

Tract 1 and 2:

BEGINNING at a point on the easterly side of Grove Street 100 feet southerly from the intersection of the southerly line of 16th Avenue with the easterly line of Grove Street; thence

1. South 57 degrees 30 minutes East 100 feet; thence
2. South 32 degrees 30 minutes West 50 feet; thence
3. North 57 degrees 30 minutes West 100 feet to the easterly line of Grove Street; thence
4. along the easterly line of Grove Street, North 32 degrees 30 minutes East 50 feet to the point and place of BEGINNING.

Excepting therefrom, the following tract of land:

BEGINNING at a point on the easterly side of Grove Street 100 feet southerly from the intersection of the southerly line of Sixteenth Avenue with the easterly line of Grove Street;

1. South 57 degrees 30 minutes East 100 feet; thence
2. South 32 degrees 30 minutes West 30 feet; thence
3. North 57 degrees 30 minutes West 10 feet to the easterly line of Grove Street; thence
4. along the easterly line of Grove Street, North 32 degrees 30 minutes East 30 feet to the point and place of BEGINNING.

BEGINNING at a point in the easterly side of Grove Street at a point therein distant southerly 150 feet from the southerly line of Sixteenth Avenue; thence running easterly at right angles to Grove Street 100 feet; thence southerly and parallel with Grove Street 41 feet 8 inches; thence westerly and at right angles to Grove Street 100 feet to the Easterly line of Grove Street; thence northerly and along the said easterly line of Grove Street 41 feet 8 inches to the point and place of BEGINNING.

BEGINNING at a point marking the intersection of the southerly sideline of Avenue Terrace and the westerly sideline of Grove Street and running thence

- (1) along the aforementioned southerly sideline of Avenue Terrace North 53 degrees 18 minutes West 165 minutes to a point; thence
- (2) south 36 degrees 42 minutes West 90 minutes to a point; thence
- (3) south 53 degrees 18 minutes East 172.16 minutes to the aforementioned westerly sideline of Grove Street, thence
- (4) along the same north 32 degrees 09 minutes East 90.30 minutes to the point or place of BEGINNING.

BEING also known as lots 1, 2, 3, 4, 5 and the easterly fifteen (15) feet to Lot 6 as shown on a map entitles "Map of Avenue Terrace made by C.M. Borrie, Surveyors, Newark, New Jersey, September 1, 1905".

BEING commonly known as No. 578 Grove Street and 579-583 Grove Street, Irvington, New Jersey.

In accordance with a survey prepared by Keelan and Pica dated December 23, 1986 (as to Tract 1 & 2) and August 1, 1984 (as to Tract 3).

BEING the same premises conveyed to Manno Realty Inc. under deed from Pulaski Savings and Loan Association (as to Tract 1 and 2) dated September 11, 1984 recorded September 18, 1984 in Deed Book 4844, page 593 and under deed from Charles Eric Schreiber, married (as to Tract 3) dated March 26, 1984 recorded April 26, 1984 in Deed Book 4825, page 568.