

PUBLIC AUCTION

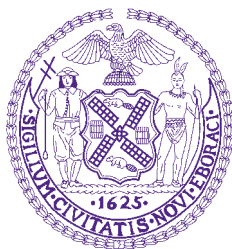
NEW YORK CITY REAL ESTATE

TUESDAY, JUNE 13, 2006

10:00 A.M.

**The Jacob K. Javits Convention Center of New York
(Entrance 11th Avenue and West 35th Street)**

**PRE-AUCTION SEMINAR
THURSDAY, JUNE 1, 2006
Three Sessions: 5 p.m., 6 p.m. & 7 p.m.
125 WORTH STREET
2nd Floor Auditorium, Manhattan**



**City of New York
Michael R. Bloomberg
Mayor**

Martha K. Hirst
*Commissioner,
Department of Citywide Administrative Services*

Lori Fierstein
*Deputy Commissioner,
Division of Real Estate Services*

Your Chance to Own a Piece of New York City

Buy real estate by attending the New York City Real Estate Public Auction. Vacant lots, commercial property and residential buildings are available for an opening bid as low as \$1,000. Properties are located throughout the City of New York. Sizes and prices can meet the needs of every buyer: from the homeowner looking to buy a lot to park a car to the sophisticated investor looking to build new homes, stores or businesses. Buy property and make a solid investment by owning a piece of New York City.

Prior to the auction, carefully read and be certain that you understand the Terms and Conditions of Sale and any special conditions that apply to certain properties. Attend the Pre-Auction Seminar to learn more about the auction process and bidding procedure.

Going once, going twice . . . SOLD!

FOR INFORMATION CONTACT:

Department of Citywide Administrative Services
Division of Real Estate Services
Office of Auction Sales
1 Centre Street, 19th Floor North
New York, N.Y. 10007
(212)669-8888
nyc.gov/dcas

A Pre-Auction Seminar will be held on Thursday, June 1, 2006.

Three sessions: 5 p.m., 6 p.m. & 7 p.m.

**at 125 Worth Street, 2nd Floor Auditorium, Manhattan
to answer auction-related questions.**

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PRE-AUCTION SEMINAR

Thursday, June 1, 2006

Three Sessions
5 p.m., 6 p.m. & 7 p.m.

125 Worth Street
2nd Floor Auditorium
Manhattan

New bidders are encouraged to attend the Pre-Auction Seminar to learn about the sales procedure in order to be prepared to bid at the auction.

Representatives of the Division of Real Estate Services will be available to answer questions regarding sales procedures, bidding requirements, acceptable money payments, mortgage applications, assignment requirements, etc.



PURCHASER REQUIREMENTS

20% OF THE “SALES PRICE” MUST BE PAID AT THE AUCTION:

EXAMPLE

“Minimum upset price”	\$10,000
Beginning bid price	
Actual “sales price”	15,000
High bid price	
“Cash requirement”	2,000
20% of \$10,000	
Payable in official bank check, certified check, cash, travelers check, bank money order or postal money order. No personal checks	
“Additional deposit” due	1,000
20% of “sales price” <u>minus</u> “cash requirement” payable in official bank check, certified check, cash, travelers check, bank money order, postal money order or personal check	
“Sales deposit”	3,000
Total cash paid at auction	
“Cash requirement” <u>plus</u> “additional deposit”	
“Balance payment”	12,000
80% of the “sales price”	
Total due 45 days after the auction	

PURCHASERS MUST HAVE THE FOLLOWING:

- TWO FORMS OF IDENTIFICATION

- One must be a photo I.D. such as driver’s license, passport or employee card
- The second can be a credit card, alien registration, etc.

- PAYMENT

ACCEPTABLE FORMS OF PAYMENT

official bank check
 certified check
 cash
 travelers check
 bank money order
 postal money order

NOT ACCEPTABLE FORMS OF PAYMENT

non-postal or non-bank money orders
 third party checks

If you are the successful bidder, you must pay a deposit of not less than 20% of the purchase price or the cash requirement, whichever is greater, on the day of the auction. You must have this money available at the time you bid, and you will not be permitted to leave the auditorium until you have completed the payment process. The 20% consists of the CASH REQUIREMENT (payable in official bank check, certified check, cash, travelers check, bank money order or postal money order) PLUS the difference between the CASH REQUIREMENT and 20% of the purchase price. The additional deposit can be in the form of official bank check, certified check, cash, travelers check, bank money order, postal money order or personal check.

GENERAL INFORMATION

1. Auction Sale - This sale will be conducted as a public auction. Bidders must attend the auction. At the auction, the successful bidder must submit a deposit of not less than 20% of the purchase price or the cash requirement, whichever is greater. The cash requirement portion of the deposit, as indicated in the property listings section for each parcel, must be in official bank check, certified check, cash, travelers check, bank money order or postal money order payable to **NYC/DCAS/DRES**. If you are presenting cash, it should be in the form of **\$100.00 BILLS**. The remaining balance owed on the date of auction, if any, can be paid by official bank check, certified check, cash, travelers check, bank money order, postal money order or personal check. See Paragraph 4 of the Standard Terms and Conditions of Sale.

2. Standard Terms and Conditions of Sale - The Standard Terms and Conditions of Sale printed in this brochure contain complete information on the terms of auction, including information on financial and mortgage terms, deed restrictions, and eligibility requirements. **We urge you to read them carefully.** Certain parcels included in this auction are being sold subject to special terms and conditions of sale in addition to the standard terms.

3. Assignment of Memorandum of Sale - The successful bidder can assign his Purchaser's rights under the Memorandum of Sale not later than fourteen (14) calendar days from the date of sale.

4. Minimum Eligibility Requirements

A. Successful Bidders and Assignees will be required to execute and submit affidavits verifying, among other things, that they are not delinquent in the payment of real estate taxes for any property located in the City of New York or any other obligation with the City of New York.

B. At the auction a successful bidder must furnish his Social Security number. Where the purchaser is a corporation, the Employer Tax I.D. number is required; and an officer of the corporation must furnish his Social Security number. Purchasers are required to furnish two proofs of identification on the date of auction, preferably one with photograph (passport, driver's license, etc).

5. Prospective purchasers are urged to contact the following City agencies for information regarding the properties being offered at this Public Auction.

A. To verify information on **ASSESSED VALUATION** and **REAL ESTATE TAXES**, contact the Department of Finance in the borough office in which the property is located by calling 311, or visiting the DOF website at nyc.gov/dof.

The assessed value is the value placed on a property by the Department of Finance for the purpose of determining real estate taxes.

B. For information on **VIOLATIONS** and to see the original **BUILDING PLANS**, visit the borough office of the Department of Buildings in which the property is located, or visit the DOB website at nyc.gov/buildings.

Manhattan
280 Broadway
5th Floor

Bronx
1932 Arthur Avenue
5th Floor

Brooklyn
Municipal Building, 8th Floor
210 Joralemon Street

Queens
120-55 Queens Blvd., 1st Floor
Kew Gardens

Staten Island
Borough Hall, Room 214
10 Richmond Terrace

6. An **INSPECTION SCHEDULE** has been arranged for certain buildings included in this auction. See Page 12.
7. **No Brokerage Commissions** will be payable by the City of New York. See Paragraph 28 of Terms and Conditions of Sale.
8. **Purchase by City Employees**-The City Council amended Section 2604 of the New York City Charter on July 24, 1980. Most City employees are now eligible to purchase real property at auction or sealed bid sales. However, the following persons still may not bid on or purchase property: elected officials; employees in the Office of Property Management of the Department of Housing Preservation and Development (HPD); employees in the Division of Real Estate Services of the Department of Citywide Administrative Services (DCAS); Commissioners, Deputy Commissioners, Assistant Commissioners, and others of equivalent rank in HPD or DCAS; and any officer or employee who has participated in decisions or matters affecting the disposition of the City property to be sold or has such matters under active consideration.
9. **Requirements of Property Owners with Respect to Vacant Land-Cleaning and Fencing**- Bidders are advised that owners of vacant lots within the City of New York are required by law to fence such lots and maintain them in a clean and sanitary condition. Failure to clean and maintain such property could result in the imposition of substantial penalties based on enforcement actions as well as the exercise of other enforcement powers by the Department of Transportation, Department of Health, Department of Sanitation and other agencies having jurisdiction.
10. **Penalty for Bid Rejection or Refusal to Proceed with a Sale**- If for any reason a bid is rejected or the successful bidder(s) refuses to proceed with the sale of any one parcel then, in either event, all bids shall be rejected and the parcel(s) reoffered, said bidder(s) shall be prohibited from further bidding, and will be required to leave the auction auditorium. A good faith effort will be made by DRES to ensure that such bidder(s) not be permitted to re-enter the auction auditorium.
11. The information in this brochure is available for the convenience of prospective purchasers and is as accurate as can reasonably be provided. **For further information, please call the Office of Auction Sales at (212) 669-8888 or visit the DCAS website at nyc.gov/dcas.**

Bidders are advised that the City reserves the right to require prospective bidders to present proof in advance of any bidding on a particular parcel that the bidder is in possession of the "cash requirement" in the appropriate amount and form for each parcel. The "cash requirement" must be payable in official bank check, certified check, cash, travelers check, bank money order or postal money order. When such proof is required, bidders who are unable to provide the aforesaid will not be permitted to participate in the bidding for that parcel.

Bidders are advised that due to security requirements, all persons entering the Jacob Javits Convention Center must pass through a metal detector. Please allow extra time to enter the hall. No eating, drinking or smoking is permitted in the Jacob Javits Convention Center. These rules will be strictly enforced.

NOTE: Individuals requesting Sign Language Interpreters should contact the Department of Citywide Administrative Services, Division of Real Estate Services, 1 Centre Street, 19th Floor North, New York, NY 10007, phone (212) 669-8888 no later than 14 days prior to the Pre-Auction Seminar or the Public Auction. TDD users should call Verizon relay service.

MORTGAGE LOANS

Mortgage Loans - If the purchase price is \$20,001 or more, the successful bidder or assignee may be eligible to apply for a purchase money mortgage for a portion of the purchase price. Mortgage application packages must be accompanied by the appropriate downpayment and a fee of one percent (1%) of the face amount of the mortgage (but not to exceed \$5,000). Payments must be in the form of official bank check, certified check, bank money order or postal money order. Cash is not accepted. The downpayment, mortgage application fee and mortgage application package must be submitted within forty-five (45) calendar days of the date of the auction. The chart below outlines the percentages of the sales price that is apportioned to the mortgage amount. As part of the mortgage application review, the City will consider the credit worthiness of the applicant. This summary must be read in conjunction with the Terms and Conditions of Sale which appear at the back of this brochure after the parcel listings.

Mortgage applications can be downloaded from the DCAS website at nyc.gov/dcas

NOTE: The mortgage rate for this auction is fixed at 7.0%.

If the purchase price is \$20,001 or more, bidders are eligible to apply for a purchase money mortgage. The minimum deposit requirements are as follows:

Sales Price	Downpayment Required*	Maximum Mortgage Amount Available
\$ 20,001 - \$100,000	50%	50%
\$100,001 - \$200,000	40%	60%
over \$200,000	35%	65%

*This downpayment is based on a percentage of the purchase price and shall be an amount equal to the difference between the purchase price and the available mortgage amount.

In determining whether or not to approve a mortgage application, the City will verify that purchasers have sufficient financial resources to maintain the property, pay real estate taxes and meet monthly mortgage obligations.

1. Each purchaser applying for a mortgage loan must complete a mortgage application (personal and/or corporate, as applicable) and provide financial statements as requested by the City. The following information will be requested:
 - A complete mortgage application. All sections and schedules must be answered and the application must be signed and dated.
 - Photocopies of signed Federal income tax returns with all schedules for the last two years.
 - Photocopies of W-2 Forms for the last two years.
 - Completed requests for verification of employment, cash on deposit and loan history.
 - Current statements of all accounts, notes and loans receivable.
 - Certified Public Accountant Statements (either compilation or audit) as requested.
 - Development, improvement, or rehabilitation plans (including the estimated cost thereof) and sources of financing, as requested.
 - Projected cash flow from the property.
 - Disclosure of prior convictions.
 - Any and all other information that the City may request in order to complete its review of the mortgage application.
2. Where the purchaser is a business entity, the purchaser must furnish a list of its officers, members and all shareholders with a 20% or greater interest in the entity. Each partner or any director(s), officer(s) or shareholder(s) having a total of twenty percent (20%) or more of the purchaser's voting stock, ownership interest or control shall be required to personally guarantee the debt to secure the loan.
3. Where the purchaser is a partnership, each partner must submit individual mortgage application packages containing all information as outlined above along with a completed and signed partnership mortgage application.
4. In determining whether or not to approve a mortgage application, the City will consider whether the purchaser has sufficient financial resources to maintain the property, pay real estate and other related taxes, and meet monthly mortgage obligations, and discharge any and all other obligations with respect to the property. Consideration is also given concerning past business transactions between the City and the purchaser.
5. As a condition for granting a mortgage, the City may require personal guarantees, and any other terms and guarantees as the City feels, in its sole discretion, are necessary to insure the collectibility of the mortgage loan.

CITYSTORE

THE OFFICIAL STORE OF THE CITY OF NEW YORK

CITYSTORE IS THE PLACE FOR EVERYTHING NEW YORK

GREEN BOOK: The official directory of New York, published annually.

MUNICIPAL PUBLICATIONS: A wide range of publications issued by various city agencies detailing, analyzing and explaining specific areas of city government. Publications include the Building Code, and the Electrical Code.

GIFTS & COLLECTABLES: CityStore offers everything from a collection of unique books to luxurious scarves to manhole cover floor mats... die cast collectables, hand embroidered Brooklyn pillows... and so much more!

NYC PARKING CARDS: Pre-paid cards available in \$20 and \$50 denominations.

THREE EASY WAYS TO SHOP

ON-LINE

NYC.gov/CityStore

BY PHONE

311 or (outside NYC) 212-NEW-YORK

IN PERSON

Manhattan Municipal Building
One Centre Street - North Plaza

NYC & Company Visitor Information Center
810 7th Avenue (between 52nd - 53rd St.)

All CityStore sales go to the New York City General Fund
and support municipal services

NEED ADDITIONAL INFORMATION?
Call 311 or (212) NEW-YORK (outside NYC)
E-mail us at CityStore@dcas.nyc.gov

For information on Zoning, contact the Department of City Planning at (212) 720-3291, 9:00 a.m.-4:00 p.m. For information regarding EXACT zoning requirements, consult the New York City Zoning Resolution, a copy of which is available for review at the Municipal Reference Library, (212) 788-8590, 31 Chambers Street, Rm 112, 10:00 a.m.-4:00 p.m. or you can visit the DCP website at nyc.gov/planning

The following information will assist potential purchasers in understanding and interpreting the applicable zoning regulations governing use of property in the City of New York. These guidelines apply to the development of vacant lots, use and expansion of existing buildings or to permitted accessory uses. To understand the uses permitted on a specific site, you are urged to seek professional advice, e.g., a licensed architect or engineer.

These guidelines are not intended as anything other than a general summary of terms used in this auction brochure and are provided for convenience of reference only. The Division of Real Estate Services is not charged with the enforcement or interpretation of zoning laws and regulations and makes no representations in this regard. Purchasers are urged not to rely in any manner upon these guidelines and are urged to consult with their own advisers in this area.

DEFINITIONS

RESIDENTIAL: Residential Districts (R1-R10) vary according to bulk, permissible density and other controls, such as parking and open space.

COMMERCIAL: Commercial Districts (C1-C8) vary according to the area they are to serve (local vs. regional) and the compatibility with adjacent residential uses. All residential uses are permitted in C1-C6 districts. Many C districts are further subdivided by another numerical suffix, e.g., C6-9, which allows a greater range of bulk and parking standards.

MANUFACTURING: Manufacturing Districts (M1-M3) vary according to their impact on the environment and the types of materials used in the production processes. No residential use is permitted in M zones without first obtaining a variance from the Board of Standards and Appeals.

PARKING: Parking provisions differ according to the type of district and the use and size of the development. The Zoning Resolution controls the minimum number of spaces required, the maximum number of spaces permitted and the distance of the parking facility from the use to which it is accessory.

USE GROUPS: Within each zoning district, certain activities are permitted which are categorized as use groups. There are 18 use groups: residential and institutional activities are within use groups 1-4, local retail and services are within use groups 5-9, regional shopping is within use groups 10-12, open space activities are within use groups 13-15, manufacturing is within use groups 16-18. The following chart shows permitted use groups. For further information on what uses are allowable within specific zones contact the Department of City Planning or the borough office of the Department of Buildings.

ZONING

RESIDENTIAL DISTRICTS: Permitted Uses

District	Uses	Permitted Use Groups
R1	Single Family Detached Residence; Community Facility Use	1,3,4
R2	Single Family Detached Residence; Community Facility Use	1,3,4
R3-1	Single- or Two-Family Residence, Attached or Semi-attached; Community Facilities	1,2,3,4
R3-2 to R10	Residence of all kinds; Community Facilities	1,2,3,4

COMMERCIAL DISTRICTS: Permitted Uses

District	Uses	Permitted Use Groups
C1	Wide range of retail stores and personal service establishments for local shopping; Residential and Community Facilities.	1-6
C2	Wide range of local service establishments; Residential and Community Facilities.	1-9,14
C3	Waterfront recreation, related to boating and fishing; Residential and Community Facilities.	1-4,14
C4	General Commercial uses such as department stores, theatre, etc.; Residential and Community Facilities.	1-6,8-10,12
C5	Central Commercial uses which serve the entire metropolitan region; Residential and Community Facilities.	1-6,9-11
C6	Full range of commercial uses requiring a central location; Residential and Community Facilities.	1-12
C7	Large, noisy, traffic generating uses such as open amusement park.	4-10,12-15
C8	Service establishments such as automobile service stations.	4-14,16

MANUFACTURING DISTRICTS: Permitted Uses

District	Uses	Permitted Use Groups
M1	Light industrial uses such as research laboratories, or wholesale service facilities; certain Community Facilities.	4-14,16-17
M2	General industrial uses with performance characteristics less desirable than those permitted in M1 district.	5-17
M3	Heavy industrial uses such as chemical manufacturing, power plants, foundries, etc.	5-18

10 FREQUENTLY ASKED QUESTIONS

1. Q. What is the MINIMUM UPSET PRICE?

A. This is the price at which the bidding will begin. For example, if the MINIMUM UPSET PRICE is \$5,000, the bidding cannot begin below \$5,000.

2. Q. If there are no bidders on a parcel at this sale, will the parcel come up for sale again?

A. If there are no bids on a parcel when first offered at auction, it will be re-offered prior to the conclusion of the session. If no bids are made the second time, the parcel will be re-evaluated and may be re-offered at public auction at a future date.

3. Q. How much money is due on the day of the auction?

A. You must submit the cash requirement or 20% of the purchase price, whichever is greater, in the form of a deposit, on the day of the auction.

4. Q. What is the CASH REQUIREMENT?

A. The cash requirement is listed next to each parcel and is the amount payable at the close of bidding. Payment must be in the form of official bank check, certified check, cash, travelers check, bank money order or postal money order. All checks must be made payable to **NYC/DCAS/DRES**. Personal checks will not be accepted for the cash requirement. Cash will only be accepted in \$100 bills. The cash requirement must be in its proper form when you bid on a parcel. You must submit the cash requirement to the auctioneer's staff member on the floor of the auction immediately following the conclusion of bidding.

5. Q. What is a DEPOSIT and how must this be paid?

A. The deposit will consist of the cash requirement or 20% of the sales price, whichever is greater. The cash requirement must be paid in official bank check, certified check, cash, travelers check, bank money order or postal money order. The difference between the cash requirement and 20% of the sales price, if any, may be paid by personal check. **You must be prepared at the time of the bid to deposit both the cash requirement and any additional funds necessary to meet the deposit requirements. You will not be permitted to leave the auditorium without completing the payment process.**

6. Q. Are any other payments required on the day of the auction?

A. Yes. In addition to the deposit, the Purchaser is responsible for an **Auctioneer's Fee** (see Paragraph 27 of the Terms and Conditions of Sale). This fee is payable by cash or personal check and must be paid to the auctioneer prior to signing the contract.

7. Q. When are Affidavits and Business Entity paperwork due?

A. All affidavits, partnership certificates, corporate resolutions, incumbency certificates and certificates of good standing must be duly executed and submitted within 14 days of the auction. Failure to comply will result in a default.

8. Q. May I assign my Sales Contract?

A. You may apply to assign your sales contract. All assignments must be submitted within fourteen (14) calendar days of the auction. However, all assignment requests must be on the form provided by the Division of Real Estate Services, and accompanied by required Affidavits and paperwork. A fee of \$200 must accompany each request. The fee must be submitted in the form of an official bank check, certified check, bank money order or postal money order made payable to **NYC/DCAS/DRES**. No assignment shall be valid for any purpose unless and until approved in writing by the Division of Real Estate Services.

9. Q. When must title objections be filed and in what form?

A. All title objections must be filed in writing within forty-five (45) days of the auction. A title report issued by a Title Company certified to conduct business in the State of New York, and if applicable, a survey, must accompany each submission. **Failure to submit in a timely manner may result in a waiver of all rights to file title objections.**

10. Q. Will a title objection result in a cancellation of sale?

A. If your title company identifies a title objection, it will be reviewed by the NYC Law Department with your title company. Most title objections are resolved and the property is conveyed. See Paragraph 21 of the Standard Terms and Conditions of Sales for further information regarding title objections.

11. Q. Am I responsible for liens and violations on property?

A. Buyers will NOT be responsible for any real estate taxes, water charges, sewer charges or City liens on the property prior to the conveyance date. However, buyers will be responsible for VIOLATIONS on the property prior to the conveyance date if directly related to the property. See Paragraph 15 of the Standard Terms and Conditions of Sale for additional information.

12. Q. When must I pay the balance still due on the purchase price of my parcel?

A. If the purchase price is less than \$20,001, the entire balance must be paid within 45 days of the date of the auction. For example, if the purchase price is \$10,000, the deposit due on the day of the auction is \$2,000, and the remaining balance due equals \$8,000. The balance of \$8,000 must be paid **within 45 days of the date of the auction.**

If the purchase price is \$20,001 or more, you may be eligible to apply for a purchase money mortgage for a portion of the purchase price. If you are eligible for a purchase money mortgage, you must submit the appropriate downpayment within 45 days of the date of the auction. Additionally, a fee of one percent (1%) of the face amount of the mortgage, but not to exceed \$5,000, must also be remitted for the processing of the mortgage application. These payments must be in the form of official bank check, certified check, bank money order or postal money order made payable to **NYC/DCAS/DRES**. Cash is not accepted. Please refer to the schedule on Page 3 for examples of the required payments. Also note that a complete mortgage application package must accompany the downpayment.

13. Q. What happens if I don't make the balance payment or submit required paperwork, affidavits, completed mortgage application package and fee?

A. The Division of Real Estate Services will place you in default of all Terms and Conditions of Sale. In the event that you are placed in default, the City will retain all monies paid on account of the purchase as liquidated damages, and may resell the property at a future auction. Furthermore, the City of New York will not permit you to bid on, close title on or purchase property from the City for a period of five years.

14. Q. When do I close title?

A. When all requirements under the Terms and Conditions of Sale have been met, the file is forwarded to the NYC Law Department. A Title Closing Attorney is assigned to arrange a mutually convenient closing date. You will be notified of the date and time by phone or certified mail.

15. Q. If the property is presently being used by other people, how do I claim possession?

A. You are not legally the owner of the property until title has closed and you have received your deed, at which time you are solely responsible for claiming possession in any legal manner you may deem necessary.

16. Q. What closing costs will I have to pay?

A. Before your closing, you will receive an appointment letter confirming time, date and closing costs. The charges include recording fees for the deed and mortgage, a State stamp tax, a City transfer tax, a service charge for preparing a note and mortgage, and taxes from the closing date to the end of the tax quarter. If you have a mortgage, you will be required to pay mortgage interest from the closing date to the end of the month. Should you adjourn your closing date, adjournment fees will be paid at closing in addition to the other charges.

17. Q. Do I need to hire an attorney to represent me?

A. Whether or not you wish to retain an attorney to represent your interests is your decision. If you are not represented at the time of title closing, the City's closing attorney will describe the documents you are signing and forward the appropriate instruments to the City Register for recording. Read and familiarize yourself with the Terms and Conditions of Sale and the property offering described in the brochure.

18. Q. Do I need to use a broker to bid?

A. No. You do not need to be represented by a broker to bid on property. Please be aware that the City does not pay any brokers' commissions, pursuant to Paragraph 28 of the Terms and Conditions of Sale. Bidders are encouraged to attend the Pre-Auction Seminar to learn about the bidding process.

19. Q. What does the "accessory, extension or enlargement uses only" restriction mean?

A. Properties sold with these restrictions can usually be used only by the adjacent owner to support an existing use next door. Examples of acceptable uses are: parking for homes, gardens next to homes and parking to support adjacent businesses. Expansions or enlargements to existing homes or businesses are permitted. However, separate buildings are not allowed. Refer to the New York City Zoning Resolution or contact the Department of City Planning for further requirements.

20. Q. What is an interior lot?

A. An interior lot means there is no direct access from any mapped street to the subject parcel. Bidders are advised to determine whether upon acquisition of the parcel they will have access to the lot; the City makes no representations in this regard.

12

INSPECTION SCHEDULE

The following inspection schedule has been arranged for viewing some of the **buildings** listed for sale in this Auction. Prospective purchasers should go directly to the building at the time scheduled. Buildings will be open only during these hours and will close promptly at the time indicated below. We strongly urge anyone interested in purchasing a property to inspect the premises before placing a bid on any property. Bring a flashlight with you to the inspection.

NOTE: WHILE THE CITY WILL MAKE A REASONABLE EFFORT TO PROVIDE ACCESS, THERE MAY BE INSTANCES WHERE ACCESS IS NOT AVAILABLE. ACCESS IS NOT A PRE-CONDITION OF SALE. PERSONS INSPECTING THESE BUILDINGS ARE PROHIBITED FROM BEING ACCOMPANIED BY CHILDREN UNDER 18 YEARS OF AGE.

Parcel No.	Block	Lot	Address	1st Inspection	and	2nd Inspection
BROOKLYN						
3	1543	31	1943 Eastern Parkway	Wednesday, May 31	10am-11am	Wednesday, June 7 10am-11am
4	1898	14	841 Kent Avenue	Wednesday, May 31	12pm-1pm	Wednesday, June 7 12pm-1pm

UNIMPROVED PROPERTIES (vacant land)

To identify the location of unimproved parcels, visit the appropriate borough Office of Property Assessment, Department of Finance for a tax map. There will be a nominal charge.

- Manhattan13th Floor, 66 John Street
- BronxRm. 701, 1932 Arthur Avenue
- BrooklynRm. 200 Municipal Bldg., 210 Joralemon Street
- Queens2nd Floor, 144-06 94 Avenue
- Staten IslandRm. 400, 350 St. Mark's Place