

7826

2013-2014 Regular Sessions

I N   A S S E M B L Y

June 5, 2013

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Introduced by M. of A. AUBRY -- read once and referred to the Committee  
on Cities

AN ACT to amend the administrative code of the city of New York, in  
relation to the leasing of property in the environs of a tennis stadium  
and center in Flushing Meadows-Corona Park in the borough of Queens  
and to replace certain descriptions of property subject to such property  
lease and to rededicate certain property as park land

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY,  
DO ENACT AS FOLLOWS:

1     Section 1. Subdivision c of section 18-128 of the administrative code  
2     of the city of New York, as amended by chapter 442 of the laws of 1993,  
3     is amended to read as follows:  
4     c. The tracts of land referred to in subdivision a of this section are  
5     more particularly described as follows:  
6     All that certain lot, piece or parcel of land, with the buildings and  
7     improvements thereon erected, situate, lying and being in Flushing  
8     Meadows-Corona Park in the borough of Queens, city and state of New York  
9     bounded and described as follows:  
10    1. [BEGINNING at a point being the corner formed by the intersection  
11    of the southeasterly side of the Long Island Rail Road R.O.W. (Flushing  
12    and North Side Division) with the northeasterly side of the Grand  
13    Central Parkway, said Point of Beginning being N.Y.C. Monument No. 23945  
14    as laid out on N.Y.C. Alteration Maps numbers 4164, 4179 and 4496;  
15    Running thence North 36°-13'-30" East, along the southeasterly side of  
16    the Long Island Rail Road R.O.W., a distance of 1,223.44 feet to a  
17    point;  
18    Running thence North 49°-26'-52" East, a distance of 245.50 feet to a  
19    point of curvature;  
20    Running thence along a curve, bearing to the left and having a central  
21    angle of 13°-13'-20" and a radius of 610.00 feet, a distance of 140.77  
22    feet to a point of tangency;

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets  
[ ] is old law to be omitted.

LBD11298-03-3

1 Running thence North  $36^{\circ}-13'-33''$  East, a distance of 211.45 feet to a  
2 point;  
3 Running thence South  $54^{\circ}-01'-05''$  East, a distance of 245.89 feet to a  
4 point;  
5 Running thence South  $35^{\circ}-58'-51''$  West, a distance of 7.98 feet to a  
6 point;  
7 Running thence South  $54^{\circ}-01'-05''$  East, a distance of 39.78 feet to a  
8 point;  
9 Running thence North  $35^{\circ}-46'-36''$  East, a distance of 8.27 feet to a  
10 point;  
11 Running thence South  $54^{\circ}-01'-05''$  East, a distance of 25.80 feet to a  
12 point (not a point of curvature);  
13 Running thence along a curve, bearing to the left and having a central  
14 angle of  $58^{\circ}-23'-39''$ , a radius of 130.00 feet and a radial bearing of  
15 North  $65^{\circ}-23'-12''$  East, a distance of 132.49 feet to a point (not a  
16 point of tangency);  
17 Running thence South  $11^{\circ}-06'-58''$  East, a distance of 853.90 feet to a  
18 point of curvature;  
19 Running thence along a curve, bearing to the right and having a  
20 central angle of  $68^{\circ}-12'-53''$  and a radius of 18.79 feet, a distance of  
21 22.37 feet to a point of reverse curvature;  
22 Running thence along a curve, bearing to the left and having a central  
23 angle of  $18^{\circ}-37'-21''$  and a radius of 485.48 feet, a distance of 157.79  
24 feet to a point of tangency;  
25 Running thence South  $38^{\circ}-28'-34''$  West, a distance of 485.81 feet to a  
26 point;  
27 Running thence North  $51^{\circ}-38'-40''$  West, a distance of 8.99 feet to a  
28 point;  
29 Running thence South  $38^{\circ}-06'-51''$  West, a distance of 340.83 feet to a  
30 point (not a point of curvature);  
31 Running thence along a curve, bearing to the right and having a  
32 central angle of  $84^{\circ}-29'-16''$ , a radius of 40.00 feet and a radial bear-  
33 ing of South  $44^{\circ}-03'-16''$  West, a distance of 58.98 feet to point (not a  
34 point of tangency);  
35 Running thence South  $38^{\circ}-32'-31''$  West, a distance of 185.86 feet to a  
36 point;  
37 Running thence North  $55^{\circ}-21'-03''$  West, a distance of 14.76 feet to a  
38 point;  
39 Running thence South  $38^{\circ}-45'-41''$  West, a distance of 32.45 feet to a  
40 point (not a point of curvature);  
41 Running thence along a curve, bearing to the right and having a  
42 central angle of  $5^{\circ}-34'-27''$ , a radius of 7,000.00 feet and a radial bear-  
43 ing of North  $33^{\circ}-38'-33''$  East, a distance of 681.01 feet to a point  
44 of tangency;  
45 Running thence North  $50^{\circ}-47'-00''$  West, a distance of 403.24 feet to  
46 the POINT OR PLACE OF BEGINNING.  
47 The area of this parcel is 1,825,541.05 sq. ft. (41.91 acres) and the  
48 total perimeter is 5527.37 feet.  
49 2. BEGINNING at a point being the following courses and distances from  
50 the corner formed by the intersection of the southeasterly side of the  
51 Long Island Rail Road R.O.W. (Flushing and North Side Division) with the  
52 northeasterly side of the Grand Central Parkway, said Point of Beginning  
53 being N.Y.C. Monument No. 23945 as laid out on N.Y.C. Alteration Maps  
54 numbers 4164, 4179 and 4496;

1 (1) Running thence North  $36^{\circ}-13'-30''$  East, along the southeasterly  
2 side of the Long Island Rail Road R.O.W., a distance of 1,223.44 feet to  
3 a point;  
4 (2) Running thence North  $49^{\circ}-26'-52''$  East, a distance of 245.50 feet  
5 to a point of curvature;  
6 (3) Running thence along a curve, bearing to the left and having a  
7 central angle of  $13^{\circ}-13'-20''$  and a radius of 610.00 feet, a distance of  
8 140.77 feet to a point of tangency;  
9 (4) Running thence North  $36^{\circ}-13'-33''$  East, a distance of 460.50 feet  
10 to a point;  
11 (5) Running thence South  $53^{\circ}-51'-28''$  East, a distance of 89.31 feet to  
12 the POINT OR PLACE OF BEGINNING;  
13 Running thence North  $35^{\circ}-59'-23''$  East, a distance of 168.81 feet to a  
14 point (not a point of curvature);  
15 Running thence along a curve, bearing to the left and having a central  
16 angle of  $5^{\circ}-13'-58''$ , a radius of 588.03 feet and a radial bearing of  
17 North  $57^{\circ}-54'-08''$  West, a distance of 53.70 feet to a point of tangency;  
18 Running thence North  $26^{\circ}-51'-55''$  East, a distance of 67.58 feet to a  
19 point of curvature;  
20 Running thence along a curve, bearing to the right and having a  
21 central angle of  $26^{\circ}-02'-29''$  and a radius of 329.01 feet, a distance of  
22 149.54 feet to a point (not a point of tangency);  
23 Running thence North  $54^{\circ}-51'-58''$  East, a distance of 30.77 feet to a  
24 point (not a point of curvature);  
25 Running thence along a curve, bearing to the right, having a central  
26 angle of  $113^{\circ}-46'-56''$ , a radius of 15.62 feet and a radial bearing of  
27 South  $36^{\circ}-25'-54''$  East, a distance of 31.03 feet to a point (not a point  
28 of tangency);  
29 Running thence South  $01^{\circ}-03'-39''$  East, a distance of 71.24 feet to a  
30 point (not a point of curvature);  
31 Running thence along a curve, bearing to the right, having a central  
32 angle of  $25^{\circ}-55'-13''$ , a radius of 1,000.00 feet and a radial bearing of  
33 North  $88^{\circ}-41'-48''$  West, a distance of 452.39 feet to a point (not a  
34 point of tangency);  
35 Running thence North  $53^{\circ}-51'-28''$  West, a distance of 237.41 feet to  
36 the POINT OR PLACE OF BEGINNING.  
37 The area of this parcel is 78,284.99 sq. ft. (1.80 acres) and the  
38 total perimeter is 1,262.48 feet.  
39 3. BEGINNING at a point being the following courses and distances from  
40 the corner formed by the intersection of the southeasterly side of the  
41 Long Island Rail Road R.O.W (Flushing and North Side Division) with the  
42 northeasterly side of the Grand Central Parkway, said Point of Beginning  
43 being N.Y.C. Monument No. 23945 as laid out on N.Y.C. Alteration Maps  
44 numbers 4164, 4179 and 4496;  
45 (1) Running thence North  $36^{\circ}-13'-30''$  East, along the southeasterly  
46 side of the Long Island Rail Road R.O.W., a distance of 1,223.44 feet to  
47 a point;  
48 (2) Running thence North  $49^{\circ}-26'-52''$  East, a distance of 245.50 feet  
49 to a point of curvature;  
50 (3) Running thence along a curve, bearing to the left and having a  
51 central angle of  $13^{\circ}-13'-20''$  and a radius of 610.00 feet, a distance of  
52 140.77 feet to a point of tangency;  
53 (4) Running thence North  $36^{\circ}-13'-33''$  East, a distance of 460.50 feet  
54 to a point;  
55 (5) Running thence South  $53^{\circ}-51'-28''$  East, a distance of 401.06 feet  
56 to a point (not a point of curvature);

1 (6) Running thence along a curve, bearing to the left, having a  
2 central angle of  $00^{\circ}-59'-45''$ , a radius of 1,073.50 feet and a radial  
3 bearing of  $N\ 62^{\circ}-09'-41''$  West, a distance of 18.66 feet to the POINT OR  
4 PLACE OF BEGINNING:  
5 Running thence along the same curve, bearing to the left, having a  
6 central angle of  $10^{\circ}-34'-58''$ , a radius of 1,073.50 feet and a radial  
7 bearing of  $North\ 63^{\circ}-09'-27''$  West, a distance of 198.28 feet to a point;  
8 Running thence  $South\ 77^{\circ}-26'-40''$  East, a distance of 69.89 feet to a  
9 point;  
10 Running thence  $South\ 52^{\circ}-56'-05''$  East, a distance of 240.12 feet to a  
11 point;  
12 Running thence  $South\ 37^{\circ}-03'-55''$  West, a distance of 147.20 to a point  
13 (not a point of curvature);  
14 Running thence along a curve, bearing to the left, having a central  
15 angle of  $4^{\circ}-37'-36''$ , a radius of 2,600.00 feet and a radial bearing of  
16  $South\ 10^{\circ}-56'-00''$  West, a distance of 209.95 feet to a point of reverse  
17 curvature;  
18 Running thence along a curve, bearing to the right, having a central  
19 angle of  $60^{\circ}-37'-23''$  and a radius of 15.00 feet, a distance of 15.87  
20 feet to a point of reverse curvature;  
21 Running thence along a curve, bearing to the left, having a central  
22 angle of  $16^{\circ}-53'-47''$  and a radius of 145.00 feet, a distance of 42.76  
23 feet to a point of reverse curvature;  
24 Running thence along a curve bearing to the right, having a central  
25 angle of  $66^{\circ}-48'-33''$  and a radius of 15.00 feet, a distance of 17.49  
26 feet to POINT OR PLACE OF BEGINNING.  
27 The area of this parcel is 56,975.79 sq. ft. (1.31 acres) and the  
28 total perimeter is 941.56 feet.] BEGINNING AT A POINT BEING THE CORNER  
29 FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF THE LONG ISLAND  
30 RAIL ROAD R.O.W. (FLUSHING AND NORTH SIDE DIVISION) WITH THE NORTHEAST-  
31 ERLY SIDE OF THE GRAND CENTRAL PARKWAY, SAID POINT OF BEGINNING BEING  
32 N.Y.C. MONUMENT NO. 23945 AS LAID OUT ON N.Y.C. ALTERATION MAPS NUMBER  
33 4164, 4179 AND 4496;  
34 RUNNING THENCE  $NORTH\ 36^{\circ}-13'-30''$  EAST, ALONG THE SOUTHEASTERLY SIDE OF  
35 THE LONG ISLAND RAIL ROAD R.O.W., A DISTANCE OF 1,223.44 FEET TO A  
36 POINT;  
37 RUNNING THENCE  $NORTH\ 49^{\circ}-26'-52''$  EAST, A DISTANCE OF 245.50 FEET TO A  
38 POINT OF CURVATURE;  
39 RUNNING THENCE ALONG A CURVE, BEARING TO THE LEFT AND HAVING A CENTRAL  
40 ANGLE OF  $13^{\circ}-13'-20''$  AND A RADIUS OF 610.00 FEET, A DISTANCE OF 140.77  
41 FEET TO A POINT OF TANGENCY;  
42 RUNNING THENCE  $NORTH\ 36^{\circ}-13'-33''$  EAST, A DISTANCE OF 211.45 FEET TO A  
43 POINT;  
44 RUNNING THENCE  $SOUTH\ 54^{\circ}-01'-05''$  EAST, A DISTANCE OF 245.89 FEET TO A  
45 POINT;  
46 RUNNING THENCE  $SOUTH\ 35^{\circ}-58'-51''$  WEST, A DISTANCE OF 7.98 FEET TO A  
47 POINT;  
48 RUNNING THENCE  $SOUTH\ 54^{\circ}-01'-05''$  EAST, A DISTANCE OF 39.78 FEET TO A  
49 POINT;  
50 RUNNING THENCE  $NORTH\ 35^{\circ}-46'-36''$  EAST, A DISTANCE OF 8.27 FEET TO A  
51 POINT;  
52 RUNNING THENCE  $SOUTH\ 54^{\circ}-01'-05''$  EAST, A DISTANCE OF 25.80 FEET TO A  
53 POINT OF NON-TANGENCY;  
54 RUNNING THENCE ALONG A CURVE, BEARING TO THE LEFT AND HAVING A CENTRAL  
55 ANGLE OF  $58^{\circ}-23'-39''$ , A RADIUS OF 130.00 FEET AND A RADIAL BEARING OF

1 NORTH 65°-23'-12" EAST, A DISTANCE OF 132.49 FEET TO A POINT OF NON-TAN-  
2 GENCY;  
3 RUNNING THENCE SOUTH 11°-06'-58" EAST, A DISTANCE OF 860.65 FEET TO A  
4 POINT;  
5 RUNNING THENCE SOUTH 21°-52'-59" WEST, A DISTANCE OF 55.13 FEET TO A  
6 POINT;  
7 RUNNING THENCE SOUTH 51°-38'-00" WEST, A DISTANCE OF 13.36 FEET TO A  
8 POINT OF TANGENCY;  
9 RUNNING THENCE ALONG A CURVE, BEARING TO THE LEFT AND HAVING A CENTRAL  
10 ANGLE OF 13°-18'-06", A RADIUS OF 467.00 FEET AND A DISTANCE OF 132.49  
11 FEET TO A POINT;  
12 RUNNING THENCE SOUTH 38°-20'-00" WEST, A DISTANCE OF 251.91 FEET TO A  
13 POINT;  
14 RUNNING THENCE SOUTH 37°-02'-43" WEST, A DISTANCE OF 88.98 FEET TO A  
15 POINT;  
16 RUNNING THENCE SOUTH 38°-20'-00" WEST, A DISTANCE OF 297.32 FEET TO A  
17 POINT;  
18 RUNNING THENCE SOUTH 38°-23'-12" WEST, A DISTANCE OF 211.85 FEET TO A  
19 POINT;  
20 RUNNING THENCE SOUTH 38°-32'-31" WEST, A DISTANCE OF 200.00 FEET TO A  
21 POINT;  
22 RUNNING THENCE NORTH 55°-21'-03" WEST, A DISTANCE OF 14.76 FEET TO A  
23 POINT;  
24 RUNNING THENCE SOUTH 38°-45'-41" WEST, A DISTANCE OF 32.45 FEET TO A  
25 POINT OF NON-TANGENCY;  
26 RUNNING THENCE ALONG A CURVE, BEARING TO THE RIGHT AND HAVING A  
27 CENTRAL ANGLE OF 5°-34'-27", A RADIUS OF 7,000.00 FEET AND A RADIAL  
28 BEARING OF NORTH 33°-38'-33" EAST, A DISTANCE OF 681.01 FEET TO A POINT  
29 OF TANGENCY;  
30 RUNNING THENCE NORTH 50°-47'-00" WEST, A DISTANCE OF 403.24 FEET TO  
31 THE POINT AND PLACE OF BEGINNING.  
32 THE AREA OF THIS PARCEL IS 1,855,082 SQ. FT. (42.5868 ACRES) AND THE  
33 TOTAL PERIMETER IS 5,500.45 FEET.  
34 2. BEGINNING AT A POINT BEING THE FOLLOWING COURSES AND DISTANCES FROM  
35 THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF THE  
36 LONG ISLAND RAIL ROAD R.O.W. (FLUSHING AND NORTH SIDE DIVISION) WITH THE  
37 NORTHEASTERLY SIDE OF THE GRAND CENTRAL PARKWAY, SAID POINT OF BEGINNING  
38 BEING N.Y.C. MONUMENT NO. 23945 AS LAID OUT ON N.Y.C. ALTERATION MAPS  
39 NUMBERS 4164, 4179 AND 4496;  
40 (1) RUNNING THENCE NORTH 36°-13'-30" EAST, ALONG THE SOUTHEASTERLY  
41 SIDE OF THE LONG ISLAND RAIL ROAD R.O.W., A DISTANCE OF 1,223.44 FEET TO  
42 A POINT;  
43 (2) RUNNING THENCE NORTH 49°-26'-52" EAST, A DISTANCE OF 245.50 FEET  
44 TO A POINT OF CURVATURE;  
45 (3) RUNNING THENCE ALONG A CURVE, BEARING TO THE LEFT AND HAVING A  
46 CENTRAL ANGLE OF 13°-13'-20" AND A RADIUS OF 610.00 FEET, A DISTANCE OF  
47 140.77 FEET TO A POINT OF TANGENCY;  
48 (4) RUNNING THENCE NORTH 36°-13'-33" EAST, A DISTANCE OF 460.50 FEET  
49 TO A POINT;  
50 (5) RUNNING THENCE SOUTH 53°-51'-28" EAST, A DISTANCE OF 89.31 FEET TO  
51 THE POINT OR PLACE OF BEGINNING;  
52 RUNNING THENCE NORTH 35°-59'-23" EAST, A DISTANCE OF 168.81 FEET TO A  
53 NON TANGENT POINT OF CURVATURE;  
54 RUNNING THENCE ALONG A CURVE, BEARING TO THE LEFT AND HAVING A CENTRAL  
55 ANGLE OF 5°-13'-58", A RADIUS OF 588.03 FEET AND A RADIAL BEARING OF  
56 NORTH 57°-54'-08" WEST, A DISTANCE OF 53.70 FEET TO A POINT OF TANGENCY;

1 RUNNING THENCE NORTH 26°-51'-55" EAST, A DISTANCE OF 67.58 FEET TO A  
2 POINT OF CURVATURE;  
3 RUNNING THENCE ALONG A CURVE, BEARING TO THE RIGHT AND HAVING A  
4 CENTRAL ANGLE OF 10°-03'-52" AND A RADIUS OF 329.01 FEET, A DISTANCE OF  
5 57.80 FEET TO A POINT (NOT A POINT OF TANGENCY);  
6 RUNNING THENCE SOUTH 53°-51'-27" EAST, A DISTANCE OF 136.54 FEET TO A  
7 NON TANGENT POINT OF CURVATURE;  
8 RUNNING THENCE ALONG A CURVE, BEARING TO THE RIGHT, HAVING A CENTRAL  
9 ANGLE OF 21°-10'-31", A RADIUS OF 1,000.00 FEET AND A RADIAL BEARING OF  
10 NORTH 83°-57'-07" WEST, A DISTANCE OF 369.58 FEET TO A POINT (NOT A  
11 POINT OF TANGENCY);  
12 RUNNING THENCE NORTH 53°-51'-28" WEST, A DISTANCE OF 237.41 FEET TO  
13 THE POINT OR PLACE OF BEGINNING.  
14 THE AREA OF THIS PARCEL IS 67,357 SQ.FT. (1.546 ACRES) AND THE TOTAL  
15 PERIMETER IS 1,262.48 FEET.  
16 S 2. Section 18-128 of the administrative code of the city of New York  
17 is amended by adding a new subdivision d to read as follows:  
18 D. THE TRACTS OF LAND REQUIRED BY THIS ACT TO BE SURRENDERED BY THE  
19 NTC FROM THE TRACTS OF LAND PREVIOUSLY GRANTED AND REDEDICATED AS PARK  
20 LANDS ARE AS FOLLOWS:  
21 1. BEGINNING AT A POINT BEING THE FOLLOWING COURSES AND DISTANCES FROM  
22 THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF THE  
23 LONG ISLAND RAIL ROAD R.O.W. (FLUSHING AND NORTH SIDE DIVISION) WITH THE  
24 NORTHEASTERLY SIDE OF THE GRAND CENTRAL PARKWAY, SAID POINT OF BEGINNING  
25 BEING N.Y.C. MONUMENT NO. 23945 AS LAID OUT ON N.Y.C ALTERATION MAPS  
26 NUMBERS 4164, 4179 AND 4496  
27 (1) RUNNING THENCE NORTH 36°-13'-30" EAST, ALONG THE SOUTHEASTERLY  
28 SIDE OF THE LONG ISLAND RAIL ROAD R.O.W., A DISTANCE OF 1,233.44 FEET TO  
29 A POINT;  
30 (2) RUNNING THENCE NORTH 49°-26'-52" EAST, A DISTANCE OF 245.50 FEET  
31 TO A POINT OF CURVATURE;  
32 (3) RUNNING THENCE ALONG A CURVE, BEARING TO THE LEFT AND HAVING A  
33 CENTRAL ANGLE OF 13°-13'-20" AND A RADIUS OF 610.00 FEET, A DISTANCE OF  
34 140.77 FEET TO A POINT OF TANGENCY;  
35 (4) RUNNING THENCE NORTH 36°-13'-33" EAST, A DISTANCE OF 460.50 FEET  
36 TO A POINT;  
37 (5) RUNNING THENCE SOUTH 53°-51'-28" EAST, A DISTANCE OF 89.31 FEET TO  
38 A POINT;  
39 (6) RUNNING THENCE NORTH 35°-59'-23" EAST, A DISTANCE OF 168.81 FEET  
40 TO A NON TANGENT POINT OF CURVATURE;  
41 (7) RUNNING THENCE ALONG A CURVE, BEARING TO THE LEFT AND HAVING A  
42 CENTRAL ANGLE OF 05°13'58" AND A RADIUS OF 588.03 FEET AND A RADIAL  
43 BEARING OF NORTH 57°54'08" WEST, A DISTANCE OF 53.70 FEET TO A POINT OF  
44 TANGENCY;  
45 (8) RUNNING THENCE NORTH 26°-51'-55" EAST, A DISTANCE OF 67.58 FEET TO  
46 A POINT OF CURVATURE;  
47 (9) RUNNING THENCE ALONG A CURVE, BEARING TO THE RIGHT AND HAVING A  
48 CENTRAL ANGLE OF 10°-03'-52" AND A RADIUS OF 329.01 FEET AND A DISTANCE  
49 OF 57.80 FEET TO A POINT OR PLACE OF BEGINNING;  
50 RUNNING THENCE ALONG A CURVE, BEARING TO THE RIGHT AND HAVING A  
51 CENTRAL ANGLE OF 15°-58'-37" AND A RADIUS OF 329.01 FEET AND A RADIAL  
52 BEARING OF SOUTH 53°-04'-11" EAST, A DISTANCE OF 91.74 FEET TO A POINT  
53 (NOT A POINT OF TANGENCY);  
54 RUNNING THENCE NORTH 54°-51'-58" EAST, A DISTANCE OF 30.77 FEET TO A  
55 NON TANGENT POINT OF CURVATURE;

1 RUNNING THENCE ALONG A CURVE, BEARING TO THE RIGHT, HAVING A CENTRAL  
2 ANGLE OF  $113^{\circ}-46'-56''$ , A RADIUS OF 15.62 FEET AND A RADIAL BEARING OF  
3 SOUTH  $36^{\circ}-25'-54''$  EAST, A DISTANCE OF 31.03 FEET TO A POINT (NOT A POINT  
4 OF TANGENCY);  
5 RUNNING THENCE SOUTH  $01^{\circ}-03'-39''$  EAST, A DISTANCE OF 71.24 FEET TO A  
6 NON TANGENT POINT OF CURVATURE;  
7 RUNNING THENCE ALONG A CURVE, BEARING TO THE RIGHT, HAVING A CENTRAL  
8 ANGLE OF  $04^{\circ}-44'-42''$ , A RADIUS OF 1,000.00 FEET AND A RADIAL BEARING OF  
9 NORTH  $88^{\circ}-41'-48''$  WEST, A DISTANCE OF 82.81' FEET TO A POINT (NOT A  
10 POINT OF TANGENCY);  
11 RUNNING THENCE NORTH  $53^{\circ}-51'-27''$  WEST, A DISTANCE OF 136.54 FEET TO  
12 THE POINT OR PLACE OF BEGINNING.  
13 THE AREA OF THIS PARCEL IS 10,923 SQ. FT. (0.2510 ACRES) AND THE TOTAL  
14 PERIMETER IS 444.13 FEET.  
15 2. BEGINNING AT A POINT BEING THE FOLLOWING COURSES AND DISTANCES FROM  
16 THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF THE  
17 LONG ISLAND RAIL ROAD R.O.W. (FLUSHING AND NORTH SIDE DIVISION) WITH THE  
18 NORTHEASTERLY SIDE OF THE GRAND CENTRAL PARKWAY, SAID POINT OF BEGINNING  
19 BEING N.Y.C. MONUMENT NO. 23945 AS LAID OUT ON N.Y.C. ALTERATION MAPS  
20 NUMBERS 4164, 4179 AND 4496;  
21 (1) RUNNING THENCE NORTH  $36^{\circ}-13'-30''$  EAST, ALONG THE SOUTHEASTERLY  
22 SIDE OF THE LONG ISLAND RAIL ROAD R.O.W., A DISTANCE OF 1,223.44 FEET TO  
23 A POINT;  
24 (2) RUNNING THENCE NORTH  $49^{\circ}-26'-52''$  EAST, A DISTANCE OF 245.50 FEET  
25 TO A POINT OF CURVATURE;  
26 (3) RUNNING THENCE ALONG A CURVE, BEARING TO THE LEFT AND HAVING A  
27 CENTRAL ANGLE OF  $13^{\circ}-13'-20''$  AND A RADIUS OF 610.00 FEET, A DISTANCE OF  
28 140.77 FEET TO A POINT OF TANGENCY;  
29 (4) RUNNING THENCE NORTH  $36^{\circ}-13'-33''$  EAST, A DISTANCE OF 460.50 FEET  
30 TO A POINT;  
31 (5) RUNNING THENCE SOUTH  $53^{\circ}-51'-28''$  EAST, A DISTANCE OF 401.06 FEET  
32 TO A POINT (NOT A POINT OF CURVATURE);  
33 (6) RUNNING THENCE ALONG A CURVE, BEARING TO THE LEFT, HAVING A  
34 CENTRAL ANGLE OF  $00^{\circ}-59'-45''$ , A RADIUS OF 1,073.50 FEET AND A RADIAL  
35 BEARING OF N  $62^{\circ}-09'-41''$  WEST, A DISTANCE OF 18.66 FEET TO THE POINT OR  
36 PLACE OF BEGINNING;  
37 RUNNING THENCE ALONG THE SAME CURVE, BEARING TO THE LEFT, HAVING A  
38 CENTRAL ANGLE OF  $10^{\circ}-34'-58''$ , A RADIUS OF 1,073.50 FEET AND A RADIAL  
39 BEARING OF NORTH  $63^{\circ}-09'-27''$  WEST, A DISTANCE OF 198.28 FEET TO A POINT;  
40 RUNNING THENCE SOUTH  $77^{\circ}-26'-40''$  EAST, A DISTANCE OF 69.89 FEET TO A  
41 POINT;  
42 RUNNING THENCE SOUTH  $52^{\circ}-65'-05''$  EAST, A DISTANCE OF 240.12 FEET TO A  
43 POINT;  
44 RUNNING THENCE SOUTH  $37^{\circ}-03'-55''$  WEST, A DISTANCE OF 147.20 FEET TO A  
45 POINT (NOT A POINT OF CURVATURE);  
46 RUNNING THENCE ALONG A CURVE, BEARING TO THE LEFT, HAVING A CENTRAL  
47 ANGLE OF  $4^{\circ}-37'-36''$ , A RADIUS OF 2,600.00 FEET AND A RADIAL BEARING OF  
48 SOUTH  $10^{\circ}-56'-00''$  WEST, A DISTANCE OF 209.95 FEET TO A POINT OF REVERSE  
49 CURVATURE;  
50 RUNNING THENCE ALONG A CURVE BEARING TO THE RIGHT, HAVING A CENTRAL  
51 ANGLE OF  $60^{\circ}-37'-23''$  AND A RADIUS OF 15.00 FEET, A DISTANCE OF 15.87  
52 FEET TO A POINT OF REVERSE CURVATURE;  
53 RUNNING THENCE ALONG A CURVE, BEARING TO THE LEFT, HAVING A CENTRAL  
54 ANGLE OF  $16^{\circ}-53'-47''$  AND A RADIUS OF 145.00 FEET, A DISTANCE OF 42.76  
55 FEET TO A POINT OF REVERSE CURVATURE;

1 RUNNING THENCE ALONG A CURVE BEARING TO THE RIGHT, HAVING A CENTRAL  
2 ANGLE OF 66°-48'-33" AND A RADIUS OF 15.00 FEET, A DISTANCE OF 17.49  
3 FEET TO POINT OR PLACE OF BEGINNING.

4 THE AREA OF THIS PARCEL IS 56,975.79 SQ. FT. (1.31 ACRES) AND THE  
5 TOTAL PERIMETER IS 941.56 FEET.

6 3. NOTWITHSTANDING THE OPENING PARAGRAPH AND PARAGRAPHS ONE AND TWO OF  
7 THIS SUBDIVISION, THE NTC SHALL HAVE EXCLUSIVE USE OF THE PARCELS  
8 DESCRIBED IN PARAGRAPHS ONE AND TWO OF THIS SUBDIVISION FOR THE U.S.  
9 OPEN TENNIS CHAMPIONSHIPS, CONSISTING OF UP TO AND INCLUDING THIRTY DAYS  
10 PER YEAR FOR THE TOURNAMENT, QUALIFYING TOURNAMENT, AND FOR A REASONABLE  
11 AMOUNT OF TIME BEFORE AND AFTER THE U.S. OPEN TENNIS CHAMPIONSHIPS FOR  
12 THE PURPOSE OF SETTING UP AND REMOVING ANY EQUIPMENT OR STRUCTURES  
13 NECESSARY FOR THE TOURNAMENT.

14 S 3. This act shall take effect immediately.