## STATE OF NEW YORK

10168

## IN ASSEMBLY

May 4, 2022

Introduced by COMMITTEE ON RULES -- (at request of M. of A. Pretlow) -read once and referred to the Committee on Cities

AN ACT authorizing the alienation of certain parkland required to support the redevelopment of the historic Glenwood Power Plant, uniquely located on the Hudson River in the City of Yonkers, which site lacks any land for parking, and which project was contemplated in the approved May 2009 City of Yonkers Alexander Street Master Plan with a new road network connecting Alexander street to the south past the Glenwood Power Plant through John F. Kennedy Marina and Trevor Park north to provide increased public access to the Hudson River and enhance said parks through the development of a new sustainable riverfront, transit-oriented project by enhancing the existing parks with new amenities; and to amend chapter 125 of the laws of 2013, relating to authorizing the alienation of certain parkland required to support the redevelopment of the historic Glenwood Power Plant, uniquely located on the Hudson River in the City of Yonkers, which site lacks any land for parking, and which project was contemplated in the approved May 2009 City of Yonkers Alexander Street Master Plan with a new road network connecting Alexander Street to the south past the Glenwood Power Plant through John F. Kennedy Marina and Trevor Park north to provide increased public access to the Hudson River and enhance said parks through the development of a new sustainable riverfront, transit-oriented project by enhancing the existing parks with new amenities, in relation thereto

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Findings and purpose. Pursuant to the provisions of chapter 125 of the laws of 2013, the city of Yonkers, in the county of Westchester acting by and through its mayor, was authorized to alienate by lease or sale 14.257 acres of parkland in the city of Yonkers as described in section four of such chapter of the laws of 2013, necessary to support the redevelopment of the historic Glenwood Power Plant, by sale or lease to Glenwood POH, LLC. The city of Yonkers has acquired and dedicated as parklands the lands described in section five of chapter 125 of the laws

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EXPLANATION--Matter in italics (underscored) is new; matter in brackets
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    [-] is old law to be omitted.
    of 2013 and has therefore satisfied the conditions set forth in section three of such chapter of the laws of 2013. The city of Yonkers, in consultation with The Plant Powerhouse LLC, the successor to Glenwood POH , LLC, has determined that due to a redesign of the project only 5.17321 acres are now required to be alienated to support such redevelopment project and therefore 9.01 acres of the parkland temporarily alienated pursuant to chapter 125 of the laws of 2013 shall revert to the city of Yonkers for exclusive park and recreational purposes. Because the project, as authorized pursuant to chapter 125 of the laws of 2013 and modified herein, will continue the use of the J.F. Kennedy Marina Park as a publicly accessible park, the alienations by such chapter of the laws of 2013 and this act will not implicate any reverter provision or any other rights of the city of Yonkers pursuant to the 1964 letters patent. The purpose of this act is to amend the alienation authorization so that the City of Yonkers, acting by and through its governing body, is authorized to alienate the parcels that are necessary to the redevelopment of the historic Glenwood Power Plant, the construction of a public parking garage and the creation of other improvements related to providing access to the redeveloped Glenwood Power Plant and the surrounding parkland areas and to eliminate the authorization to alienate parkland that is not necessary for those purposes.
§ 2. (a) Subject to the provisions of this act, the city of Yonkers, in the county of Westchester, acting by and through its governing body, is hereby authorized to temporarily discontinue the use of the municipally owned parklands described in section four of chapter 125 of the laws of 2013, as amended by section three of this act that are no longer needed for park purposes and to convey by lease, license or easement those parcels for a term of not to exceed forty years, to The Plant Powerhouse, LLC, the Yonkers Economic Development Corporation, and/or the City of Yonkers Industrial Development Agency in connection with the redevelopment of the historic Glenwood Power Plant, the construction of a public parking garage and the creation of other improvements related to access to the redeveloped Glenwood Power Plant and the surrounding parkland areas.
(b) Subject to the provisions of this act, the 9.01 acres of the 14.257 acres of the parkland that were temporarily discontinued pursuant a lease authorized by chapter 125 of the laws of 2013 that are no longer needed for the purposes set forth in sections one and two of such chapter of the laws of 2013 shall hereby revert to the city of Yonkers for exclusive park and recreational purposes.
§ 3. Sections 1, 2 and 4 of chapter 125 of the laws of 2013, relating to authorizing the leasing of certain parkland in the city of Yonkers relating to authorizing the alienation of certain parkland required to support the redevelopment of the historic Glenwood Power Plant, uniquely located on the Hudson River in the City of Yonkers, which site lacks any land for parking, and which project was contemplated in the approved May 2009 City of Yonkers Alexander Street Master Plan with a new road network connecting Alexander Street to the south past the Glenwood Power Plant through John F. Kennedy Marina and Trevor Park north to provide increased public access to the Hudson River and enhance said parks through the development of a new sustainable riverfront, transit-oriented project by enhancing the existing parks with new amenities, are amended to read as follows:

Section 1. Subject to the provisions of this act, the city of Yonkers, in the county of Westchester, acting by and through its [mayox] govern-
ing body, is hereby authorized to discontinue the use of the municipally owned parkland described in section four of this act that are no longer needed for park purposes.
§ 2. Subject to the provisions of this act, the city of Yonkers, in the county of Westchester, acting by and through its [mayor] governing body, is hereby authorized to temporarily discontinue use of the parkland described in section four of this act for the purpose of [teasing] conveying by lease, license or easement the land under such park to Plant Powerhouse LLC, a successor entity to Glenwood POH LLC, the Yonkers Economic Development Corporation, and/or the City of Yonkers Industrial Development Agency, for a term not to exceed [thirty] forty years, to facilitate the building of a public parking garage and a public park. The fair market value of such lease shall be dedicated by the city of Yonkers for the acquisition of additional parkland and/or improvements to existing parkland.
§ 4. The lands referred to in sections one and two of this act are located, bounded and described as follows:
[PARGELS FOR IRASE OR FASEMENT ACCESS

## PRPMANENT PARGEI 1A - \#1

All that traet ox pareel of lands being part of TRFVOR PARK, SFGTION 2, BIOCK 2125, IOT 1, eity of Yonkers, state of New York mere partiaulaxly bounded and desexibed as follows:

BEGINNING at a point, oaid point being the following twe (2) eourees frem the southweotexly eornex of Lot 1, Bloek 2125,
a) Noxth 69046'27" West a distance of 225.88 feet to a point, thence;
b) Noxth 70054'27" West a distance of 75.00 feet, and running thenee;

1. Nerth 73050'27" West a distance of 18.23 feet to a peint, thenee;
2. Noxth 13002'29" Fast a distance of 110.24 feet to a point, thenee;
3. South 76057'31" Fast a distanee of 18.20 feet to a peint, theneei
4. South 13002'29" West a distance-of 111.23 feet to the POINT OR BEGINNING -

Gentaining an area of 2,016 square feet or 0.046 aereo mere-ox leos-
PRRMANENT PARGEI 1A——\#2
TREVOR PARK
SECTION 2, BLOCK 2125, LOT 1
BEGINNING at a point, said point being Noxth 11046'18" Fast a distance of 190.00 feet from the intersection of Ravine Drive and Glenwood Arenue, and running thenee,

1. Noxth 11046'18" Fast a distance-of 73.56 feet to a point, theneei
2. South 76057'31" Fast a distanee-of 135.37 feet to a point, theneei
3. Nexth 13002'29" Fast a distanee of 485.00 feet to a peint, thenee;
4. Noxth 76057'31" Weot a diotanee-of 408.00 feet to a point, thenee;
5. South $13002^{\prime} 29$ " Weot a diotance of 44.26 feet to a point, thenee;
6. North 76057'31" West a distance of 50.00 feet to a peint, thenee;
7. Noxth 13002'29" Fast a distance of 108.34 feet to a peint, thenee;
8. South 76057'31" Fast a distanee of 420.67 feet to a peint, thenee;
9. Nerth 83026'03' Fast a distance of 89.65 feet to a peint, thenee;
10. South-85041'12" Fast a distanee-of 95.95-feet to a peint, theneei
11. South 04018'48" West a distanee of 56.00 feet to a point, theneei
12. South 89018'09" West a distance of 125.78 feet to a point, theneei
13. South 13002'29" West a distance-of 104.07 feet to a peint, theneei
14. South 64059-09" Faot a digtance-0f 92.02 feet to a point, thenee;
15. South 03016'20" Fart a digtanee-of 11.36 feet to a peint, thenee;
16. North 64059'09" West a distance of 95.29 feet to a point, thenee;
17. South $13002^{\prime} 29^{\prime \prime}$ West a distance of 396.51 feet to a point, thenee;
18. South 58042'41' West a distance of 99.04 feet to a point, thenee;
19. Noxth 78013'42" West a-distanee of 91.20 feet to the POINT OF

## BEGENNINGG.

Gontaining an area of 65,402 square feet or 1.501 aeres more or lese. PFRMANENT PARGEI 1A \#3
TRRVOR PARK
SFCTION 2, BIOCK 2125, IOT 1
BEGINNING at a point in the westexly right-of-way line of Warburton Avenue, said point being the following two (2) eourses along said right-of-way from the southeastexly eornex of Lot 1, Block 2125,
e) Noxth 08010'38" Fast a distanee of 101.29 feet to a peint, theneei
d) Noxth 04018'48" rast a distanee of 149.53 feet, and running thenee;
5. North 64059-09" West a distance-of 38.53 feet to a peint, theneei
6. On a eurve to the right having a radiug of 480.00 feet, and are length of 10.42 feet, whese ehord beare Noxth 08043107" Fart a ehord dietance of 10.42 feet to a point, thenee;
7. South 64059109" Fast a distance of 37.67 feet to a point, thence;
8. South 04018'48" West a distance of 10.69 feet to the POINT OP BEGINNING.

Gontaining an area of 381 square feet or 0.009 aeres moxe-ox lese.
PERMANENT PARGEI 1B
TREVOR PARK
SHGTION 2, BLOGK 2125, IOT 1
BEGINNING at a point, waid point being Noxth 12056'23" Faot a dietance of 107.20 feet from the outhweotexly eornex of Lot 1, Bloek 2125, and running thenee,

1. North 12056'23" Fast a distance of 34.51 feet to a peint, thence;
2. South 76057'31" Fast a distance of 105.94 feet to a peint, thenee;
3. South $13002^{\prime} 29^{\prime \prime}$ West a distance of 34.51 feet to a point, thence;
4. Noxth 76057'31" West a distance-of 105.88 feet to the POINT OF BHGINNING.

Gentaining an area of 3,654 square feet or 0.084 aeres more-or lese.
PRRMANFNT PARGRI 2A
J. F. KTNANDY PARK

SECTION 2, BLOCK 2640, LOT 1
GITY OF YONKERS
WESTCHESTER COUNTY, NEW YORK
BEGINNING at a point, said point being Noxth 14012'46" Fast a distance of 225.16 feet from the southeastexly eornex of Lot 1, Bloek 2640, and running thenee,

1. On a ourve to the left having a radius of 488.00 feet, an are length of 48.26 feet, whose chord beaxs Noxth 02042'58" West a chord diotanee of 48.24 feet to a point of reveroe eurrature, thenee;
2. On a eurve to the right having a radiug of 212.00 feet, an are length of 52.61 feet whose chord bears Noxth 01033'37" Fast a chord distance of 52.48 feet to a point of tangeney, thenee;
3. Nexth 08039'21" Fast a-distance-of 365-40 feet to a point of eurvature, thence;
4. On a ourve to the right having a radius of 213.30 feet, an are length of 26.06 feet, whose ohoxd beaxs Noxth 11038'58" Fast a ohoxd distanee of 26.04 feet to a point of tangeney, thenee;
5. Nexth 15008'59" Fact a distanee of 230.05 feet to a peint, thenee;
6. South 74051'01" Fagt a diotanee of 25.28 feet to a point, thenee;
7. On a eurve to the left having a radiug of 46.00 feet, an are length of 48.97 feet, whose chord bears South $33024^{\prime} 001$ Fast a chord distance ef 46.69 feet to a point, thence;
8. South 15010'46" West a distance of 37.11 feet to a point, thence;
9. On a ourve to the left having a radius of 45.00 feet, an are length of 61.88 feet, whose ehord bears south 54032'47" West a chord distanee of 57.12 feet to a point of tangeney, thenee;
10. South 15008'59" Weot a diotanee-of 117.82 feet to a point to a point of eurrature, thenee;
11. On a eurve to the left having a radius of 189.30 feet, an are length of 21.45 feet, whose choxd beaxs South 11054'10" West a choxd distance of 21.44 feet to a point of tangeney;
12. South 08039121" West a distanee of 367.36 feet to a point of eurvature, thence;
13. On a ourve to the left having a radius of 188.00, an are length of 13.09 feet, whese choxd bears south 06039140" West a ehoxd-distance-of 13.09- feet to a point, thence;
14. South 14015'25" Weot a diotance-of 86.70 feet to the POINT OP BEGINNING.

Containing an area of 18,408 square feet or 0.423 aeres more or less. PERMANTENT PARGEI 3A
TREVOR PARK
SFACION 2, BLOCK 2125, LOT 1
BFGINNING at a point, said point being the following two (2) oourees from the terminus of the eleventh (11) oourse of Permanent Pareel 3B,
e) South 74048'40" Fast a distance of 16.54 feet to a point, thenee;
f) On a eurre to the left hawing a radiug of 145.26 feet, an are length of 19.77 feet, whose choxd beaxe south 78042'40" Fast a ehore distance of 19.76 feet, and running thence;
5. On a eurve to the left, having a radius of 145.26 feet, an are length of 49.18 feet, whose choxd beaxs Noxth 87041'27" Fast a choxd distance of 48.94 feet to a point, thence;
6. South 04043'17" West a distanee of 116.96 feet to a point, thenee;
7. South 15038'33" West a distanee of 217.19 feet to a peint, theneei
8. South 10027'26" West a distanee of 310.97 feet to a peint, thenee;
9. Nerth 76057131"-Weot a digtance of 76.46 feet to a peint, thenee;
10. Nexth 13002'29" Faot a distance-of 587.79-feet to a peint, thenee;
11. Nexth 23054'27" Fart a dietance of 43.38 feet to the POINT OF

BEGINNING.
Containing an axea of 42,926 square feet or 0.985 aexes moxe or less-
PERMANENT PARGEI 3B
TRRVOR PARK
SFGTION 2, BIOCK 2125, IOT 1
BFGINNING at a point in the westerly right-of-way line of Warburton Avenue, said point being the eommon eornex of Lot 1, Bloek 2125 and Lot 2 , Bloek 2125, and running thenee,

1. On a eurve to the left having a radiug of 1033.00 feet, an are length of 70.38 feet, whose chord bears South 11009'41" West a chord distance of 70.37 feet to a point, thence;
2. On a curve to the left having a radius of 58.00 feet, an are length of 53.99 feet, whose chord bears Noxth 72010'42" West a ehord distance of 52.06 feet to a peint of tangeney, theneei
3. South 81009'16" West a distanee of 15.31 feet to a point of eurvature, thencei
4. On a eurve to the left having a radius of 100.00 feet, an are length of 83.21 feet, whose ehoxed bears south 57018158" Weot a ehord dietanee of 80.83 feet to a point of tangeney, thenee;
5. South $33028^{\prime} 39^{\prime \prime}$ West a distance of 122.78 feet to a point, thence;
6. South 33030'09" West a distance of 193.30 feet to a peint, thenee;
7. South 32044'29" West a distanee-of 98.69 feet to a point to a point of eurvature, thenee;
8. On a curve to the left having a radius of 824.81 feet, an are length of 55.31 feet, whese cherd bearg seuth 30049114" Weot a eherd dietanee of 55.30 feet to a point of tangeney, thenee;
9. South 28053'58' West a distance of 69.21 feet to a peint of eurvature, thence;
10. On a curve to the right having a radius of 145.26 feet, an are length of 193.41 feet, whose chord bears south 67002'39" West a ehord dictance of 179. 44 feet to a point of tangeney, theneei
11. North 74048'40" West a distanee of 16.54 feet to a point, thenee;
12. Nexth 15010'59" Fast a distanee-of 30.00 feet to a point, thenee;
13. South 74048'40" Faft a diotanee of 16.54 feet to a peint of tangeney, thenee;
14. On a eurve to the left having a radiug of 115.26 feet, an are length of 153.47 feet, whose chord bears Noxth 67002'39" Fast a ehoxd distance of 142.38 feet to a point of tangeney, thence;
15. North 28053'58" Fast a distance of 69.21 feet to a point to a point of ourvature, thenee;
16. On a ourve to the right having a radius of 854.81 feet, an are length of 57.32 feet, whose ohord bears North 30049114" Fast a ohord distanee of 57.31 feet to a point of tangeney, thenee;
17. North 32044'29" Faot a diotanee of 98.89-feet to a point, thenee;
18. Noxth 33030 -09" Fart a dirtanee of 193.50 feet to a point, theneei
19. Noxth $33028^{\prime} 39$ " Fast a distance of 137.97 feet to a point to a point of curvature, thence;
20. On a curve to the right having a radius of 132.53 feet, an are length of 81.91 feet, whese chord bears North 51010'57" Fast a chord distanee of 80.61 feet to a point, thence;
21. Noxth 21006'45" West a distanee of 9.50 feet to a point, thenee;
22. On a ourve to the right having a radius of 150.00 feet, an are length of 106.34 feet, whoe ehord beare Noxth 84013112" Fagt a eherd dietanee of 104.12 feet to the POINT OF BFGINNING.

Gentaining an area of 30,111 square feet ox 0.691 acreo mexe ox leos.
TEMPORARY PARGEI 4A
TREVOR PARK
SECTION 2, BLOGK 2125, LOT 1
BEGINNING at a point, said point being the following two (2) eourses from the southwestexly ooxnex of Lot 1, Bloek 2125,
g) North-69046'27" West a distanee-of 225-88 feet to a point, thenee;
h) Nexth 70054'27" West a distanee of 75.00 feet, and running thenee;
12. Noxth 13002'29" Fast a diotance of 111.23 feet to a point, thenee;
13. South 76057'31" Fart a digtanee of 31.80 feet to a peint, thenee;
14. South 13002'29" West a distance of 101.23 feet to a point, thence;
15. South 76057'31" Fast a distance of 208.00 feet to a point, thenee;
16. Noxth 13002'29" Fast a distance of 180.00 feet to a point, thenee;
17. South 76057'31" Fast a distance of 200.00 feet to a point, thenee;
18. South 13002'29" West a distance-of 485.00 feet to a point, theneei
19. Noxth 76057'31" West a distanee of 135.37 feet to a point, theneei
20. Noxth 11046'18" Fast a distance-of 258.91 feet to a point, theneei
21. Noxth-69016127" West a distanee-of 225 . 88 feet to a peint, theneei
22. Noxth 70054127" Weot a diotance-of 75.00 feet to the POINT OF

BEGINNINGG.
Gontaining an area of 89,733 square feet or 2.060 aeres more or less.
TEMPORARY PARGEI 4B
TREVOR PARK

SFGTION 2, BLOGK 2125, IOT 1
BHGINNING at a point, said point being South 85035'07" West a distance of 33.33 feet from the peint of beginning of Temperary Pareel 4A, and
funning thenee,

1. Noxth 13002'29" Fagt a diotanee-of 180.00 feet to a peint, thenee;
2. South 76057'31" Fast a distance of 208.00 feet to a point, thenee;
3. South 13002'29" West a distance of 180.00 feet to a point, thenee;
4. Nerth 76057'31" West a distance of 208.00 feet to the POINT OF

## BEGINNING.

Gentaining an area of 37,410 square feet ox 0.860 aeres moxe-ox lese.
TRMPORARY PARGRI 5A
TRTVOR PARK
SHGTION 2, BLOCK 2125, LOT 1
BEGINNING at a point, said peint being the texminue of the sixteenth (16) eourse of Permanent Pareel $1 \lambda-\# 2$, and running thenee,

1. South 64059109" Fast a distance of 95.29 feet to a point, thence;
2. South $02023^{\prime} 14^{\prime \prime}$ West a distance of 220.44 feet to a point, thenee;
3. Noxth 78043'58' West a distance of 134.03 feet to a peint, thenee;
4. Nexth 13002'29" Fast a distance of 240.55 feet to the POINT OF BEGGNNING.

Gontaining an area of 25,807 square feet ox 0.592 aexes moxe-ox lese.
TPMPORARY PARGEI 5B- \#1
TREVOR PARK
SFGTION 2, BIOGK 2125, LOT 1
BFGINNING at a point, said point being the southeasterly cornex of Iot 1, Bloek 2125, and running thenee,

1. North 72040'12" West a distance of 1.77 feet to a point, thence;
2. On a eurve to the right having a radius of 203.00 feet, an are length of 110.63 feet, whese ohord bears Noxth 13006'52" West a ohoxd dictanee of 109.26 feet to a point of tangeney, theneei
3. Noxth 020291501 Fast a distance-of 64.88 feet to a point of eurvature, thenee;
4. On a eurve to the left having a radiug of 650.00 feet, an are length of 65.45 feet whose choxd beaxe Noxth 00023'15" Weot a ehord distance of 65.43 feet to a point of tangeney, thence;
5. Noxth 03016'20' West a distance of 52.56 feet to a point of eurvature, thence;
6. On a eurve to the left having a radius of 300.00 feet, an are length of 109.38 feet, whose ohord bears Noxth 13042'59" West a ohexd distance of 108.77 feet to a point of eempound eurvature, thenee;
7. On a ourve to the left having a radius of 37.00 feet, an are length of 44.47 feet, whose chord beare-Noxth-58035'34" Weot a ehord dietanee ef 41.84 feet to a point, thenee;
8. North 13002'29" Fast a distance of 8.26 feet to a point, thenee;
9. On a eurve to the right having a radius of 45.00 feet, an are length of 51.80 feet, whose chord bears South 57008110" Fast a chord distance of 48.98 feet to a point of compound eurvature, thence;
10. On a eurve to the right having a radius of 308.00 feet, an are length of 112.29 feet, whose ohoxd beaxs south 13013100" Fast a ohoxd dictance of 111.67 feet to a point of tangeney, thenee;
11. South 03016'20" Fast a distanee of 26.42 feet to a point, theneei
12. On a eurre to the right having a radiug of 488.00 feet, an are length of 21.77 feet, whese choxd beare Noxth 09000'51" Faot a ehoxd distance of 21.76 feet to a point of reverse eurvature, thenee;
13. On a ourve to the left having a radius of 187.00 feet, an are length of 47.38 feet, whose chord bears-Noxth 03002'00" Fast a chord distanee of 47.25-feet to a point of tangeney, theneei
14. Noxth 04013130" Weot a digtanee of 23.28 feet to a point, thenee;
15. On a eurve to the right having a radiug of 158.00 feet, an are length of 51.90 feet, whese chord bears North 05011'05" Fast a chord distance of 51.66 feet to a point of eompound eurvature, thence;
16. On a curve to the right having a radius of 48.00 feet, an are length of 21.44 feet, whese chord beare Noxth 25045.54" Fast a ehoxd distance of 21.26 feet to a point, theneei
17. Nerth 89018'09" Fast a distance of 11.14 feet to a peint, theneei
18. On a durve to the left having a radius of 40.00 feet, an are length of 25.06 feet, whese cherd beare south 30045144" Weot a eherd diotanee of 24.66 feet to a peint of eompound eurvature, thenee;
19. On a eurve to the left having a radiug of 150.00 feet, an are length of 49.39 feet, whose chord bears south 05012'25" West a chord distance of 49.16 feet to a point of tangeney, thenee;
20. South 04013'30" Fast a distance of 23.28 feet to a point of eurvature, thencei
21. On a ourve to the right having a radius of 195.00 feet, an are length of 49.41 feet, whese cherd bears seuth 03002100" West a eherd distance of 49.27 feet to a point of reverse ourvature, thenee;
22. On a eurve to the left having a radius of 480.00 feet, an are length of 65.30 feet, whese choxd bears south 06023141" Weot a ehord distance of 65.25 feet to a point of tangeney, thenee;
23. South 02029'50" West a distance of 112.48 feet to a point of eurvature, thence;
24. On a eurve to the left having a radius of 195.00 feet, an are length of 98.31 feet, whose ohoxd beaxs south 11056'46" Fast a ohoxd distance of 97.27 feet to a peint, thenee;
25. South 08010'38" West a distance of 11.54 feet to the foINT Or BEGINNING.

Gentaining an area of 5,143 oquare feet ox 0.118 aereg mexe-ox leoe.
TIMMPORARY PARGEI 5B- \#2
TREVOR PARK
SFCTION 2, BLOCK 2125, IOT 1
BFGINNING at a point, said point being North 85041'12" Fast a distance of 50.91 feet from the interseetion of the terminus of the tenth (10) eourse of Permanent Pareel 1A-\#2 with the westexly right-of-way line of Warburton Arenue, and running thenee,

1. Nerth 85041'12" Nest a distanee of 9.26 feet to a peint theneei
2. On a eurve to the right haring a radiug of 15.00 feet, an are length of 3.63 feet, whose-choxd beare. Noxth 18058112" Weot a ehord distance of 3.62 feet to a point of compound eurvature, thenee;
3. On a eurve to the right having a radius of 88.00 feet, an are length of 43.12 feet, whese chord bears Noxth 01059147" Fast a chord distance of 42.69 feet to a point of tangeney, thenee;
4. Nexth 16001'59" Fast a distance-of 96.14 feet to a peint of eurvature, thencei
5. On a ourve to the left having a radius of 112.00 feet, an are length of 31.89 feet, whese ehoxd bears Noxth 07052'38" Fast a ohord diotanee of 31.78 feet to a point, thenee;
6. North 89043'16" Fart a diotance-of 8.00 feet to a point, thenee;
7. On a curve to the right having a radius of 120.00 feet, an are length of 34.16 feet, whose choxd beaxs South 07052'38" West a choxd distance of 34.05 feet to a point of tangeney, thenee;
8. South 16001'59" West a distanee of 96.14 feet to a point of eurvature, thencei
9. On a ourve to the left having a radius of 80.00 feet, an are length ef 39. 20 feet, whose chord bearg seuth 01059-47" Weot a ehord dietanee of 38.81 feet to a point of eompound eurvature, thenee;
10. On a eurve to the left having a radius of 7.00 feet, an are length of 1.69 feet, whese cherd bears south 18058'12" Fast a ehord distance of 1.69 feet to a point of tangeney, thence;
11. South 25053'59" Fast a distance-of 4.66 feet to the POINT OF BEGINNING.

Gentaining an area of 1,403 square feet or 0.032 aeres mere or lese.
TITMPORARY PARGRI 5B-\#3
TREVOR PARK
SFCTION 2, BLOCK 2125, LOT 1
BEGINNING at a point, said point being south 64031'02" Weot a diotance of 27.35 feet from the texminus of the fifth (5) course of Temporaxy Pareel 5B-\#2, and rumning thenee,

1. Noxth $90000^{\prime} 00^{\prime \prime}$ West a distance of 25.19 feet to a point, thence;
2. Noxth 01024'12" West a distanee-of 118.38 feet to a point, theneei
3. North 05010'41" West a distanee of 30.43 feet to a peint, thenee;
4. North 10023'36" West a distanee of 63.37 feet to a peint, thenee;
5. Noxth 79058'41" Fast a distanee of 8.00 feet to a point, theneei
6. South 10023'36" Faot a diotance of 63.68 feet to a point, thenee;
7. South $05010141^{\prime \prime}$ Fart a diotanee of 31.06 feet to a point, thenee;
8. South $01^{\circ} 2^{\prime}$ '12" Fast a distance of 110.84 feet to a point, thenee; $^{\prime \prime}$
9. Noxth 90001001 Fast a distance of 12.67 feet to a point to a point of eurvature, thence;
10. On a eurve to the right having a radius of 5.00 feet, an are length of 8.36 feet, whose ehoxd beaxs South 42006'16" Fast a ohoxd distance of 7.42 feet to a point of tangeney, thenee;
11. South 05047'28" West a distance of 2.51 feet to the ROINT OP BFGINNING.

Gentaining an area of 1,838 oquare feet ox 0.042 aereg mexe-ox leoe.
TEMPORARY PARGEI 5B- \#4
TREVOR PARK
SFCTION 2, BLOCK 2125, LOT 1
BEGINNING at a point, said point being the terminus of the first (1) eource of permanent Dareel $3 \lambda$, and running thenee,

1. South 20050 '24" Fast a distanee-of 29.33 feet to a point of eurvature, thencei
2. On a eurve to the right having a radius of 89.90 feet, an are length of 58.07 feet, whese choxd beare south 02014'45" Faet a ehoxd dietanee of 57.06 feet to a peint of eompound eurvature, thenee;
3. On a eurve to the right having a radius of 216.20 feet, an are length of 20.20 feet, whese chord bears south 18056105" West a ehord distance of 20.19 feet to a point of reverse eurvature, thenee;
4. On a eurve to the left having a radius of 240.26 feet, an are length of 61.23 feet, whese chord beaxs South 14018139" West a choxd distance of 61.06 feet to a peint of reverse euruature, thenee;
5. On a durve to the right having a radius of 551.36 feet, an are length of 143.11 feet, whose ohord bears south 14026145" West a ehord diotanee of 142.71 feet to a point of reverse eurvature, thenee;
6. On a eurre to the left having a radiug of 357.96 feet, an are length of 67.95 feet, whose chord bears South 16026'38" West a chord distance of 67.85 feet to a point of reverse eurvature, thenee;
7. On a curve to the left having a radius of 228.38 feet, an are length of 52.62 feet, whose choxd beaxs south 04024'18" West a choxd distance of 52.51 feet to a point of reverse eurvature, thenee;
8. On a eurve to the right having a radiug of 312.62 feet, an are length of 88.82 feet, wheoe ehore bears seuth 05056136" Weot a eherd distance of 88.52 feet to a point of reverse eurvature, thence;
9. On a curve to the left having a radius of 436.92 feet, an are length of 78.03 feet, whese chord bears south 08057159" West a chord dictanee of 77.93 feet to a peint of eompound ourvature, thenee;
10. On a ourve to the left having a radius of 28.68 feet, an are length of 33 .05 feet, whese ohord bears seuth 290091591 Fast a ohexd distanee of 31.25 feet to a point, thenee;
11. South 27049-00" Weot a dietanee of 8.00 feet to a peint, thenee;
12. On a eurve to the right having a radiug of 36.68 feet, an are length of 42.27 feet, whese chord bears Noxth 29009-59" Weot a ehord distance of 39.97 feet to a point of eompound eurvature, thence;
13. On a eurve to the right having a radius of 444.92 feet, an are length of 79.46 feet, whose chord bears Noxth 08057159" Fast a chord distance of 79.35 feet to a point of reverse ourvature, thence;
14. On a durve to the left having a radius of 304.62 feet, an are length of 86.55 feet, whese chord bears North 05056'36" Fast a ehord distanee of 86.26 feet to a point of reverse ourrature, thenee;
15. On a eurve to the right having a radiug of 236.38 feet, an are length of 54.47 feet, where chord bears Noxth 04024'18" Faot a eherd distance of 54.35 feet to a point of eompound eurvature, thenee;
16. On a curve to the right having a radius of 365.96 feet, an are length of 69.47 feet, whese chord bears North 16026'38" Fast a chord distance of 69.36 feet to a point of reverse eurvature, thenee;
17. On a curve to the left having a radius of 543.36 feet, an are length of 141.04 feet, whose ohord bears Noxth 14026145" Fast a ohexd distanee of 140.64 feet to a point of reverse ourvature, thenee;
18. On a eurve to the right having a radiug of 248.26 feet, an are length of 63.27 feet, whese eherd beare Noxth 14018139" Faot a eherd diotanee of 63.10 feet to a point of reverse eurrature, thenee;
19. On a curve to the left having a radius of 208.20 feet, an are length of 19.45 feet, whose chord bears Noxth 18056105" Fast a chord distance of 19.45 feet to a point of compound eurvature, thence;
20. On a ourve to the left having a radius of 81.90 feet, an are length of 52.89 feet, whese chord bears Noxth 02014'38" West a ehord dictanee of 51.98 feet to a point of tangeney, thenee;
21. Nexth 20050 '24" West a distanee of 12.60 feet to a peint, thenee;
22. Nexth 04043'17" Fagt a dietanee of 18.54 feet to the POINT OF

## BEGINNING.

Containing an area of 5,015 square feet or 0.115 aeres more or less. TEMPORARY PARGEI 6A
J. F. KRNNEDY PARK

SHCTION 2, BIOGK 2640, LOT 1
BEGINNING at a point, said point being the texminus of the third (3) eourse of permanent Pareel 16, and running thenee,

1. Nerth 76015'44" West a distanee of 16.12 feet to a peint, thenee;
2. Noxth 14007'15" Fast a distanee of 786.44 feet to a point, theneei
3. Nexth 17050136" Faot a diotanee-of 611.83 feet to a point, theneei
4. Nexth 42035-06" Weot a distanee-of 154.38 feet to a peint, thenee;
5. Noxth 19022'04" Fast a distance of 134.89 feet to a point, thenee;
6. South 72015'22" Fast a distance of 104.93 feet to a point, thenee;
7. South 17044'38" West a distance of 13.51 feet to a point, thenee;
8. North 72015'22" West a distanee-of 90-00 feet to a peint, thenee;
9. South $19022^{\prime} 04$ " West a distance of 109.18 feet to a point, theneei 10. South 42035-06" Fast a distance of 153.64 feet to a pointr thenee;
10. South 17050'36" Weot a diotance of 623.93 feet to a point, thence;
11. South 14007'15" West a distance of 292.13 feet to a point of eurvature, thence;
12. On a ourve to the left having a radius of 98.73 feet, an are length of 41.27 feet, whese ohoxd beaxs south 01024'31" West a ohexd distanee of 40.97 feet to a point of tangenoy, theneei
13. South 10034'00" rast a distance-of 74.16 feet to a point to a point of eurvature, thenee;
14. On a eurve to the right having a radiug of 165.00 feet, an are length of 141.82 feet, whose ehord beare South 14003125" Weot a ehord distance of 137.50 feet to a point of tangeney, thenee;
15. South 38040'50' West a distance of 74.36 feet to a peint of eurvature, thence;
16. On a durve to the left having a radius of 100.00 feet, an are length of 43.53 feet, whese ohord bears south 26012'33" West a ehord distanee of 13.19 feet to a point of tangeney, theneei
17. South 13044'16" West a distance of 139.01 feet to the POINT OF BFGINNING.

Containing an area of 37,632 square feet ox 0.864 aereo moxe-ox leos.
TRMPORARY PARGEI 6B-\#1
J. F. KENNEDY PARK

SECTION 2, BIOCK 2640, LOT 1
BEGINNING at a point, said point being Noxth 14007'15" Fast a distance of 214.41 feet from the terminus of the sixth ( 6 ) eourse of Temporaxy Pareel 66, and running thenee,

1. North 14007'15" rast a distanee of 8-06 feet to a point, theneei
2. On a eurve to the right haring a radiug of 96.11 feet, an are length of 45-60 feet, whese ehord beare south 69001'07" Faot a eherd diotanee of 45.17 feet to a point of reverse eurrature, thenee;
3. On a eurve to the left having a radius of 25.10 feet, an are length of 37.68 feet, whose chord bears Noxth-81033'51" Fast a chord distance of 34.24 feet to a point of compound eurvature, thence;
4. On a eurve to the left having a radius of 136.56 feet, an are length of 90.59 feet, whose choxd beaxs Noxth 19033103" Fast a-ohoxd distanee of 88.94 feet to a point of eompound ourvature, thenee;
5. On a ourve to the left having a radius of 343.87 feet, an are length of 88.41 feet, whose choxd beaxg Noxth 06049-08" Weot a ehoxd diotance of 88.17 feet to a point, thenee;
6. North 75054'08" West a distance of 46.29 feet to a point, thenee;
7. North 17050'36" Fast a distance of 8.02 feet to a point, thence;
8. South 75054'08" Fast a distance-of 94.56 feet to a point, thence;
9. On a eurve to the left having a radius of 15.19 feet, an are length of 5.67 feet, whese cherd bears North 13054'13" West a ehexd dictanee-of 5.63 feet to a point of tangeney, thenee;
10. Noxth 24035-41" West a distance of 24.19 feet to a point of eurvature, thence;
11. On a eurre to the right haring a radiug of 59.00 feet, an are length of 77.33 feet, whese ehord beare Noxth 12057'16" Faot a eherd distance of 71.91 feet to a point of tangeney, thenee;
12. North 50030'12" Fast a distance of 15.54 feet to a point, thence;
13. On a eurre to the left having a radius of 25.54 feet, an are length of 27.13 feet, whose chord bears-Noxth-65030142" West a ohord distance of 25.88 feet to a peint, thenee;
14. On a curve to the right having a radius-of 11.00 feet, an are length of 28.67 feet, whese choxe beare Noxth 620171301 Weot a eherd distance of 21.22 feet to a point, thence;
15. On a curve to the right having a radius of 60.49 feet, an are length of 31.29 feet, whese chord bears North 65023'26" West a chord distance of 30.94 feet to a point, thence;
16. North 17050'36" Fact a distanee-of 5.42 feet to a peint, thencei
17. On a ourve to the left having a radius of 55.49 feet, an are length of 32.17 feet, whese ohord bears South 650071191 Fast a oherd diotance of 31.72 feet to a point, thence;
18. On a eurve to the right having a radiug of 11.00 feet, an are length of 29.29 feet, whose chore beare south 63050-06" Faot a ehore distance of 21.37 feet to a point, thence;
19. On a curve to the right having a radius of 30.54 feet, an are length of 28.83 feet, whose chord bears south 62050'54" Fast a ehord distance of 27.77 feet to a point, thenee;
20. Nerth 50030'12" Fast a distanee of 3.58 feet to a peint of eurvature, thence;
21. On a ourve to the left having a radius of 17.73 feet, an are length of 9.77 feet, whese ehord beare Noxth 33015'15" Faot a ehexd diotance of 9.65 feet to a peint of tangeney, thenee;
22. Noxth 17027'35" Fast a distance of 22.19 feet to a point of eurvature, thence;
23. On a curve to the left having a radius of 6.00 feet, an are length of 9.25 feet, whose chord bears North 24053108" West a chord distanee of 8.36 feet to a point of tangeney, thenee;
24. North 69001'00" West a distanee of 78.83 feet to a point, theneei
25. Nexth 17050'36" Fast a distance of 8.01 feet to a peint, thenee;
26. Seuth 69001'00" Fast a digtanee of 79.27 feet to a point of euruature, thence;
27. On a eurve to the right having a radiug of 14.00 feet, an are length of 21.42 feet, whose chord bears South 25011'37" Fast a chord distanee of 19.39 feet to a point of tangeney, thenee;
28. South 17027'35" West a distance of 22.09 feet to a peint, thenee;
29. On a durve to the right having a radius of 25.73 feet, an are length of 14.30 feet, whese choxd bears south 33022'10" West a ohoxd distanee of 14.11 feet to a point of tangeney, thenee;
30. South 50.30'12" West a distance-of 24.23 feet to a point of eurvature, thenee;
31. On a eurve to the left haring a radiug of 51.00 feet, an are length of 66.85 feet, whose chord bears south 12057'16" West a chord distance of 62.16 feet to a point of tangeney, thenee;
32. South 24035'41" Fast a distance of 24.67 feet to a peint, thenee;
33. On a curve to the right having a radius of 16.00 feet, an are length of 11.06 feet, whose chord bears South 04047.51" Fast a ohoxd distanee of 10.84 feet to a point of tangeney, thenee;
34. South 14059'58" West a distanee of 7.34 feet to a point, theneei
35. Nexth 75054'08" West a-distance-of 40.50 feet to a peint of eurvature, thenee;
36. On a eurve to the left having a radiug of 4.00 feet, an are length of 8.14 feet, whose chord bears South 45050'05" West a chord distance of 6.80 feet to a point of reverse-curvature, thenee;
37. On a ourve to the right having a radius of 351.87 feet, an are length of 79.68 feet, whose chord beare south 05056'26" Fast a chord dictanee of 79.51 feet to a peint of eompound ourvature, thenee;
38. On a eurve to the right having a radiug of 144.56 feet, an are length of 95-89 feet, wheoe ehore beare south 19033103" Weot a eherd distance of 94.15 feet to a point of compound eurvature, thence;
39. On a curve to the right having a radius of 33.10 feet, an are length of 49.69 feet, whose chord bears South 81033'51" West a chord distance of 45.16 feet to a peint of reverse eurvature, theneei
40. On a durve to the left having a radius of 88.11 feet, an are length of 42.75 feet, whese ohord bears North 69019133" West a oherd distance-of 42.33 feet to the POINT Or BrGINNING.
fontaining an area of 5,707 square feet or 0.131 aereg more-ox leoe.
TIEMPORARY PARGEI -6B-\#2
J. F. KENNATDY PARK

SECTION 2, BLOCK 2640, LOT 1
BEGINNING at a point, said point being South 75014'25" Fast a distance of 23.90 feet from the terminus of the twenty ninth (29) course of Temporaxy Paxeel 6B-\#1, and running thenee,

1. Nerth 15008'59" Fast a distanee of 8.00 feet to a point, thenee;
2. South 75054'08" Fast a distanee of 1.03 feet to a point, thenee;
3. Noxth 15007'37" Fast a distance of 71.93 feet to a point, thenee;
4. South 74052'23" Fart a diotanee of 7.00 feet to a point, thenee;
5. South 15007'37" Weot a diotanee of 79.81 feet to a point, thenee;
6. Noxth 75054'08" West a distance of 8.03 feet to the POINT OF BEGINNING.

Containing an area of 567 square feet or 0.013 aeres more or less.
TEMPORARY PARGEI 6G
J. F. KRNMEDY PARK

SFGTION 2, BLOGK 2640, LOT 1
BEGINNING at a point, said point being the texminus of the fourth (4) eouree of Pexmanent Pareel 16, and ruming thenee,

1. Nexth 13044'16" Faot a-diotance-of 19.36-feet to a peint of eurvature, thence;
2. On a eurve to the right having a radius of 100.00 feet, an are length of 43.53 feet, whose choxd beaxs Noxth 26012'33" Fast a choxd distance of 43.19 feet to a point of tangeney, thenee;
3. North 38040'50" Fast a distance of 74.36 feet to a point of eurvature, thence;
4. On a ourve to the left having a radius of 165.00 feet, an are length of 141.82 feet, whose ohord bears Noxth 14003125" Fast a eherd diotanee of 137.50 feet to a point of tangeney, thenee;
5. Nexth $10034^{\prime} 001$ Weet a diotance of 74.16 feet to a point of eurrature, thence;
6. On a eurve to the right having a radius of 98.73 feet, an are length of 41.27 feet, whese chord bears Noxth 01024'31" Fast a chord distance of 40.97 feet to a point of tangeney, thenee;
7. Noxth 14007'15" Fast a distanee-of 292.13 feet to a peint, theneei
8. Noxth 17050'36" Fast a distanee of 623.93 feet to a peint, theneei
9. Noxth 42035106" West a distance of 15.16 feet to a peint, thenee;
10. North 14011'26" Fast a distanee-of 57.33 feet to a peint, theneei
11. On a eurre to the left having a radiug of 69.29 feet, an are length of 77.51 feet, whese chord beare Noxth 35044'06" Faot a eherd distance of 73.53 feet to a point, thence;
12. South 73014'03' Fast a distance of 94.41 feet to a point, thence;
13. Nerth 17018'27" Fast a distance of 36.93 feet to a peint, thenee;
14. South-67046'09" Fast a distanee of 77.83 feet to a peint, thenee; 15. South 21046'35" West a distance of 175.02 feet to a point, theneei 16. South 74036'27" West a distanee of 14.03 feet to a peint, thenee; 17. South 20059-00" Weot a diotanee of 409-94 feet to a point, theneei 18. South 74051'01" Faot a diotance of 23.02 feet to a point, thenee; 19. South 15008'59" West a distance of 64.00 feet to a point, thence; 20. North 74051'01" West a distance of 23.98 feet to a point, thence; 21. South 15007'37" West a distance of 17.81 feet to a peint, thenee; 22. Noxth 75054'08" West a distanee of 8.03 feet to a point, thenee; 23. South 14038'59" West a distance-of 146.25-feet to a point, theneei 24. Nexth 74051'01" West a distanee of 25.28 feet to a peint, theneei 25. South 15008'59" West a distanee of 230.05 feet to a point of eurvature, thence;
15. On a eurve to the left having a radiug of 213.30 feet, an are length of 26.06 feet, whose choxd beaxo south 11038158" Weot a ehoxd distance of 26.04 feet to a point of tangeney, thenee;
16. South 08039'21" West a distance of 353.95-feet to a point, thenee;
17. Noxth 84035'23" West a distance of 138.81 feet to the POINT OF BFGGNMING.

Gentaining an area of 179, 448-square feet or 4.120 aeres more ox lese.
All said pareels above subject to any easements or restrietions of record which an aecurate title seareh may diseover.

## J. F. KRNNEDY PARK PARGEI 1.C FOR CONVEYANGE SFCTION 2, BIOCK 2640, LOT 1

BEGINNING at a point, said point being the southeastexly cornex of Lot 1, Bloek 2640, and running thenee,

1. Noxth 73024'27" West a distance of 257.70 feet to a peint, thenee;
2. Noxth 13022'17" Fast a distanee of 181.53 feet to a peint, theneei
3. South 76015'44" Fast a distance of 97.31 feet to a point, theneei
4. Nexth 13044'16" Fact a distanee of 119-65 feet to a peint, thenee;
5. South 84035'23" Fagt a diotanee-of 138.81 feet to a peint, theneei
6. South 08039'21"- Weat a diotanee-of 11.45 feet to a point of eurvature, thenee;
7. On a eurve to the left having a radius of 212.00 feet, an are length of 52.61 feet whose chord bears South 01033137" West a choxd distance of 52.48 feet to a point of reverse eurvature, thenee;
8. On a ourve to the right having a radius of 488.00 feet, an are length of 48.26 feet whose ohord bears south 02042'58" Fast a ohord distance of 48.24 feet to a point, thence;
9. South 14012'46" West a distanee of 225.16-feet to the POINT OP BEGINNING.

Containing an area of 68,417 square feet or 1.571 aexeg mexe or leos.
subject to any easements or restrietions of record whieh an aecurate title seareh may discover.]

## PARCEL A

A plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, being part of the Lands of the City of Yonkers (Trevor Park) and being more particularly bounded and described as follows:

BEGINNING at a point along the westerly line of Warburton Avenue, said point being 71.86 feet measured northerly along said westerly line of said Warburton Avenue from its point of intersection with the division line between the aforesaid lands of the City of Yonkers on the north and lands now or formerly of River Valley Capital LLC as described in Deed Control No. 511513404 on the south;

Thence through said lands of the City of Yonkers the following eight (8) courses and distances:

1. Northwesterly along the arc of a curve to the left having a radius of 14.00 feet, an arc length of 7.20 feet, a central of 29 degrees 27 minutes 02 seconds and being subtended by a chord bearing North 56 degrees 16 minutes 15 seconds West, 7.12 feet to a point of tangency;
2. North 70 degrees 59 minutes 46 seconds West, 40.40 feet to a point;
3. South 02 degrees 23 minutes 14 seconds West, 34.95 feet to a point;
4. North 78 degrees 43 minutes 58 seconds West, 134.03 feet to a point;
5. South 13 degrees 02 minutes 29 seconds West, 155.96 feet to a point;
6. South 58 degrees 42 minutes 41 seconds West, 32.24 feet to a point;
7. South 11 degrees 46 minutes 18 seconds West, 45.61 feet to a point;
8. North 78 degrees 13 minutes 42 seconds West, 140.01 feet to its point of intersection with the easterly line of Ravine Avenue;

Thence along said easterly line of Ravine Avenue, North 11 degrees 16 minutes 18 seconds East, 332.45 feet to the northerly terminus of said Ravine Road.

Thence along said the northerly line of said Ravine Avenue, North 69 degrees 46 minutes 27 seconds West, 50.55 feet to the westerly line of said Ravine Avenue at its point of intersection with the division line between the aforesaid lands of the City of Yonkers on the north and lands now or formerly of Trevor Park Terrace LLC as described in Deed Liber 11822 at Page 228 on the south;

Thence along said lands, North 12 degrees 56 minutes 23 seconds East, 34.51 feet to a point;

Thence again through said lands of the City of Yonkers the following eight (8) courses and distances:

1. South 76 degrees 57 minutes 31 seconds East, 105.94 feet to a point;
2. South 13 degrees 02 minutes 29 seconds West, 18.65 feet to a point;
3. South 77 degrees 31 minutes 01 seconds East, 11.60 feet to a point;
4. South 09 degrees 17 minutes 42 seconds West, 98.55 feet to a point;
5. South 78 degrees 36 minutes 04 seconds East, 65.48 feet to a point;
6. South 09 degrees 58 minutes 19 seconds West, 20.76 feet to a point;
7. South 76 degrees 57 minutes 51 seconds East, 123.40 feet to a point;
8. North 13 degrees 02 minutes 29 seconds East, 44.66 feet to a point;
9. South 70 degrees 28 minutes 17 seconds East, 201.29 feet to a point;
10. South 72 degrees 44 minutes 59 seconds East, 28.36 feet to a point;
11. South 72 degrees 11 minutes 39 seconds East, 104.54 feet to a point;
12. South 02 degrees 23 minutes 14 seconds West, 99.06 feet to a point;
13. South 70 degrees 59 minutes 46 seconds East, 37.61 feet to a point of curvature;
14. Northeasterly along the arc of a curve to the left having a radius of 14.00 feet, an arc length of 12.48 feet and a central angle of 51 degrees 04 minutes 20 seconds to a non-tangential line along the aforesaid westerly line of Warburton Avenue;

Thence along said westerly line of Warburton Avenue, South 04 degrees 18 minutes 48 seconds West, 3.31 feet and South 08 degrees 10 minutes 38 seconds West, 30.35 feet to the POINT OF BEGINNING.

The above described parcel of land contains 106,360 square feet of land more or less or 2.44170 acres more or less.

PARCEL B
A plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, being part of the Lands of the City of Yonkers (Trevor Park) and being more particularly bounded and described as follows:

BEGINNING at a point along the westerly line of Warburton Avenue, said point being 130.90 feet measured southerly along the arc of a curve to the left having a radius of 1033.00 feet, along said westerly line of said Warburton Avenue from its point of intersection with the northerly line of property as shown on a map titled "Map of Premises known as Glenview showing Upland and Land Under Water owned by The Estate of John B. Trevor, Dec'd" prepared by Earl B. Lovell Civil Engineer and City Surveyor, dated June 9, 1923 and recorded in the Westchester County Clerk's Office as Map No. 2501 on June 15, 1923;

Thence along said westerly line of Warburton Avenue and continuing along said arc of a curve to the left having a radius of 1033.00 feet, an arc length of 70.42 feet, a central angle of 03 degrees 54 minutes 21 seconds and being subtended by a chord bearing South 11 degrees 09 minutes 38 seconds West, 70.41 feet to a non-concentric curve;

Thence through said lands of the City of Yonkers the following ten (10) courses and distances:

1. Westerly along the arc of a curve to the left having a radius of 58.00 feet, an arc length of 54.07 feet, a central angle of 53 degrees 24 minutes 34 seconds and being subtended by a chord bearing North 72 degrees 08 minutes 27 seconds West, 52.13 feet to a point of tangency;
2. South 81 degrees 09 minutes 16 seconds West, 15.31 feet to a point of curvature;
3. Southwesterly along the arc of a curve to the left having a radius of 100.00 feet, an arc length of 83.21 feet and a central angle of 47 degrees 40 minutes 37 seconds to a point of tangency;
4. South 33 degrees 28 minutes 39 seconds West, 122.78 feet to a point;
5. South 33 degrees 30 minutes 09 seconds West, 193.30 feet to a point;
6. South 32 degrees 44 minutes 29 seconds West, 98.69 feet to a point of curvature;
7. Southwesterly along the arc of a curve to the left having a radius of 824.81 feet, an arc length of 55.31 feet and a central angle of 03 degrees 50 minutes 31 seconds to a point of tangency;
8. South 28 degrees 53 minutes 58 seconds West, 69.21 feet to a point of curvature;
9. Southwesterly along the arc of a curve to the right having a radius of 145.26 feet, an arc length of 193.41 feet and a central angle of 76 degrees 17 minutes 22 seconds to a point of tangency;
10. North 74 degrees 48 minutes 40 seconds West, 16.54 feet to a nontangential curve along the easterly line of the lands Penn Central Corporation;

Thence northerly along said lands along the arc of a curve to the right having a radius of 6155.00 feet, an arc length of 30.00 feet, a central angle of 00 degrees 16 minutes 45 seconds and being subtended by a chord bearing North 15 degrees 10 minutes 59 seconds East, 30.00 feet to point;

Thence again through said lands of the City of Yonkers the following ten (10) courses and distances:

1. South 74 degrees 48 minutes 40 seconds East, 16.54 feet to a point of curvature;
2. Northeasterly along the arc of a curve to the left having a radius of 115.26 feet, an arc length of 153.47 feet and a central angle of 76 degrees 17 minutes 22 seconds to a point of tangency;
3. North 28 degrees 53 minutes 58 seconds East, 69.21 feet to a point of curvature;
4. Northeasterly along the arc of a curve to the right having a radius of 854.81 feet, an arc length of 57.32 feet and a central angle of 03 degrees 50 minutes 31 seconds to a point of tangency;
5. North 32 degrees 44 minutes 29 seconds East, 98.89 feet to a point;
6. North 33 degrees 30 minutes 09 seconds East, 193.50 feet to a point;
7. North 33 degrees 28 minutes 39 seconds East, 137.97 feet to a point of curvature;
8. Northeasterly along the arc of a curve to the left having a radius of 132.53 feet, an arc length of 81.91 feet and a central angle of 35 degrees 24 minutes 36 seconds to a point;
9. North 21 degrees 06 minutes 45 seconds West, 9.50 feet to a point;
10. Easterly along the arc of a curve to the right having a radius of 150.00 feet, an arc length of 106.40 feet, a central angle of 40 degrees 38 minutes 30 seconds and being subtended by a chord bearing North 84 degrees 13 minutes 55 seconds East, 104.18 feet to the Point of Beginning.

The above described parcel of land contains 30,116 square feet of land more or less or 0.69137 acres more or less.

PARCEL C
A plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, being part of the Lands of the City of Yonkers (J.F. Kennedy Memorial Marina \& Park) and being more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of the herein described parcel of land, said point being the southeasterly corner of Parcel A as shown on a map titled "Map of Premises known as Glenview showing Upland and Land Under Water owned by The Estate of John B. Trevor, Dec'd" prepared by Earl B. Lovell Civil Engineer and City Surveyor, dated June 9, 1923 and recorded in the Westchester County Clerk's Office as Map No. 2501 on June 15, 1923, said point further being described as a point along the northerly line of lands now or formerly of The Plant Powerhouse LLC as described in Deed Control No. 550723123;

Thence along said northerly line, North 72 degrees 24 minutes 37 seconds West, 251.71 feet to a point;

Thence through said lands of the City of Yonkers the following twelve (12) courses and distances:

1. North 13 degrees 22 minutes 17 seconds East, 181.53 feet to a point;
2. South 76 degrees 15 minutes 44 seconds East, 97.31 feet to a point;
3. North 13 degrees 44 minutes 16 seconds East, 119.65 feet to a point;
4. South 84 degrees 35 minutes 23 seconds East, 122.00 feet to a nontangential curve;
5. Northerly along the arc of a curve to the left having a radius of 105.00 feet, an arc length of 17.88 feet and a central angle of 09 degrees 45 minutes 28 seconds and being subtended by a chord bearing North 20 degrees 23 minutes 48 seconds East, 17.86 feet to a point of tangency;
6. North 15 degrees 31 minutes 04 seconds East, 35.35 feet to a point; 7. North 15 degrees 30 minutes 09 seconds East, 75.01 feet to a point; 8. North 08 degrees 39 minutes 21 seconds East, 229.81 feet to a point of curvature;
7. Northeasterly along the arc of a curve to the right having a radius of 213.30 feet, an arc length of 24.18 feet and a central angle of 06 degrees 29 minutes 38 seconds to a point of tangency;
8. North 15 degrees 08 minutes 59 seconds East, 229.98 feet to a point;
9. South 74 degrees 51 minutes 01 seconds East, 25.47 feet to a nontangential curve;
10. Southeasterly along the arc of a curve to the left having a radius of 46.00 feet, an arc length of 48.97 feet, a central angle of 60 degrees 59 minutes 26 seconds and being subtended by a chord bearing South 33 degrees 23 minutes 52 seconds East, 46.69 feet to a non-tangential curve along the aforesaid westerly line of the lands of Penn Central Corporation;

Thence southerly along said lands, along the arc of a curve to the left having a radius of 6252.00 feet, an arc length of 37.11 feet, a central angle of 00 degrees 20 minutes 24 seconds and being subtended by a chord bearing South 15 degrees 10 minutes 35 seconds West, 37.11 feet to a non-concentric curve;

Thence again through said lands of the City of Yonkers the following nine (9) courses and distances:

1. Southwesterly along the arc of a curve to the left having a radius of 45.00 feet, an arc length of 61.88 feet and a central angle of 78 degrees 47 minutes 03 seconds and being subtended by a chord bearing South 54 degrees 32 minutes 31 seconds West, 57.12 feet to a point of tangency;
2. South 15 degrees 08 minutes 59 seconds West, 117.82 feet to a point of curvature;
3. Southwesterly along the arc of a curve to the left having a radius of 189.30 feet, an arc length of 21.46 feet and a central angle of 06 degrees 29 minutes 38 seconds to a point of tangency;
4. South 08 degrees 39 minutes 21 seconds West, 59.18 feet to a point;
5. South 00 degrees 45 minutes 51 seconds West, 86.66 feet to a point of curvature;
6. Southwesterly along the arc of a curve to the right having a radius of 65.00 feet, an arc length of 16.73 feet and a central angle of 14 degrees 44 minutes 37 seconds to a point of tangency;
7. South 15 degrees 30 minutes 27 seconds West, 101.00 feet to a point;
8. South 08 degrees 39 minutes 21 seconds West, 105.38 feet to a point of curvature;
9. Southwesterly along the arc of a curve to the left having a radius of 188.00 feet, an arc length of 13.16 feet and a central angle of 04 degrees 00 minutes 37 seconds to a non-tangential line along the aforesaid westerly line of the lands of Penn Central Corporation;

Thence South 14 degrees 13 minutes 39 seconds West, 311.79 feet to the POINT OF BEGINNING.

The above described parcel of land contains 88,128 square feet of land more or less or 2.04609 acres more or less.
§ 4. This act shall take effect immediately and shall be deemed to have been in full force and effect on and after July 12, 2013.

