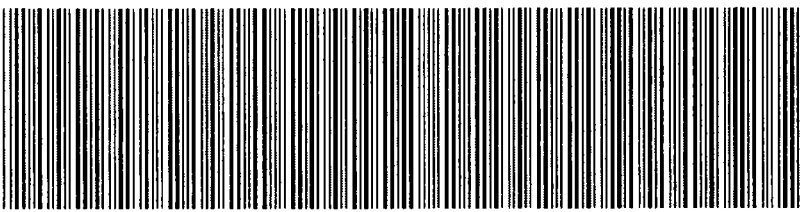


NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.	 2018020601403001001EE61E																																			
RECORDING AND ENDORSEMENT COVER PAGE PAGE 1 OF 15																																				
Document ID: 2018020601403001 Document Date: 02-05-2018 Preparation Date: 02-06-2018 Document Type: SUNDRY MISCELLANEOUS Document Page Count: 14																																				
PRESENTER: ROTHKRUG, ROTHKRUG & SPECTOR, LLP 55 WATERMILL LANE SUITE 200 GREAT NECK, NY 11021 516-487-2252 SIMON@RRSLAWLLP.COM	RETURN TO: ROTHKRUG, ROTHKRUG & SPECTOR, LLP 55 WATERMILL LANE SUITE 200 GREAT NECK, NY 11021 516-487-2252 SIMON@RRSLAWLLP.COM																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5" style="text-align: center;">PROPERTY DATA</th> </tr> <tr> <th style="text-align: left;">Borough</th> <th style="text-align: left;">Block</th> <th style="text-align: left;">Lot</th> <th style="text-align: left;">Unit</th> <th style="text-align: left;">Address</th> </tr> </thead> <tbody> <tr> <td>BROOKLYN</td> <td>8456</td> <td>20</td> <td>Entire Lot</td> <td>N/A AVENUE X</td> </tr> <tr> <td colspan="5">Property Type: RESIDENTIAL VACANT LAND</td> </tr> <tr> <th style="text-align: left;">Borough</th> <th style="text-align: left;">Block</th> <th style="text-align: left;">Lot</th> <th style="text-align: left;">Unit</th> <th style="text-align: left;">Address</th> </tr> <tr> <td>BROOKLYN</td> <td>8456</td> <td>21</td> <td>Entire Lot</td> <td>6902 AVENUE X</td> </tr> <tr> <td colspan="5">Property Type: OTHER</td> </tr> </tbody> </table>		PROPERTY DATA					Borough	Block	Lot	Unit	Address	BROOKLYN	8456	20	Entire Lot	N/A AVENUE X	Property Type: RESIDENTIAL VACANT LAND					Borough	Block	Lot	Unit	Address	BROOKLYN	8456	21	Entire Lot	6902 AVENUE X	Property Type: OTHER				
PROPERTY DATA																																				
Borough	Block	Lot	Unit	Address																																
BROOKLYN	8456	20	Entire Lot	N/A AVENUE X																																
Property Type: RESIDENTIAL VACANT LAND																																				
Borough	Block	Lot	Unit	Address																																
BROOKLYN	8456	21	Entire Lot	6902 AVENUE X																																
Property Type: OTHER																																				
CROSS REFERENCE DATA CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____																																				
PARTIES																																				
PARTY 1: BERGEN BEACH 26 LLC 175 GREAT NECK ROAD, SUITE 309 GREAT NECK, NY 11021	DEPT BLDGS Job No. 320625837  Scan Code ESHS7422809																																			
FEES AND TAXES																																				
Mortgage : <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Mortgage Amount:</td> <td style="width: 10%;">\$</td> <td style="width: 30%;">0.00</td> </tr> <tr> <td>Taxable Mortgage Amount:</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>Exemption:</td> <td></td> <td></td> </tr> </table>	Mortgage Amount:	\$	0.00	Taxable Mortgage Amount:	\$	0.00	Exemption:			Filing Fee: \$ 0.00 NYC Real Property Transfer Tax: \$ 0.00 NYS Real Estate Transfer Tax: \$ 0.00																										
Mortgage Amount:	\$	0.00																																		
Taxable Mortgage Amount:	\$	0.00																																		
Exemption:																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">TAXES: County (Basic):</td> <td style="width: 10%;">\$</td> <td style="width: 30%;">0.00</td> </tr> <tr> <td>City (Additional):</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>Spec (Additional):</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>TASF:</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>MTA:</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>NYCTA:</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>Additional MRT:</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>TOTAL:</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>Recording Fee:</td> <td>\$</td> <td>110.00</td> </tr> <tr> <td>Affidavit Fee:</td> <td>\$</td> <td>0.00</td> </tr> </table>	TAXES: County (Basic):	\$	0.00	City (Additional):	\$	0.00	Spec (Additional):	\$	0.00	TASF:	\$	0.00	MTA:	\$	0.00	NYCTA:	\$	0.00	Additional MRT:	\$	0.00	TOTAL:	\$	0.00	Recording Fee:	\$	110.00	Affidavit Fee:	\$	0.00	RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK Recorded/Filed 02-07-2018 10:44 City Register File No.(CRFN): 2018000045034   City Register Official Signature					
TAXES: County (Basic):	\$	0.00																																		
City (Additional):	\$	0.00																																		
Spec (Additional):	\$	0.00																																		
TASF:	\$	0.00																																		
MTA:	\$	0.00																																		
NYCTA:	\$	0.00																																		
Additional MRT:	\$	0.00																																		
TOTAL:	\$	0.00																																		
Recording Fee:	\$	110.00																																		
Affidavit Fee:	\$	0.00																																		

INDEX

PAGE

1	INDEX
2	DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS
13	SCHEDULE A
13	SCHEDULE B – LOCATION OF SEWER EASEMENT
14	SITE PLAN

<u>NB No:</u>	<u>Block</u>	<u>Lot</u>	<u>Address</u>
320625873	8456	20 (tent)	2429 East 69th Street
320625846	8456	21 (tent)	2427 East 69th Street
320625864	8456	22 (tent)	2423 East 69th Street
320625837	8456	23 (tent)	2421 East 69th Street
320625855	8456	24 (tent)	2417 East 69th Street
320625828	8456	25 (tent)	2415 East 69th Street
320625800	8456	26 (tent)	2411 East 69th Street
320625793	8456	27 (tent)	2409 East 69th Street
320625784	8456	28 (tent)	2405 East 69th Street
320625775	8456	29 (tent)	2403 East 69th Street

currently known as Block 8456 Lots 20 & 21 and to be known as
Lots 20, 21, 22, 23, 24, 25, 26, 27, 28 & 29

**DECLARATION OF COVENANTS, RESTRICTIONS,
EASEMENTS, CHARGES AND LIENS**

Declaration made as of this 5th day of February, 2018, by Sasson Mahgerefteh, as managing member of Bergen Beach 26 LLC, a New York limited liability company with an address at 175 Great Neck Road, Suite 309, Great Neck, NY 11021, hereinafter referred to as "Developer."

WITNESSETH:

WHEREAS, Developer is the owner of the real property described in Article II of this Declaration and shown on the filed subdivision map which Declarant desires to develop as a residential community with private "gang-line" sanitary sewer, and associated sewer connections, hereinafter called the "drainage system" for the benefit of said community; and

WHEREAS, Developer desires to provide for the preservation of the values and amenities in said community and for the maintenance and repair of the drainage system and, to this end, desire to subject the real property described in Article II to the covenants, restrictions, easements, charges and liens, hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and

WHEREAS, Developer has deemed it desirable, for the efficient preservation of the values and amenities in said community to create an agency to which should be delegated and assigned the powers of maintaining and administering the drainage system and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, Developer has incorporated East 69th Street Home Owner's Association, Inc. under the not-for-profit corporation laws of the State of New York for the purpose of exercising the aforesaid functions;

NOW, THEREFORE, the Developer, for itself, its successors and assigns, declared that the real property described in Article II is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as ("covenants and restrictions") hereinafter set forth.

ARTICLE I. DEFINITIONS

The following words when used in this Declaration or any Supplemental Declaration shall, unless the context otherwise prohibits, having the meanings set forth below:

(a) "Association" shall mean and refer to East 69th Street Home Owner's Association, Inc., a New York Not-For-Profit corporation.

(b) "The properties" shall mean and refer to all such existing properties as are subject to this Declaration.

(c) "Home" shall mean and refer to all units of residential housing situated upon the Properties.

(d) "Owner" shall mean and refer to the record owner of fee simple title to any Home, including the Developer with respect to any unsold Home. Every Home Owner shall be treated for all purposes as a single owner for each Home held, irrespective of whether such ownership is joint, in common or tenancy by the entirety. Where such ownership is joint in common or tenancy by the entirety, a majority vote of such owners shall be necessary to cast any vote to which such owners are entitled.

(e) "Member" shall mean and refer to each holder of a membership interest in the Association, as such interest is set forth in Article III.

(f) "Development" shall mean East 69th Street Homes consisting of ten 1-family homes to be built pursuant to the new building applications shown on the index annexed hereto.

(g) "Developer" shall mean and refer to Bergen Beach 26 LLC, a New York limited liability company, and its successors and assigns, if such successors and assigns should acquire an undeveloped or a developed but unsold portion of the Properties from the Developer for the purpose of development.

(h) "Drainage System" shall mean and refer to the private "gang-line" internal sanitary sewer, storm sewer, connections, pipes, detention tanks, and drywells, if any, located in the Properties to be maintained by the Association, and intended to be devoted to the common use of the owner of the Properties.

(i) "Lot" shall mean and refer to any plot of land intended and subdivided for residential uses shown on the subdivision map of the Properties but shall not include the Drainage System as herein defined.

ARTICLE II. PROPERTY SUBJECT TO THIS DECLARATION

Section 1. Properties. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is all that certain plot, piece or parcel of land situate, lying and being in Kings County, City and State of New York. (See Description of Property as annexed hereto in schedule A).

Section 2. Easement Area. (See Description of Easements annexed hereto as Schedule B).

ARTICLE III. MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

The Association shall have one class of membership interest. The owner of each dwelling unit on the Properties subject to this Declaration shall be a member.

Each member is entitled to one vote. When more than one person or entity holds such interest in any Home, the one vote attributable to such Home shall be exercised as such persons mutually determine but with the exception of cumulative voting employed in the election of Directors, not more than one vote may be cast with respect to any such Home. For purposes of this section the word "home" shall have the same meaning as "lot" and therefore if there is no home constructed on a particular lot in the Development, the owner of such lot will still be considered a Member entitled to cast the one vote as set forth above. No member shall split or divide its votes on any motion, resolution or ballot other than in the cumulative voting procedure employed in the election of Directors.

ARTICLE IV. PROPERTY RIGHTS IN THE PROPERTIES

Section 1. Members' Easement of Enjoyment. Subject to the provisions of Section 2, every member shall have a right and easement of use in and to the Drainage System and such easement shall be appurtenant to and shall pass with the title to every Home.

Section 2. Extent of Members' Easement. The rights and easements of use created hereby shall be subject to the following:

(a) intentionally omitted.

(b) The right of the Developer and of the Association to grant and reserve easements and rights-of-way, in, through, under, over and across the properties, for the installation, maintenance and inspection of lines and appurtenances for public or private water, sewer, electric, gas, drainage, cable television and other utilities, and the right of the Developer to grant and reserve easements and rights-of-way, in, through, under, over, upon and across the properties for the completion of the Developer's work under Section I, Article V.

ARTICLE V. DEVELOPMENT OF EAST 69TH STREET HOMES

Section 1. East 69th Street Homes. Developer intends to build ten one-family houses.

Section 2. Reservation of Easements. Developer reserves the easement, licenses, rights and privileges of right-of way in, through, over, under and across the properties, for the purpose of completing its work under Section 1 above, and towards this end, reserves the right to grant and reserve easements and rights-of-way in, through, under, and across the Properties, for the installation, maintenance and inspection of lines and appurtenances for public or private water, sewer, drainage, cable television, electric, gas and other utilities and for any other materials or services necessary for the completion for the work. Developer also reserves the right to connect with and make use of the utility lines, wires, pipes, conduits, cable television, sewers and drainage lines which may from time to time be in or along the streets and roads of other areas of the Properties. Finally, Developer reserves the right to continue to use Properties in its efforts to market homes constructed on the Properties. This Paragraph may not be amended without the consent of Developer. The Developer's rights pursuant to this section shall extinguish once the Developer no longer owns an interest in any Lot, or portion of The Properties, within the Association.

ARTICLE VI. COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation. The Developer, for each Home owned by it within the Properties, hereby covenants and each Owner of any Home by acceptance of a deed therefore, whether or not it shall be expressed in any such deed or other conveyance, shall be deemed to covenant and agree, to pay to the Association such assessments as are fixed by the Association's Board of Directors and assessed to the Members as hereinafter provided. All sums assessed to the Association but unpaid, together with such interest thereon as is hereinafter

provided, shall be a charge on the land and shall be a continuing lien upon the property owned by such Member against which each assessment is made. Each such assessment, together with interest thereon and cost of collection thereof, as hereinafter provided shall be a personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

Section 2. Purpose of the Assessment. The assessments levied by the Association shall be used exclusively for the purpose of maintenance of the Drainage System, and related to the maintenance of the Drainage System including without limiting the foregoing, payment of taxes (if any), insurance thereon and maintenance, replacement and additions thereto, and the cost of labor, equipment, materials, services, management and supervision thereof.

Section 3. Assessment. (a) A reserve fund will be created by the Sponsor for working capital and repairs with respect to the common elements of the Association, including the internal sewer line, as provided by the Association's Board of Directors. An initial assessment in the amount of \$200.00 shall be collected from each Purchaser at the time of closing of title to each individual home. This reserve fund shall be held in an escrow account in the name of the Home Owner's Association. If this reserve fund falls below the minimum adequate amount required to maintain the integrity of the fund then additional reserves shall be provided by a way of an additional assessment of each Home Owner to increase the amount of the reserve fund. The amount at any given time of this reserve fund shall be determined by additional assessment made by the Association's Board of Directors at appropriate times in order to determine and maintain the minimal level of the fund.

(b) The Association's Board of Directors shall, from time to time, but at least annually, fix and determine the budget representing the sum or sums necessary and adequate to

the continued operation of the Association and shall send a copy of the budget and any supplement to the budget to each Member prior to assessing the Members thereon. The Board shall determine the total amount required, including the operational items such as insurance, repairs, reserve maintenance and other operating expenses, as well as charges to cover any deficits from prior years. The total annual requirements and any supplemental requirements shall be allocated between, assessed to and paid by the Members as follows:

Each Member shall pay a portion of said requirements the numerator of which shall be one (1) and the denominator of which shall be equal to the number of Lots on the Properties subject to this Declaration. The Developer's obligation for such assessments on unsold Homes (whether built or unbuilt) subject to this Declaration will be limited to the difference between the actual operating costs of the Association, including any reserves on the Drainage System and the assessments levied on owners who have closed title on their homes in each separate phase. In no event, however, will the Developer be required to make a deficiency contribution in an amount greater than it would otherwise be liable for if it were paying assessments on unsold Homes. The sum due the Association from each individual Home Owner shall constitute an assessment of the Board of Directors and unpaid assessment shall constitute liens on the individual Homes, subject to foreclosure as hereinafter provided.

Section 4. Due Dates: Duties of the Board of Directors. All Assessments shall be payable annually in advance as ordered by the Board of Directors. The Board of Directors of the Association shall fix the date of commencement and the amount of the assessment against each Home and shall prepare a roster of the Homes and assessments applicable thereto which shall prepare a roster of the Homes and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Member. Upon the written request of a Member or his mortgagee, the Board shall promptly furnish such Member for his mortgagee with a written statement of the unpaid charges due from such member.

Section 5. Effect of Non-Payment of Assessment, The Personal Obligation of the Member, The Lien, Remedies of the Association. If an assessment is not paid on the date when

due, as fixed by the Board of Directors, then such assessment shall become delinquent and shall, together with such interest thereon and cost collection thereof as hereinafter provided, thereupon become a continuing lien on the Member's Home which shall bind such property in the hands of the Member, his heirs, devisees, personal representatives and assigns. Such liens shall be prior to all other lien except:

(a) tax or assessment liens on the Homes by the taxing subdivision of any governmental authority, including but not limited to State, County and school district taxing agencies; and

(b) all sums unpaid on any first mortgage or record encumbering the Home. The personal obligation of the Member who was the Owner of the Home when the assessment fell due to pay such assessment, however, shall remain his person obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them.

If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the maximum permissible rate in the State of New York and the association may bring an action at law against the Member or former Member personally obligated to pay the same and may foreclose the lien against the property. There shall be added to the amount of such assessment the costs of preparing and filing the complaint in such action, and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and reasonable attorney's fees to be fixed by the court together with the cost of the action.

ARTICLE VII. INSURANCE

Each Association member shall have the obligation to the Association to obtain an endorsement to their regular homeowner's insurance policy public liability insurance covering

against liability for any negligent act or injury which might occur on or in the Drainage System. Proof of such insurance shall be provided annually to the Board of Directors. Such liability insurance policy shall be in the minimum amount of \$300,000.00, and name the Association as an additional insured. Each such policy must provide for at least thirty (30) days notice to the Association before the policy may be cancelled. The Board of Directors reserves the right to change the minimum amounts of insurance coverage to be maintained by each Association member.

The Board of Directors may, in its discretion, maintain public liability insurance, to the extent obtainable, covering the Association, each Association Member, lessee and occupant against liability for any negligent act of commission or omission attributable to them which occurs on or in the areas which include the Amenities. All insurance premiums for such coverage shall be paid for by the Association.

ARTICLE VIII. USE OF PROPERTY

The use of a Home by a Member or other occupant shall be subject the rules, regulations and provisions of this Declaration, the By-Laws and Rules and Regulations of the Board of Directors and the following covenants and restrictions.

(a) Any Member who mortgages or sells his Home shall notify the Board of Directors providing the name and address of his mortgagee or new owner.

(b) The Board of Directors shall, at the request of the mortgagee of the Homes, report any delinquent assessment due from the Owner of such Home.

(c) The maintenance assessment shall be paid when due. Upon the written request of a Member or his mortgagee, the Board of Directors or its designee shall furnish a written

statement of the unpaid charges due from such Member which shall be conclusive evidence of the payment of amounts assessed prior to the date of the statement.

(d) The Developer, each Owner and each Member shall be responsible for the abatement of any nuisance due to the use of the Drainage System that would have an adverse effect on the health, safety and welfare of the City and State of New York, and insure that the utilization of the Drainage System is designed and maintain with the size, shape, slope and velocity to have sufficient capacity to take the estimated peak sanitary flow from the Development.

ARTICLE IX. GENERAL PROVISIONS

Section 1. Beneficiaries of Easements, Rights and Privileges. The easement, license, rights and privileges established, created and granted by this Declaration shall be for the benefit of and restricted solely to, the Association and the Owners of Home constructed on the Properties; and any owner also grant the benefit of such easement, license, right or privilege to his tenants and guests and their immediate families for the duration of their tenancies or visits, subject in the case of the Drainage System to the Rules and Regulations of the Board of Directors, but the same is not intended nor shall it be construed as creating any rights in or for the benefit of the general public.

Section 2. Duration and Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable to the Association, any member, or the Owner of any land subject to this Declaration, their respective legal representative, heirs, successors and assigns, for so long as the site connection and Common Elements exist, unless an instrument signed by sixty-six and two-thirds percent (66-2/3%) of the Home Owners and signed by the New York City Department of Buildings has been

recorded, agreeing to change said covenants and restrictions in whole or in part. Notwithstanding the foregoing, the easement, licenses, rights and privileges established and created with respect to the Properties by Section 2 of Article V shall be perpetual, run with the land and shall survive any destruction, reconstruction and relocation of the physical structures unless said provisions is abrogated by the unanimous written consent of all the Homes Owners and the New York City Department of Buildings.

Section 3. Disposition of Assets upon Dissolution of Association. Upon dissolution of the Association, its real and personal assets, including the Drainage System, shall be dedicated to the then Members and/or Owners of the real property utilizing and/or connected to the Drainage System. No such disposition of the Association properties shall be effective to divest or diminish any right or title to any Member vested in him under the licenses, covenants and easements of this Declaration, or under any subsequently recorded covenants and easements of this Declaration, or under any subsequently recorded covenants, deed or other documents applicable to the properties, except as may be otherwise provided in this Declaration or said covenants, deed or other documents, as the case may be, nor shall any other party under any such deeds, covenants or other documents be deprived of any rights thereunder on account of such disposition.

Section 4. Notices. Any notice required to be sent to any Member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed postpaid, to the last known address of Member or Owner on the records of the Association at the time of such mailing.

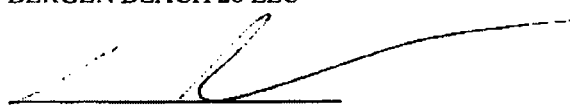
Section 5. Administration. The administration of the Association shall be in accordance with the provisions of the Association by-laws which are made part of this Declaration.

Section 6. Severability. Invalidation of any of the covenants, limitations, or provisions of this Declaration by judgment or court order shall in no way affect any of the remaining provisions hereof and the same shall continue in full force and effect.

Section 7. No Termination Without Consent. This Easement Agreement may not be amended or terminated without the prior written consent of the New York City Department of Buildings.

Section 8. Failure to Comply. Failure to comply with the terms of this Declaration may result in the revocation of a permit or a certificate of occupancy for a building.

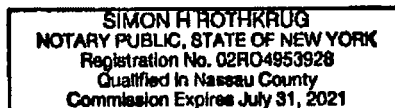
BERGEN BEACH 26 LLC


SASSON MAHGEREFTEH, Managing Member

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 5th day of February in the year 2018, before me, the undersigned, personally appeared Sasson Mahgerefteh, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public



SCHEDULE A

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Avenue X with the easterly side of East 69th Street, RUNNING THENCE southerly along the easterly side of East 69th Street, 260 feet to a point; Thence easterly, parallel with the southerly side of Avenue X, 100 feet to a point; Thence northerly, parallel with East 69th Street 260 feet to a point on the southerly side of Avenue X; Thence westerly along the southerly side of Avenue X, 100 feet to the corner, the point or place of BEGINNING.

SCHEDULE B**LOCATION OF SEWER EASEMENT**

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Avenue X distant 100.0 feet easterly from the corner formed by the intersection of the southerly side of Avenue X with the easterly side of East 69th Street, RUNNING THENCE southeasterly, parallel with East 69th Street, 260.0 feet to a point; Thence westerly at right angles to East 69th Street, 30 feet to a point; Thence northwesterly, again parallel with East 69th Street 260 feet to a point on the southerly side of Avenue X; Thence easterly along the southerly side of Avenue X, 30 feet to the point or place of BEGINNING.

9/28/2017 6:08:23 PM

