

**SCHEDULE 1**

**AFFILIATES**

Atlantic Arts Development Company, LLC  
Arena Nominee Sub B, LLC  
Arena Nominee Sub C, LLC  
Arena Nominee Sub E, LLC  
Arena Nominee Sub F, LLC  
Brooklyn Arena Sub A, LLC  
Atlantic Yards Nominee Sub A, LLC  
Seagoing Development Company, LLC  
Atlantic Yards Development Sub C, LLC  
Atlantic Yards Nominee Sub B, LLC  
AY 185 Flatbush, LLC  
AY 814 Pacific, LLC  
AY 644 Pacific II, LLC  
AY 485 Dean, LLC  
AY 622 Pacific, LLC  
AY 195 Flatbush, LLC  
AY 608-620 Atlantic, LLC  
AY 177 Flatbush, LLC  
Chest Realty Corp.  
AY 620 Pacific LLC  
Atlantic Yards Development Sub A, LLC  
Pacific Vanderbilt Development Company, LLC  
AY 473 Dean, LLC  
AY 489 Dean, LLC  
AY 818 Pacific, LLC  
AY 542 Vanderbilt, LLC  
AY 622 Atlantic, LLC  
AY 524 Vanderbilt, LLC  
AY 35-37 Sixth, LLC  
AY 645 Dean, LLC  
AY 618 Pacific, LLC  
AY 487 Dean, LLC

**EXHIBIT A**

**PREMISES**

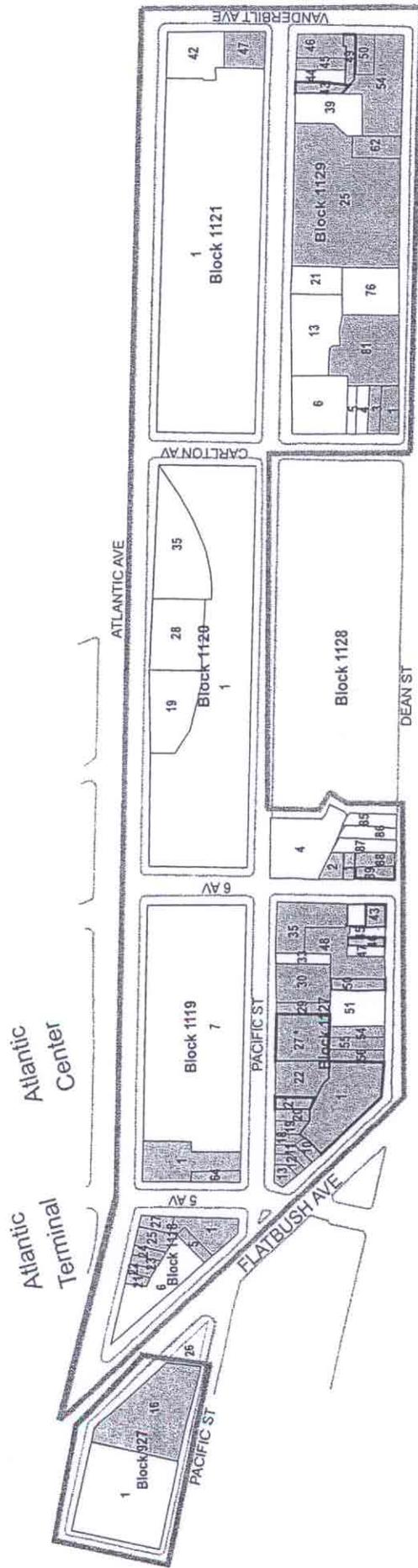
**(SEPARATE ATTACHMENT)**

Exhibit A - Premises

Brooklyn Tax Block	Lot(s)	Address(es)
927	16	617 Pacific Street
1118	1	179-183 Flatbush Avenue
1118	5	177 Flatbush Avenue
1118	21	608 Atlantic Avenue
1118	22	610 Atlantic Avenue
1118	23	612 Atlantic Avenue
1118	24	614 Atlantic Avenue
1118	25	616 Atlantic Avenue
1118	27	620 Atlantic Avenue
1119	1	622 Atlantic Avenue
1119	64	623 Pacific Street
1121	47	524 Vanderbilt Avenue
1127	1	195 Flatbush Avenue
1127	10	193 Flatbush Avenue
1127	11	191 Flatbush Avenue
1127	12	189 Flatbush Avenue
1127	13	185 Flatbush Avenue
1127	18	618 Pacific Street
1127	19	620 Pacific Street
1127	20	622 Pacific Street
1127	21	624 Pacific Street
1127	22	626 Pacific Street
1127	1101-1131 (Formerly 27)	636 Pacific Street (Unit #'s MEWS E-W, 101-103, 201-204, 301-304, 401-404, 501-504, 601-604, 701-702, 801-803)
1127	29	640 Pacific Street
1127	30	642-646 Pacific Street
1127	1001-1021 (Formerly 35)	24 6th Avenue (Unit #'s B1, 101-105, 201-205, 301-305, 401-405)
1127	43	483-485 Dean Street
1127	46	479 Dean Street
1127	48	475 Dean Street
1127	50	473 Dean Street
1127	54	465 Dean Street
1127	55	463 Dean Street
1127	56	461 Dean Street
1128	1	37 6th Avenue
1128	2	31-35 6th Avenue
1128	88	489 Dean Street
1128	89	487 Dean Street
1129	1	551 Carlton Avenue
1129	3	549 Carlton Avenue
1129	25	800 Pacific Street
1129	43	810 Pacific Street
1129	45	814 Pacific Street
1129	46	818 Pacific Street
1129	49	540 Vanderbilt Avenue
1129	50	542 Vanderbilt Avenue
1129	54	546 Vanderbilt Avenue
1129	62	645 Dean Street
1129	81	585-601 Dean Street

# Brooklyn Arena and Atlantic Yards

## Exhibit A - Premises



■ Fee Owned by Developer or Affiliate

\* Property Owned by Developer or Affiliate, except 1 Condo Unit

**EXHIBIT B**

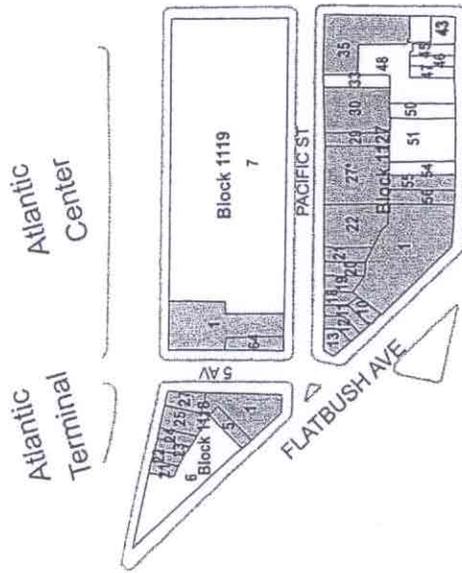
**LAND SUBJECT TO ARENA LAND PURCHASE AND SALE AGREEMENT**

**(SEPARATE ATTACHMENT)**

Exhibit B - Arena Land

Brooklyn Tax Block	Lot(s)	Address(es)
1118	1	179-183 Flatbush Avenue
1118	5	177 Flatbush Avenue
1118	21	608 Atlantic Avenue
1118	22	610 Atlantic Avenue
1118	23	612 Atlantic Avenue
1118	24	614 Atlantic Avenue
1118	25	616 Atlantic Avenue
1118	27	620 Atlantic Avenue
1119	1, 64	622 Atlantic Avenue, 623 Pacific Street
1127	1	195 Flatbush Avenue
1127	10	193 Flatbush Avenue
1127	11	191 Flatbush Avenue
1127	12	189 Flatbush Avenue
1127	13	185 Flatbush Avenue
1127	18	618 Pacific Street
1127	19	620 Pacific Street
1127	20	622 Pacific Street
1127	21	624 Pacific Street
1127	22	626 Pacific Street
1127	1101-1131 (Formerly 27)	636 Pacific Street (Unit #'s MEWS E-W, 101-103, 201-204, 301-304, 401-404, 501-504, 601-604, 701-702, 801-803)
1127	29	640 Pacific Street
1127	30	642-646 Pacific Street
1127	1001-1021 (Formerly 35)	24 6th Avenue (Unit #'s B1, 101-105, 201-205, 301-305, 401-405)
1127	55	463 Dean Street
1127	56	461 Dean Street

# Exhibit B - Arena Land



 Arena Land

\*Property Owned by Developer or Affiliate, except 1 Condo Unit  
(Third Party Condo Unit not subject to Purchase and Sale Agreement)

## EXHIBIT C

### Affordable Housing Units.

"Affordable Housing" shall mean residential units subject to income and rent restrictions contained in either an HDC, HFA or HPD Regulatory Agreement providing that (x) such units will be affordable to persons or families earning no more than 160% of Area Median Income or, if higher, the highest percentage of Area Median Income used at the applicable time under any HPD, HDC or other City housing initiative intended to provide housing opportunities for low, moderate or middle income persons or families as approved by the City and (y) rents for units shall be no more than 30% of 160% of Area Median Income or, if higher, 30% of the highest percentage of Area Median Income used from time to time under any HPD, HDC or other City housing initiative intended to provide housing opportunities for low, moderate or middle income persons or families as approved by the City.

Notwithstanding the above, if the Declarant applies for tax abatements under the 421a program, the Declarant will be required to abide by the definitions of affordable housing under subdivision 7 of section 421-a of the real property tax law, the current proposed legislation for which requires that for each 1,500 residential units, 20% of those units must be affordable to persons or families whose incomes at the time of initial occupancy do not exceed 120% of Area Median Income adjusted for family size, and do not exceed an average of 90% of Area Median Income adjusted for family size."

"Area Median Income" shall mean the median income for the primary metropolitan statistical area as determined by HUD from time to time for a family of four, as adjusted for family size.

"HDC" means NYC Housing Development Corporation or its successor in function.

"HFA" means the New York State Housing Finance Agency or its successor in function.

"HPD" means the City's Department of Housing Preservation and Development or its successor in function.

"HUD" means the United States Department of Housing and Urban Development or its successor in function.

**EXHIBIT D**  
**PERMITTED ENCUMBRANCES**  
**(SEPARATE ATTACHMENT)**

Exhibit D - Space Leases

Address	Tenant	Premises	Lease Expiration	Notes
<u>617 Pacific Street</u>	Modell's	Ground	01/31/2020	Tenant has option to renew for three additional periods of 5 years each
<u>195 Flatbush Avenue</u>	Exxon/Mobil Corp	Ground	01/31/2012	
<u>624 Pacific Street</u>	William Lashley	2R	04/30/2009	Rent Stabilized
	Eliselle Anderson	3F	02/29/2008	Rent Stabilized
	Robert Jackson	3R	04/30/2009	Rent Stabilized
	Ronald Parish	4F	04/30/2009	Rent Stabilized
<u>485 Dean Street</u>	Chadderton's Bar & Grill Inc.	Ground	11/29/2011	
<u>479 Dean Street</u>	David Sheets	Garden Apt.	Month to Month	Non Stabilized Tenant
<u>473 Dean Street</u>	Nikkia Reveillac	1AB	08/01/2008	
	Yvonne Chak	1C	09/01/2008	
	Marina Defranza	1R	Month to Month	
	Joel Weiskopf	2B	07/31/2008	
	Donna Mather	2D	09/30/2008	
	Nina Cooper	2R	03/31/2008	
	Joseph Pastore	3A	09/30/2008	
	Elizabeth McQuaid	3C	04/30/2009	
	Robin Weil	3D	08/31/2007	
	Adam Radbell	4A	09/30/2008	
	Ivy Weiskopf	4B	02/01/2008	
	Jonathan Willner	4C	07/31/2008	
	Alison Sniffin	4D	08/31/2008	
<u>540 Vanderbilt Avenue</u>	Dora Figueroa	3	04/30/2009	Rent Stabilized
	John Corless	4	04/30/2009	Rent Stabilized
	Elsie Santiago	6	04/30/2009	Rent Stabilized
	George Bolonos	7	04/30/2009	Rent Stabilized
<u>810 Pacific Street</u>	Elipidia Jiminez	1L	4/30/2009	Rent Stabilized
	Samuel Marquez	2L	Controlled	Rent Controlled
	Jose Gonzalez	3L	4/30/2009	Rent Stabilized
	Lydia Rivera	4L	4/30/2009	Rent Stabilized
	Marta Cotto	4R	4/30/2009	Rent Stabilized
<u>487 Dean Street</u>	Shirley Mulligan	Ground	10/31/2009	

Title No. 07NYK10894  
Policy No. C30-0045646

EXHIBIT D

SCHEDULE B  
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fee or expenses) which arise by reason of:

1. Mortgages set forth on the Schedule B Mortgage Schedule herein
2. Any state of facts that an accurate survey(s) would disclose.
3. Rights of tenants or persons in possession.
4. The following covenants, conditions, restrictions, easements, and agreements of record:
  - a. Declaration of Easement recorded in Liber 9064 cp. 637637. (Affects Parcels B and D)
  - b. Condemnation by The City of New York, Index #37791/92, Supreme Court of The State of New York, Kings County with respect to New York City Tunnel No. 3. (Affects Parcel B)
  - c. Party wall agreement dated December 18, 1872 and recorded on January 28, 1873 in Liber 1086 page 272. (Affects Parcel C)
  - d. Dollar condemnation clause set forth in deed dated as of June 27, 1986 and recorded on July 8, 1986 in Reel 1839 page 1377. (Affects Parcel D)
  - e. Dollar condemnation clause, covenants, restrictions, right of reentry and reverter set forth in deed dated June 27, 1986 and recorded on July 8, 1986 in Reel 1839 page 1384. (Affects Parcel D)
  - f. Dollar condemnation clauses in favor of The City of New York contained in: (i) deed dated as of June 20, 1986 made by The City of New York and recorded in the Office of the New York City Register, Kings County, on December 3, 1986 in Reel 1929 pages 1262; and, (ii) deed dated June 26, 1986 made by the New York City Public Development Corporation and recorded in the Office of the New York City Register, Kings County, on December 3, 1986 in Reel 1929 pages 1268. (Affects Parcel E)

**SCHEDULE B**  
**(Continued)**

- g. Covenants, restrictions and setback restrictions contained in deed dated June 26, 1986 made by the New York City Public Development Corporation and recorded in the Office of the New York City Register, Kings County, on December 3, 1986 in Reel 1929 page 1268 as repeated in deed dated November 28, 1986 and recorded in the Office of the New York City Register, Kings County, on December 3, 1986 in Reel 1943 page 688. (Affects Parcel E)
- h. Easement, right to maintain and indemnification terms set forth in Agreement pertaining to a fire escape dated July 2, 1943 and recorded on July 14, 1943 in Liber 6354 cp. 602. (Affects Parcel F)
- i. Agreement with respect to ventilation duct recorded in Liber 5766 cp. 1. (Affects Parcel F)
- j. Easement recorded in Deed in Liber 5763 cp. 492. (Affects Parcel F)
- k. Terms, covenants, restrictions, reservations of easements and conditions set forth in the Declaration of Condominium and By-Laws dated February 20, 2003 and recorded in the Office of the New York City Register, Kings County, on April 1, 2003 under CRFN 2003000071737, but policy insures against loss or damage occasioned by the premises not being a part of a condominium validly created pursuant to Article 9-B of the Real Property Law. (Affects Parcel G)
- l. Easement extending through Land as disclosed by Tax Map and on Acquisition Maps filed on February 19, 1993 and April 2, 1993 as Filed Maps 5037 and 5043. (Affects Parcels B and H)
- m. Terms, covenants, restrictions, reservations of easements and conditions set forth in the Declaration of Condominium and By-Laws dated April 25, 2001 and recorded on October 24, 2001 in Reel 5327 page 1299, as amended by First Amendment to Declaration of Condominium dated January 9, 2002 and recorded on January 29, 2002 in Reel 5454 page 102, but policy insures against loss or damage occasioned by the premises not being a part of a condominium validly created pursuant to Article 9-B of the Real Property Law. (Affects Parcel I and LL)
- n. Covenants, conditions, restrictions, easements, rights, obligations and agreements set forth in Agreement between Dean-Sixth Realty Corporation and A.G. Spalding & Bros. Inc. and recorded in Liber 6152 cp. 352. (Affects Parcel I and LL)