to the Deed Lease Option Section of this Application)

Legal Description: COMMENCING AT THE POINT BEING NORTH 01 DEGREES 05 MINUTES 17 SECONDS EAST, A DISTANCE OF 86.85 FEET FROM INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF WEST 12TH/ STREET (60-FEET PUBLIC RIGHT-OF-WAY) WITH THE

NORTHERLY RIGHT-OF-WAY LINE OF WONDER WHEEL WAY (56-FEET PUBLIC RIGHT-OF-WAY) FROM THE POINT OF BEGINNING AND RUNNING THENCE:

ALONG THE DIVISION LINE BETWEEN LOT 64 (LANDS NOW OR FORMERLY OF TLC CONEY LLC) WITH LOT 72 (LANDS NOW OR FORMERLY SALEH CONEY, LLC) THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 88 DEGREES 54 MINUTES 43 SECONDS WEST, A DISTANCE OF 82.89 FEET TO A POINT;

2. SOUTH 00 DEGREES 42 MINUTES 23 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT;

THENCE ALONG THE DIVISION LINE BETWEEN LOT 64 WITH LOT 61 (LANDS NOW OR FORMERLY OF KAUFMAN CONEY, LLC) THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 89 DEGREES 17 MINUTES 37 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT;

2. NORTH 00 DEGREES 42 MINUTES 23 SECONDS WEST, A DISTANCE OF 59.84 FEET TO A POINT;

3. SOUTH 86 DEGREES 20 MINUTES 14 SECONDS WEST, A DISTANCE OF 27.85 FEET TO A POINT;

4. NORTH 00 DEGREES 04 MINUTES 39 SECONDS WEST, A DISTANCE OF 96.36 FEET TO THE CENTERLINE OF BOWERY(A.K.A. OLD BOWERY, A.K.A. OCEAN AVENUE, 38 FEET RIGHT-OF-WAY);

THENCE ALONG SAID CENTERLINE, SOUTH 88 DEGREES 01 MINUTES 33 SECONDS EAST, A DISTANCE OF 146.15 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WEST 12TH/ STREET;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 05 MINUTES 17 SECONDS WEST, A DISTANCE OF 108.16 FEET TO THE POINT OR PLACE OF BEGINNING.

Address(es): **3048 West 12th Street**

Block/Lot: Block 8695, Lot 72

Maps: See, Exhibit C for the Tax Map for Block 8695; See, Exhibit E for the Survey

ACRIS Information: CRFN 2006000582210 (see, Exhibit S13 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT A POINT BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF WEST 12TH STREET (60' WIDE PUBLIC R.O.W.) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WONDER WHEEL WAY (56' WIDE PUBLIC R.O.W.), AND RUNNING THENCE:

ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WONDER WHEEL WAY SOUTH 86 DEGREES 27 MINUTES 43 SECONDS WEST, A DISTANCE OF 80.23 FEET TO A POINT; THENCE

ALONG THE DIVISION LINE OF LOT 72 (LANDS NOW OR FORMERLY OF SALEH CONEY, LLC) WITH LOT 61 (LANDS NOW OR FORMERLY OF KAUFMAN CONEY, LLC) AND LOT 64 (LANDS NOW OR FORMERLY OF TLC CONEY LLC) THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 00 DEGREES 42 MINUTES 23 SECONDS WEST, A DISTANCE OF 93.37 FEET TO A POINT; THENCE

2. SOUTH 88 DEGREES 54 MINUTES 43 SECONDS EAST, A DISTANCE OF 82.89 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WEST 12TH STREET; THENCE

ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WEST 12TH STREET SOUTH 01 DEGREES 05 MINUTES 17 SECONDS WEST, A DISTANCE OF 86.85 FEET TO THE POINT OR PLACE OF BEGINNING.

Address(es): **3029 Stillwell Avenue**

Block/Lot: Block 8695, Lot 433

Maps: See, Exhibit C for the Tax Map for Block 8695; See, Exhibit E for the Survey

ACRIS Information: CRFN 2009000395189 (See, Exhibit S3 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT A POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STILLWELL AVENUE (100' PUBLIC R.O.W.) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WONDER WHEEL WAY (56' WIDE PUBLIC R.O.W.) AND RUNNING THENCE:

LONG THE EASTERLY RIGHT-OF-WAY LINE OF STILLWELL AVENUE, NORTH 06 DEGREES 12 MINUTES 53 SECONDS WEST, A DISTANCE OF 224.21 TO THE CENTERLINE OF BOWERY (A.K.A. OLD BOWERY, A.K.A. OCEAN AVENUE, 38' WIDE R.O.W.);

HENCE ALONG SAID CENTERLINE, SOUTH 88 DEGREES 01 MINUTES 33 SECONDS EAST, A DISTANCE OF 86.40 FEET TO A POINT;

HENCE ALONG THE DIVISION LINE OF LOT 433 (LANDS NOW OR FORMERLY OF SINGER CONEY, LLC) WITH LOT 61 (LANDS NOW OR FORMERLY OF KAUFMAN CONEY, LLC), SOUTH 03 DEGREES 39 MINUTES 46 SECONDS EAST, A DISTANCE OF 215.66 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WONDER WHEEL WAY;

HENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WONDER WHEEL WAY, SOUTH 86 DEGREES 27 MINUTES 43 SECONDS WEST, A DISTANCE OF 76.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STILLWELL AVENUE AND THE POINT OR PLACE OF BEGINNING.

DEVELOPMENT BLOCK 4

Address(es): **1105 Bowery**

Block/Lot: Block 8696, Lot 35

Maps: See, Exhibit D for the Tax Map for Block 8696; See, Exhibit E for the Survey

ACRIS Information: CRFN 2016000045869 (See, Exhibit S14 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120' WIDE PUBLIC R.O.W.) SOUTH 01 DEGREES 05 MINUTES 17 SECONDS WEST, A DISTANCE OF 145.67 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF WEST 12TH(60' WIDE PUBLIC R.O.W.);

RUNNING THENCE ALONG THE DIVIDING LINE BETWEEN LOT 35 (LANDS NOW OR FORMERLY OF THOR PERSILY LLC), WITH LOT 44 (LANDS NOW OR FORMERLY OF CONEY GREENBERG WEISS SURF LLC) AND LOT 53 (LANDS NOW OR FORMERLY OF ANASTASIA ORFANOS-5% INTEREST GUY J. ORFANOS-95% INTEREST), BLOCK 8696, SOUTH 85 DEGREES 21 MINUTES 13 SECONDS EAST, A DISTANCE OF 181.56 FEET TO A POINT; THENCE

ALONG THE DIVIDING LINE BETWEEN LOT 35 WITH REMAINDER OF LOT 210 (LANDS NOW OR FORMERLY OF NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION), BLOCK 8696, SOUTH 05 DEGREES 08 MINUTES 33 SECONDS WEST, A DISTANCE OF 74.84 FEET TO THE CENTER LINE OF BOWERY (A.K.A. OLD BOWERY, A.K.A. OCEAN AVENUE, 38 FEET WIDE); THENCE

ALONG SAID CENTERLINE, NORTH 85 DEGREES 22 MINUTES 23 SECONDS WEST, A DISTANCE OF 176.25 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WEST 12TH STREET; THENCE

ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WEST 12TH STREET, NORTH 01 DEGREES 05 MINUTES 17 SECONDS EAST, A DISTANCE OF 75.05 FEET TO THE POINT OR PLACE OF BEGINNING.

Address(es): **1122 Surf Avenue**

Block/Lot: Block 8696, Lot 37

Maps: See, Exhibit D for the Tax Map for Block 8696; See, Exhibit E for the Survey

ACRIS Information: CRFN 2011000418811 (See, Exhibit S15 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120' WIDE PUBLIC R.O.W.) AND THE EASTERLY RIGHT-OF-WAY LINE OF WEST 12TH STREET (60' WIDE PUBLIC R.O.W.), RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES:

ALONG THE ARC OF CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 7,940.00 FEET, A CENTRAL ANGLE OF 000 DEGREES 41 MINUTES 30 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 47 MINUTES 02 SECONDS EAST, 95.85 FEET, AND A DISTANCE OF 95.85 FEET TO A POINT; THENCE

ALONG THE DIVIDING LINE BETWEEN LOT 37(LANDS NOW OR FORMERLY OF CONEY GREENBERG WEISS SURF LLC) WITH LOT 47 (LANDS NOW OR FORMERLY OF 1106 SURF AVENUE, LLC) WITH LOT 53 (LANDS NOW OR FORMERLY OF ANASTASIA ORFANOS-5% INTEREST & GUY J. ORFANOS-95% INTEREST) AND LOT 44 (LANDS NOW OR FORMERLY OF CONEY GREENBERG WEISS SURF LLC), BLOCK 8696, THE FOLLOWING FOUR (4) COURSES AND DISTANCE:

1. SOUTH 00 DEGREES 07 MINUTES 40 SECONDS WEST, A DISTANCE OF 98.06 FEET TO A POINT; THENCE

2. NORTH 85 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 6.33 FEET TO A POINT; THENCE

3. SOUTH 04 DEGREES 39 MINUTES 17 SECONDS WEST, A DISTANCE OF 8.59 FEET TO A POINT; THENCE

4. NORTH 85 DEGREES 58 MINUTES 17 SECONDS WEST, A DISTANCE OF 90.70 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WEST 12TH STREET; THENCE

ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WEST 12TH STREET, NORTH 01 DEGREES 05 MINUTES 17 SECONDS EAST, A DISTANCE OF 105.14 FEET TO A POINT TO THE POINT OR PLACE OF BEGINNING.

Address(es): **1114 Surf Avenue**

Block/Lot: Block 8696, Lot 44

Maps: See, Exhibit D for the Tax Map for Block 8696; See, Exhibit E for the Survey

ACRIS Information: CRFN 2011000378969 (See, Exhibit S16 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120' WIDE PUBLIC R.O.W.) DISTANT 105.14 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF WEST 12TH (60' WIDE PUBLIC R.O.W.), RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES:

ALONG THE DIVIDING LINE BETWEEN LOT 44(LANDS NOW OR FORMERLY OF CONEY GREENBERG WEISS SURF LLC) WITH LOT 37 (LANDS NOW OR FORMERLY OF CONEY GREENBERG WEISS SURF LLC) WITH LOT 53 (LANDS NOW OR FORMERLY OF ANASTASIA ORFANOS-5% INTEREST GUY J. ORFANOS-95% INTEREST AND LOT 35 (LANDS NOW OR FORMERLY OF THOR PERSILY LLC), BLOCK 8696, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 85 DEGREES 58 MINUTES 17 SECONDS EAST, A DISTANCE OF 90.70 FEET TO A POINT; THENCE

2. SOUTH 04 DEGREES 39 MINUTES 17 SECONDS WEST, A DISTANCE OF 41.43 FEET TO A POINT; THENCE

3. NORTH 85 DEGREES 21 MINUTES 13 SECONDS WEST, A DISTANCE OF 88.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WEST 12TH STREET; THENCE

ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WEST 12TH STREET, NORTH 01 DEGREES 05 MINUTES 17 SECONDS EAST, A DISTANCE OF 40.53 FEET TO THE POINT OR PLACE OF BEGINNING.

Address(es): **1110 Surf Avenue**

Block/Lot: Block 8696, Lot 47

Maps: See, Exhibit D for the Tax Map for Block 8696; See, Exhibit E for the Survey

ACRIS Information: CRFN 2024000001450 (See, Exhibit S17 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120' WIDE PUBLIC R.O.W.) DISTANT 95.85 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF WEST 12TH (60' WIDE PUBLIC R.O.W.), RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES:

ALONG THE ARC OF CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 7,940.00 FEET, A CENTRAL ANGLE OF 000 DEGREES 09 MINUTES 07 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 21 MINUTES 44 SECONDS EAST, 21.07 FEET, AND A DISTANCE OF 21.07 FEET TO A POINT; THENCE

ALONG THE DIVIDING LINE BETWEEN LOT 47(LANDS NOW OR FORMERLY OF 1106 SURF AVENUE, LLC) WITH LOT 48 (LANDS NOW OR FORMERLY OF 1106 SURF AVENUE, LLC) WITH LOT 53(LANDS NOW OR FORMERLY OF ANASTASIA ORFANOS-5% INTEREST GUY J. ORFANOS-95% INTEREST) AND LOT 37 (LANDS NOW OR FORMERLY OF CONEY GREENBERG WEISS SURF LLC), BLOCK 8696, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 04 DEGREES 51 MINUTES 33 SECONDS WEST, A DISTANCE OF 98.11 FEET TO A POINT; THENCE

2. NORTH 85 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 12.98 FEET TO A POINT; THENCE

3. NORTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, A DISTANCE OF 98.06 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE POINT OR PLACE OF BEGINNING.

Address(es): **1108 Surf Avenue**

Block/Lot: Block 8696, Lot 48

Maps: See, Exhibit D for the Tax Map for Block 8696; See, Exhibit E for the Survey

ACRIS Information: CRFN 2024000001450 (See, Exhibit S17 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120' WIDE PUBLIC R.O.W.) DISTANT 116.92 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF WEST 12TH (60' WIDE PUBLIC R.O.W.), RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES:

ALONG THE ARC OF CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 7,940.00 FEET, A CENTRAL ANGLE OF 000 DEGREES 08 MINUTES 40 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 12 MINUTES 50 SECONDS EAST, 20.00 FEET, AND A DISTANCE OF 20.00 FEET TO A POINT; THENCE

ALONG THE DIVIDING LINE BETWEEN LOT 48 (LANDS NOW OR FORMERLY OF 1106 SURF AVENUE, LLC) WITH LOT 49 (LANDS NOW OR FORMERLY OF 1106 SURF AVENUE, LLC) WITH LOT 53(LANDS NOW OR FORMERLY OF ANASTASIA ORFANOS-5% INTEREST GUY J. ORFANOS-95% INTEREST) AND LOT 47 (LANDS NOW OR FORMERLY OF 1106 SURF AVENUE, LLC), BLOCK 8696, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 05 DEGREES 08 MINUTES 42 SECONDS WEST, A DISTANCE OF 98.40 FEET TO A POINT; THENCE

2. NORTH 85 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 19.50 FEET TO A POINT; THENCE

3. NORTH 04 DEGREES 51 MINUTES 33 SECONDS EAST, A DISTANCE OF 98.11 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE POINT OR PLACE OF BEGINNING.

Address(es): **1106 Surf Avenue**

Block/Lot: Block 8696, Lot 49

Maps: See, Exhibit D for the Tax Map for Block 8696; See, Exhibit E for the Survey

ACRIS Information: CRFN 2024000001450 (See, Exhibit S17 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120' WIDE PUBLIC R.O.W.) DISTANT 136.92 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF WEST 12TH (60' WIDE PUBLIC

R.O.W.), RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES:

ALONG THE ARC OF CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 7,940.00 FEET, A CENTRAL ANGLE OF 000 DEGREES 08 MINUTES 33 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 04 MINUTES 14 SECONDS EAST, 19.75 FEET, AND A DISTANCE OF 19.75 FEET TO A POINT; THENCE

ALONG THE DIVIDING LINE BETWEEN LOT 49 (LANDS NOW OR FORMERLY OF 1106 SURF AVENUE, LLC) WITH LOT 50 (LANDS NOW OR FORMERLY OF 1102 SURF AVENUE LLC) WITH LOT 53 (LANDS NOW OR FORMERLY OF ANASTASIA ORFANOS-5% INTEREST GUY J. ORFANOS-95% INTEREST) AND LOT 48 (LANDS NOW OR FORMERLY OF 1106 SURF AVENUE, LLC), BLOCK 8696, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 05 DEGREES 08 MINUTES 33 SECONDS WEST, A DISTANCE OF 98.63 FEET TO A POINT; THENCE

2. NORTH 85 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 19.75 FEET TO A POINT; THENCE

3. NORTH 05 DEGREES 08 MINUTES 42 SECONDS EAST, A DISTANCE OF 98.40 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE POINT OR PLACE OF BEGINNING.

Address(es): **1102-1104 Surf Avenue**

Block/Lot: Block 8696, Lot 50

Maps: See, Exhibit D for the Tax Map for Block 8696; See, Exhibit E for the Survey

ACRIS Information: CRFN 2024000001449 (See, Exhibit S18 attached to the Deed Lease Option Section of this Application)

Legal Description: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE (120' WIDE PUBLIC R.O.W.) DISTANT 156.67 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF WEST 12TH (60' WIDE PUBLIC R.O.W.), RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES:

ALONG THE ARC OF CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 7,940.00 FEET, A CENTRAL ANGLE OF 000 DEGREES 15 MINUTES 16 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 52 MINUTES 19 SECONDS EAST, 35.26 FEET, AND A DISTANCE OF 35.26 FEET TO A POINT; THENCE

ALONG THE DIVIDING LINE BETWEEN LOT 50 (LANDS NOW OR FORMERLY OF 1102 SURF AVENUE LLC) WITH LOT 210 (LANDS NOW OR FORMERLY OF THE NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION) WITH LOT 53 (LANDS NOW OR FORMERLY OF ANASTASIA ORFANOS-5% INTEREST GUY J. ORFANOS-95% INTEREST) AND LOT 49 (LANDS NOW OR FORMERLY OF 1106 SURF AVENUE, LLC), BLOCK 8696, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 05 DEGREES 08 MINUTES 33 SECONDS WEST, A DISTANCE OF 98.92 FEET TO A POINT; THENCE

2. NORTH 85 DEGREES 24 MINUTES 03 SECONDS WEST, A DISTANCE OF 35.25 FEET TO A POINT; THENCE

3. NORTH 05 DEGREES 08 MINUTES 33 SECONDS EAST, A DISTANCE OF 98.63 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SURF AVENUE AND THE POINT OR PLACE OF BEGINNING.

VOLUMES OF AIR

Address(es):	**Volume of Air above West 12th Street between Bowery and Surf Avenue**
Block/Lot:	N/A
Maps:	See, Exhibit F for the City Map
ACRIS Information:	N/A; See, Exhibit G for the CPC Report
Legal Description:	BEGINNING AT A POINT ON THE WESTERLY SIDELINE OF WEST 12TH STREET (60' WIDE), SAID POINT BEING DISTANT 111.00 FEET SOUTHERLY ALONG SAID WESTERLY SIDELINE OF WEST 12TH STREET FROM ITS INTERSECTION WITH THE SOUTHERLY SIDELINE OF SURF AVENUE (120' WIDE), THENCE; 1. ALONG THE WESTERLY SIDELINE OF WEST 12TH STREET, SOUTHERLY 105.00 FEET TO A POINT THENCE; 2. IN A NORTHEASTERLY DIRECTION, WITH AN INTERIOR ANGLE OF 64 DEGREES 52 MINUTES 55 SECONDS WITH THE PREVIOUS COURSE A DISTANCE OF 66.27 FEET A POINT ON THE EASTERLY SIDELINE OF WEST 12TH STREET, SAID POINT BEING 15.45 FEET NORTH OF THE NORTHERLY SIDELINE OF BOWERY (38' WIDE), THENCE; 3. ALONG THE EASTERLY SIDELINE OF WEST 12TH STREET, NORTHWESTERLY AND PARALLEL WITH THE WESTERLY SIDELINE OF WEST 12TH STREET, WITH AN INTERIOR ANGLE OF 115

DEGREES 07 MINUTES 05 SECONDS TO THE PREVIOUS COURSE A DISTANCE OF 102.00 FEET TO A POINT, THENCE

4. WITH AN INTERIOR ANGLE OF 67 DEGREES 16 MINUTES 31 SECONDS TO THE PREVIOUS COURSE, AND AN INTERIOR ANGLE OF 112 DEGREES 43 MINUTES 29 SECONDS TO THE FIRST COURSE, SOUTHWESTERLY A DISTANCE OF 65.05 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING APPROXIMATELY 6,155 SQUARE FEET OR 0.14 ACRES. HAVING A LOWER LIMITING PLANE FROM ELEVATION 50.00 FEET AND AN UPPER LIMITING PLANE TO ELEVATION 193.65 FEET, SAID ELEVATIONS REFER TO THE BROOKLYN HIGHWAY DATUM. HAVING A VOLUME OF 884,096 CUBIC FEET.

Address(es): **Volume of Air above Stillwell Avenue between Bowery and Wonder Wheel Way**

Block/Lot: N/A

Maps: See, Exhibit F for the City Map

ACRIS Information: N/A; See, Exhibit G for the CPC Report

Legal Description: BEGINNING AT A POINT ON THE WESTERLY SIDELINE OF STILLWELL AVENUE (100' WIDE) SAID POINT BEING DISTANT 66.65 FEET SOUTHERLY ALONG SAID WESTERLY SIDELINE OF STILLWELL AVENUE FROM ITS INTERSECTION WITH THE SOUTHERLY SIDELINE OF BOWERY (37' WIDE), THENCE;

1. ALONG THE AFOREMENTIONED WESTERLY SIDELINE OF STILLWELL AVENUE, SOUTHERLY 95.06 FEET TO A POINT, THENCE;

2. IN A NORTHEASTERLY DIRECTION, WITH AN INTERIOR ANGLE OF 74 DEGREES 05 MINUTES 42 SECONDS TO THE PREVIOUS COURSE A DISTANCE OF 103.98 FEET TO A POINT ON THE EASTERLY SIDELINE OF STILLWELL AVENUE, SAID POINT BEING 87.26 FEET NORTH OF NORTHERLY SIDELINE OF WONDER WHEEL WAY (56' WIDE), THENCE;

3. ALONG THE EASTERLY SIDELINE OF STILLWELL AVENUE, NORTHWESTERLY AND PARALLEL WITH THE WESTERLY SIDE OF STILLWELL AVENUE, WITH AN INTERIOR ANGLE OF 105 DEGREES 54 MINUTES 18 SECONDS TO THE PREVIOUS COURSE A DISTANCE OF 93.00 FEET TO A POINT, THENCE;

4. WITH AN INTERIOR ANGLE OF 75 DEGREES 11 MINUTES 30 SECONDS TO THE PREVIOUS COURSE, AND AN INTERIOR ANGLE OF 104 DEGREES 48 MINUTES 30 SECONDS TO THE FIRST COURSE,

SOUTHWESTERLY A DISTANCE OF 103.44 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING APPROXIMATELY 9,405 SQUARE FEET OR 0.22 ACRES. HAVING A LOWER LIMITING PLANE FROM ELEVATION 58.10 FEET AND AN UPPER LIMITING PLANE TO ELEVATION 154.10 FEET, SAID ELEVATIONS REFER TO THE BROOKLYN HIGHWAY DATUM. HAVING A VOLUME OF 902,840 CUBIC FEET.