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This DECLARATION, made as of the 17th day of December, 1999 ("Declaration"), by 22-50 Jackson Avenue Associates, L.P., a New York partnership, having an address at 1 Executive Drive, Edgewood, NY 11717, and Warner Land Corp., a New York corporation having an address at 1 Executive Drive, Edgewood, NY 11717 (collectively, "Declarant").

WHEREAS, Declarant 22-50 Jackson Avenue Associates, L.P., is the fee owner of certain real property, located in the County of Richmond, City and State of New York, which property is designated as Tax Block 6977, Lots 200 and 501, Tax Block 7014, Lot 105, and Tax Block 7019, Lots 1 and 95, and Declarant Warner Land Corp. is the fee owner of certain real property, located in the County of Richmond, City and State of New York, which property is designated as Tax Block 7014, Lot 66, which properties are more particularly described in Exhibit A attached hereto and made a part hereof ("Property"); and

WHEREAS, Declarant 22-50 Jackson Avenue Associates, L.P., has submitted the following applications to the City Planning Commission of the City of New York ("Commission") for (1) a zoning text change to the Special South Richmond Development District regulations to adjust Designated Open Space boundaries; (2) a change in the City Map by demapping mapped but unbuilt streets; (3) a special permit for a sewage pumping station ("SPS"); (4) a special permit for a community facility in Designated Open Space; (5) a special permit for boundary adjustments for Designated Open Space; (6) authorizations for tree removal and topographical modifications; and (7) certifications for development on a site containing Designated Open Space, for an active recreation facility in Designated Open Space, for the substitution of plant materials and for a pedestrian walkway in Designated Open Space, which applications bear the following numbers 960284MMR, 960285ZSR, 960286ZRR, 960287RAR, 990685ZSR, 880390RAR and 980617ZSR; and

WHEREAS, Fidelity National Title Insurance Company of New York ("Title Company") has certified in the certification ("Certification") attached hereto as Exhibit B and made a part hereof, that as of October 20, 1999, 22-50 Jackson Avenue Associates, L.P., and Warner Land Corp. are the sole "parties in interest" to the Property, as such term is defined in subsection (e)(2) of the definition of "zoning lot" in Section 12-10 of the Zoning Resolution; and

WHEREAS, as of the date hereof, the Title Company has certified, a copy of which updated certification is attached hereto as Exhibit B-1 and made a part hereof, that there has been no change in the facts set forth in the Certification; and

the foregoing parties transferring its interest shall no longer be bound by the provisions of this Declaration. References in this Declaration to agencies or instrumentalities of the City shall be deemed to include agencies or instrumentalities succeeding to the jurisdiction thereof, pursuant to the law of the State of New York and the New York City Charter.

ARTICLE II - DESIGNATED OPEN SPACE

2.1. Declarant covenants and agrees to develop, grade and plant the Subject Property, including the Designated Open Space, substantially in accordance with the Site Plan.

2.2. Declarant covenants to maintain and preserve the Designated Open Space in its natural state and shall not improve the Designated Open Space with buildings or other structures except as approved by the City Planning Commission.

2.3. If any tree designated to remain on the Designated Open Space, as shown on the Site Plan, is damaged or destroyed, Declarant shall replace such damaged or destroyed tree or trees with replacement trees of at least 6 (six) inch caliper. Declarant shall notify the Commission in writing of the replacement.

2.4. If Declarant desires to remove, for any reason whatsoever, any of the trees designated in the Site Plan to remain on the Property, Declarant shall apply to the Commission for authorization pursuant to Article X, Chapter 7 of the Zoning Resolution.

2.5. If Declarant desires to further alter the proposed finished grades as indicated on Exhibit C more than two feet, Declarant shall apply to the Commission for authorization pursuant to Article X, Chapter 7 of the Zoning Resolution.

2.6. In order to further ensure the preservation of the Designated Open Space as set forth in this Declaration, Declarant shall include in the deed to any party of all or any portion of the Property the following:

(a) a description of that part of the Property being conveyed that includes any of the Designated Open Space;

(b) a restriction stating that the Designated Open Space portion of each part of the Property being conveyed may only be used in accordance with the terms of this Declaration, which shall be referenced by the recording information;

(c) an obligation to maintain the Designated Open Space portion of each part of the Property being conveyed as provided in this Declaration or as otherwise required under the Zoning Resolution, as Designated Open Space.

ARTICLE III - STREETS

3.1. Declarant shall construct, improve, operate, maintain and repair the streets within the Property ("Streets") so as to provide a means of pedestrian and vehicular approach from Maguire Avenue, a way shown on the official Map of the City ("City Map"), to all buildings or other structures on the Property. Declarant shall develop the Property in conformity with the Site Plan and with the applicable requirements of the New York City Department of Transportation ("DOT"), including any Builder's Pavement Plan required by the DOT.

3.2. Declarant shall assume all costs and liabilities arising from the construction, improvement, operation, maintenance and repair of the Streets, including, without limitation, all liabilities arising from the size, location, grade, design and configuration of the Streets.

3.3. Declarant hereby waives any right, cause of action or claim for damages against the City of New York ("City") or any of its subdivisions, whether such right, cause of action or claim arises from the use of the Streets in accordance with the terms of this Declaration or otherwise.

3.4. Declarant shall operate, maintain and repair the Streets until such time as the City expressly assumes responsibility for such operation, maintenance and repair.

3.5. Declarant shall keep the Streets open, unobstructed and accessible to all members of the public, free of charge, 24 hours a day, every day of the year. Notwithstanding the foregoing, Declarant reserves the unrestricted right, in its sole discretion, to close all or any portion of the Streets on one day in each calendar year to preserve Declarant's ownership interest in the Property.

3.6. Declarant shall construct all Streets in accordance with the applicable requirements of the New York City Department of Transportation, Bureau of Highway Operations, and all Street lights, if any, in accordance with the requirements of the New York City Department of General Services, Bureau of Electrical Control.

3.7. Declarant shall maintain the Streets in a good state of repair and cleanliness, including but not limited to the following:

- (a) Maintaining the paved surface of Streets in good repair;
- (b) Maintaining street lights, if any, in good working order;
- (c) Assuring that street lights, if any, operate during hours of darkness;
- (d) Replacing street lights, if any, when needed;
- (e) During the period between December and March, snow plowing at such times as the accumulated snowfall in any 12-hour period exceeds two inches;

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- (f) Maintaining any require storm and sanitary drainage systems in good working order; and
 - (g) Maintaining all required utilities located under the Streets in good working order, to the extent they are not maintained by public utilities or municipal agencies.

3.8. Prior to application for or issuance of the first temporary or permanent certificate of occupancy with respect to any building or other structure, or portion thereof, except the SPS, constructed upon the Property, Declarant shall complete construction of those portions of the Streets providing access to the building or structure for which the certificate of occupancy is sought in accordance with the requirements of Section 3.1 hereof. Notwithstanding the foregoing, final paving of those portions of the Streets with asphalt topping may be postponed until such time as the portion of the Streets is no longer required to provide access to construction vehicles associated with construction on the Property. Such delayed construction, however, shall be permitted only if explicitly permitted by the offering plan and the offering plan provides for any escrow deposit, a bond, or other security acceptable to the Attorney General of the State of New York to secure the final complete of the work.

3.9 The Streets shall be limited to use as "streets," as that term is defined in the Zoning Resolution, and shall not be used for any other purpose, including, inter alia, the creation of floor area, open space, setbacks, yard requirements, or other similar development rights or restrictions. Declarant represents and warrants that the restrictions on use of the Streets contained in this Declaration were requested by the Declarant to benefit the Subject Property.

ARTICLE IV - PUBLIC PEDESTRIAN WAYS

4.1 The public pedestrian ways within the Designated Open Space ("PPW's") shall be developed by Declarant in substantial conformity with the Site Plan.

4.2. The Declarant shall not apply for or accept a temporary certificate of occupancy for any portion of the proposed development until the Declarant has substantially completed the PPW's.

4.3. All portions of the PPW's shall be open and accessible to the public at all times, except as hereinafter provided. Notwithstanding the preceding sentence, the PPW's may be closed to the public to the extent necessary in the event of an emergency or hazardous condition or in order to accomplish the repair and/or renovation of the PPW's. The PPW's may also be closed to the public for one day in each calendar year to preserve Declarant's ownership interest in the Property.

ARTICLE V - SEWAGE PUMPING STATION

5.1 If required, the SPS shall be developed, operated, maintained, repaired and, if necessary, replaced, substantially in accordance with the Special Permit and the terms of this Declaration. The SPS shall be constructed for the exclusive use and benefit of the Property, and the SPS shall not be required to accept sewage from any other property.

5.2. The capacity of the SPS (as fully developed in accordance with the plans therefor) shall be approximately 1.65 cubic feet per second.

5.3 Declarant shall not apply for, be issued, or accept a building permit that allows construction of the SPS unless and until:

(a) The Homeowners Association described in Article VI of this Declaration, shall have been organized in accordance with the terms of this Declaration and in accordance with the New York State Not-for Profit Corporation Law for the purposes, inter alia, of acquiring title to, operating, maintaining, repairing and replacing the SPS in accordance with the terms of this Declaration; and

(b) The Chairperson of the Commission or any individual succeeding to his or her jurisdiction shall have received a certified copy of the certificate of incorporation and by-laws of the Homeowners Association within twenty (20) days following approval by the New York State Department of State.

5.4. Upon the completion of construction of the SPS, the Declarant shall deliver or cause to be delivered to the Comptroller of the City an irrevocable letter of credit (or such other acceptable security or money market equivalent in a form satisfactory to the Law Department of the City) with an initial term of one year, renewed annually as is necessary, naming as its beneficiary the City of New York, in a sum equal to the estimated annual cost of operating and maintaining the SPS for three (3) fiscal years of the Association immediately following completion of the SPS. The annual cost of operating and maintaining the SPS shall be certified by a qualified engineer licensed by the State of New York. Said letter of credit (or other acceptable security) may be drawn upon by the City after written notice of default served upon the SPS owner and its failure to cure or remedy such default as provided in Section 5.5 herein. Funds representing the unused portion of the letter of credit (or other acceptable security) shall remain in effect or be returned to the SPS owner upon the termination of the operation of the SPS, but no later than 99 years after the issuance of a temporary certificate of occupancy for the SPS. Upon the transfer of title to the SPS to the Homeowners Association and the City's receipt of the letter of credit (or other acceptable security) of the Homeowners Association in the amount provided for above, the City shall promptly return to 22-50 Jackson Avenue Associates, L.P., or to a party designated by 22-50 Jackson Avenue Associates, L.P., in writing the funds representing

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the unused portion of the letter of credit or other security, as the case may be, which it provided to the City,

5.5. If the Declarant shall fail to maintain, repair or replace the SPS in accordance with this Declaration ("an event of default") and shall fail to comply with or remedy such event of default within thirty (30) days following receipt of written notification from the City to cure the event or default, or if such event of default complained of shall be of a nature that the same cannot be completely cured or remedied within said thirty (30) day period, then if Declarant shall not have commenced curing such event of default within such thirty (30) day period, and shall thereafter with reasonable diligence and in good faith proceed to remedy or cure such event of default, then the City upon a further five (5) days written notice to Declarants, subject to the provisions of this Declaration, shall have the right, but not the obligation, to take whatever lawful actions are necessary or appropriate against Declarant for the purpose of protecting the City's rights and interests under this Declaration and ensuring that the SPS is properly operated, maintained and repaired in accordance with the terms of this Declaration.

5.6 Declarant shall obtain, to the extent required under applicable laws, any franchise or revocable consent from the City for any force main or other pipes required for the proper operation of the SPS and shall maintain and use its reasonable efforts to keep such franchise or revocable consent in full force and effect for the entire period of its ownership of the SPS.

5.7 Declarant shall not deny a service connection to any owner or lessee of all or part of the Property.

ARTICLE VI - HOMEOWNERS ASSOCIATION

6.1. In order to insure that the Designated Open Space and the Streets and PPW's are properly maintained and the SPS is maintained and operated as set forth in this Declaration, and in order to set forth and establish the duties, rights and obligations of the Declarant with respect to such Designated Open Space, Streets, PPW's and SPS the Declarant agrees to form, under the New York State Not-For-Profit Corporation Law, a homeowners association ("Homeowners Association") with respect to the Property. The By-Laws and Charter of the Homeowners Association shall contain such provisions as may be necessary and proper for the Homeowners Association to carry out its duties and obligations pursuant to this Declaration and shall not allow amendments or changes that would alter the obligations and restrictions of this Declaration in any manner. Upon transfer of ownership of the Property or a portion thereof to the Homeowners Association, the Homeowners Association shall assume all of the obligations of the Declarant with respect to the Designated Open Space, Streets and PPW's on the portion of the Property so conveyed. Upon transfer of the ownership of the SPS to the Homeowners Association, the Homeowners

Association shall assume all of the obligations of the Declarants with respect to the SPS.

6.2. Declarant shall cause the Homeowners Association to have as members owners of residential dwelling units on the Property ("Owners").

6.3. To the extent permitted by law, Declarant shall cause to Homeowners Association to be established with the power and authority, inter alia, to:

(a) acquire, hold, own (for a period not to exceed ninety-nine [99] years), operate, maintain, repair and replace the SPS;

(b) acquire, hold, own and maintain the Designated Open Space, or a part thereof

(c) impose fees or assessments against the users of the SPS for the purpose of collecting funds reasonably necessary for the operation, maintenance, repair and replacement of the SPS, and for the payment of any applicable taxes and franchise fees, and impose fees or assessments reasonably necessary for maintenance and repair of the Designated Open Space, Streets and PPW's and for the payment of any applicable taxes thereon.

(d) collect, receive, administer, protect invest and dispose of funds;

(e) bring actions to recover fees or assessments owed to the Homeowners Association;

(f) exercise any and all of such powers as may be necessary for the purposes of this Declaration and as may be granted to the Homeowners Association in furtherance of the Homeowners Association's purposes.

6.4. Declarant shall, when filing with the Attorney General of the State of New York in connection with an application for a Homeowners Association on the Property, include in the offering plan or prospectus (collectively, "Offering Plan") a true copy of this Declaration.

6.5. Declarant agrees that no dwelling unit to be constructed on the Property will be offered for sale until the Offering Plan has been duly filed with the Attorney General of the State of New York.

6.6. The Declarant agrees that a declaration of covenants, restrictions, easements, charges and liens covering the Homeowners Association will be duly recorded in the Office of the Richmond County Clerk as such time as is required and directed by the Attorney General of the State of New York. Modifications to said instrument may be made as required or approved by the Attorney General, so long as they are consistent with, and do not

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contradict, conflict with or undermine the terms and intent of this Declaration.

6.7. Declarant covenants that before selling or entering into a contract to sell any dwelling unit on the Subject Property, it will deliver to each purchaser or contract vendee a copy of the Offering Plan, as accepted for filing by the Attorney General of the State of New York. The Offering Plan shall contain a copy of this Declaration and be consistent with all of its conditions and covenants as well as the Commission's approval of the Application and the Special Permit.

6.8. Declarant shall include the following in the Offering Plan: "If the Association shall be non-existent, unable, or unwilling to act or in default of its obligations under the Declaration, then the City of New York shall have the right, but not the obligation, to act in the Association's place and stead, and be subrogated to the Association's rights under the Declaration, and to preclude or take whatever actions are necessary and appropriate to cure any default by the Association under the Declaration and to bring whatever legal actions or proceedings are necessary or appropriate against such defaulting Association for the purpose of protecting the City's rights and interests under this Declaration, and to insure that the Designated Open Space is properly maintained as Designated Open Space, that the Streets and PPW's are properly maintained and that the SPS is properly maintained and operated."

ARTICLE VII - GENERAL REQUIREMENTS

7.1. This Declaration may be amended, further modified or canceled only upon application to and approval by the Commission and review by the City Council, if applicable, or agencies succeeding to their jurisdiction. Any modification, amendment or cancellation of this Declaration shall be executed and filed in the same manner as this Declaration. Notwithstanding the preceding sentence, the Chairperson of the Commission may administratively approve those modifications to this Declaration which are deemed by the Chairperson to be minor modifications, and not modifications or amendments which require the approval of the Commission, and a signed statement certifying the Chairperson's approval of the minor modification shall be included at the end of this Declaration as so modified. Any modification, amendment or cancellation of this Declaration shall be executed and filed in the same manner as this Declaration. Following approval of a modification, amendment or cancellation, the Declarant shall immediately file and record same with the Richmond County Clerk, provide the Commission with copies and, if necessary, permit the City to record the Declaration as provided in Section 7.3 of this Declaration.

7.2. Declarant hereby acknowledges and agrees that any failure to develop, use, maintain or occupy the Property in substantial conformity with the terms or conditions of this Declaration (as determined by the Commission in its sole discretion) shall be grounds for the Commission or the Chairperson, as the case may be,

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to disapprove any modification, amendment or cancellation of this Declaration.

7.3. This Declaration shall become effective immediately upon approval by the Commission and the City Council of the Application and the Special Permit. Within five (5) business days of such approval, Declarant shall file and record this Declaration in the Richmond County Clerk's Office, indexing it against the Property. Declarant shall, promptly following recordation of the Declaration, deliver to the Commission a true copy of this Declaration as recorded and certified by the Richmond County Clerk. If Declarant fails to so record and/or deliver this Declaration, the City of New York may record and/or request certified copies of the recorded Declaration at the sole cost and expense of the Declarant, who shall immediately pay such costs to the City of New York, together with fees for purchase of a reasonable number of certified copies of the recorded Declaration.

7.4. Declarant covenants to cause any individual, business organization or other entity which becomes, between the date hereof and the date of recording of this Declaration, a party-in-interest (as such term is defined in the "zoning lot" definition of Section 12-10 of the Zoning Resolution) in the Property, to subordinate its interest in such portion of the Property to this Declaration. Any mortgage or other lien or encumbrance imposed upon the Property after the recording date of this Declaration shall be subject and subordinate to the terms of this Declaration.

7.5. Declarant shall include a copy of this Declaration, along with any amendments or modifications to this Declaration that may be approved by the Chairperson of the Commission or the Commission, as the case may be, as part of any application pertinent to the construction, improvement, operation, maintenance or repair of the Property submitted to any governmental agency or department having jurisdiction over the Property, including, without limitation, the New York City Departments of City Planning, Buildings, Health, and Environmental Protection, or the New York City Board of Standards and Appeals, and the New York State Attorney General.

7.6. Declarant acknowledges that the remedies set forth in this Declaration are not exclusive, and that the City of New York or any of its subdivisions may pursue other remedies not specifically set forth herein with respect to any default hereunder. Declarant recognizes that the City of New York is an interested party in this Declaration and consent to the City enforcing the covenants, conditions, restrictions and agreements herein contained by whatever lawful means may be appropriate to the situation.

7.7. If any provision of this Declaration is deemed, decreed, adjudged or determined to be invalid or unlawful by a court of competent jurisdiction, such provision shall be severable and the remainder of this Declaration shall continue to be of full force and effect.

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7.8. If Declarant is found by a court of competent jurisdiction to have violated any of the provisions of this Declaration and the finding is upheld on final appeal or the time to file any and all appeals has lapsed, Declarant shall indemnify and hold the City harmless from and against all of its reasonable legal and administrative expenses, including reasonable attorneys fees, arising out of or in connection with the City's enforcement of Declarant's obligations under this Declaration.

7.9. All notices, demands, requests, consents, approvals or other communications (each of which is hereinafter referred to as "Notice") that may be or are permitted, desirable or required to be given, served or sent hereunder shall be in writing and shall be sent, (a) if intended for the City, the Commission or the Chairperson of the Commission, by mailing or delivering such Notice to the Commission at 22 Reade Street, New York, New York 10007-1216, or at the then current address, Att: Chairperson; and (b) if intended for the Declarant, mailing or delivering such Notice to the Declarant, 1 Executive Drive, Edgewood, New York 11717 or such other address as Declarant, including any successor Declarant(s), shall designate by giving notice to the City, as provided in (a) of this Section 7.9. Each Notice that shall be mailed shall be deemed sufficiently given, served or sent for all purposes hereunder either (i) five days (if mailed in the City of New York) after it is mailed by United State registered or certified mail at a branch post office regularly maintained by the United State Postal Service, or (ii) if delivered by hand, when actually received.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be signed as of the day and year first above set forth.

22-50 Jackson Avenue Associates, L.P.

By: 22-50 Jackson Avenue Corp.,

By:

Gerald Wolkoff, President

Warner Land Corp.

By:

Gerald Wolkoff, President

STATE OF NEW YORK)
COUNTY OF Suffolk) SS.:

On the 17th day of December in the year 1999 before me personally came Gerald Walkoff, to me known, who, being by me duly sworn, did depose and say that he resides at 1 Executive Drive, Edgemon, New York, that he is the President of 22-50 Jackson Avenue Corp., the corporation which is the general partner of the partnership described in and which executed the foregoing instrument, and that he signed his name thereto by order of the Board of Directors of said corporation.

/MV
Notary Public

HOWARD VINGAN
NOTARY PUBLIC, State of New York
No 4837503
Qualified in Suffolk County
Commission Expires March 30 1993

STATE OF NEW YORK)
COUNTY OF Suffolk) SS.:

On the 17th day of December in the year 1999 before me personally came Gerald Walkoff, to me know, who, being by me duly sworn, did depose and say that he resides at 1 Executive Drive, Edgemon, New York, that he is the President of Warner Land Corp., the corporation which executed the foregoing instrument, and that he signed his name thereto by order of the Board of Directors of said corporation.

/MV
Notary Public

HOWARD VINGAN
NOTARY PUBLIC, State of New York
No 4837503
Qualified in Suffolk County
Commission Expires March 30 1993

BEGINNING at a point on the westerly side of Maguire Avenue, distant 891.56 feet southerly from the corner formed by the intersection of the westerly side of Maguire Avenue and the southerly side of Woodrow Road;

RUNNING THENCE North 81 degrees 00 minutes 47 seconds West, 114.62 feet to a point;

THENCE North 03 degrees 02 minutes 14 seconds East, 98.95 feet to a point;

THENCE North 81 degrees 00 minutes 49 seconds West, 361.74 feet to a point;

THENCE South 14 degrees 15 minutes 04 seconds West, 67.27 feet to a point;

THENCE South 23 degrees 40 minutes 46 seconds West, 80.02 feet to a point;

THENCE South 06 degrees 55 minutes 22 seconds West, 61.60 feet to a point;

THENCE South 22 degrees 09 minutes 59 seconds West, 29.15 feet to a point;

THENCE South 10 degrees 53 minutes 08 seconds West, 52.95 feet to a point;

THENCE North 78 degrees 41 minutes 24 seconds West, 15.30 feet to a point;

THENCE South 32 degrees 00 minutes 19 seconds West, 47.17 feet to a point;

THENCE South 11 degrees 10 minutes 26 seconds West, 82.57 feet to a point;

THENCE South 45 degrees 40 minutes 27 seconds West, 60.11 feet to a point;

THENCE South 34 degrees 08 minutes 09 seconds West, 71.28 feet to a point;

THENCE South 04 degrees 40 minutes 01 seconds East, 49.16 feet to a point;

THENCE South 06 degrees 32 minutes 47 seconds West, 61.40 feet to a point;

THENCE South 03 degrees 26 minutes 01 seconds East, 50.09 feet to a point;

THENCE South 60 degrees 15 minutes 18 seconds East, 16.12 feet to a point;

TITLE NO: 99-3706-1147SS-SI

THENCE South 05 degrees 26 minutes 25 seconds East, 21.10 feet to a point;
THENCE South 38 degrees 55 minutes 39 seconds East, 33.42 feet to a point;
THENCE South 77 degrees 44 minutes 07 seconds West, 23.54 feet to a point;
THENCE South 33 degrees 41 minutes 18 seconds West 64.90 feet to a point;
THENCE South 21 degrees 26 minutes 52 seconds East, 30.08 feet to a point;
THENCE South 49 degrees 38 minutes 08 seconds West, 26.25 feet to a point;
THENCE South 10 degrees 15 minutes 14 seconds West, 26.90 feet to a point;
THENCE South 35 degrees 07 minutes 30 seconds West, 18.69 feet to a point;
THENCE South 07 degrees 12 minutes 40 seconds West, 3.35 feet to a point;
THENCE South 07 degrees 12 minutes 40 seconds West, 77.61 feet to a point;
THENCE South 31 degrees 01 minute 50 seconds West, 29.99 feet to a point;
THENCE South 31 degrees 01 minute 50 seconds West 9.05 feet to a point;
THENCE South 45 degrees 41 minutes 40 seconds West, 66.17 feet to a point;
THENCE South 50 degrees 38 minutes 30 seconds East, 58.78 feet to a point;
THENCE South 02 degrees 46 minutes 50 seconds East, 26.03 feet to a point;
THENCE South 68 degrees 13 minutes 20 seconds East, 52.67 feet to a point;
THENCE South 71 degrees 47 minutes 10 seconds East, 25.78 feet to a point;
THENCE South 23 degrees 03 minutes 20 seconds East, 15.16 feet to a point;
THENCE South 83 degrees 46 minutes 10 seconds East, 15.87 feet to a point;
THENCE South 39 degrees 55 minutes 10 seconds West, 56.98 feet to a point;
THENCE South 55 degrees 44 minutes 10 seconds East, 30.41 feet to a point;

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EXHIBIT A

BEGINNING at a point on the westerly side of Maguire Avenue, distant 891.56 feet southerly from the corner formed by the intersection of the westerly side of Maguire Avenue and the southerly side of Woodrow Road;

RUNNING THENCE North 81 degrees 00 minutes 47 seconds West, 114.62 feet to a point;

THENCE North 03 degrees 02 minutes 14 seconds East, 98.95 feet to a point;

THENCE North 81 degrees 00 minutes 49 seconds West, 361.74 feet to a point;

THENCE South 14 degrees 15 minutes 04 seconds West, 67.27 feet to a point;

THENCE South 23 degrees 40 minutes 46 seconds West, 80.02 feet to a point;

THENCE South 06 degrees 55 minutes 22 seconds West, 61.60 feet to a point;

THENCE South 22 degrees 09 minutes 59 seconds West, 29.15 feet to a point;

THENCE South 10 degrees 53 minutes 08 seconds West, 52.95 feet to a point;

THENCE North 78 degrees 41 minutes 24 seconds West, 15.30 feet to a point;

THENCE South 32 degrees 00 minutes 19 seconds West, 47.17 feet to a point;

THENCE South 11 degrees 10 minutes 26 seconds West, 82.57 feet to a point;

THENCE South 45 degrees 40 minutes 27 seconds West, 60.11 feet to a point;

THENCE South 34 degrees 08 minutes 09 seconds West, 71.28 feet to a point;

THENCE South 04 degrees 40 minutes 01 seconds East, 49.16 feet to a point;

THENCE South 06 degrees 32 minutes 47 seconds West, 61.40 feet to a point;

THENCE South 03 degrees 26 minutes 01 seconds East, 50.09 feet to a point;

THENCE South 60 degrees 15 minutes 18 seconds East, 16.12 feet to a point;

TITLE NO: 99-3706-1147SS-SI

THENCE South 05 degrees 26 minutes 25 seconds East, 21.10 feet to a point;
THENCE South 38 degrees 55 minutes 39 seconds East, 33.42 feet to a point;
THENCE South 77 degrees 44 minutes 07 seconds West, 23.54 feet to a point;
THENCE South 33 degrees 41 minutes 18 seconds West 64.90 feet to a point;
THENCE South 21 degrees 26 minutes 52 seconds East, 30.08 feet to a point;
THENCE South 49 degrees 38 minutes 08 seconds West, 26.25 feet to a point;
THENCE South 10 degrees 15 minutes 14 seconds West, 26.90 feet to a point;
THENCE South 35 degrees 07 minutes 30 seconds West, 18.69 feet to a point;
THENCE South 07 degrees 12 minutes 40 seconds West, 3.35 feet to a point;
THENCE South 07 degrees 12 minutes 40 seconds West, 77.61 feet to a point;
THENCE South 31 degrees 01 minute 50 seconds West, 29.99 feet to a point;
THENCE South 31 degrees 01 minute 50 seconds West 9.05 feet to a point;
THENCE South 45 degrees 41 minutes 40 seconds West, 66.17 feet to a point;
THENCE South 50 degrees 38 minutes 30 seconds East, 58.78 feet to a point;
THENCE South 02 degrees 46 minutes 50 seconds East, 26.03 feet to a point;
THENCE South 68 degrees 13 minutes 20 seconds East, 52.67 feet to a point;
THENCE South 71 degrees 47 minutes 10 seconds East, 25.78 feet to a point;
THENCE South 23 degrees 03 minutes 20 seconds East, 15.16 feet to a point;
THENCE South 83 degrees 46 minutes 10 seconds East, 15.87 feet to a point;
THENCE South 39 degrees 55 minutes 10 seconds West, 56.98 feet to a point;
THENCE South 55 degrees 44 minutes 10 seconds East, 30.41 feet to a point;

TITLE NO: 99-3706-1147SS-SI

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THENCE South 24 degrees 03 minutes 50 seconds East, 50.00 feet to a point;

THENCE South 35 degrees 10 minutes 20 seconds West, 53.71 feet to a point;

THENCE South 70 degrees 21 minutes 20 seconds East, 17.84 feet to a point;

THENCE South 23 degrees 01 minute 50 seconds East, 91.56 feet to a point;

THENCE South 28 degrees 42 minutes 00 seconds West, 23.84 feet to a point;

THENCE South 71 degrees 16 minutes 10 seconds West, 45.72 feet to a point;

THENCE South 10 degrees 06 minutes 30 seconds West, 12.52 feet to a point;

THENCE South 21 degrees 40 minutes 50 seconds East, 52.74 feet to a point;

THENCE South 61 degrees 38 minutes 00 seconds East 51.44 feet to a point;

THENCE North 72 degrees 03 minutes 10 seconds East, 44.11 feet to a point;

THENCE South 37 degrees 35 minutes 20 seconds East, 55.05 feet to a point;

THENCE South 43 degrees 21 minutes 40 seconds West, 54.96 feet to a point;

THENCE 34 degrees 56 minutes 00 seconds East, 14.34 feet to a point on the northerly side of Ramona Avenue, as adopted;

THENCE along the northerly side of Ramona Avenue North 81 degrees 42 minutes 47 seconds East, 701.08 feet to the point formed by the intersection of the northerly side of Ramona Avenue and the westerly side of Maguire Avenue;

THENCE along the westerly side of Maguire Avenue, North 05 degrees 27 minutes 03 seconds West, 863.49 feet to a point;

THENCE continuing along the westerly side of Maguire Avenue, North 05 degrees 32 minutes 40 seconds West, 319.18 feet to a point;

THENCE continuing along the westerly side of Maguire Avenue, North 01 degree 13 minutes 10 seconds West, 115.82 feet to the point or place of BEGINNING.

RECLO 9945 PAGE 229

EXHIBIT B

TITLE NO: 99-3706-1147SS-SI

CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION D OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK - AS AMENDED
EFFECTIVE AUGUST 18, 1977

RELO 9945 PAGE 230

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, a Title Insurance Company licensed to do business in the State of New York and having its principal office at 2 Park Avenue, New York, New York 10016 hereby certifies to The City of New York and 22-50 Jackson Avenue Associates that as to the land hereinafter described being a tract of land, either unsubdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block, that all the parties in interest consisting of a party as defined in Section 12-10, subdivision of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

	<u>NAME:</u>	<u>NATURE OF INTEREST</u>
1.	22-50 Jackson Avenue Associates 1 Executive Drive Edgewood, N.Y.	Record Owner of Lots 200 and 501 in Block 6977, Lot 105 in Block 7014 and Lots 1 and 95 in Block 7019
2.	Warner Land Corp. 1 Executive Drive Edgewood, N.Y.	Record Owner of Lot 66 in Block 7014

TITLE NO: 99-3706-1147SS-SI

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Tax Lots 200 and 501 in Block 6977; Tax Lots 66 and 105 in Block 7014 and Tax Lots 1 and 95 in Block 7019 on the Tax Map of the City of New York, Richmond County and more particularly described as follows:

BEGINNING at a point on the westerly side of Maguire Avenue, distant 891.56 feet southerly from the corner formed by the intersection of the westerly side of Maguire Avenue and the southerly side of Woodrow Road;

RUNNING THENCE North 81 degrees 00 minutes 47 seconds West, 114.62 feet to a point;

THENCE North 03 degrees 02 minutes 14 seconds East, 98.95 feet to a point;

THENCE North 81 degrees 00 minutes 49 seconds West, 361.74 feet to a point;

THENCE South 14 degrees 15 minutes 04 seconds West, 67.27 feet to a point;

THENCE South 23 degrees 40 minutes 46 seconds West, 80.02 feet to a point;

THENCE South 06 degrees 55 minutes 22 seconds West, 61.60 feet to a point;

THENCE South 22 degrees 09 minutes 59 seconds West, 29.15 feet to a point;

THENCE South 10 degrees 53 minutes 08 seconds West, 52.95 feet to a point;

THENCE North 78 degrees 41 minutes 24 seconds West, 15.30 feet to a point;

THENCE South 32 degrees 00 minutes 19 seconds West, 47.17 feet to a point;

THENCE South 11 degrees 10 minutes 26 seconds West, 82.57 feet to a point;

THENCE South 45 degrees 40 minutes 27 seconds West, 60.11 feet to a point;

THENCE South 34 degrees 08 minutes 09 seconds West, 71.28 feet to a point;

THENCE South 04 degrees 40 minutes 01 seconds East, 49.16 feet to a point;

THENCE South 06 degrees 32 minutes 47 seconds West, 61.40 feet to a point;

THENCE South 03 degrees 26 minutes 01 seconds East, 50.09 feet to a point;

THENCE South 60 degrees 15 minutes 18 seconds East, 16.12 feet to a point;

TITLE NO: 99-3706-1147SS-SI

THENCE South 05 degrees 26 minutes 25 seconds East, 21.10 feet to a point;
THENCE South 38 degrees 55 minutes 39 seconds East, 33.42 feet to a point;
THENCE South 77 degrees 44 minutes 07 seconds West, 23.54 feet to a point;
THENCE South 33 degrees 41 minutes 18 seconds West 64.90 feet to a point;
THENCE South 21 degrees 26 minutes 52 seconds East, 30.08 feet to a point;
THENCE South 49 degrees 38 minutes 08 seconds West, 26.25 feet to a point;
THENCE South 10 degrees 15 minutes 14 seconds West, 26.90 feet to a point;
THENCE South 35 degrees 07 minutes 30 seconds West, 18.69 feet to a point;
THENCE South 07 degrees 12 minutes 40 seconds West, 3.35 feet to a point;
THENCE South 07 degrees 12 minutes 40 seconds West, 77.61 feet to a point;
THENCE South 31 degrees 01 minute 50 seconds West, 29.99 feet to a point;
THENCE South 31 degrees 01 minute 50 seconds West 9.05 feet to a point;
THENCE South 45 degrees 41 minutes 40 seconds West, 66.17 feet to a point;
THENCE South 50 degrees 38 minutes 30 seconds East, 58.78 feet to a point;
THENCE South 02 degrees 46 minutes 50 seconds East, 26.03 feet to a point;
THENCE South 68 degrees 13 minutes 20 seconds East, 52.67 feet to a point;
THENCE South 71 degrees 47 minutes 10 seconds East, 25.78 feet to a point;
THENCE South 23 degrees 03 minutes 20 seconds East, 15.16 feet to a point;
THENCE South 83 degrees 46 minutes 10 seconds East, 15.87 feet to a point;
THENCE South 39 degrees 55 minutes 10 seconds West, 56.98 feet to a point;
THENCE South 55 degrees 44 minutes 10 seconds East, 30.41 feet to a point;

TITLE NO: 99-3706-1147SS-SI

THENCE South 24 degrees 03 minutes 50 seconds East, 50.00 feet to a point;

THENCE South 35 degrees 10 minutes 20 seconds West, 53.71 feet to a point;

THENCE South 70 degrees 21 minutes 20 seconds East, 17.84 feet to a point;

THENCE South 23 degrees 01 minute 50 seconds East, 91.56 feet to a point;

THENCE South 28 degrees 42 minutes 00 seconds West, 23.84 feet to a point;

THENCE South 71 degrees 16 minutes 10 seconds West, 45.72 feet to a point;

THENCE South 10 degrees 06 minutes 30 seconds West, 12.52 feet to a point;

THENCE South 21 degrees 40 minutes 50 seconds East, 52.74 feet to a point;

THENCE South 61 degrees 38 minutes 00 seconds East 51.44 feet to a point;

THENCE North 72 degrees 03 minutes 10 seconds East, 44.11 feet to a point;

THENCE South 37 degrees 35 minutes 20 seconds East, 55.05 feet to a point;

THENCE South 43 degrees 21 minutes 40 seconds West, 54.96 feet to a point;

THENCE 34 degrees 56 minutes 00 seconds East, 14.34 feet to a point on the northerly side of Ramona Avenue, as adopted;

THENCE along the northerly side of Ramona Avenue North 81 degrees 42 minutes 47 seconds East, 701.08 feet to the point formed by the intersection of the northerly side of Ramona Avenue and the westerly side of Maguire Avenue;

THENCE along the westerly side of Maguire Avenue, North 05 degrees 27 minutes 03 seconds West, 863.49 feet to a point;

THENCE continuing along the westerly side of Maguire Avenue, North 05 degrees 32 minutes 40 seconds West, 319.18 feet to a point;

THENCE continuing along the westerly side of Maguire Avenue, North 01 degree 13 minutes 10 seconds West, 115.82 feet to the point or place of BEGINNING.

REEL 09945 PAGE 237

EXHIBIT B-1

TITLE NO: 99-3706-1147SS-SI

CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION D OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK - AS AMENDED
EFFECTIVE AUGUST 18, 1977

FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, a Title Insurance Company licensed to do business in the State of New York and having its principal office at 2 Park Avenue, New York, New York 10016 hereby certifies to The City of New York and 22-50 Jackson Avenue Associates that as to the land hereinafter described being a tract of land, either unsubdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block, that all the parties in interest consisting of a party as defined in Section 12-10, subdivision of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

	<u>NAME:</u>	<u>NATURE OF INTEREST</u>
1.	22-50 Jackson Avenue Associates 1 Executive Drive Edgewood, N.Y.	Record Owner of Lots 200 and 501 in Block 6977, Lot 105 in Block 7014 and Lots 1 and 95 in Block 7019
2.	Warner Land Corp. 1 Executive Drive Edgewood, N.Y.	Record Owner of Lot 66 in Block 7014

RELO 99115 PAGE 238

TITLE NO: 99-3706-1147SS-SI

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Tax Lots 200 and 501 in Block 6977; Tax Lots 66 and 105 in Block 7014 and Tax Lots 1 and 95 in Block 7019 on the Tax Map of the City of New York, Richmond County and more particularly described as follows:

BEGINNING at a point on the westerly side of Maguire Avenue, distant 891.56 feet southerly from the corner formed by the intersection of the westerly side of Maguire Avenue and the southerly side of Woodrow Road;

RUNNING THENCE North 81 degrees 00 minutes 47 seconds West, 114.62 feet to a point;

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THENCE South 03 degrees 26 minutes 01 seconds East, 50.09 feet to a point;

THENCE South 60 degrees 15 minutes 18 seconds East, 16.12 feet to a point;

BLOCKED 9/11/10 B
REBLOCKED / /

REEL 9945 PAGE 239

TITLE NO: 99-3706-1147SS-SI

THENCE South 05 degrees 26 minutes 25 seconds East, 21.10 feet to a point;
THENCE South 38 degrees 55 minutes 39 seconds East, 33.42 feet to a point;
THENCE South 77 degrees 44 minutes 07 seconds West, 23.54 feet to a point;
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THENCE South 83 degrees 46 minutes 10 seconds East, 15.87 feet to a point;
THENCE South 39 degrees 55 minutes 10 seconds West, 56.98 feet to a point;
THENCE South 55 degrees 44 minutes 10 seconds East, 30.41 feet to a point;

REEL 99115 PAGE 240

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REBLOCKED / /

TITLE NO: 99-3706-1147SS-SI

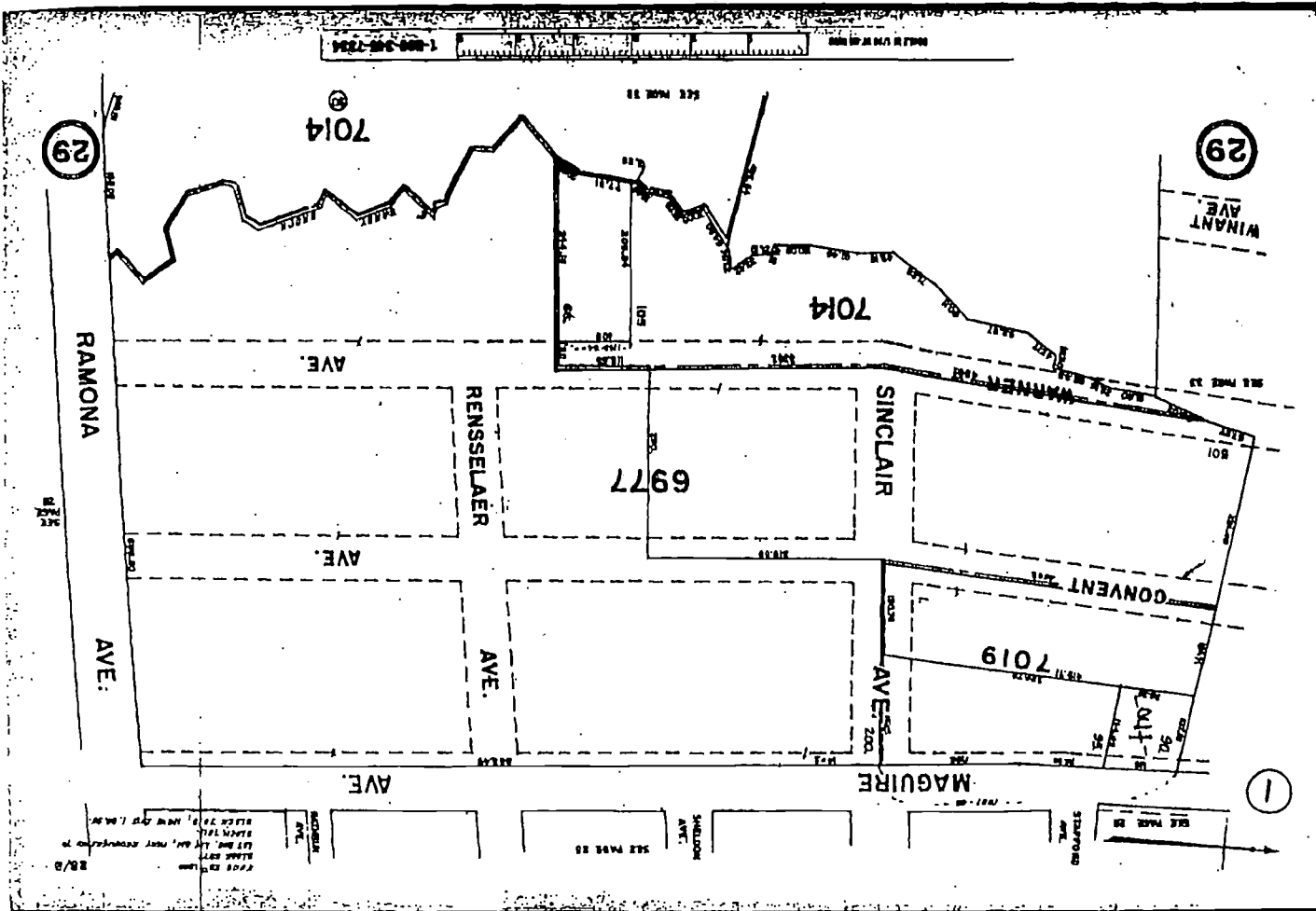
THENCE South 24 degrees 03 minutes 50 seconds East, 50.00 feet to a point;
THENCE South 35 degrees 10 minutes 20 seconds West, 53.71 feet to a point;
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THENCE continuing along the westerly side of Maguire Avenue, North 01 degree 13 minutes 10 seconds West, 115.82 feet to the point or place of BEGINNING.

BLOCKED 2 / 16 / 00 B
REBLOCKED / /

REEL 9945 PAGE 241

TITLE NO: 99-3706-114/SS-SI

That the said premises are known as and by street address(es) McGuire Avenue (Vacant Land) as shown on the following diagram:



TITLE NO: 99-3706-1147SS-SI

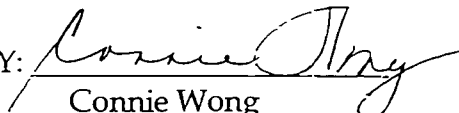
Note: A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots provided all the resulting zoning lots and all the buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

Note: This is a Preliminary Zoning Lot Certification which has been prepared prior to the execution and recording of the necessary Declaration, Waivers, or Zoning Lot Description and Ownership Statement. Upon execution and recording of same, a Final Zoning Lot Certification will be prepared.

THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND (\$1,000.00) DOLLARS.

Dated: December 5, 1999

FIDELITY NATIONAL TITLE
INSURANCE COMPANY OF NEW YORK

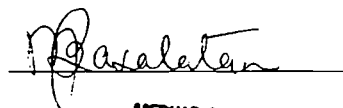
BY: 
Connie Wong
Assistant Vice President

REEL 9945 PAGE 243

TITLE NO: 99-3706-1147SS-SI

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

On the 23rd day of November, 1999 before me, the undersigned, personally came Connie Wong, personally known to me or proved to me 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.



MERLY B. BASALATAN
NOTARY PUBLIC, State of New York
No. 01BA508837
Qualified in New York County
Commission Expires December 1, 192001

REEL 9945 PAGE 244

REEL 09945 PAGE 245

EXHIBIT C

THE PROPOSED LANDSCAPING SCHEDULE IS AS FOLLOWS:

1. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

2. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

3. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

4. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

5. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

6. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

7. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

8. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

9. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

10. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

THE PROPOSED LANDSCAPING SCHEDULE IS AS FOLLOWS:

1. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

2. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

3. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

4. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

5. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

6. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

7. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

8. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

9. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

10. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

THE PROPOSED LANDSCAPING SCHEDULE IS AS FOLLOWS:

1. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

2. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

3. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

4. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

5. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

6. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

7. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

8. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

9. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

10. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

THE PROPOSED LANDSCAPING SCHEDULE IS AS FOLLOWS:

1. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

2. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

3. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

4. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

5. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

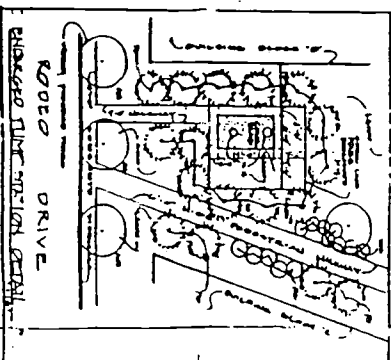
6. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

7. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

8. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

9. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

10. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.



LANDSCAPING DETAILS AND
DOCS BOUNDARY ADJUSTMENT
PLAN
ATTACHMENT: 21
PROJECT: MAQURE ESTATES
REVISED 6-2-79
REVISED 11-18
REVISED 11-18
REVISED 11-18

PROPOSED LANDSCAPING SCHEDULE

THE PROPOSED LANDSCAPING SCHEDULE IS AS FOLLOWS:

1. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

2. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

3. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

4. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

5. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

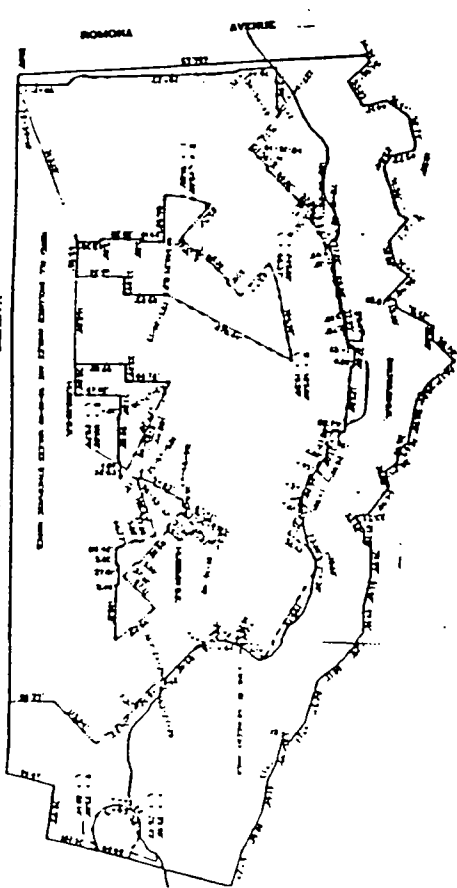
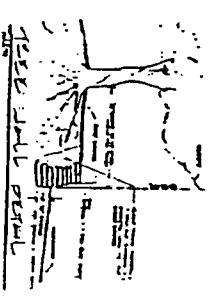
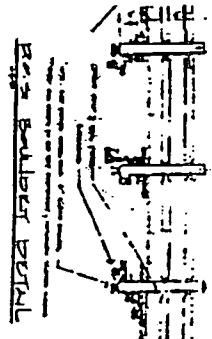
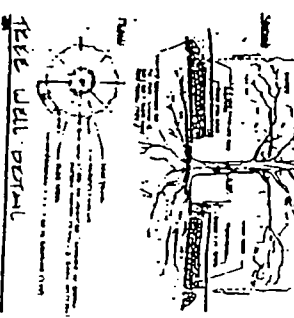
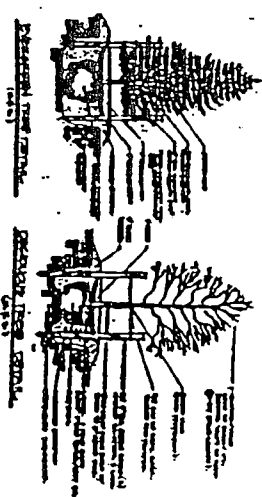
6. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

7. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

8. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.

9. PLANTING OF TREES AND SHRUBS: 100% COMPLETE BY 1973.

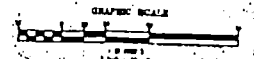
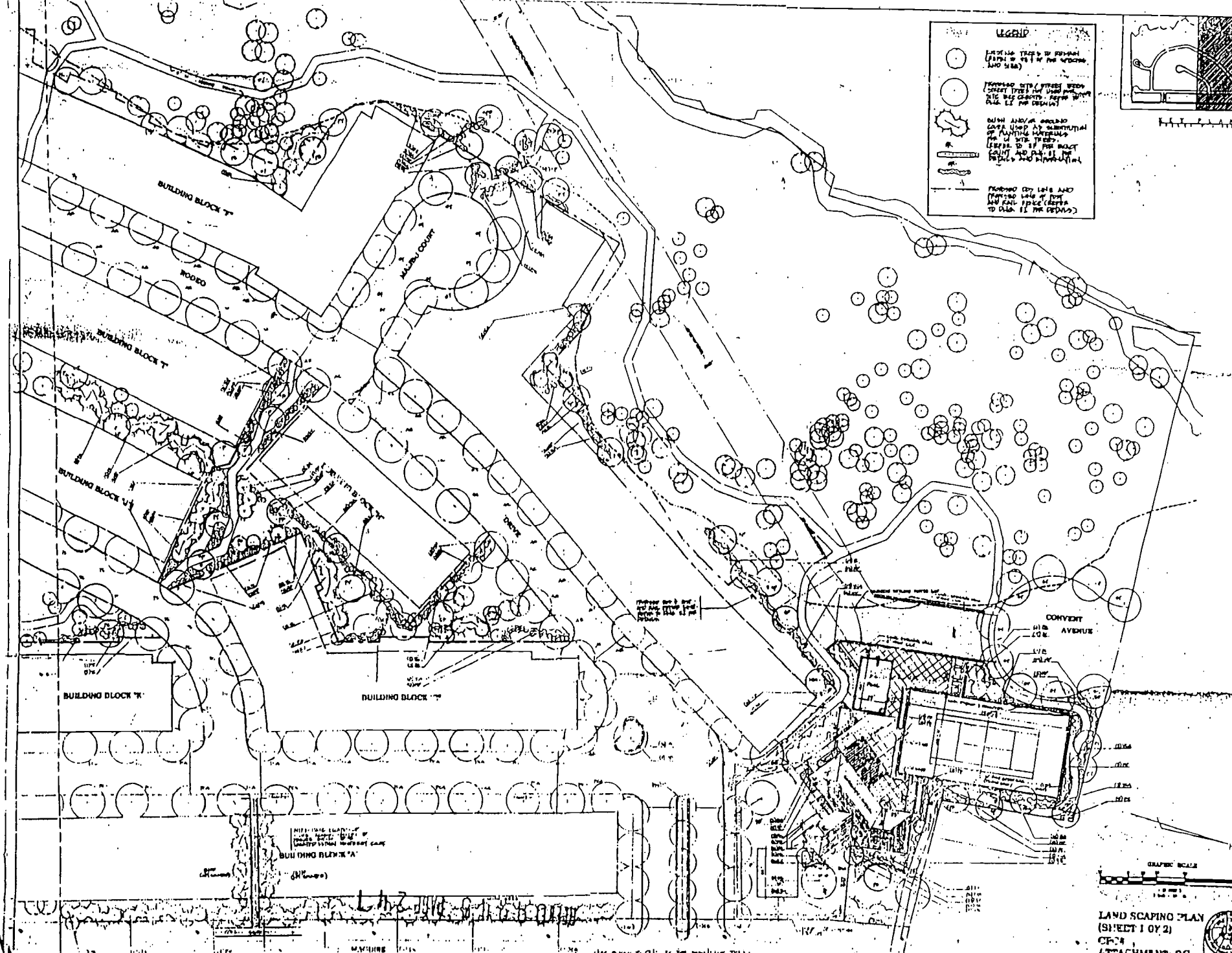
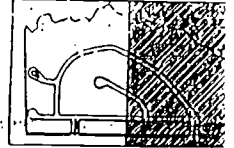
10. PLANTING OF GRASS AND FLOWERS: 100% COMPLETE BY 1973.



PROPOSED BOUNDARY ADJUSTMENT OF DOCS PURSUANT TO
SECTION 107-18 OF THE NYC ZONING RESOLUTION AND AS PER UUPB FC60215.151

LEGEND

- EXISTING TREES TO BE RETAINED
(FIND IN THIS OR THE VERTICAL
AND HORIZONTAL)
- PROPOSED TREES (FIND IN THE
VERTICAL AND HORIZONTAL)
 (SEE THE VERTICAL AND HORIZONTAL)
- BUSH AND/OR SHRUB COVER
(FIND IN THE VERTICAL AND HORIZONTAL)
 (SEE THE VERTICAL AND HORIZONTAL)
- PROPOSED CONCRETE AND
TERRAZZO (FIND IN THE
VERTICAL AND HORIZONTAL)



LANDSCAPING PLAN
(SHEET 1 OF 2)
CP-4
ATTACHMENT 2C
VOLUME 2: MAGJIRI ESTABLISHMENT



99-3706-1414-5
RICHMOND COUNTY CLERK
FEB 16 P1:55
RECEIVED
CASHIER
FIDELITY NATIONAL TITLE
INSURANCE CO. OF N.Y.
TWO PARK AVENUE, 3rd FLOOR
NEW YORK, N.Y. 10016
1-212-481-5858

21/100
DES 3
MAIL
FEB 16 2000

Block 6977-Lots 200 & 501
Block 7014-Lot 105 & 66
Block 7019-Lots 1 & 95

Richmond County

Record and Return TO:

De Forest & Dues
90 Broad Street

New York, NY 10004

Attn: Robert S. Cook, Jr., Esq.

REC'D 99145 PAGE 250

RECORDED IN RICHMOND COUNTY

FEB 16 2000

Mario J. Esposito
COUNTY CLERK

40 + 2000
Recording Fee \$109.75