

Title No. 07NYK10894  
Policy No. C30-0045646

**SCHEDULE A**  
**(Continued)**

THENCE southeasterly in a straight line 27 feet, 1-5/8 inches to the division line between Lot Nos. 24 and 25 on the same Map;

THENCE northerly along the division line between Lot Nos. 24 and 25 on said Map 63 feet, 2 inches to the southerly side of Pacific Street; and

THENCE westerly along the southerly side of Pacific Street 25 feet to the point or place of BEGINNING. Be the said several dimensions more or less.

(The point of beginning is intended to be the point where the southerly side of Pacific Street is intersected by the westerly side of Lot No. 24 on said Map.)

**Parcel FF** (For Information Only – Block: 1127 Lot: 48)

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Sixth Avenue, distant 39 feet 11 inches northerly from the corner formed by the intersection of the westerly side of Sixth Avenue and the northerly side of Dean Street;

RUNNING THENCE westerly parallel with Dean Street, 25 feet;

THENCE NORTHERLY parallel with Sixth Avenue, part of the distance through a party wall, 3 feet;

THENCE westerly parallel with Dean Street, 21 feet;

THENCE northerly parallel with Sixth Avenue, 27 feet 9-1/2 inches;

THENCE westerly parallel with Dean Street, 13 feet 10 inches;

THENCE northerly parallel with Sixth Avenue, 6 feet 9-1/2 inches

THENCE westerly parallel with Dean Street, 45 feet 2 inches;

THENCE southerly parallel with Sixth Avenue, part of the distance through a party wall, 77 feet 6 inches to the northerly side of Dean Street;

THENCE westerly along the northerly side of Dean Street, 45 feet;

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THENCE northerly parallel with Sixth Avenue, part of the distance through a party wall, 110 feet;

THENCE easterly parallel with Dean Street, 50 feet;

THENCE northerly parallel with Sixth Avenue, 56 feet

THENCE easterly parallel with Dean Street, 52 feet;

THENCE southerly parallel with Sixth Avenue, 87 feet;

THENCE easterly parallel with Dean Street, 8 feet;

THENCE southerly parallel with Sixth Avenue, 1 foot 6 inches;

THENCE easterly parallel with Dean Street 40 feet to the westerly side of Sixth Avenue;

THENCE southerly along the westerly side of Sixth Avenue, 37 feet 7 inches to the point or place of BEGINNING;

EXCEPTING THEREFROM all that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, that was conveyed by instrument recorded in Reel 4315, page 919 and is bounded and described as follows:

BEGINNING at a point on the westerly side of Sixth Avenue, distant 39 feet 11 inches northerly from the corner formed by the intersection of the westerly side of Sixth Avenue and the northerly side of Dean Street;

RUNNING THENCE westerly parallel with Dean Street, 25 feet;

THENCE northerly parallel with Sixth Avenue, part of the distance through a party wall, 3 feet;

THENCE westerly parallel with Dean Street, 21 feet;

THENCE northerly parallel with Sixth Avenue, 27 feet 9-1/2 inches;

THENCE westerly parallel with Dean Street, 13 feet 10 inches;

THENCE northerly parallel with Sixth Avenue, 6 feet 9-1/2 inches

THENCE easterly parallel with Dean Street 11 feet 10 inches;

THENCE northerly parallel with Sixth Avenue, 1 foot 6 inches;

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THENCE easterly parallel with Dean Street, 8 feet;

THENCE southerly parallel with Sixth Avenue, 1 foot 6 inches;

THENCE easterly parallel with Dean Street, 40 feet to the westerly side of Sixth Avenue;

THENCE southerly along the westerly side of Sixth Avenue, 37 feet 7 inches to the point or place of BEGINNING.

**Parcel GG** (For Information Only – Block: 1127 Lot: 46)

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, being bounded and described as follows:

BEGINNING at a point on the north side of Dean Street 85 feet more or less westerly from the corner formed by the intersection of the north side of Dean Street and the West side of 6<sup>th</sup> Avenue;

RUNNING THENCE north parallel with 6<sup>th</sup> Avenue part of the distance through a party wall 77 feet 6 inches;

THENCE east parallel with Dean Street 20 feet;

THENCE south parallel with 6<sup>th</sup> Avenue and part of the distance through a party wall 77 feet 6 inches to the north side of Dean Street;

THENCE westerly along the north side of Dean Street 20 feet to the point or place of BEGINNING.

**Parcel HH** (For Information Only – Block: 1129 Lot: 46)

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, being bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Pacific St. with the westerly side of Vanderbilt Avenue;

RUNNING THENCE southerly along Vanderbilt Ave., 95 feet;

THENCE westerly and parallel with Pacific Street 50 feet;

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**SCHEDULE A**  
**(Continued)**

THENCE northerly and parallel with Vanderbilt Ave. 95 feet to the southerly side of Pacific Street;  
and

THENCE easterly along the southerly side of Pacific St. 50 feet to the point or place of  
BEGINNING.

**Parcel II** (For Information Only – Block: 1127 Lot: 50)

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn,  
County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Dean Street distant 150 feet westerly from the  
corner formed by the intersection of the northerly side of Dean Street and the westerly side of 6<sup>th</sup>  
Avenue;

RUNNING THENCE northerly parallel with 6<sup>th</sup> Avenue 110 feet;

THENCE westerly parallel with Dean Street 25 feet;

THENCE southerly parallel with 5<sup>th</sup> Avenue 110 feet to the northerly side of Dean Street;

THENCE easterly along the northerly side of Dean Street 25 feet to the point or place of  
BEGINNING.

**Parcel JJ** (For Information Only- Block: 11219 Lot: 50)

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn,  
County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Vanderbilt Avenue distant 60 feet northerly from  
the northwesterly corner of Vanderbilt Avenue and Dean Street; and

RUNNING THENCE westerly and parallel with Dean Street, 78 feet 10 inches;

THENCE northerly and parallel with Vanderbilt Avenue, 40 feet;

THENCE easterly again parallel with Dean Street, 78 feet 10 inches to Vanderbilt Avenue; and

THENCE southerly along Vanderbilt Avenue, 40 feet to the point or place of BEGINNING.

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**SCHEDULE A**  
**(Continued)**

**Parcel KK** (For Information Only- Block: 1128 Lot: 88)

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, being bounded and described as follows:

BEGINNING at a point on the northerly side of Dean Street, distant 20 feet easterly from the northeasterly corner of Dean Street and 6<sup>th</sup> Avenue;

RUNNING THENCE northerly parallel with 6<sup>th</sup> Avenue 55 feet;

THENCE easterly parallel with Dean Street 20 feet;

THENCE southerly parallel with 6<sup>th</sup> Avenue, 55 feet to Dean Street;

THENCE westerly along Dean Street 20 feet to the point or place of BEGINNING.

**Parcel MM** (For Information Only- Block: 1119 Lots: 1 and 64)

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Atlantic Avenue with the easterly side of 5<sup>th</sup> Avenue;

RUNNING THENCE easterly along the southerly side of Atlantic Avenue 80 feet;

THENCE southerly parallel with 5<sup>th</sup> Avenue 100 feet to the center line of the block;

THENCE westerly along the center line of the block and parallel with Atlantic Avenue 14 feet 8 inches to a point in a line drawn parallel with and distant 509 feet 8 inches westerly from the westerly side of 6<sup>th</sup> Avenue;

THENCE southerly parallel with 5<sup>th</sup> Avenue 100 feet to the northerly side of Pacific Street;

THENCE westerly along the northerly side of Pacific Street 65 feet 4 inches to the corner formed by the intersection of the northerly side of Pacific Street with the easterly side of 5<sup>th</sup> Avenue;

THENCE northerly along the easterly side of 5<sup>th</sup> Avenue 200 feet to the point or place of BEGINNING.

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**SCHEDULE A**  
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**Parcel NN** (For Information Only-Block: 1121 Lot: 47)

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northeasterly side of Pacific Street with the northwesterly side of Vanderbilt Avenue;

RUNNING THENCE northwesterly along the northeasterly side of Pacific Street, 75 feet;

THENCE northeasterly parallel with the northwesterly side of Vanderbilt Avenue, 75 feet;

THENCE southeasterly parallel with the northeasterly side of Pacific Street and part of the distance through a party wall, 75 feet to the northwesterly side of Vanderbilt Avenue;

THENCE southwesterly along the northwesterly side of Vanderbilt Avenue, 75 feet to the point or place of BEGINNING.

**Parcel PP** (For Information Only-Block: 1128 Lot: 1)

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Sixth Avenue, distant 60 feet northerly from the corner formed by the intersection of the northerly side of Dean Street with the easterly side of Sixth Avenue;

RUNNING THENCE northerly along the easterly side of Sixth Avenue, 20 feet;

THENCE easterly in a line parallel with Dean Street, 40 feet;

THENCE southerly in a line parallel with Sixth Avenue, 25 feet to a point in a line drawn at right angles to Dean Street, and distant 55 feet northerly therefrom;

THENCE westerly in a line parallel to Dean Street, 20 feet;

THENCE northerly in a line parallel to Sixth Avenue, 5 feet;

THENCE westerly in a line parallel to Dean Street, 20 feet to the point or place of BEGINNING.

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**SCHEDULE A**  
**(Continued)**

**Parcel QQ** (For Information Only-Block: 1128 Lot: 2)

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Sixth Avenue, distant 80 feet northerly from the corner formed by the intersection of the northerly side of Dean Street with the easterly side of Sixth Avenue;

RUNNING THENCE northerly along the easterly side of Sixth Avenue, 51 feet, more or less (as per deed, 51 feet 10-1/8 inches as per Survey), to the center line of the former Brooklyn and Flatbush Turnpike;

THENCE easterly along said center line of said former Brooklyn and Flatbush Turnpike, 47 feet 4-1/4 inches to a point distant 40 feet east of Sixth Avenue in a line drawn at right angles thereto;

THENCE southerly in a line parallel to Sixth Avenue, 26 feet 6 inches to a point in a line drawn at right angles to Dean Street, and distant 80 feet northerly therefrom;

THENCE westerly in a line parallel to Dean Street, 40 feet to the point or place of BEGINNING.

**Parcel RR** (For Information Only-Block: 1129 Lot: 62)

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Dean Street, distant 210 feet 10 inches westerly from the corner formed by the intersection of the northerly side of Dean Street with the westerly side of Vanderbilt Avenue;

RUNNING THENCE northerly and parallel to Vanderbilt Avenue 105 feet to the southerly line of a paved areaway which southerly line of the paved areaway is parallel to and 5 feet southerly from the center line of the block;

THENCE westerly along said southerly line of said paved areaway 43 feet 6 inches;

THENCE southerly, parallel with Vanderbilt Avenue and through a party wall, 105 feet to the northerly side of Dean Street;

THENCE easterly along the northerly side of Dean Street 43 feet 6 inches to the point and place of BEGINNING.

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**SCHEDULE A**  
**(Continued)**

**Parcel SS** (For Information Only-Block: 1127 Lot: 18)

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, being bounded and described as follows:

BEGINNING at a point on the southerly side of Pacific Street distant 77 feet 2 inches easterly from the corner formed by the intersection of the southerly side of Pacific Street with the easterly side of Fifth Avenue;

RUNNING THENCE southerly at right angles to Pacific Street 44 feet 5 inches to the land of Bertha Ainbinder;

THENCE southeasterly along said land and parallel with Flatbush Avenue 23 feet 8 inches;

THENCE northeasterly 12 feet 2 and ½ inches at a point in a line drawn at right angles to Pacific Street from a point therein distant 25 feet easterly from the point of beginning, which point is distant 52 feet 7 inches southerly from Pacific Street;

THENCE northerly at right angles to Pacific Street 52 feet 7 inches to the southerly side of Pacific Street;

THENCE westerly along the southerly side of Pacific Street 25 feet to the point or place of BEGINNING.

**Parcel TT** (For Information Only-Block: 1128 Lot: 89)

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Dean Street with the easterly side of Sixth Avenue;

RUNNING THENCE northerly along the easterly side of Sixth Avenue, 60 feet;

THENCE easterly in a line parallel with Dean Street, 20 feet;

THENCE southerly in a line parallel with Sixth Avenue, 60 feet to the northerly side of Dean Street;  
and;

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**SCHEDULE A**  
**(Continued)**

THENCE westerly along the northerly side of Dean Street, 20 feet to the point or place of BEGINNING.

**END OF SCHEDULE A**

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## 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)