

NYCTM

Department of Finance

October 20, 2016

FRONTIER RECORDINGS
69 CASCADE DRIVE
SUITE 101
ROCHESTER, NY 14614

RE: Submitted Transaction Successfully Recorded

Dear FRONTIER RECORDINGS:

Document Identification Numbers 2016101901069001 through 2016101901069002 which were submitted and intaken for Recording on 10/19/2016 3:58:55 PM, were successfully recorded on 10/20/2016 at 8:48 AM.

Below summarizes the status of the document(s).

Recording & Endorsement Cover Page(s) attached

2016101901069001

2016101901069002

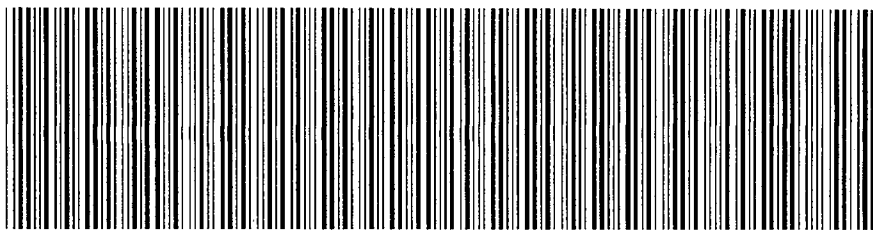
If you have questions or require further information, please send an email to acrishelp@finance.nyc.gov and someone will get back to you.

Thank you.

City Register

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2016101901069001001ED0C7

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 11

Document ID: 2016101901069001 Document Date: 09-08-2016 Preparation Date: 10-19-2016
Document Type: SUNDRY AGREEMENT
Document Page Count: 9

PRESENTER:
FRONTIER RECORDINGS
69 CASCADE DRIVE
SUITE 101
ROCHESTER, NY 14614
585-955-6111
RECORDINGS@FRONTIERABSTRACT.COM

RETURN TO:
FRONTIER RECORDINGS
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SUITE 101
ROCHESTER, NY 14614
585-955-6111
RECORDINGS@FRONTIERABSTRACT.COM

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
BROOKLYN	2266	45	Entire Lot	N/A GERRY STREET
Property Type: NON-RESIDENTIAL VACANT LAND				
Borough	Block	Lot	Unit	Address
BROOKLYN	2266	46	Entire Lot	83 GERRY STREET
Property Type: DWELLING ONLY - 2 FAMILY				
<input checked="" type="checkbox"/> Additional Properties on Continuation Page				

CROSS REFERENCE DATA

CRFN: 2015000140671


PARTIES

PARTY 1:
75-83 GERRY LLC
144 SPENCER STREET, #612
BROOKLYN, NY 11205

FEES AND TAXES			
Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:			\$ 0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00		\$ 0.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 97.00		
Affidavit Fee:	\$ 0.00		

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 10-20-2016 08:48
City Register File No.(CRFN):
2016000368537



Annette McMill
City Register Official Signature

DECLARATION of COVENANTS and RESTRICTIONS

THIS COVENANT is made the 6 day of SEPTEMBER 2016, by 75-83 Gerry LLC, a limited liability company organized and existing under the laws of the State of New York and having an office for the transaction of business at 144 Spencer Street, #612, Brooklyn, New York 11205.

WHEREAS, Operable Unit #3 of Pfizer Sites B and D (Site #V00350) is the subject of a Voluntary Cleanup Agreement executed by Pfizer Inc. (to which Oholei Shloma and YGS, Inc. f/k/a Congregation YGS were added as Volunteers by amendment dated September 19, 2012, VCA Index #D2-0010-0703, Amendment #2) as part of the New York State Department of Environmental Conservation's (the "Department's") Voluntary Cleanup Program, namely that parcel of real property known as Brooklyn Block 2266, Lots 45, 46, 47, 48, 49 and 50 (Gerry Street) in the City of New York, County of Kings, State of New York.

WHEREAS, Oholei Shloma* conveyed to 75-83 Gerry LLC a portion of Operable Unit 3 of Pfizer Sites B and D, namely that parcel of real property located on Gerry Street, Borough of Brooklyn, City of New York, County of Kings, and State of New York and identified as Block 2266, Lots 46, 47, and 48, by deed(s) dated March 12, 2015 and recorded on April 27, 2015 in the City Register of the City of New York in Instrument No. 2015000140671, and being more particularly described in Schedule "A," attached to this declaration and made a part hereof, and hereinafter referred to as "the Property"; and

WHEREAS, the Department approved a remedy to eliminate or mitigate all significant threats to the environment presented by the contamination disposed at the Property and such remedy requires that the Property be subject to restrictive covenants.

NOW, THEREFORE, 75-83 Gerry LLC, for itself and its successors and/or assigns, covenants that:

First, the Property subject to this Declaration of Covenants and Restrictions is as shown on a map attached to this declaration as Schedule "B" and made a part hereof.

Second, unless prior written approval by the Department or, if the Department shall no longer exist, any New York State agency or agencies subsequently created to protect the environment of the State and the health of the State's citizens, hereinafter referred to as "the Relevant Agency," is first obtained, where contamination remains at the Property subject to the provisions of the Site Management Plan ("SMP"), there shall be no construction, use or occupancy of the Property that results in the disturbance or excavation of the Property which threatens the integrity of the engineering controls or which results in unacceptable human exposure to contaminated soils. The SMP may be obtained from the New York State Department

of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233.

Third, the owner of the Property shall not disturb, remove, or otherwise interfere with the installation, use, operation, and maintenance of engineering controls required for the Remedy, which are described in the SMP, unless in each instance the owner first obtains a written waiver of such prohibition from the Department or Relevant Agency.

Fourth, the owner of the Property shall prohibit the Property from ever being used for purposes other than for **Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)** without the express written waiver of such prohibition by the Department or Relevant Agency.

Fifth, the use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the New York City Department of Health and Mental Hygiene to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.

Sixth, the owner of the Property shall provide a periodic certification, prepared and submitted by a professional engineer or environmental professional acceptable to the Department or Relevant Agency, which will certify that the institutional and engineering controls put in place are unchanged from the previous certification, comply with the SMP, and have not been impaired.

Seventh, the owner of the Property shall continue in full force and effect any institutional and engineering controls required for the Remedy and maintain such controls, unless the owner first obtains permission to discontinue such controls from the Department or Relevant Agency, in compliance with the approved SMP, which is incorporated and made enforceable hereto, subject to modifications as approved by the Department or Relevant Agency.

Eighth, this Declaration is and shall be deemed a covenant that shall run with the land and shall be binding upon all future owners of the Property, and shall provide that the owner and its successors and assigns consent to enforcement by the Department or Relevant Agency of the prohibitions and restrictions that the Voluntary Cleanup Agreement requires to be recorded, and hereby covenant not to contest the authority of the Department or Relevant Agency to seek enforcement.

Ninth, any deed of conveyance of the Property, or any portion thereof, shall recite, unless the Department or Relevant Agency has consented to the termination of such covenants and restrictions, that said conveyance is subject to this Declaration of Covenants and Restrictions.

IN WITNESS WHEREOF, the undersigned has executed this instrument the day written below.

By: *Joel Brauer*

Print Name: JOEL BRAUER

Title: MANAGING MEMBER Date: 9/8/16

Grantor's Acknowledgment

STATE OF NEW YORK)

) s.s.:

COUNTY OF KINGS)

On the 8 day of SEP, in the year 2016, before me, the undersigned, personally appeared JOEL BRAUER, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Esther Salomon

Notary Public State of New York

Esther Salomon
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01SA6341933
Qualified in Kings County
Commission Expires 5/16/2022

SCHEDULE "A"

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 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 northwesterly side of Gerry Street distant 260 feet northeasterly from the corner formed by the intersection of the northwesterly side of Gerry Street with the northeasterly side of Harrison Avenue;

RUNNING THENCE North 40 degrees 23 minutes 24 seconds west 100 feet to a point;

THENCE North 49 degrees 36 minutes 36 seconds east 65 feet to a point;

THENCE south 40 degrees 23 minutes 24 seconds east 100 feet to the northwesterly side of Gerry Street;

THENCE Southwesterly along the northwesterly side of Gerry Street, 65 feet to the point or place of BEGINNING.

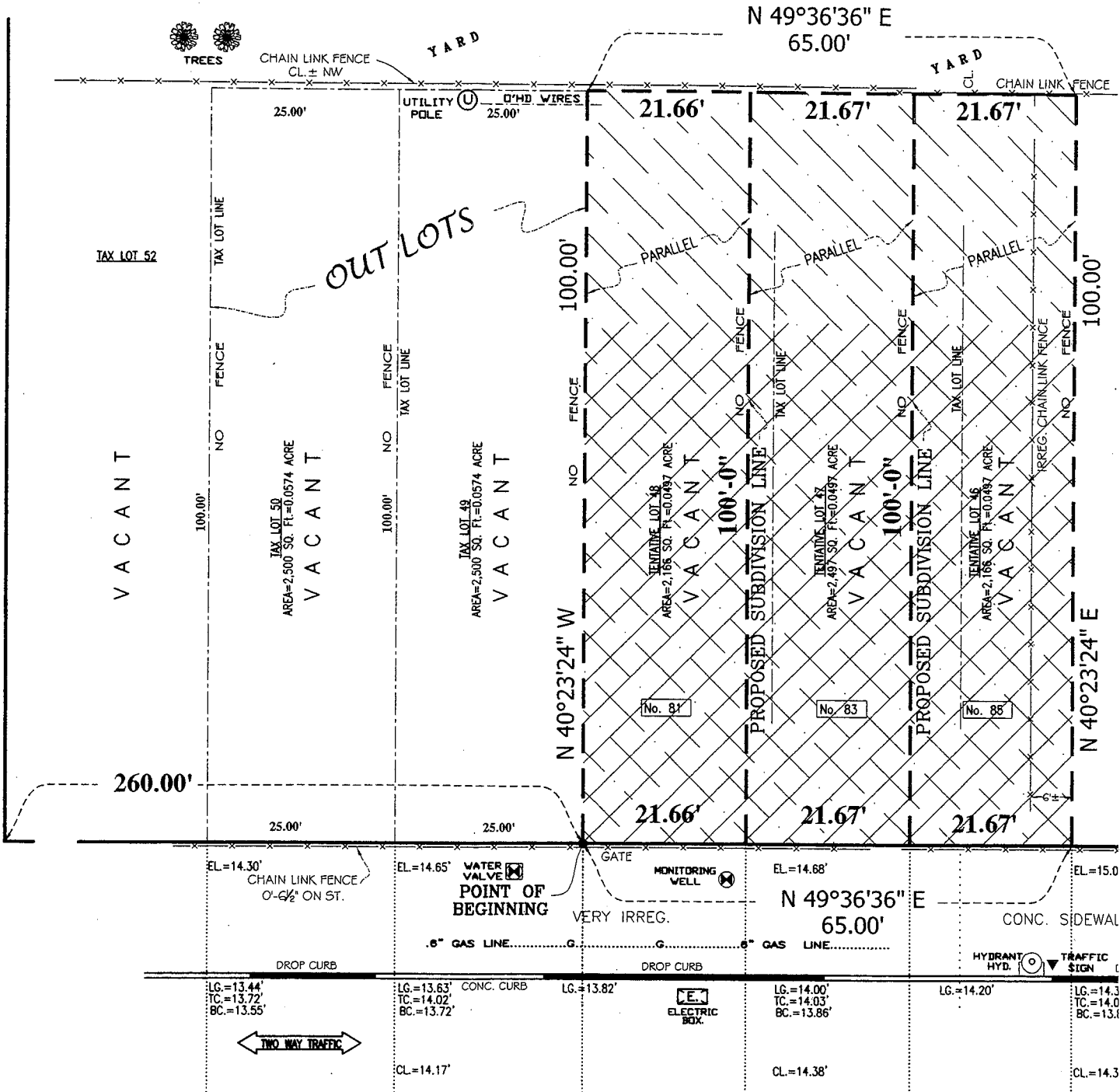
Note: Address, Block & Lot shown for informational purposes only
Designated as Block 2266, New Lot 46, 47 and 48.

Street Address: 81 - 85 Gerry Street, Brooklyn, NY 11206

SCHEDULE "B"

NYSDEC DEED RESTRICT AREA

HARRISON AVENUE (40' WIDE ASPHALT ROADWAY)



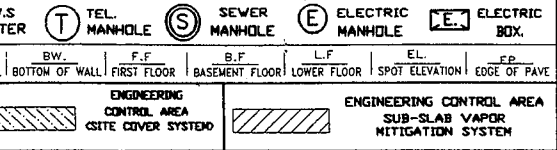
GERRY

(70' WIDE)
(34' WIDE ASPHALT ROADWAY)

STREET

VINCENT M. TEUTONICO L.S., PRES.
 REGISTRATION No. 050307

AAA GROUP
 LAND SURVEYORS SERVICES
139 LORIMER STREET
BROOKLYN, N.Y. 11206
 TEL (718) 387-9800, FAX 384-5050



THE ENGINEERING/INSTITUTIONAL CONTROLS
 For this Deed restriction are set forth in more detail in the Site Management Plan ("SMP"). A copy of the SMP must be obtained by any party with an interest in the property. The SMP may be obtained from the New York State Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.

TOTAL AREA CALCULATION
 (LOTS 46, 47 & 48)

AREA = 6,500 SQ. FT. =
 0.149 ACRE



Schedule A

Legal Description for Section 8 Block 2266 Lot 46, 47 and Lot 48, NYSDEC Deed restriction area and Engineering Control Area

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 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 northwesterly side of Gerry Street distant 260 feet northeasterly from the corner formed by the intersection of the northwesterly side of Gerry Street with the northeasterly side of Harrison Avenue;

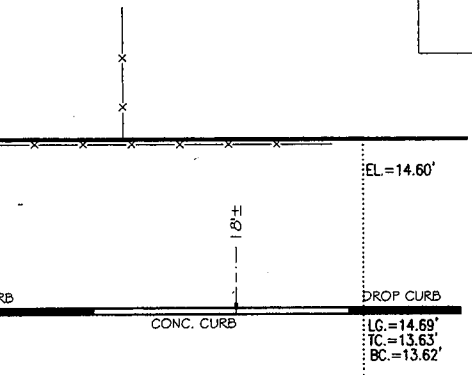
RUNNING THENCE North 40 degrees 23 minutes 24 seconds west 100 feet to a point;

THENCE North 49 degrees 36 minutes 36 seconds east 65 feet to a point;

THENCE south 40 degrees 23 minutes 24 seconds east 100 feet to the northwesterly side of Gerry Street;

THENCE Southwesterly along the northwesterly side of Gerry Street, 65 feet to the point or place of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only Designated as Block 2266, New Lot 46, 47 and 48.



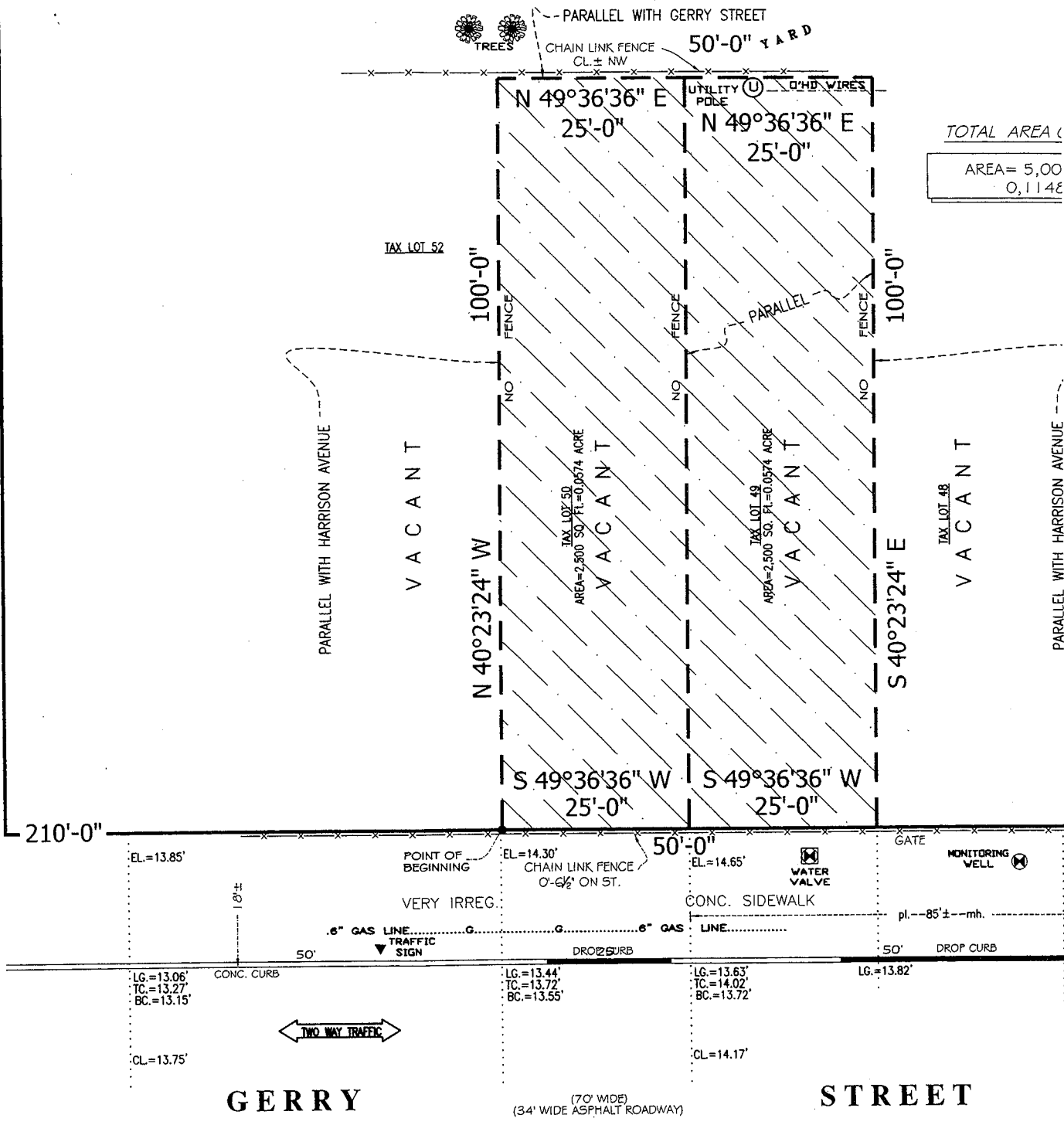
Certified Only To: NYSDEC

**NYSDEC SITE No. V00350 (OPERABLE UNIT 3)
 N/A GERRY STREET**

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYED:	MARCH 01, 2014
UPDATED :	MARCH 14, 2016
SCALE: 1"=20'	
BLOCK:	2266
LOT(s)	46,47 & 48
SECTION:	8
COUNTY:	KINGS
DWG BY:	AAA-Mr.L

HARRISON AVENUE
 (70' WIDE)
 (40' WIDE ASPHALT ROADWAY)



TOTAL AREA (ACRES)
 AREA = 5.00
 0.1148



LOCATION SURVEY

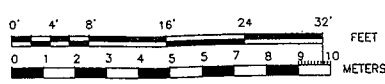
CAUTION: BEFORE PERFORMING ANY DIGGING OR DRILLING ON THIS SITE, IT IS REQUIRED THAT SUBSURFACE SERVICES, INCLUDING THE UNDERGROUND MAINS BE MARKED AND IDENTIFIED BY THE UTILITY INVOLVED IN COMPLIANCE WITH INDUSTRIAL CODE 53 OF NEW YORK STATE.

1) ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH IS 1.10 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK NEW JERSEY.

2) LEGAL GRADES (NAVD88) REFER TO CENTER OF RIGHT WAY IN QUEENS; FOR MANHATTAN, BRONX, BROOKLYN & RICHMOND REFER TO CURB LINE TAKEN AT PROJECTION OF PROPERTY LINE.

3) UNDERGROUND UTILITY INFORMATION SHOWN WAS OBTAINED FROM VARIOUS COMPANIES AND CITY AGENCIES AND IS NOT GUARANTEED FOR ACCURACY OR COMPLETENESS.

4) THIS IS TO CERTIFY THAT THERE ARE NO APPARENT STREAMS, NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.



VINCENT M. TEUTONI
 REGISTRATION No.

T	TEL. MANHOLE	S	SEWER MANHOLE	E	ELECTRIC MANHOLE	EL.	ELECTRIC BOX	NYSDEC DEED RESTRICTION AREA	ENGINEERING CONTROL AREA (SITE COVER SYSTEM)
B.W.	F.F.	B.F.	L.F.	EL.	EP.				
BOTTOM OF WALL	FIRST FLOOR	BASEMENT FLOOR	LOWER FLOOR	SPOT ELEVATION	EDGE OF PAVE				

THE ENGINEERING/INSTITUTIONAL CONTROLS
 For this Deed restriction are set forth in more detail in the Site Management Plan ("SMP"). A copy of the SMP must be obtained by any party with an interest in the property. The SMP may be obtained from the New York State Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.

ATION
 T. =



Schedule A

Legal Description for Section 8 Block 2266 Lot 50
Lot 49, NYSDEC Deed restriction area
Engineering Control Area

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 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 northwesterly side of Gerry Street distant 210 feet northeasterly from the corner formed by the intersection of the northwesterly side of Gerry Street with the northeasterly side of Harrison Avenue;

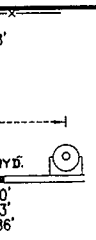
RUNNING THENCE northwesterly approximately parallel with Harrison Avenue, 100 feet;

THENCE northeasterly approximately parallel with Gerry Street, 50 feet;

THENCE southeasterly approximately parallel with Harrison Avenue, 100 feet;

THENCE southwesterly, along the northwesterly side of Gerry Street, 50 feet, to the point or place of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only
 Designated as Block 2266, New Lot 49 and 50.



Certified Only To: NYSDEC

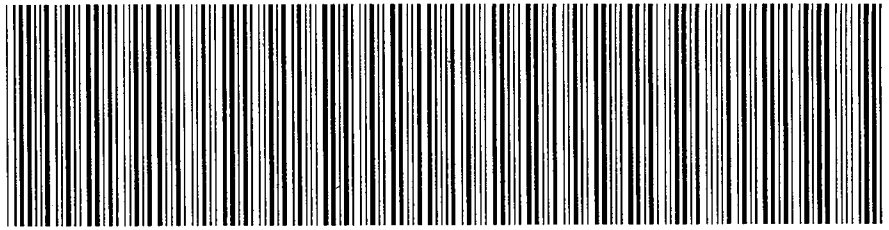
NYSDEC SITE No. V00350 (OPERABLE UNIT 3)
N/A GERRY STREET

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	UPDATED :	MARCH 14, 2016
	SCALE: 1"=20'	
	BLOCK:	2266
	LOT(s)	49 & 50
SECTION:	8	
COUNTY:	KINGS	
DWG BY:	AAA-Mr.L	

AAA GROUP
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2016101901069002001ED083

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 11

Document ID: 2016101901069002
Document Type: SUNDRY AGREEMENT
Document Page Count: 9

Document Date: 09-12-2016

Preparation Date: 10-19-2016

PRESENTER:
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RECORDINGS@FRONTIERABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2266	45	Entire Lot	N/A GERRY STREET

Property Type: NON-RESIDENTIAL VACANT LAND

Borough	Block	Lot	Unit	Address
BROOKLYN	2266	46	Entire Lot	83 GERRY STREET

Property Type: DWELLING ONLY - 2 FAMILY

Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN: 2015000140669

PARTIES

PARTY 1:
CONGREGATION DIVREI YOEL
144 SPENCER STREET, #612
BROOKLYN, NY 11205

FEES AND TAXES

Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	\$ 0.00
Exemption:			\$ 0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	\$ 0.00
City (Additional):	\$ 0.00		\$ 0.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 97.00		
Affidavit Fee:	\$ 0.00		

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK
Recorded/Filed 10-20-2016 08:48
City Register File No.(CRFN):
2016000368538



Annette McHill

City Register Official Signature

DECLARATION of COVENANTS and RESTRICTIONS

THIS COVENANT is made the 12 day of SEP. 2016, by Congregation Divrei Yoel, a religious corporation organized and existing under the laws of the State of New York and having an office for the transaction of business at 144 Spencer Street, #612, Brooklyn, New York 11205.

WHEREAS, Operable Unit 3 of Pfizer Sites B and D (Site #V00350) is the subject of a Voluntary Cleanup Agreement executed by Pfizer Inc. (to which Oholei Shloma and YGS, Inc. f/k/a Congregation YGS were added as Volunteers by amendment dated September 19, 2012, VCA Index #D2-0010-0703, Amendment #2) as part of the New York State Department of Environmental Conservation's (the "Department's) Voluntary Cleanup Program, namely that parcel of real property known as Brooklyn Block 2266, Lots 45, 46, 47, 48, 49 and 50 (Gerry Street) in the City of New York, County of Kings, State of New York.

WHEREAS, Oholei Shloma* conveyed to Congregation Divrei Yoel a portion of Operable Unit 3 of Pfizer Sites B and D, namely that parcel of real property located on Gerry Street, Borough of Brooklyn, City of New York, County of Kings, and State of New York and identified as Block 2266, Lots 49 and 50, by deed(s) dated March 12, 2015 and recorded on April 27, 2015 in the City Register of the City of New York in Instrument No. 2015000140669, and being more particularly described in Schedule "A," attached to this declaration and made a part hereof, and hereinafter referred to as "the Property"; and

WHEREAS, the Department approved a remedy to eliminate or mitigate all significant threats to the environment presented by the contamination disposed at the Property and such remedy requires that the Property be subject to restrictive covenants.

NOW, THEREFORE, Congregation Divrei Yoel, for itself and its successors and/or assigns, covenants that:

First, the Property subject to this Declaration of Covenants and Restrictions is as shown on a map attached to this declaration as Schedule "B" and made a part hereof.

Second, unless prior written approval by the Department or, if the Department shall no longer exist, any New York State agency or agencies subsequently created to protect the environment of the State and the health of the State's citizens, hereinafter referred to as "the Relevant Agency," is first obtained, where contamination remains at the Property subject to the provisions of the Site Management Plan ("SMP"), there shall be no construction, use or occupancy of the Property that results in the disturbance or excavation of the Property which threatens the integrity of the engineering controls or which results in unacceptable human exposure to contaminated soils. The SMP may be obtained from the New York State Department

of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233.

Third, the owner of the Property shall not disturb, remove, or otherwise interfere with the installation, use, operation, and maintenance of engineering controls required for the Remedy, which are described in the SMP, unless in each instance the owner first obtains a written waiver of such prohibition from the Department or Relevant Agency.

Fourth, the owner of the Property shall prohibit the Property from ever being used for purposes other than for **Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)** without the express written waiver of such prohibition by the Department or Relevant Agency.

Fifth, the use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the New York City Department of Health and Mental Hygiene to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department.

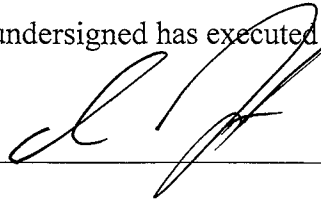
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Seventh, the owner of the Property shall continue in full force and effect any institutional and engineering controls required for the Remedy and maintain such controls, unless the owner first obtains permission to discontinue such controls from the Department or Relevant Agency, in compliance with the approved SMP, which is incorporated and made enforceable hereto, subject to modifications as approved by the Department or Relevant Agency.

Eighth, this Declaration is and shall be deemed a covenant that shall run with the land and shall be binding upon all future owners of the Property, and shall provide that the owner and its successors and assigns consent to enforcement by the Department or Relevant Agency of the prohibitions and restrictions that the Voluntary Cleanup Agreement requires to be recorded, and hereby covenant not to contest the authority of the Department or Relevant Agency to seek enforcement.

Ninth, any deed of conveyance of the Property, or any portion thereof, shall recite, unless the Department or Relevant Agency has consented to the termination of such covenants and restrictions, that said conveyance is subject to this Declaration of Covenants and Restrictions.

IN WITNESS WHEREOF, the undersigned has executed this instrument the day written below.

By: 

Print Name: CHAIM JACOBOWITZ

Title: MEMBER Date: 9-12-2016

Grantor's Acknowledgment

STATE OF NEW YORK)

) s.s.:

COUNTY OF KINGS)

On the 12 day of SEPT., in the year 2016 before me, the undersigned, personally appeared CHAIM JACOBOWITZ, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public State of New York

JOEL LANDAU
NOTARY PUBLIC, State Of New York
No. 01LA8091405
Qualified in Kings County
Commission Expires 04/28/2019

SCHEDULE "A"

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 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 northwesterly side of Gerry Street distant 210 feet northeasterly from the corner formed by the intersection of the northwesterly side of Gerry Street with the northeasterly side of Harrison Avenue;

RUNNING THENCE northwesterly approximately parallel with Harrison Avenue, 100 feet;

THENCE northeasterly approximately parallel with Gerry Street, 50 feet;

THENCE southeasterly approximately parallel with Harrison Avenue, 100 feet to the northwesterly side of Gerry Street;

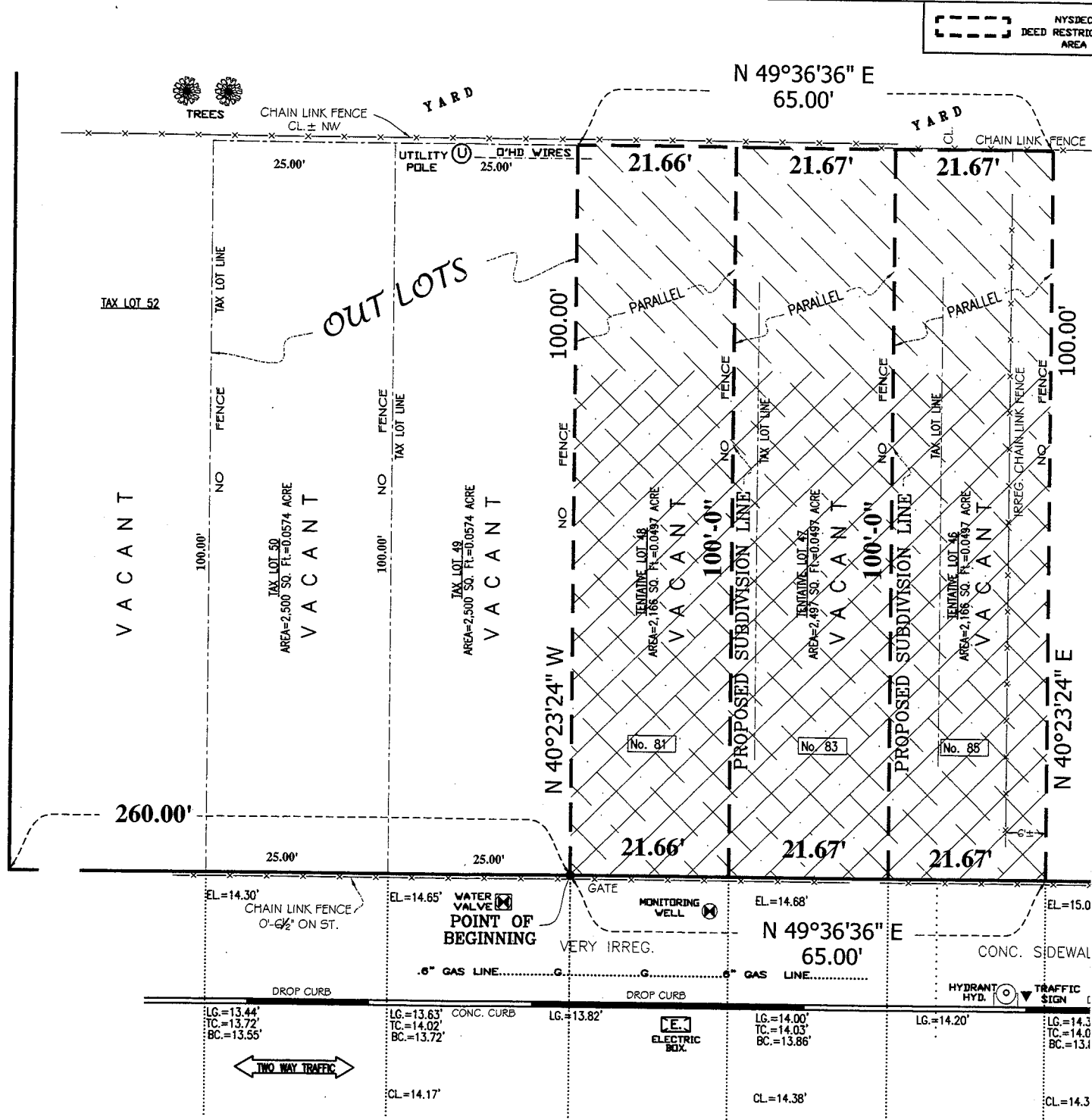
THENCE southwesterly, along the northwesterly side of Gerry Street, 50 feet, to the point or place of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only
Designated as Block 2266, New Lot 49 and 50.

Street Address: No # Gerry Street, Brooklyn, NY 11206

SCHEDULE "B"

HARRISON AVENUE
(70' WIDE)
(40' WIDE ASPHALT ROADWAY)



NYSDEC DEED RESTRICT AREA

[Handwritten Signature]

GERRY

(70' WIDE)
(34' WIDE ASPHALT ROADWAY)

STREET

VINCENT M. TEUTONICO L.S., PRES.
REGISTRATION No. 050307

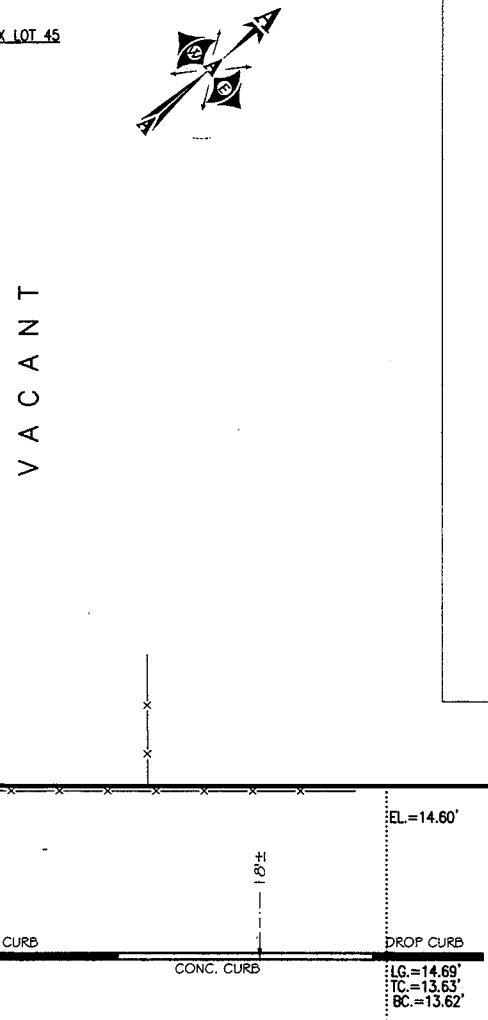
AAA GROUP
LAND SURVEYORS SERVICES
139 LORIMER STREET
BROOKLYN, N.Y. 11206
TEL. (718) 387-9800, FAX 384-5050

D.W.S WATER	TEL. MANHOLE	SEWER MANHOLE	ELECTRIC MANHOLE	ELECTRIC BOX
B.W. WALL	F.F. BOTTOM OF WALL	B.F. BASEMENT FLOOR	L.F. LOWER FLOOR	EL. SPOT ELEVATION
FP. EDGE OF PAVE	ENGINEERING CONTROL AREA (SITE COVER SYSTEM)		ENGINEERING CONTROL AREA (SUB-SLAB VAPOR MITIGATION SYSTEM)	

THE ENGINEERING/INSTITUTIONAL CONTROLS
 For this Deed restriction are set forth in more detail in the Site Management Plan ("SMP"). A copy of the SMP must be obtained by any party with an interest in the property. The SMP may be obtained from the New York State Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.

TOTAL AREA CALCULATION
 (LOTS 46, 47 & 48)

AREA = 6.500 SQ. FT. =
 0.149 ACRE



Schedule A

Legal Description for Section 8 Block 2266 Lot 46, 47 and Lot 48, NYSDEC Deed restriction area and Engineering Control Area

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 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 northwesterly side of Gerry Street distant 260 feet northeasterly from the corner formed by the intersection of the northwesterly side of Gerry Street with the northeasterly side of Harrison Avenue;

RUNNING THENCE North 40 degrees 23 minutes 24 seconds west 100 feet to a point;

THENCE North 49 degrees 36 minutes 36 seconds east 65 feet to a point;

THENCE south 40 degrees 23 minutes 24 seconds east 100 feet to the northwesterly side of Gerry Street;

THENCE Southwesterly along the northwesterly side of Gerry Street, 65 feet to the point or place of BEGINNING.

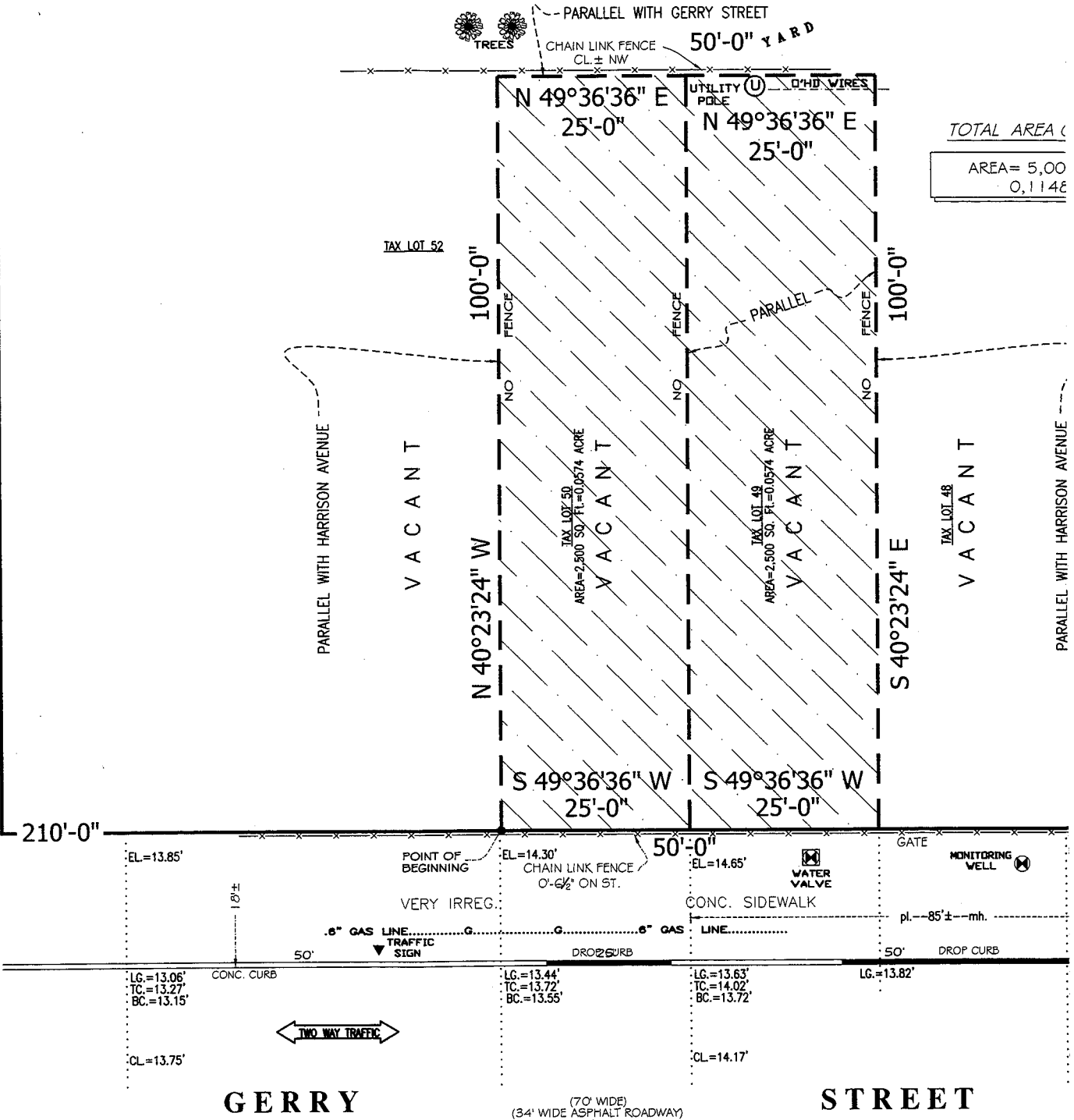
Note: Address, Block & Lot shown for informational purposes only Designated as Block 2266, New Lot 46, 47 and 48.

Certified Only To: NYSDEC

**NYSDEC SITE No. V00350 (OPERABLE UNIT 3)
 N/A GERRY STREET**

<small>UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.</small>	SURVEYED: MARCH 01, 2014
	UPDATED : MARCH 14, 2016
	SCALE: 1"=20'
	BLOCK: 2266 LOT(s): 46,47 & 48 SECTION: 8 COUNTY: KINGS DWG BY: AAA-Mr.L

HARRISON AVENUE
 (70' WIDE)
 (40' WIDE ASPHALT ROADWAY)

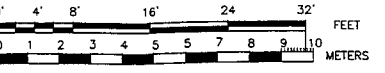


TOTAL AREA ()
 AREA = 5,000.1148

LOCATION SURVEY

CAUTION: BEFORE PERFORMING ANY DIGGING OR DRILLING ON THIS SITE, IT IS REQUIRED THAT SUBSURFACE SERVICES, INCLUDING THE UNDERGROUND MAINS BE MARKED AND IDENTIFIED BY THE UTILITY INVOLVED IN COMPLIANCE WITH INDUSTRIAL CODE 53 OF NEW YORK STATE.

- 1) ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH IS 1.10 FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK NEW JERSEY.
- 2) LEGAL GRADES (NAVD88) REFER TO CENTER OF RIGHT WAY IN QUEENS; FOR MANHATTAN, BRONX, BROOKLYN & RICHMOND REFER TO CURB LINE TAKEN AT PROJECTION OF PROPERTY LINE.
- 3) UNDERGROUND UTILITY INFORMATION SHOWN WAS OBTAINED FROM VARIOUS COMPANIES AND CITY AGENCIES AND IS NOT GUARANTEED FOR ACCURACY OR COMPLETENESS.
- 4) THIS IS TO CERTIFY THAT THERE ARE NO APPARENT STREAMS, NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.



VINCENT M. TEUTON
 REGISTRATION No.

D.W.S. WATER	T TEL. MANHOLE	S SEWER MANHOLE	E ELECTRIC MANHOLE	E ELECTRIC BOX	NYSDEC DEED RESTRICTION AREA	ENGINEERING CONTROL AREA (SITE COVER SYSTEM)
W. WALL	B.W. BOTTOM OF WALL	F.F. FIRST FLOOR	B.F. BASEMENT FLOOR	L.F. LOWER FLOOR	EL. SPOT ELEVATION	EP. EDGE OF PAVE

THE ENGINEERING/INSTITUTIONAL CONTROLS
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CULATION
 Q. FT. =
 RE



Schedule A

Legal Description for Section 8 Block 2266 Lot 50
Lot 49, NYSDEC Deed restriction area
Engineering Control Area

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 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 northwesterly side of Gerry Street distant 210 feet northeasterly from the corner formed by the intersection of the northwesterly side of Gerry Street with the northeasterly side of Harrison Avenue;

RUNNING THENCE northwesterly approximately parallel with Harrison Avenue, 100 feet;

THENCE northeasterly approximately parallel with Gerry Street, 50 feet;

THENCE southeasterly approximately parallel with Harrison Avenue, 100 feet;

THENCE southwesterly, along the northwesterly side of Gerry Street, 50 feet, to the point or place of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only
 Designated as Block 2266, New Lot 49 and 50.

4.68'

4.00'

4.03'

13.86'

4.38'

Certified Only To: NYSDEC

NYSDEC SITE No. V00350 (OPERABLE UNIT 3)
N/A GERRY STREET

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	UPDATED : MARCH 14, 2016
	SCALE: 1"=20'
	BLOCK: 2266 LOT(s): 49 & 50
	SECTION: 8 COUNTY: KINGS DWG BY: AAA-Mr.L

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LS., PRES.
 0307