

AMENDMENT OF LEASE

AMENDMENT OF LEASE dated as of December 19, 2013 (the “**Effective Date**”) by and between THE CITY OF NEW YORK, a municipal corporation of the State of New York, having an office at City Hall, Borough of Manhattan, City, County and State of New York (“**Lessor**”) and ROOSEVELT ISLAND OPERATING CORPORATION, a body corporate and politic constituting a political subdivision of the State of New York and a public benefit corporation having an office at 591 Main Street, Roosevelt Island, New York 10044 (“**Lessee**”).

WITNESSETH:

WHEREAS, by lease dated as of December 23, 1969, Lessor leased certain real property commonly known as Roosevelt Island, to the New York State Urban Development Corporation, d/b/a Empire State Development Corporation (“**UDC**”), for a term expiring December 23, 2068 (the “**Master Lease**”); and

WHEREAS, pursuant to Chapter 899 of the Laws of 1984, UDC assigned the Master Lease to Lessee, and Lessee assumed all of the UDC’s rights, title and interest in and to the Master Lease; and

WHEREAS, certain portions of Roosevelt Island were excluded from the Master Lease, including, without limitation, the property described in Annex III to Schedule 1 of the Master Lease (“**Annex III**”), upon which Goldwater Memorial Hospital was located (the “**Goldwater Site**”); and

WHEREAS, in connection with the closing of Goldwater Memorial Hospital and the development of the Goldwater Site by Cornell University as an applied sciences education and technology campus, Lessor and Lessee have agreed to modify Annex III of the Master Lease, so as to (i) include within Annex III an additional area of approximately 2.62 acres surrounding the current Goldwater Site (described as Area A, Area B and Area C on the annexed “**Exhibit A**” and shown as the hatched areas on the survey prepared by Gallas Surveying Group, dated December 12, 2013 (the “**Survey**”), a copy of which is annexed as “**Exhibit D**”, collectively described as the “**Surrounding Site**”), and (ii) exclude from Annex III an additional area of approximately .0469 acres (described as Area D, Area E and Area F on the annexed “**Exhibit B**”, and shown as the solid shaded area on the Survey, collectively described as the “**Added Premises**”); and

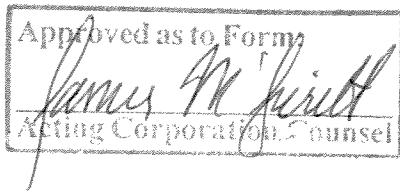
WHEREAS, capitalized terms used herein shall have the meaning ascribed to them in the Master Lease, except as otherwise set forth in this Amendment.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. From and after the Effective Date, (i) the Surrounding Site shall no longer constitute a part of the Leased Premises, and (ii) the Added Premises shall be added to the Premises leased to Lessee pursuant to the Master Lease.
2. From and after the Effective Date, the existing Annex III is hereby deleted from the Master Lease, and a new Annex III in the form annexed hereto as "Exhibit C" is substituted in place thereof. Additionally, those portions of Annexes XIII and IX to Schedule 1 of the Master Lease which depict Goldwater Memorial Hospital shall no longer be applicable to the Master Lease.
3. Lessee hereby surrenders, and Lessor accepts, possession of the Surrounding Site in its current "as is" condition, without any representation or warranty by Lessee as to any condition existing on or under the Surrounding Site.
4. Lessor hereby surrenders, and Lessee accepts, possession of the Added Premises, which shall be added to the premises leased to Lessee under the Master Lease. Lessee shall assume responsibility for the Added Premises from and after the date of this Amendment, and shall have no responsibility for any conditions existing in the Added Premises prior to the date of this Amendment.
5. As of the date of this Amendment, Lessor, for itself and its successors and assigns, shall hereby be conclusively deemed to have forever released and discharged Lessee and its successors and assigns of and from all manner of action, causes of action, suits, debts, sums of money, accounts, reckoning, bonds, bills, covenants, contracts, controversies, agreements, permits, trespasses, damages, judgments, executions, claims, liability and demands whatsoever in law or in equity, which against Lessee, Lessor ever had, or has or which its heirs, executors, legal representatives, successors or assigns hereafter can, shall or may have for, upon or by reason of any matter, cause or thing whatsoever directly or indirectly arising with respect to the Lessee's lease of the Surrounding Site pursuant to the Master Lease.

6. Each of the parties hereto represents to the other that the person signing this Amendment on its behalf has full right and authority to execute this Amendment, and that this Amendment constitutes a valid and binding obligation of such party.
7. This Amendment may be executed in counterparts which, when taken together, shall constitute a single agreement.
8. Except as modified by this Amendment, all of the terms, conditions and provisions of the Master Lease shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment has been duly executed by the parties hereto as of the year and date first above written.



LESSOR:

THE CITY OF NEW YORK

By: _____

Name: Joey Kara Koch

Title: Chief Asset Management Officer, DCAS

LESSEE:

ROOSEVELT ISLAND OPERATING CORPORATION

By: _____

Name: Charlene M. Indelicato

Title: President and Chief Executive Officer

6. Each of the parties hereto represents to the other that the person signing this Amendment on its behalf has full right and authority to execute this Amendment, and that this Amendment constitutes a valid and binding obligation of such party.
7. This Amendment may be executed in counterparts which, when taken together, shall constitute a single agreement.
8. Except as modified by this Amendment, all of the terms, conditions and provisions of the Master Lease shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment has been duly executed by the parties hereto as of the year and date first above written.

LESSOR:

THE CITY OF NEW YORK

By: _____
Name:
Title:

LESSEE:

ROOSEVELT ISLAND OPERATING CORPORATION

By:  _____
Name: Charlene M. Indelicato
Title: President and Chief Executive Officer

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

On the ____ day of December in the year 2013 before me the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

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

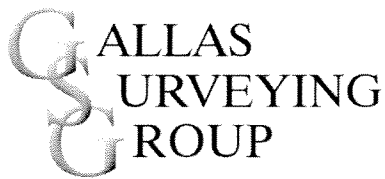
On the 16th day of December in the year 2013 before me the undersigned, personally appeared Charlene M. Indelicato, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

LADA V. STASKO
NOTARY PUBLIC-STATE OF NEW YORK
No. 02ST6260287
Qualified in Queens County
My Commission Expires April 23, 2016



Notary Public

EXHIBIT A
SURROUNDING SITE



171 Church Lane
North Brunswick, NJ 08902
Tele: 732-422-6700
Fax: 732-940-8786
www.gallassurvey.com

SEPTEMBER 16, 2013
REVISED SEPTEMBER 24, 2013
REVISED DECEMBER 13, 2013

GSG PROJECT NO. G11151.02

METES & BOUNDS DESCRIPTION
PORTIONS OF LOT 1, BLOCK 1373
BEING CONVEYED BASED ON NEW ROAD ALIGNMENT
ROOSEVELT ISLAND
BOROUGH OF MANHATTAN
CITY, COUNTY & STATE OF NEW YORK

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LANDS BEING PORTIONS OF LOT 1, BLOCK 1373 DESCRIBED AS "AREA A", "AREA B" AND "AREA C" TO BE CONVEYED PER NEW RIGHT OF WAY ALIGNMENT AS SHOWN ON A MAP ENTITLED, "SKETCH OF LANDS BEING CONVEYED BASED ON NEW ROAD ALIGNMENT, LOT 20, BLOCK 1373 AND A PORTION OF LOT 1, BLOCK 1373, ROOSEVELT ISLAND, BOROUGH OF MANHATTAN, CITY, COUNTY & STATE OF NEW YORK" PREPARED BY GALLAS SURVEYING GROUP, DATED DECEMBER 12, 2013 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION OF "AREA A"

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY LINE OF WEST LOOP ROAD (50' WIDE) AND THE NORTHEASTERLY LINE OF SOUTH LOOP ROAD (WIDTH VARIES) HAVING A COORDINATE VALUE OF NORTH 10769.68, EAST 15367.78, SAID POINT BEING DISTANT SOUTH 80 DEGREES – 19 MINUTES – 31 SECONDS EAST, A DISTANCE OF 133.63 FEET FROM A POINT ALONG THE SOUTHEASTERLY LINE OF THE EAST RIVER WEST CHANNEL, HAVING A COORDINATE VALUE OF NORTH 10792.14, EAST 15236.04 AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

THE FOLLOWING EIGHT (8) COURSES ALONG SAID SOUTHEASTERLY LINE OF WEST LOOP ROAD:

1. NORTH 41 DEGREES – 01 MINUTE – 09 SECONDS EAST, A DISTANCE OF 103.31 FEET TO A POINT, THENCE;
2. NORTH 33 DEGREES – 26 MINUTES – 37 SECONDS EAST, A DISTANCE OF 126.68 FEET TO A POINT, THENCE;
3. NORTH 30 DEGREES – 05 MINUTES – 14 SECONDS EAST, A DISTANCE OF 115.64 FEET TO A POINT, THENCE;

4. NORTH 27 DEGREES – 09 MINUTES – 30 SECONDS EAST, A DISTANCE OF 71.55 FEET TO A POINT, THENCE;
5. NORTH 28 DEGREES – 57 MINUTES – 22 SECONDS EAST, A DISTANCE OF 88.38 FEET TO A POINT OF CURVATURE, THENCE;
6. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2000.00 FEET, AN ARC LENGTH OF 218.67 FEET, HAVING A CENTRAL ANGLE OF 06 DEGREES – 15 MINUTES – 52 SECONDS, BEARING A CHORD OF NORTH 32 DEGREES – 05 MINUTES – 18 SECONDS EAST WITH A CHORD DISTANCE OF 218.56 FEET TO A POINT OF TANGENCY, THENCE;
7. NORTH 35 DEGREES – 13 MINUTES – 14 SECONDS EAST, A DISTANCE OF 473.01 FEET TO A POINT, THENCE;
8. NORTH 35 DEGREES – 16 MINUTES – 28 SECONDS EAST, A DISTANCE OF 123.40 FEET TO A POINT FORMED BY THE INTERSECTION OF THE AFOREMENTIONED SOUTHEASTERLY LINE OF WEST LOOP ROAD AND THE SOUTHWESTERLY LINE OF NORTH LOOP ROAD (56' WIDE), THENCE;
9. ALONG SAID SOUTHWESTERLY LINE OF NORTH LOOP ROAD, SOUTH 54 DEGREES – 43 MINUTES – 39 SECONDS EAST, A DISTANCE OF 212.67 FEET TO A POINT, THENCE;

THE FOLLOWING EIGHT (8) COURSES ALONG THE PERIMETER OF LOT 20, BLOCK 1373:

10. SOUTH 35 DEGREES – 27 MINUTES – 04 SECONDS WEST, A DISTANCE OF 72.27 FEET TO A POINT, THENCE;
11. NORTH 54 DEGREES – 32 MINUTES – 56 SECONDS WEST, A DISTANCE OF 153.75 FEET TO A POINT, THENCE;
12. SOUTH 35 DEGREES – 27 MINUTES – 04 SECONDS WEST, A DISTANCE OF 1005.50 FEET TO THE POINT, THENCE;
13. SOUTH 54 DEGREES – 32 MINUTES – 56 SECONDS EAST, A DISTANCE OF 65.25 FEET TO A POINT, THENCE;
14. SOUTH 35 DEGREES – 27 MINUTES – 04 SECONDS WEST, A DISTANCE OF 228.61 FEET TO A POINT, THENCE;
15. SOUTH 54 DEGREES – 32 MINUTES – 56 SECONDS EAST, A DISTANCE OF 238.00 FEET TO A POINT, THENCE;
16. NORTH 35 DEGREES – 27 MINUTES – 04 SECONDS EAST, A DISTANCE OF 228.61 FEET TO A POINT, THENCE;
17. SOUTH 54 DEGREES – 32 MINUTES – 56 SECONDS EAST, A DISTANCE OF 60.60 FEET TO A POINT ON THE NORTHWESTERLY LINE OF EAST LOOP ROAD (WIDTH VARIES), THENCE;

THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTHWESTERLY LINE OF EAST LOOP ROAD:

18. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2810.00 FEET, AN ARC LENGTH OF 56.57 FEET, HAVING A CENTRAL ANGLE OF 01 DEGREE – 09 MINUTES – 13 SECONDS, BEARING A CHORD OF SOUTH 39 DEGREES – 37 MINUTES – 21 SECONDS WEST WITH A CHORD DISTANCE OF 56.58 FEET TO A POINT OF TANGENCY, THENCE;
19. SOUTH 40 DEGREES – 11 MINUTES – 58 SECONDS WEST, A DISTANCE OF 38.54 FEET TO A POINT, THENCE;
20. SOUTH 31 DEGREES – 51 MINUTES – 44 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT, THENCE;
21. SOUTH 40 DEGREES – 11 MINUTES – 58 SECONDS WEST, A DISTANCE OF 34.96 FEET TO THE NORTHEASTERLY TERMINUS OF A CURVE CONNECTING THE AFOREMENTIONED NORTHWESTERLY LINE OF EAST LOOP ROAD WITH THE AFOREMENTIONED NORTHEASTERLY LINE OF SOUTH LOOP ROAD, THENCE;
22. ALONG SAID CURVE TO THE RIGHT CONNECTING THE NORTHWESTERLY LINE OF EAST LOOP ROAD WITH THE NORTHEASTERLY LINE OF SOUTH LOOP ROAD, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.25 FEET, HAVING A CENTRAL ANGLE OF 81 DEGREES – 09 MINUTES – 07 SECONDS, BEARING A CHORD OF SOUTH 80 DEGREES – 46 MINUTES – 31 SECONDS WEST WITH A CHORD DISTANCE OF 19.51 FEET TO A POINT OF TANGENCY ON SAID NORTHEASTERLY LINE OF SOUTH LOOP ROAD, THENCE;

THE FOLLOWING FOUR COURSES ALONG SAID NORTHEASTERLY LINE OF SOUTH LOOP ROAD:

23. NORTH 58 DEGREES – 38 MINUTES – 56 SECONDS WEST, A DISTANCE OF 32.69 FEET TO A POINT, THENCE;
24. NORTH 54 DEGREES – 45 MINUTES – 09 SECONDS WEST, A DISTANCE OF 117.73 FEET TO A POINT, THENCE;
25. NORTH 54 DEGREES – 32 MINUTES – 27 SECONDS WEST, A DISTANCE OF 70.84 FEET TO A POINT, THENCE;
26. NORTH 52 DEGREES – 25 MINUTES – 49 SECONDS WEST, A DISTANCE OF 143.22 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 100,902 SQUARE FEET OR 2.3163 ACRES

DESCRIPTION OF "AREA B"

BEGINNING AT A POINT ON THE SOUTHERLY TERMINUS OF A CURVE CONENCTING THE NORTHWESTERLY LINE OF EAST LOOP ROAD (WIDTH VARIES) WITH THE SOUTHWESTERLY LINE OF NORTH LOOP ROAD (56 FEET WIDE), HAVING A COORDINATE VALUE OF NORTH 11592.74, EAST 16465.10, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG SAID NORTHWESTERLY LINE OF EAST LOOP ROAD, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 478.00 FEET, AN ARC LENGTH OF 131.63 FEET, HAVING A CENTRAL ANGLE OF 15 DEGREES – 46 MINUTES – 40 SECONDS, BEARING A CHORD OF SOUTH 48 DEGREES – 33 MINUTES – 00 SECONDS WEST WITH A CHORD DISTANCE OF 131.21 FEET TO A POINT OF NON-TANGENCY, THENCE;

THE FOLLOWING THREE (3) COURSES ALONG THE PERIMETER OF LOT 20, BLOCK 1373:

2. NORTH 35 DEGREES – 27 MINUTES – 04 SECONDS EAST, A DISTANCE OF 67.01 FEET TO A POINT, THENCE;
3. NORTH 54 DEGREES – 32 MINUTES – 56 SECONDS WEST, A DISTANCE OF 153.75 FEET TO A POINT, THENCE;
4. NORTH 35 DEGREES – 27 MINUTES – 04 SECONDS EAST, A DISTANCE OF 72.46 FEET TO A POINT ON THE AFOREMENTIONED SOUTHWESTERLY LINE OF NORTH LOOP ROAD, THENCE;
5. ALONG SAID SOUTHWESTERLY LINE OF NORTH LOOP ROAD, SOUTH 54 DEGREES – 43 MINUTES – 39 SECONDS EAST, A DISTANCE OF 175.05 FEET TO THE NORTHERLY TERMINUS OF THE AFOREMENTIONED CURVE CONENCTING THE NORTHWESTERLY LINE OF EAST LOOP ROAD WITH THE SOUTHWESTERLY LINE OF NORTH LOOP ROAD, THENCE;
6. ALONG SAID CURVE CONNECTING THE NORTHWESTERLY LINE OF EAST LOOP ROAD WITH THE SOUTHWESTERLY LINE OF NORTH LOOP ROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 9.00 FEET, AN ARC LENGTH OF 17.46 FEET, HAVING A CENTRAL ANGLE OF 111 DEGREES – 09 MINUTES – 59 SECONDS, BEARING A CHORD OF SOUTH 00 DEGREES – 51 MINUTES – 20 SECONDS WEST WITH A CHORD DISTANCE OF 14.85 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 13,034 SQUARE FEET OR 0.2992 ACRE

DESCRIPTION OF "AREA C"

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF EAST LOOP ROAD (WIDTH VARIES), HAVING A COORDINATE VALUE OF NORTH 11068.74, EAST 16055.50, SAID POINT BEING DISTANT ALONG SAID NORTHWESTERLY LINE OF EAST LOOP ROAD, THE FOLLOWING TWO (2) COURSES FROM THE SOUTHERLY TERMINUS OF A CURVE CONENCTING SAID NORTHWESTERLY LINE OF EAST LOOP ROAD WITH THE SOUTHWESTERLY LINE OF NORTH LOOP ROAD (56 FEET WIDE), HAVING A COORDINATE VALUE OF NORTH 11592.74, EAST 16465.10:

- A. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 478.00 FEET, AN ARC LENGTH OF 177.01 FEET, HAVING A CENTRAL ANGLE OF 21 DEGREES – 13 MINUTES – 03 SECONDS, BEARING A CHORD OF SOUTH 45 DEGREES – 49 MINUTES – 48 SECONDS WEST WITH A CHORD DISTANCE OF 176.00 FEET TO A POINT OF TANGENCY, THENCE;
- B. SOUTH 35 DEGREES – 13 MINUTES – 17 SECONDS WEST, A DISTANCE OF 491.31 FEET TO THE POINT AND PLACE OF BEGINNING AND FROM SAID POINT OF BEGINNING RUNNING, THENCE:



SEPTEMBER 16, 2013
REVISED SEPTEMBER 24, 2013
REVISED DECEMBER 13, 2013
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THE FOLLOWING TWO (2) COURSES CONTINUING ALONG SAID NORTHWESTERLY LINE OF EAST LOOP ROAD:

1. SOUTH 35 DEGREES – 13 MINUTES – 17 SECONDS WEST, A DISTANCE OF 214.41 FEET TO A POINT OF CURVATURE, THENCE;
2. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2810.00 FEET, AN ARC LENGTH OF 81.71 FEET, HAVING A CENTRAL ANGLE OF 01 DEGREE – 39 MINUTES – 58 SECONDS, BEARING A CHORD OF SOUTH 36 DEGREES – 03 MINUTES – 15 SECONDS WEST WITH A CHORD DISTANCE OF 81.71 FEET TO A POINT OF NON-TANGENCY ON THE SOUTHEASTERLY LINE OF CURRENT LOT 20, BLOCK 1373, THENCE;
3. ALONG SAID SOUTHEASTERLY LINE OF LOT 20, BLOCK 1373, NORTH 35 DEGREES – 27 MINUTES – 04 SECONDS EAST, A DISTANCE OF 296.11 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 144 SQUARE FEET OR 0.0032 ACRE

ECR/ S:\Surveys\2011\G11151\G11151.02-PHA\G11151-M&B-Portions of Lot 1 Areas Within New Tax Lot-9-16-13-REVISED-9-24-13-REVISED-12-13-13.docx

EXHIBIT B
ADDED PREMISES



171 Church Lane
North Brunswick, NJ 08902
Tele: 732-422-6700
Fax: 732-940-8786
www.gallassurvey.com

SEPTEMBER 16, 2013
REVISED SEPTEMBER 24, 2013
REVISED DECEMBER 13, 2013

GSG PROJECT NO. G11151.02

METES & BOUNDS DESCRIPTION
PORTIONS OF LOT 20, BLOCK 1373
BEING CONVEYED BASED ON NEW ROAD ALIGNMENT
ROOSEVELT ISLAND
BOROUGH OF MANHATTAN
CITY, COUNTY & STATE OF NEW YORK

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LANDS BEING PORTIONS OF LOT 20, BLOCK 1373 DESCRIBED AS "AREA D", "AREA E" AND "AREA F" TO BE CONVEYED PER NEW RIGHT OF WAY ALIGNMENT AS SHOWN ON A MAP ENTITLED, "SKETCH OF LANDS BEING CONVEYED BASED ON NEW ROAD ALIGNMENT, LOT 20, BLOCK 1373 AND A PORTION OF LOT 1, BLOCK 1373, ROOSEVELT ISLAND, BOROUGH OF MANHATTAN, CITY, COUNTY & STATE OF NEW YORK" PREPARED BY GALLAS SURVEYING GROUP, DATED DECEMBER 12, 2013 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION OF "AREA D"

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF NORTH LOOP ROAD (56' WIDE) HAVING A COORDINATE VALUE OF NORTH 11743.91, EAST 16272.60, SAID POINT BEING DISTANT SOUTH 54 DEGREES – 43 MINUTES – 39 SECONDS EAST, A DISTANCE OF 212.67 FEET FROM A POINT FORMED BY THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF NORTH LOOP ROAD AND THE SOUTHEASTERLY LINE OF WEST LOOP ROAD (50' WIDE) HAVING A COORDINATE VALUE OF NORTH 11866.71, EAST 16098.97, AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

THE FOLLOWING THREE (3) COURSES ALONG THE PERIMETER OF LOT 20, BLOCK 1373:

1. NORTH 35 DEGREES – 27 MINUTES – 04 SECONDS EAST, A DISTANCE OF 21.23 FEET TO A POINT, THENCE;
2. SOUTH 54 DEGREES – 32 MINUTES – 56 SECONDS EAST, A DISTANCE OF 61.00 FEET TO A POINT, THENCE;
3. SOUTH 35 DEGREES – 27 MINUTES – 04 SECONDS WEST, A DISTANCE OF 21.04 FEET TO A POINT ON THE AFOREMENTIONED SOUTHWESTERLY LINE OF NORTH LOOP ROAD, THENCE;

4. ALONG SAID SOUTHWESTERLY LINE OF NORTH LOOP ROAD, NORTH 54 DEGREES – 43 MINUTES – 39 SECONDS WEST, A DISTANCE OF 61.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,289 SQUARE FEET OR 0.0296 ACRE

DESCRIPTION OF "AREA E"

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF EAST LOOP ROAD (WIDTH VARIES), HAVING A COORDINATE VALUE OF NORTH 11505.88, EAST 16366.75, SAID POINT BEING DISTANT ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 478.00 FEET, AN ARC LENGTH OF 131.63 FEET, HAVING A CENTRAL ANGLE OF 15 DEGREES – 46 MINUTES – 40 SECONDS, BEARING A CHORD OF SOUTH 48 DEGREES – 33 MINUTES – 00 SECONDS WEST WITH A CHORD DISTANCE OF 131.21 FEET FROM THE SOUTHERLY TERMINUS OF A CURVE CONNECTING SAID NORTHWESTERLY LINE OF EAST LOOP ROAD WITH THE SOUTHWESTERLY LINE OF NORTH LOOP ROAD (56 FEET WIDE), HAVING A COORDINATE VALUE OF NORTH 11592.74, EAST 16465.10 AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

1. ALONG THE SOUTHEASTERLY LINE OF LOT 20, BLOCK 1373, SOUTH 35 DEGREES – 27 MINUTES – 04 SECONDS WEST, A DISTANCE OF 536.63 FEET TO A POINT, THENCE;
2. ALONG THE AFOREMENTIONED NORTHWESTERLY LINE OF EAST LOOP ROAD, NORTH 35 DEGREES – 13 MINUTES – 17 SECONDS EAST, A DISTANCE OF 491.31 FEET TO A POINT OF CURVATURE, THENCE;
3. CONTINUING ALONG SAID NORTHWESTERLY LINE OF EAST LOOP ROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 478.00 FEET, AN ARC LENGTH OF 45.38 FEET, HAVING A CENTRAL ANGLE OF 05 DEGREES – 26 MINUTES – 24 SECONDS, BEARING A CHORD OF NORTH 37 DEGREES – 56 MINUTES – 28 SECONDS EAST WITH A CHORD DISTANCE OF 45.37 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 545 SQUARE FEET OR 0.0125 ACRE

DESCRIPTION OF "AREA F"

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF EAST LOOP ROAD (WIDTH VARIES), HAVING A COORDINATE VALUE OF NORTH 10827.53, EAST 15883.75, SAID POINT BEING DISTANT THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHWESTERLY LINE OF EAST LOOP ROAD FROM THE SOUTHERLY TERMINUS OF A CURVE CONNECTING SAID NORTHWESTERLY LINE OF EAST LOOP ROAD WITH THE SOUTHWESTERLY LINE OF NORTH LOOP ROAD (56 FEET WIDE), HAVING A COORDINATE VALUE OF NORTH 11592.74, EAST 16465.10:

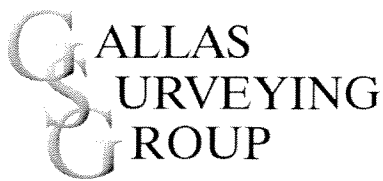
- A. A CURVE TO THE LEFT HAVING A RADIUS OF 478.00 FEET, AN ARC LENGTH OF 177.01 FEET, HAVING A CENTRAL ANGLE OF 21 DEGREES – 13 MINUTES – 03 SECONDS, BEARING A CHORD OF SOUTH 45 DEGREES – 49 MINUTES – 48 SECONDS WEST WITH A CHORD DISTANCE OF 176.00 FEET TO A POINT OF TANGENCY, THENCE;

- B. SOUTH 35 DEGREES – 27 MINUTES – 04 SECONDS WEST, A DISTANCE OF 705.72 FEET TO THE POINT AND PLACE OF BEGINNING AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;
1. ALONG THE SOUTHEASTERLY LINE OF LOT 20, BLOCK 1373, SOUTH 35 DEGREES – 27 MINUTES – 04 SECONDS WEST, A DISTANCE OF 105.75 FEET TO A POINT, THENCE;
 2. ALONG THE SOUTHWESTERLY LINE OF LOT 20, BLOCK 1373, NORTH 54 DEGREES – 32 MINUTES – 56 SECONDS WEST, A DISTANCE OF 4.65 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE AFOREMENTIONED NORTHWESTERLY LINE OF EAST LOOP ROAD, THENCE;
 3. ALONG SAID NORTHWESTERLY LINE OF EAST LOOP ROAD, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2810.00 FEET, AN ARC LENGTH OF 105.86 FEET, HAVING A CENTRAL ANGLE OF 02 DEGREES – 09 MINUTES – 30 SECONDS, BEARING A CHORD OF NORTH 37 DEGREES – 57 MINUTES – 59 SECONDS EAST WITH A CHORD DISTANCE OF 105.85 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 210 SQUARE FEET OR 0.0048 ACRE

EXHIBIT C

NEW ANNEX III AS OF THE EFFECTIVE DATE SET FORTH HEREIN



171 Church Lane
North Brunswick, NJ 08902
Tele: 732-422-6700
Fax: 732-940-8786
www.gallassurvey.com

OCTOBER 24, 2013
REVISED DECEMBER 13, 2013

GSG PROJECT NO. G11151.02

METES & BOUNDS DESCRIPTION
NEW LOT 20, BLOCK 1373
(THE CORNELL DEVELOPMENT LOT)
ROOSEVELT ISLAND
BOROUGH OF MANHATTAN
CITY, COUNTY & STATE OF NEW YORK

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LANDS BEING NEW LOT 20, BLOCK 1373, (ALSO KNOWN AS THE CORNELL DEVELOPMENT LOT) AND SHOWN AS PART OF LOTS 1 AND 20, BLOCK 1373 AND "AREA A", "AREA B" AND "AREA C" TO BE CONVEYED PER NEW RIGHT OF WAY ALIGNMENT ON A MAP ENTITLED, "SKETCH OF LANDS BEING CONVEYED BASED ON NEW ROAD ALIGNMENT, LOT 20, BLOCK 1373 AND A PORTION OF LOT 1, BLOCK 1373, ROOSEVELT ISLAND, BOROUGH OF MANHATTAN, CITY, COUNTY & STATE OF NEW YORK" PREPARED BY GALLAS SURVEYING GROUP, DATED DECEMBER 12, 2013 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY LINE OF WEST LOOP ROAD (50' WIDE) AND THE NORTHEASTERLY LINE OF SOUTH LOOP ROAD (WIDTH VARIES) HAVING A COORDINATE VALUE OF NORTH 10769.68, EAST 15367.78, SAID POINT BEING DISTANT SOUTH 80 DEGREES – 19 MINUTES – 31 SECONDS EAST, A DISTANCE OF 133.63 FEET FROM A POINT ALONG THE SOUTHEASTERLY LINE OF THE EAST RIVER WEST CHANNEL, HAVING A COORDINATE VALUE OF NORTH 10792.14, EAST 15236.04 AND FROM SAID POINT OF BEGINNING RUNNING, THENCE;

THE FOLLOWING EIGHT (8) COURSES ALONG SAID SOUTHEASTERLY LINE OF WEST LOOP ROAD:

1. NORTH 41 DEGREES – 01 MINUTE – 09 SECONDS EAST, A DISTANCE OF 103.31 FEET TO A POINT, THENCE;
2. NORTH 33 DEGREES – 26 MINUTES – 37 SECONDS EAST, A DISTANCE OF 126.68 FEET TO A POINT, THENCE;
3. NORTH 30 DEGREES – 05 MINUTES – 14 SECONDS EAST, A DISTANCE OF 115.64 FEET TO A POINT, THENCE;
4. NORTH 27 DEGREES – 09 MINUTES – 30 SECONDS EAST, A DISTANCE OF 71.55 FEET TO A POINT, THENCE;

5. NORTH 28 DEGREES – 57 MINUTES – 22 SECONDS EAST, A DISTANCE OF 88.38 FEET TO A POINT OF CURVATURE, THENCE;
6. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2000.00 FEET, AN ARC LENGTH OF 218.67 FEET, HAVING A CENTRAL ANGLE OF 06 DEGREES – 15 MINUTES – 52 SECONDS, BEARING A CHORD OF NORTH 32 DEGREES – 05 MINUTES – 18 SECONDS EAST WITH A CHORD DISTANCE OF 218.56 FEET TO A POINT OF TANGENCY, THENCE;
7. NORTH 35 DEGREES – 13 MINUTES – 14 SECONDS EAST, A DISTANCE OF 473.01 FEET TO A POINT, THENCE;
8. NORTH 35 DEGREES – 16 MINUTES – 28 SECONDS EAST, A DISTANCE OF 123.40 FEET TO A POINT FORMED BY THE INTERSECTION OF THE AFOREMENTIONED SOUTHEASTERLY LINE OF WEST LOOP ROAD AND THE SOUTHWESTERLY LINE OF NORTH LOOP ROAD (56' WIDE), THENCE;
9. ALONG SAID SOUTHWESTERLY LINE OF NORTH LOOP ROAD, SOUTH 54 DEGREES – 43 MINUTES – 39 SECONDS EAST, A DISTANCE OF 448.72 FEET TO A POINT ON THE NORTHERLY TERMINUS OF A CURVE CONENCTING THE SOUTHWESTERLY LINE OF NORTH LOOP ROAD (56 FEET WIDE) AND THE NORTHWESTERLY LINE OF EAST LOOP ROAD (WIDTH VARIES), THENCE;
10. ALONG SAID CURVE CONNECTING THE SOUTHWESTERLY LINE OF NORTH LOOP ROAD AND THE NORTHWESTERLY LINE OF EAST LOOP ROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 9.00 FEET, AN ARC LENGTH OF 17.46 FEET, HAVING A CENTRAL ANGLE OF 111 DEGREES – 09 MINUTES – 59 SECONDS, BEARING A CHORD OF SOUTH 00 DEGREES – 51 MINUTES – 20 SECONDS WEST WITH A CHORD DISTANCE OF 14.85 FEET TO A POINT OF REVERSE CURVATURE ON SAID NORTHWESTERLY LINE OF EAST LOOP ROAD, THENCE;

THE FOLLOWING SIX (6) COURSES ALONG SAID NORTHWESTERLY LINE OF EAST LOOP ROAD:

11. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 478.00 FEET, AN ARC LENGTH OF 177.01 FEET, HAVING A CENTRAL ANGLE OF 21 DEGREES – 13 MINUTES – 03 SECONDS, BEARING A CHORD OF SOUTH 45 DEGREES – 49 MINUTES – 48 SECONDS WEST WITH A CHORD DISTANCE OF 176.00 FEET TO A POINT OF TANGENCY, THENCE;
12. SOUTH 35 DEGREES – 13 MINUTES – 17 SECONDS WEST, A DISTANCE OF 705.72 FEET TO A POINT OF CURVATURE, THENCE;
13. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2810.00 FEET, AN ARC LENGTH OF 244.14 FEET, HAVING A CENTRAL ANGLE OF 04 DEGREES – 58 MINUTES – 41 SECONDS, BEARING A CHORD OF SOUTH 37 DEGREES – 42 MINUTES – 37 SECONDS WEST WITH A CHORD DISTANCE OF 244.07 FEET TO A POINT OF TANGENCY, THENCE;
14. SOUTH 40 DEGREES – 11 MINUTES – 58 SECONDS WEST, A DISTANCE OF 38.54 FEET TO A POINT, THENCE;
15. SOUTH 31 DEGREES – 51 MINUTES – 44 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT, THENCE;

16. SOUTH 40 DEGREES – 11 MINUTES – 58 SECONDS WEST, A DISTANCE OF 34.96 FEET TO THE NORTHEASTERLY TERMINUS OF A CURVE CONNECTING THE AFOREMENTIONED NORTHWESTERLY LINE OF EAST LOOP ROAD WITH THE AFOREMENTIONED NORTHEASTERLY LINE OF SOUTH LOOP ROAD, THENCE;
17. ALONG SAID CURVE TO THE RIGHT CONNECTING THE NORTHWESTERLY LINE OF EAST LOOP ROAD WITH THE NORTHEASTERLY LINE OF SOUTH LOOP ROAD, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.25 FEET, HAVING A CENTRAL ANGLE OF 81 DEGREES – 09 MINUTES – 07 SECONDS, BEARING A CHORD OF SOUTH 80 DEGREES – 46 MINUTES – 31 SECONDS WEST WITH A CHORD DISTANCE OF 19.51 FEET TO A POINT OF TANGENCY ON SAID NORTHEASTERLY LINE OF SOUTH LOOP ROAD, THENCE;

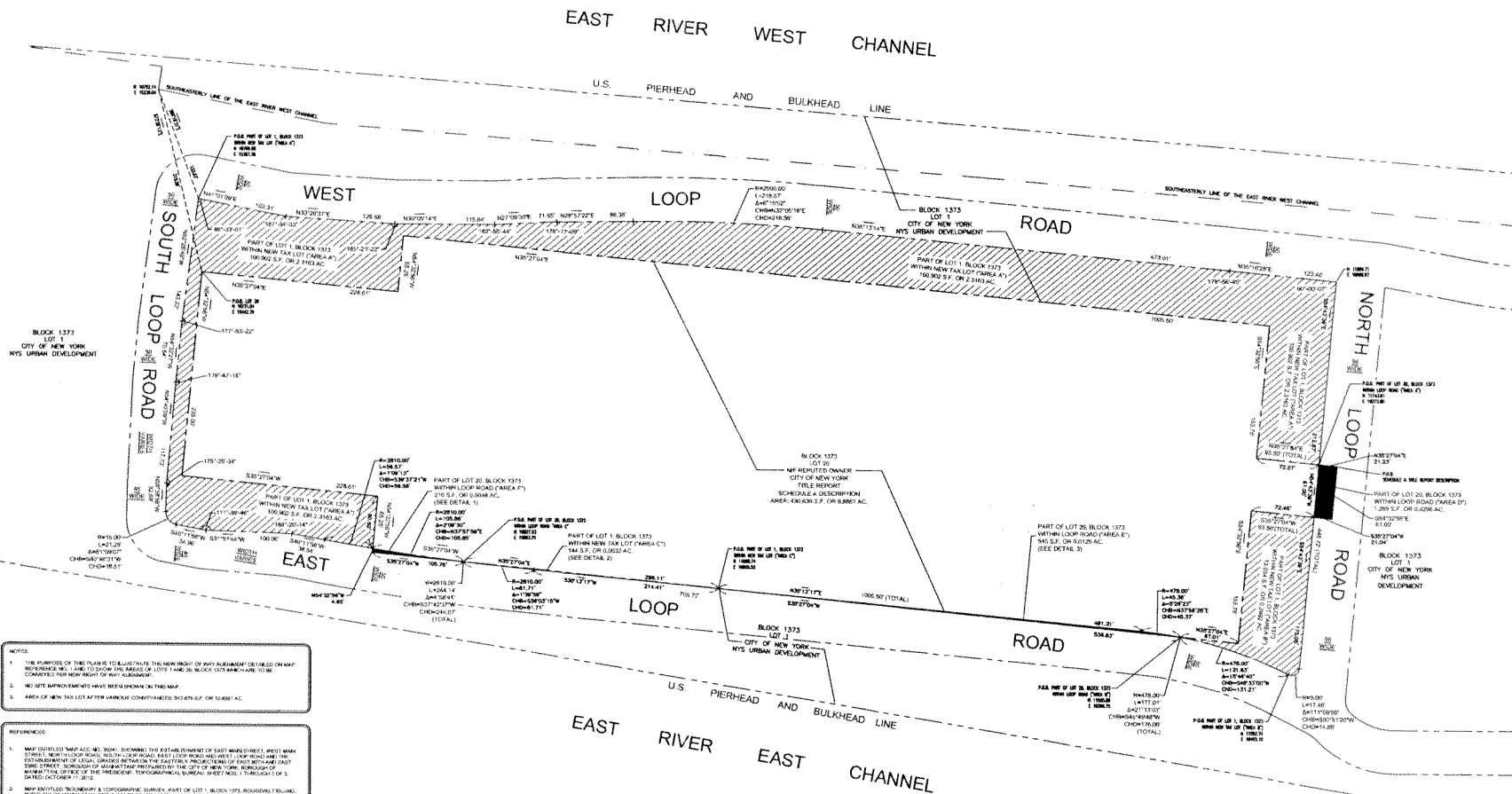
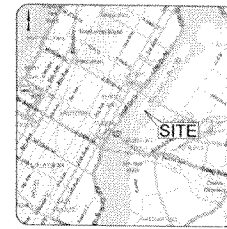
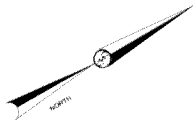
THE FOLLOWING FOUR COURSES ALONG SAID NORTHEASTERLY LINE OF SOUTH LOOP ROAD:

18. NORTH 58 DEGREES – 38 MINUTES – 56 SECONDS WEST, A DISTANCE OF 32.69 FEET TO A POINT, THENCE;
19. NORTH 54 DEGREES – 45 MINUTES – 09 SECONDS WEST, A DISTANCE OF 117.73 FEET TO A POINT, THENCE;
20. NORTH 54 DEGREES – 32 MINUTES – 27 SECONDS WEST, A DISTANCE OF 70.84 FEET TO A POINT, THENCE;
21. NORTH 52 DEGREES – 25 MINUTES – 49 SECONDS WEST, A DISTANCE OF 143.22 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 542,675 SQUARE FEET OR 12.4581 ACRES

EXHIBIT D

SURVEY



- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO SUBMIT THE PROPOSED NEW ROAD ALIGNMENT TO THE CITY OF NEW YORK FOR REVIEW AND APPROVAL. THE PLAN SHOWS THE PROPOSED NEW ROAD ALIGNMENT, THE EXISTING LOT LINES, AND THE PROPOSED NEW ROAD ALIGNMENT. THE PLAN ALSO SHOWS THE PROPOSED NEW ROAD ALIGNMENT, THE EXISTING LOT LINES, AND THE PROPOSED NEW ROAD ALIGNMENT.
 2. THE SITE REPRESENTS THE PROPOSED NEW ROAD ALIGNMENT. THE PLAN SHOWS THE PROPOSED NEW ROAD ALIGNMENT, THE EXISTING LOT LINES, AND THE PROPOSED NEW ROAD ALIGNMENT.
 3. AREA OF NEW TAX LOT AFTER VARIOUS CONVEYANCES: 30,475 S.F. OR 0.698 AC.

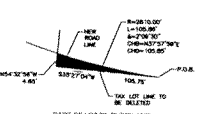
- REFERENCES:
1. MAP DATED MAY 1971, SHOWING THE ESTABLISHMENT OF EAST MANHATTAN, WEST MANHATTAN, AND SOUTH MANHATTAN. THE MAP SHOWS THE PROPOSED NEW ROAD ALIGNMENT, THE EXISTING LOT LINES, AND THE PROPOSED NEW ROAD ALIGNMENT.
 2. MAP DATED MAY 1971, SHOWING THE ESTABLISHMENT OF EAST MANHATTAN, WEST MANHATTAN, AND SOUTH MANHATTAN. THE MAP SHOWS THE PROPOSED NEW ROAD ALIGNMENT, THE EXISTING LOT LINES, AND THE PROPOSED NEW ROAD ALIGNMENT.
 3. BOUNDARY & TOPOGRAPHIC SURVEY, PART OF LOT 1, BLOCK 1373, ROOSEVELT ISLAND, BOROUGH OF MANHATTAN, CITY & STATE OF NEW YORK, PREPARED BY GALLAS SURVEYING GROUP, DATED APRIL 20, 2012. LAST REVISION: 10/10/12. SHEET NO. 1 OF 2.
 4. BOUNDARY & TOPOGRAPHIC SURVEY, PART OF LOT 1, BLOCK 1373, ROOSEVELT ISLAND, BOROUGH OF MANHATTAN, CITY & STATE OF NEW YORK, PREPARED BY GALLAS SURVEYING GROUP, DATED APRIL 20, 2012. LAST REVISION: 10/10/12. SHEET NO. 1 OF 2. DRAWING NO. G11181-02.

NOTE:

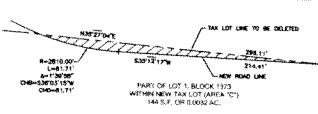
THE COORDINATES SHOWN ARE BASED ON A LOCAL COORDINATE SYSTEM, WHICH REFERENCES TRUE NORTH AS ESTABLISHED BY THE U.S. ARMY ENGINEERS (DRAWING NO. 5-D-276) WITH THE FOLLOWING TRANSLATION:

U.S. COORDINATES				N.E.G. COORDINATES	
U.S. MON. 19	S	11,393.254	=	N	10,000.000
	W	842.160	=	E	15,900.000
U.S. MON. 19	S	10,673.320	=	N	10,719.934
	W	837.710	=	E	15,204.458

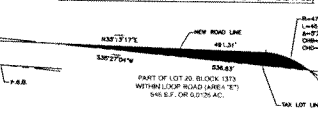
DETAIL 1
(NOT TO SCALE; EXAGGERATED TO SHOW DETAIL)



DETAIL 2
(NOT TO SCALE; EXAGGERATED TO SHOW DETAIL)



DETAIL 3
(NOT TO SCALE; EXAGGERATED TO SHOW DETAIL)



SKETCH OF LANDS BEING CONVEYED BASED ON NEW ROAD ALIGNMENT LOT 20, BLOCK 1373 AND A PORTION OF LOT 1, BLOCK 1373 ROOSEVELT ISLAND BOROUGH OF MANHATTAN CITY, COUNTY & STATE OF NEW YORK

GALLAS SURVEYING GROUP

DATE	SCALE	OWNER	CHANGED
12-2-2013	1"=50'	E.C.A.	C.S.G.
FILE NO.		DRAWING NO./SHEET NO.	
G11151		011151-020-005	2 OF 2

GREGORY S. GALLAS