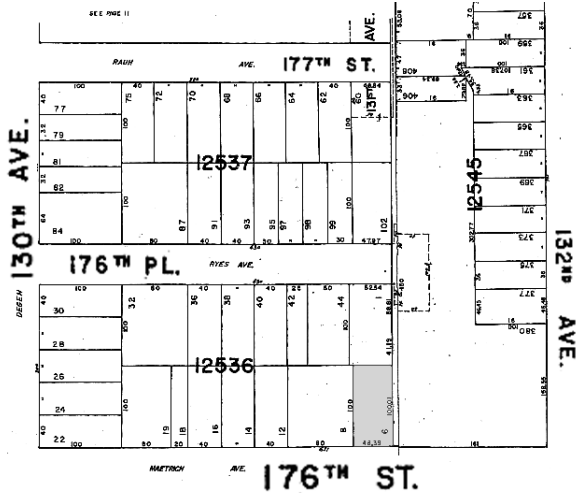
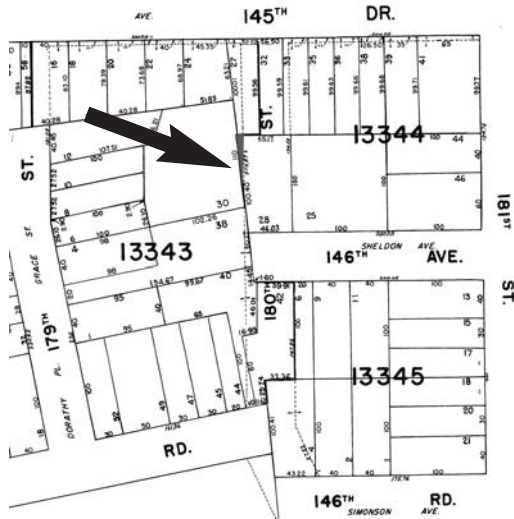


# QUEENS

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
9	12536	6	East side of 176th Street 380 feet south of 130th Avenue Vacant Lot	48 X 100 Irreg.	R3-2	\$2,073	\$16,000	\$80,000



10	13344	Part of Lot 28	West side of 180th Street 99 feet south of 145th Drive Vacant Lot	71 X 6 Approx. Irreg.	R3-2	To be determined	\$1,000	\$2,500
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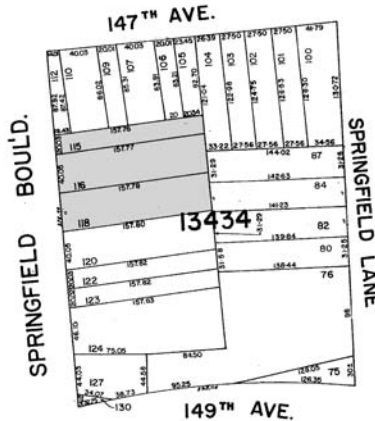
**NOTE:**

**PRIOR TO AND AS A CONDITION PRECEDENT TO CLOSING, THE SUCCESSFUL BIDDER SHALL BE REQUIRED TO:**

Within sixty (60) days of the auction date, (unless title objections have been submitted to DRES within 45 days of the auction pursuant to Paragraph 21 of the Terms and Conditions of Sale) deliver to DRES a survey and legal metes and bounds description of the site prepared by a Professional Land Surveyor, licensed in the State of New York. Both survey and the legal metes and bounds descriptions must include the surveyor's signature and seal. This survey and legal metes and bounds description must be certified to the City of New York (the "City") and must be sufficient to enable the City to reappportion and convey the property. In the event that title objections are timely submitted pursuant to Paragraph 21, DRES shall review the objections and if in DRES' sole discretion it is determined that such title objections are not valid, the aforesaid sixty (60) days period for delivery of a survey and legal metes and bounds description shall be extended for an additional fourteen (14) calendar days from the date upon which DRES notifies the successful bidder in writing of the validity of the title objections.

Failure to comply timely with the above condition precedent shall constitute a Purchaser's default as set forth in Paragraph 19 of the Standard Terms and Conditions of Sale.

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
11	13434	115, 116, 118	East side of Springfield Boulevard 87 feet south of 147th Avenue Vacant Lots	100 X 157	R3-2	\$5,688	\$42,600	\$213,000



**NOTE:**

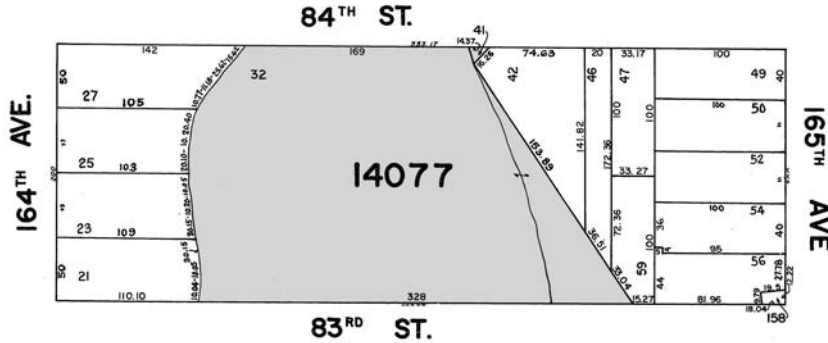
Bidders are advised that Block 13434, Lots 115, 116 and 118, Queens (hereinafter collectively, the "Parcel") is located on Springfield Boulevard between 147th Avenue and 149th Avenue. At said location, Springfield Boulevard is a mapped but unconstructed street and is presently occupied by a previous licensee of the City. Because of such occupancy, there is presently no street access to the Parcel. The City has commenced a legal proceeding to provide the successful bidder access to the Parcel via Springfield Boulevard; such access shall measure 55 feet in width from the lot lines of the Parcel.

Bidders should be further advised that a previous squatter erected a shed on a portion of the Parcel. The Parcel is being sold "as is" subject to existing encroachments pursuant to Paragraph 15 of the Terms and Conditions of Sale as set forth in the back of the auction brochure. Pursuant to a successful squatter proceeding commenced by the City, the City obtained a judgment of possession for the Parcel and entered into a Stipulation of Settlement with the squatter whereby the squatter agreed to apply for the appropriate permits to demolish the shed and remove it from the Parcel. That portion of the Stipulation of Settlement will be available for review, by appointment at the office of the Division of Real Estate Services, Sales Unit, 1 Centre Street, 19th Floor North, New York, New York 10007, (212) 669-8888. Notwithstanding the above, the City makes no representations regarding its ability to have the shed removed and the existence of the shed shall not constitute a valid title objection or a basis for the cancellation of this sale.

Bidders should be further advised that in the event the City is unable to provide street access to the Parcel within 240 days from the date of the auction, the successful bidder may request, in writing, cancellation of the sale, and the sale will be cancelled pursuant to Paragraph 24 of the Terms and Conditions of Sale, but nothing shall prohibit the City and the successful bidder from extending the time for the closing of title, by mutual agreement in writing.

# QUEENS

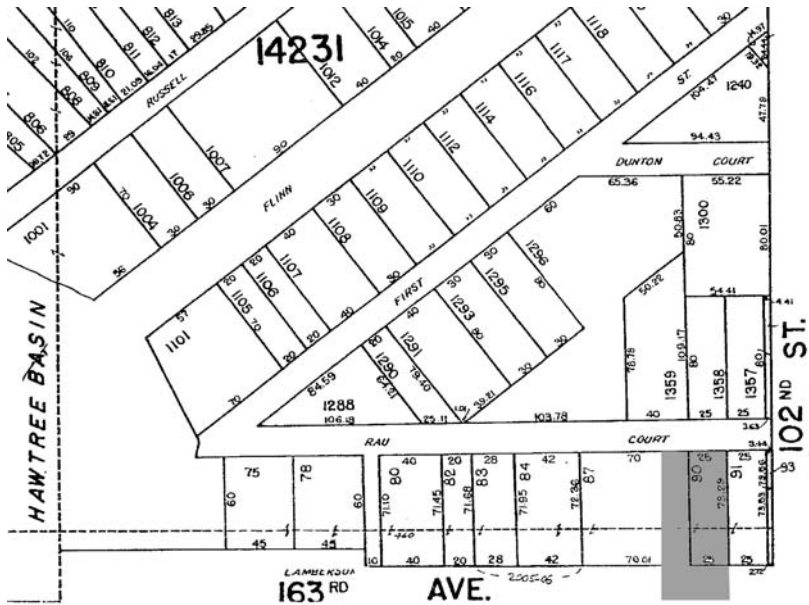
PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
12	14077	32, 41	East side of 83rd Street 110 feet south of 164th Avenue through to 84th Street Vacant Lots <b>See photo on page 13</b>	328 X 200 Irreg.	R2	\$108,040	\$513,000	\$2,565,000



**NOTE:**

Bidders are advised that encroachments and/or easements may exist on this parcel. The City makes no representations with respect to the existence or extent of any encroachments and/or easements pertaining to the parcel and your attention is called to Paragraph 15 of the Standard Terms and Conditions of Sale ("Property Sold Subject To"), which remains in full force and effect. This is to advise you that this property is being sold "as is" and the existence of encroachments and/or easements against this parcel will not be considered valid title objections or the basis for the cancellation of this sale. **PROSPECTIVE BIDDERS ARE ADVISED TO CONSULT AN ATTORNEY PRIOR TO THE AUCTION IF THEY DO NOT UNDERSTAND THE LEGAL SIGNIFICANCE OF THIS BROCHURE NOTE.**

13	14231	Part of Lot 87, 90, Part of Lot 997	South side of Rau Court 28 feet west of 102nd Street (AKA Elkhorn Street) Vacant Lots	45 X 109 Approx. Irreg.	R3-1	To be determined	\$42,800	\$214,000
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A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street. Prior to conveyance, the City will assign a new Block and Lot number to this parcel.

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
14	14231	93, 992	Southwest corner of Rau Court and 102nd Street (AKA Elkhorn Street) Vacant Lots	2 X 108 Approx. Irreg.	R3-1	To be determined	\$1,000	\$1,000



A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street. Prior to conveyance, the City will assign a new Block and Lot number to this parcel.

# QUEENS

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
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15	14231	994	Southern terminus of First Street at 102nd Street (AKA Elkhorn Street) Vacant Lot	30 X 72 Approx. Irreg.	R3-1	To be determined	\$7,500	\$37,500
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A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street. Prior to conveyance, the City will assign a new Block and Lot number to this parcel.

16	14231	995, 1356	North side of Rau Court 326 feet east of First Street Vacant Lots	33 X 130 Approx. Irreg.	R3-1	To be determined	\$10,500	\$52,500
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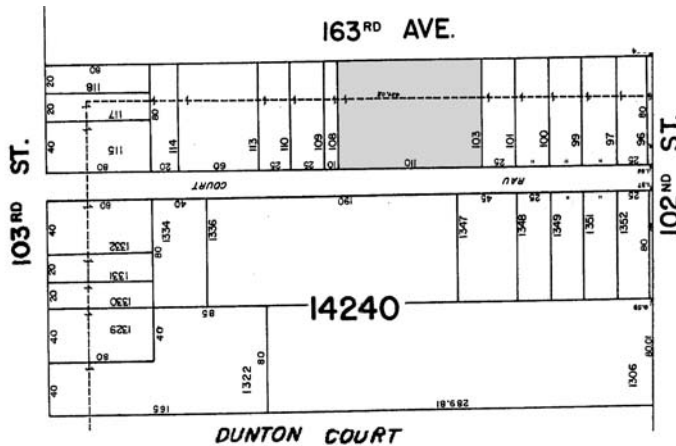
PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
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17	14239	1178, 1180, 1182	Northwest corner of Williams Court and 104th Street (AKA 103rd Street AKA Ocean Avenue) Vacant Lots	120 X 80	R3-1	\$6,012	\$97,500	\$487,500
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A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street.

18	14240	103	South side of Rau Court 220 feet west of 104th Street (AKA 103rd Street AKA Ocean Avenue) Vacant Lot	110 X 80	R3-1	\$5,805	\$92,300	\$461,500
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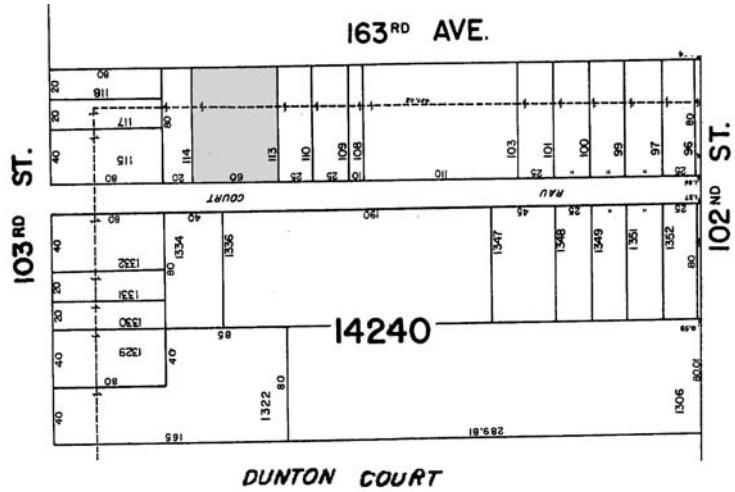


A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street.

# QUEENS

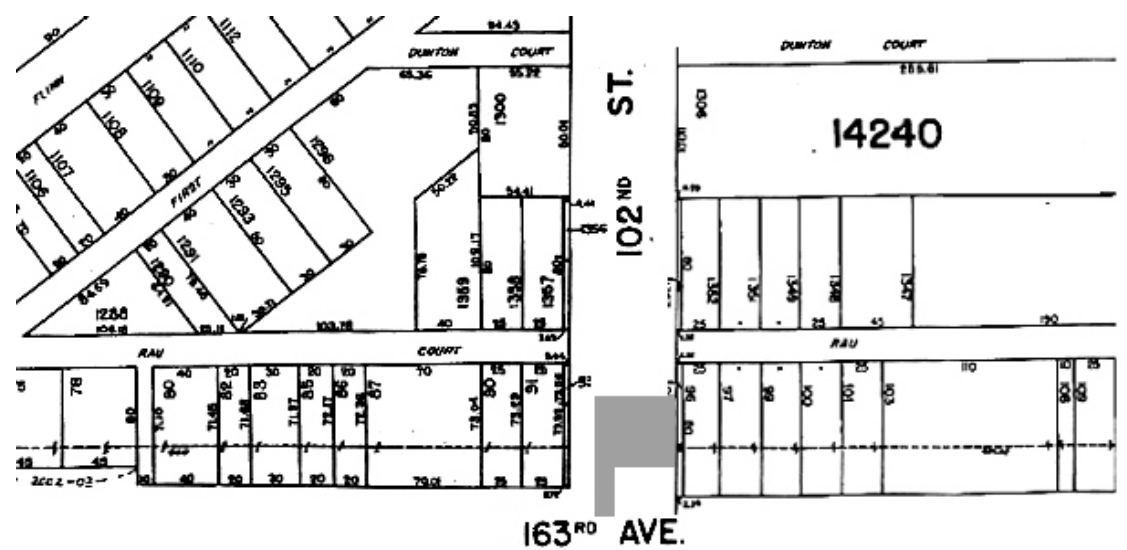
PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
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19	14240	113	South side of Rau Court 100 feet west of 104th Street (AKA 103rd Street AKA Ocean Avenue) Vacant Lot	60 X 80	R3-1	\$3,288	\$42,000	\$210,000
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A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street.

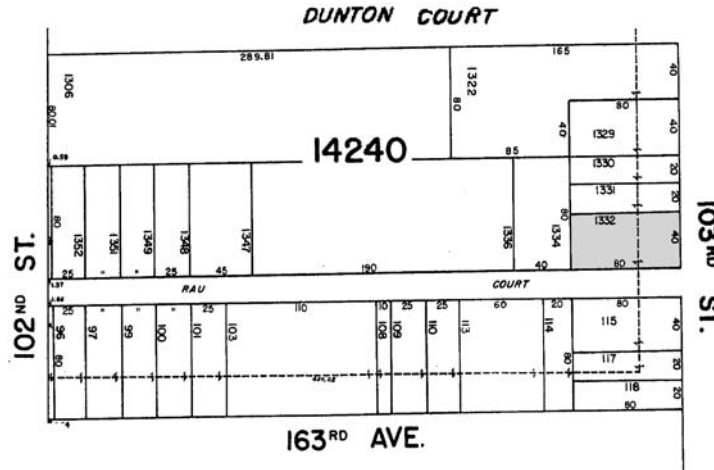
20	14240	999	South side of 102nd Street (AKA Elkhorn Street) 26 feet south of Rau Court Vacant Lot	40 X 70 Approx. Irreg.	R3-1	To be determined	\$9,200	\$46,000
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A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street. Prior to conveyance, the City will assign a new Block and Lot number to this parcel.

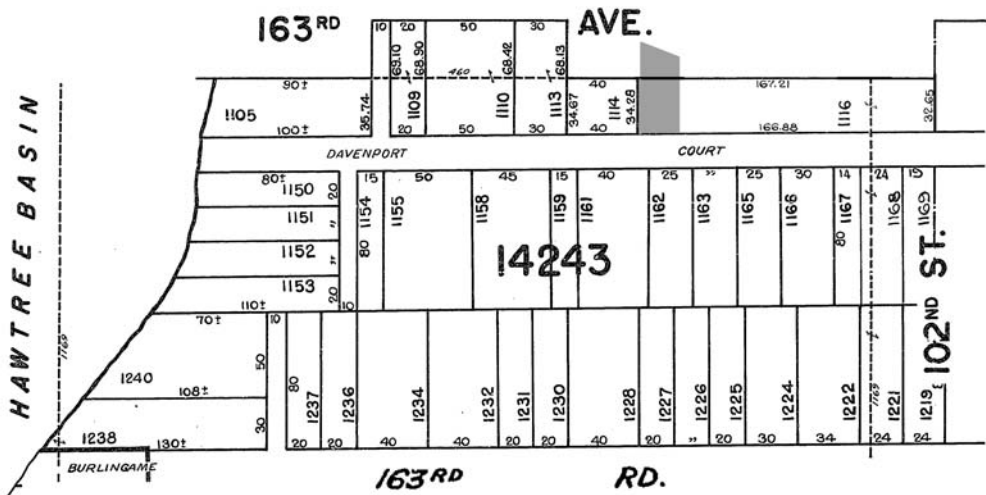
PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
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21	14240	1332	Northwest corner of 104th Street (AKA 103rd Street AKA Ocean Avenue) and Rau Court Vacant Lot	40 X 80	R3-1	\$2,349	\$11,100	\$55,500
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A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street.

22	14243	Part of Lot 999, Part of Lot 1116	North side of Davenport Court 250 feet east of Hawtree Basin Vacant Lots	20 X 43 Approx. Irreg.	R3-1	To be determined	\$2,600	\$13,000
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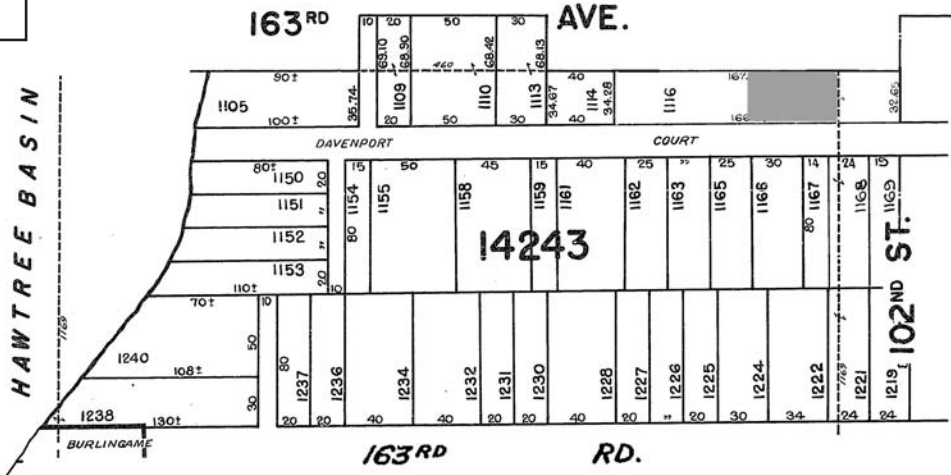


A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street. Prior to conveyance, the City will assign a new Block and Lot number to this parcel.

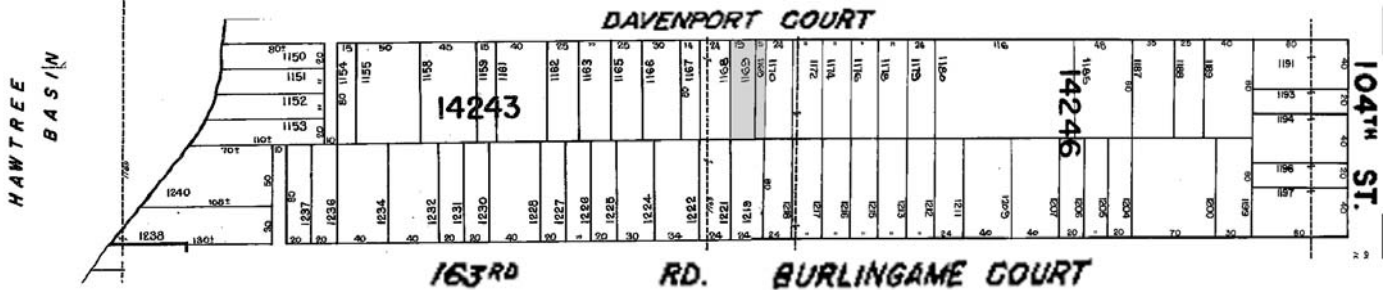
# QUEENS

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
23	14243	Part of Lot 1116	North side of Davenport Court 320 feet east of Hawtree Basin Vacant Lot	60 X 33 Approx. Irreg.	R3-1	To be determined	\$5,300	\$26,500

New Block and Lot Number to be Determined

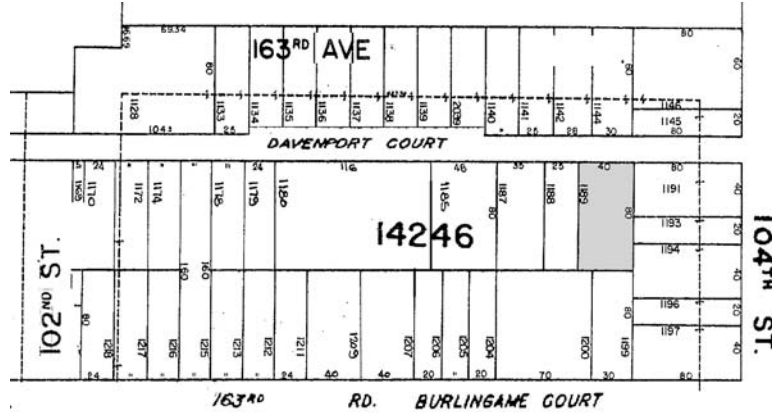


24	14243 and 14246	1169, 1169	South side of Davenport Court 488 feet west of 104th Street (AKA 103rd Street AKA Ocean Avenue) Vacant Lots	24 X 80	R3-1	\$1,216	\$5,800	\$29,000
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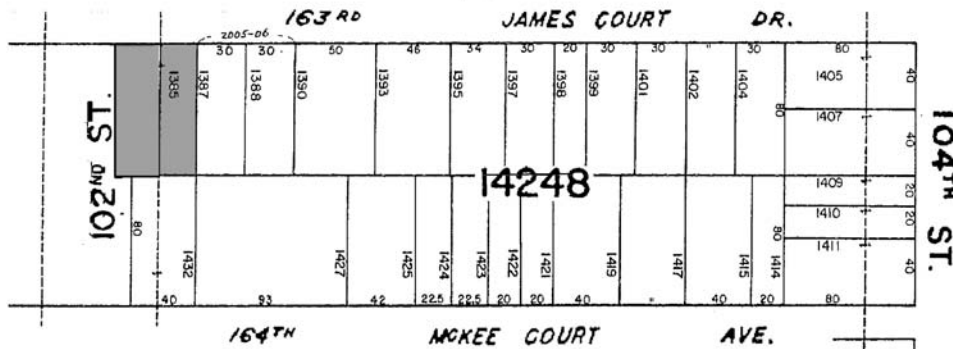


A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street.

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
25	14246	1189	South side of Davenport Court 80 feet west of 104th Street (AKA 103rd Street AKA Ocean Avenue) Vacant Lot	40 X 80	R3-1	\$2,127	\$11,600	\$58,000



26	14248	1385	South side of 163rd Drive (AKA James Court) 440 feet west of 104th Street (AKA 103rd Street AKA Ocean Avenue) Vacant Lot	50 X 80	R3-1	\$2,708	\$27,000	\$135,000
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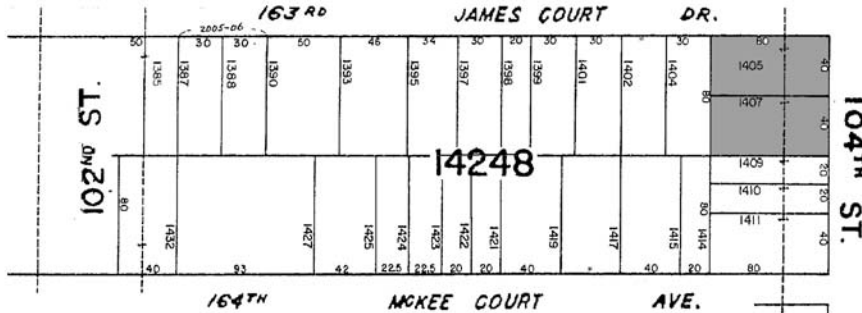


A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street.

# QUEENS

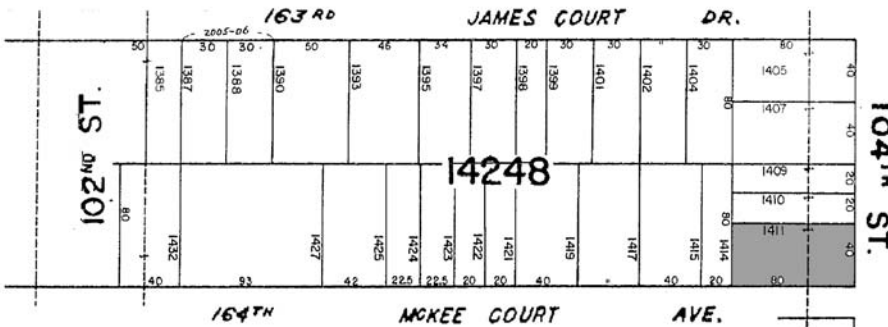
PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
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27	14248	1405, 1407	Southwest corner of 104th Street (AKA 103rd Street AKA Ocean Avenue) and 163rd Drive (AKA James Court) Vacant Lots	80 X 80	R3-1	\$4,939	\$55,500	\$277,500
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A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street.

28	14248	1411	Northwest corner of 104th Street (AKA 103rd Street AKA Ocean Avenue) and 164th Avenue (AKA McKee Court) Vacant Lot	40 X 80	R3-1	\$2,746	\$11,100	\$55,500
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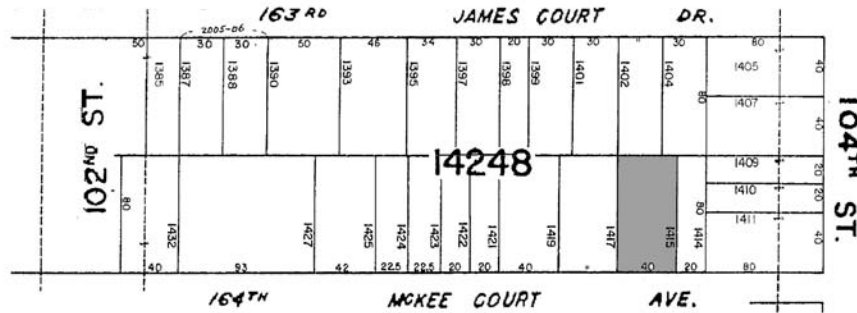


A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street.

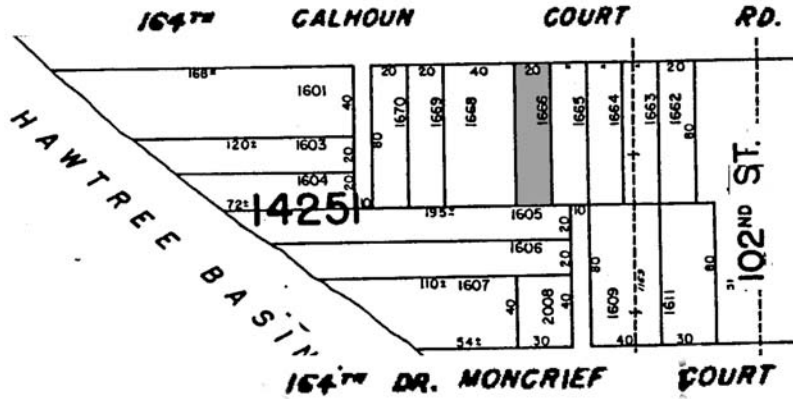
30

QUEENS

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
29	14248	1415	North Side of 164th Avenue (AKA McKee Court) 100 feet west of 104th Street (AKA 103rd Street AKA Ocean Avenue) Vacant Lot	40 X 80	R3-1	\$2,004	\$11,600	\$58,000



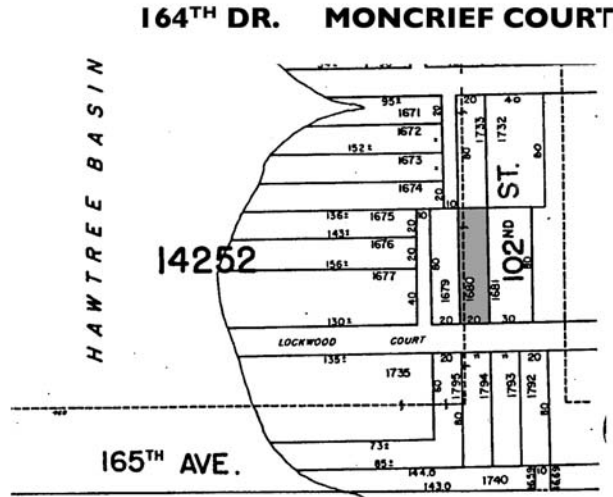
30	14251	1666	South side of 164th Road (AKA Calhoun Court) 258 feet east of Hawtree Basin Vacant Lot	20 X 80	R3-1	\$1,002	\$4,800	\$24,000
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# QUEENS

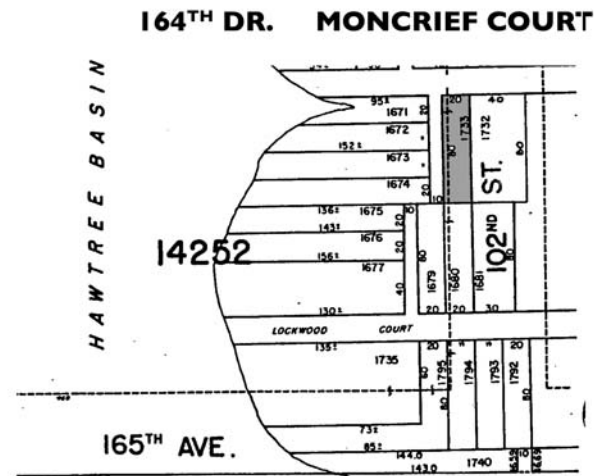
PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
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31	14252	1680	North side of Lockwood Court 160 feet east of Hawtree Basin Vacant Lot	20 X 80	R3-1	\$1,002	\$4,800	\$24,000
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A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street.

32	14252	1733	South side of 164th Drive (AKA Moncrief Court) 105 feet east of Hawtree Basin Vacant Lot	20 X 80	R3-1	\$1,002	\$4,800	\$24,000
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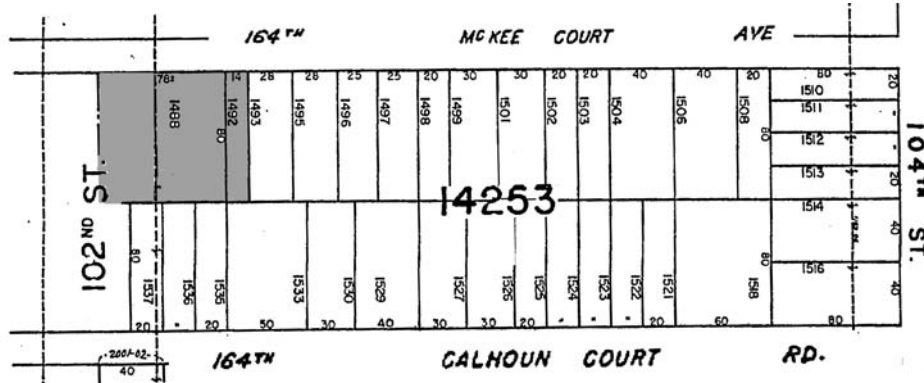
A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street.

**NOTE:**

Prospective bidders are advised that easements (by prescription or otherwise) may exist on the parcel. However, the City makes no representations with respect to the nature or extent of any encumbrance pertaining to the parcel and your attention is called to Paragraph 15 of the Standard Terms and Conditions of Sale (Property Sold Subject To), which remains in full force and effect.

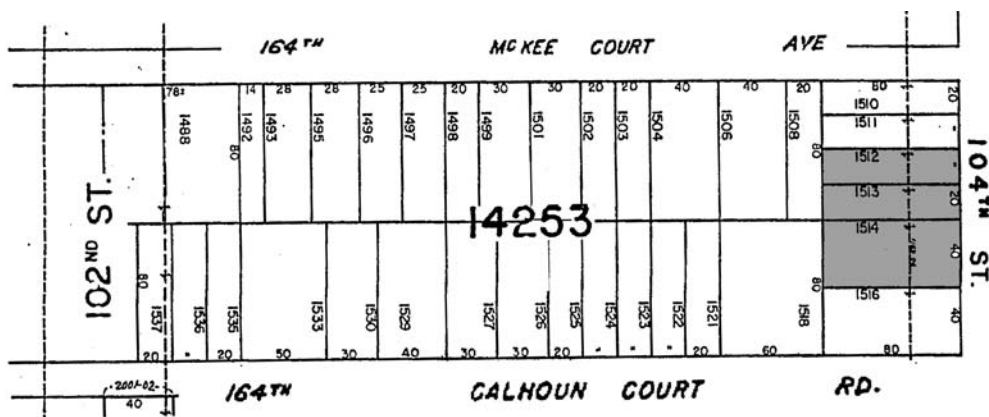
PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
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33	14253	1488, 1492	South side of 164th Avenue (AKA McKee Court) 406 feet west of 104th Street (AKA 103rd Street AKA Ocean Avenue) Vacant Lots	92 X 80	R3-1	\$8,850	\$68,300	\$341,500
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A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street.

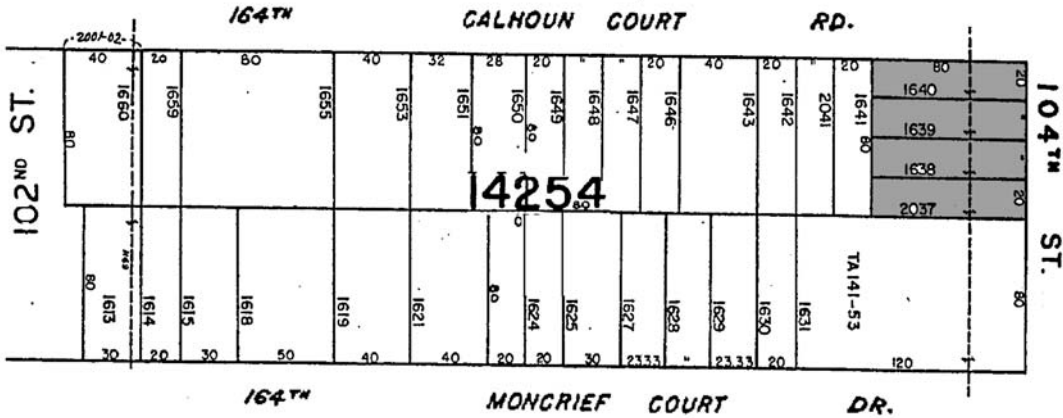
34	14253	1512, 1513, 1514	West side of 104th Street (AKA 103rd Street AKA Ocean Avenue) 40 Feet South of 164th Avenue (AKA McKee Court) Vacant Lots	80 X 80	R3-1	\$5,819	\$55,500	\$277,500
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A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street.

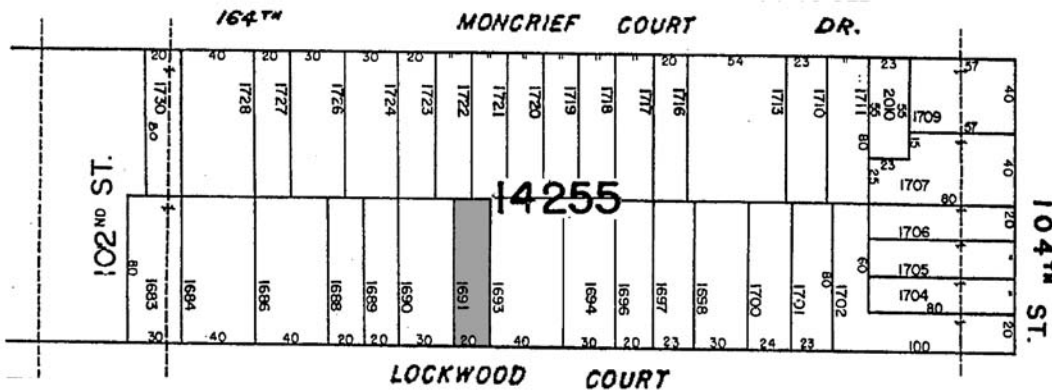
# QUEENS

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
35	14254	1638, 1639, 1640, 2037	Southwest corner of 104th Street (AKA 103rd Street) (AKA Ocean Avenue) and 164th Road (AKA Calhoun Court) Vacant Lots	80 X 80	R3-1	\$5,829	\$55,500	\$277,500



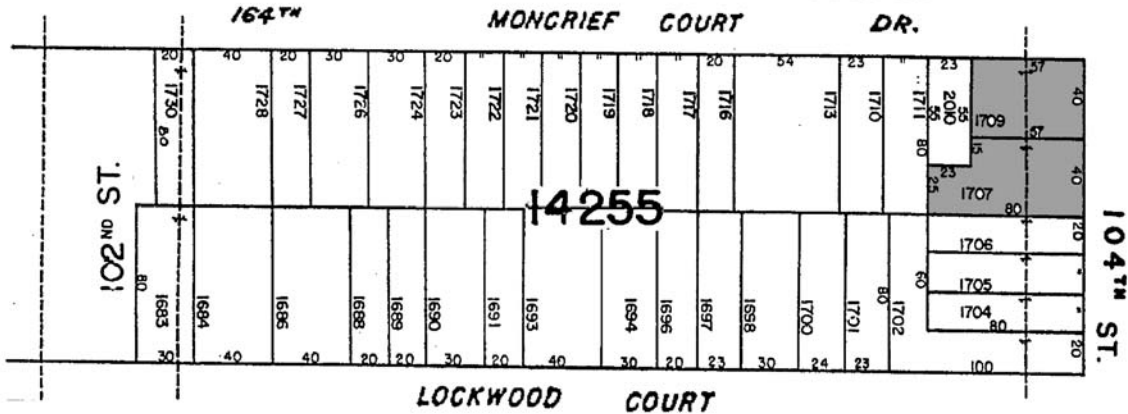
A recent City initiative approved the closing, discontinuance and elimination of mapped but not constructed portions of 163rd Avenue, 165th Avenue, 102nd Street and 104th Street in Hamilton Beach, Queens. Therefore, no portion of this parcel is located within a mapped City street.

36	14255	1691	North side of Lockwood Court 290 feet west of 104th Street (AKA 103rd Street AKA Ocean Avenue) Vacant Lot	20 X 80	R3-1	\$1,002	\$4,800	\$24,000
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PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
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37	14255	1707, 1709	Southwest corner of 104th Street (AKA 103rd Street AKA Ocean Avenue) and 164th Drive (AKA Moncrief Court) Vacant Lots	80 X 57 Irreg.	R3-1	\$4,197	\$40,500	\$202,500
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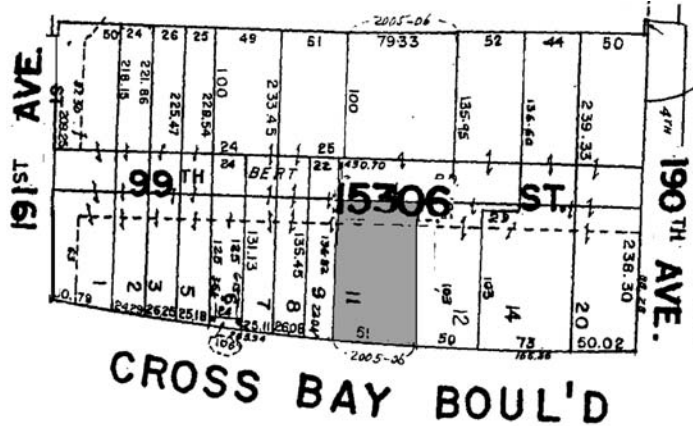


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# QUEENS

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
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38	15306	11	West side of Cross Bay Boulevard 173 feet south of 190th Avenue (AKA 4th Road) 22% in bed of street Vacant Lot	55 X 237 Irreg.	R3-2	\$22,609	\$38,600	\$193,000
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**Parcel 38 Is Being Sold Subject To The Following:**

**NOISE:** Due to the location of Broad Channel Island with respect to John F. Kennedy Airport, any new development (as defined in the N.Y.C. Zoning Resolution) of this parcel may require, pursuant to CEPO-CEQR standards, window wall attenuation and an alternate means of ventilation to maintain acceptable interior noise levels. The purchaser/grantee should consult the most recent noise exposure map for the airport and the N.Y.C. CEPO-CEQR standards to determine the appropriate amount of window-wall attenuation required for any new development. Such measures must be incorporated into the building design in conformance with the aforementioned standards.

**DEP EASEMENTS:** Building restrictions and zoning regulations in force at the time of the delivery of the deed and covenants, restrictions of record, and any easements affecting the subject property including any present or future easements required by the New York City Department of Environmental Protection for sewer installations, hook ups, water service and maintenance.

**RESTRICTIVE COVENANT:** Purchaser/grantee acknowledges that the parcel being conveyed pursuant to this deed includes a "waterfront zoning lot" within the meaning of Section 62-11 of the Zoning Resolution of the City of New York (the "Zoning Resolution"). Purchaser/grantee covenants for itself and on behalf of any lessees, subsequent purchasers, successors or assigns to all or any part of the parcel that, in connection with any proposed "development" (as such term is defined in Section 62-11 of the Zoning Resolution) on the parcel, purchaser/grantee will comply with all applicable requirements of Chapter 2 of Article VI of the Zoning Resolution, including the requirements of Section 62-711 ("Waterfront Public Access and Visual Corridors"). As part of such obligation, purchaser/grantee shall not apply for nor accept an excavation or building permit for any development on the parcel, nor shall an excavation or building permit be issued until such time as the Chair of the Department of City Planning certifies to the Department of Buildings or the Department of Business Services, as applicable, pursuant to Section 62-711 that: (1) no public access or visual corridors are required; (2) a site plan has been submitted showing compliance with the provisions of Sections 62-40 and 62-60 of the Zoning Resolution, and all other requirements of Section 62-711 have been met; or (3) an authorization pursuant to Section 62-722 ("Modifications of Waterfront Public Access and Visual Corridor Requirements") has been granted. For purposes of determining purchaser/grantee's waterfront obligations hereunder, such obligations shall be based upon the zoning lot containing the parcel existing as of September 3, 1997.

**DEC WETLANDS:** All or part of this parcel may be part of a tidal wetland or a tidal wetland adjacent area. Tidal wetlands and tidal wetland adjacent areas are regulated under New York State law by the New York State Department of Environmental Conservation ("DEC"). DEC has jurisdiction over tidal wetlands and buffer area (the adjacent area), which measures in Broad Channel (and other parts of New York City) up to 150 feet landward of the most landward boundary of a mapped tidal wetland. The official tidal wetland maps can be viewed at the DEC Region 2 offices.

The City of New York makes no representation with respect to the designation of all or part of this parcel as tidal wetland or tidal wetland adjacent area.

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
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(Parcel 38 continued from page 35)

To the extent that this parcel is within a regulated tidal wetland or tidal wetland adjacent area, important restrictions apply. Depending on the particular circumstances of this parcel, any form of development on this parcel may be prohibited or restricted. In addition, other activities on the parcel may be prohibited or restricted.

The most important development restrictions can be found in Section 661.6 of the Tidal Wetland Land use Regulations (Title 6, Part 661 of the Official Compilation of the Rules and Regulations of the State of New York). The most important use guidelines can be found in Section 661.5 of the Tidal Wetland Land Use Regulations.

Article 25 of the New York State Environmental Conservation Law (the Tidal Wetlands Act) provides that anyone conducting a regulated activity within a tidal wetland or tidal wetland adjacent area must first obtain a permit from the New York State Department of Environmental Conservation. Conducting a regulated activity without a permit constitutes a violation. Any violation of the Tidal Wetlands Act can result in a significant penalty (at the time of this indenture up to \$10,000 per day for each violation) as well as criminal sanctions. In addition, unpermitted structures and fill have to be removed at the owner's expense. Regulated activities include, for example:

- Any form of draining, dredging, excavation and removal (directly or indirectly) of soil, mud, sand, shells, gravel or other aggregate from any tidal wetland;
- Any form of dumping, filling or depositing (directly or indirectly) of any soil, stones, sand, mud, gravel, rubbish or fill of any kind;
- The erection of any structures or roads, the driving of any pilings or the placing of any other obstructions, whether or not changing the ebb and flow of the tide; and
- Any other activity within or immediately adjacent to inventoried wetlands which may substantially impair or alter the natural condition of the tidal wetland area;
- Any subdivision of land.

This list is not complete. It is therefore advisable to contact the New York State Department of Environmental Conservation, Region 2, Marine Resources Program prior to any activity within the tidal wetland or tidal wetland adjacent area to clarify whether or not a permit is required.

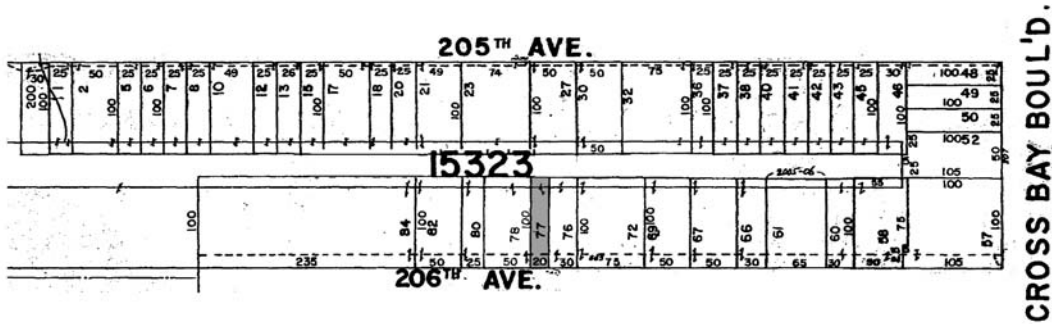
**WATER MAIN EASEMENT:** The City of New York hereby retains unto itself a permanent and perpetual easement 10 feet wide centered over the existing water main located within the premises hereby granted. No permanent structures shall be erected within, under or less than twenty feet above the easement area. No trees or shrubs shall be planted on the easement and materials or equipment shall not be placed for storage within the easement area. The easement is retained for the purpose of allowing the City's Department of Environmental Protection and other necessary parties the free right to enter upon the easement area at all times with vehicles, equipment and material to inspect, operate, use, maintain, repair or replace the water main. The easement shall run with the land and remain in full force and effect for as long as the sewer/water main continues in use as determined by the City.

**SEWER EASEMENT:** The City of New York hereby retains unto itself a permanent and perpetual easement 30 feet wide centered over the existing sewer main located within the premises herein granted. No permanent structures shall be erected within, under or less than twenty feet above the easement area. No trees or shrubs shall be planted on the easement and materials or equipment shall not be placed for storage within the easement area. The easement is retained for the purpose of allowing the City's Department of Environmental Protection and other necessary parties the free right to enter upon the easement area at all times with vehicles, equipment and material to inspect, operate, use, maintain, repair or replace the sewer main. The easement shall run with the land and remain in full force and effect for as long as the sewer/water main continues in use as determined by the City.

# QUEENS

37

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
39	15323	77	North side of 206th Avenue (AKA 19th Road) 485 feet west of Cross Bay Boulevard 13% in bed of street Vacant Lot	20 X 100	R3-2	\$65	\$5,400	\$27,000



**Parcel 39 Is Being Sold Subject To The Following:**

**NOISE:** Due to the location of Broad Channel Island with respect to John F. Kennedy Airport, any new development (as defined in the N.Y.C. Zoning Resolution) of this parcel may require, pursuant to CEPO-CEQR standards, window wall attenuation and an alternate means of ventilation to maintain acceptable interior noise levels. The purchaser/grantee should consult the most recent noise exposure map for the airport and the N.Y.C. CEPO-CEQR standards to determine the appropriate amount of window-wall attenuation required for any new development. Such measures must be incorporated into the building design in conformance with the aforementioned standards.

**RESTRICTIVE COVENANT:** Purchaser/grantee acknowledges that the parcel being conveyed pursuant to this deed includes a "waterfront zoning lot" within the meaning of Section 62-11 of the Zoning Resolution of the City of New York (the "Zoning Resolution"). Purchaser/grantee covenants for itself and on behalf of any lessees, subsequent purchasers, successors or assigns to all or any part of the parcel that, in connection with any proposed "development" (as such term is defined in Section 62-11 of the Zoning Resolution) on the parcel, purchaser/grantee will comply with all applicable requirements of Chapter 2 of Article VI of the Zoning Resolution, including the requirements of Section 62-711 ("Waterfront Public Access and Visual Corridors"). As part of such obligation, purchaser/grantee shall not apply for nor accept an excavation or building permit for any development on the parcel, nor shall an excavation or building permit be issued until such time as the Chair of the Department of City Planning certifies to the Department of Buildings or the Department of Business Services, as applicable, pursuant to Section 62-711 that: (1) no public access or visual corridors are required; (2) a site plan has been submitted showing compliance with the provisions of Sections 62-40 and 62-60 of the Zoning Resolution, and all other requirements of Section 62-711 have been met; or (3) an authorization pursuant to Section 62-722 ("Modifications of Waterfront Public Access and Visual Corridor Requirements") has been granted. For purposes of determining purchaser/grantee's waterfront obligations hereunder, such obligations shall be based upon the zoning lot containing the parcel existing as of September 3, 1997.

**DEC WETLANDS:** All or part of this parcel may be part of a tidal wetland or a tidal wetland adjacent area. Tidal wetlands and tidal wetland adjacent areas are regulated under New York State law by the New York State Department of Environmental Conservation ("DEC"). DEC has jurisdiction over tidal wetlands and buffer area (the adjacent area), which measures in Broad Channel (and other parts of New York City) up to 150 feet landward of the most landward boundary of a mapped tidal wetland. The official tidal wetland maps can be viewed at the DEC Region 2 offices.

The City of New York makes no representation with respect to the designation of all or part of this parcel as tidal wetland or tidal wetland adjacent area.

To the extent that this parcel is within a regulated tidal wetland or tidal wetland adjacent area, important restrictions apply. Depending on the particular circumstances of this parcel, any form of development on this parcel may be prohibited or restricted. In addition, other activities on the parcel may be prohibited or restricted.

The most important development restrictions can be found in Section 661.6 of the Tidal Wetland Land use Regulations (Title 6, Part 661 of the Official Compilation of the Rules and Regulations of the State of New York). The most important use guidelines can be found in Section 661.5 of the Tidal Wetland Land Use Regulations.

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
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(Parcel 39 continued from page 37)

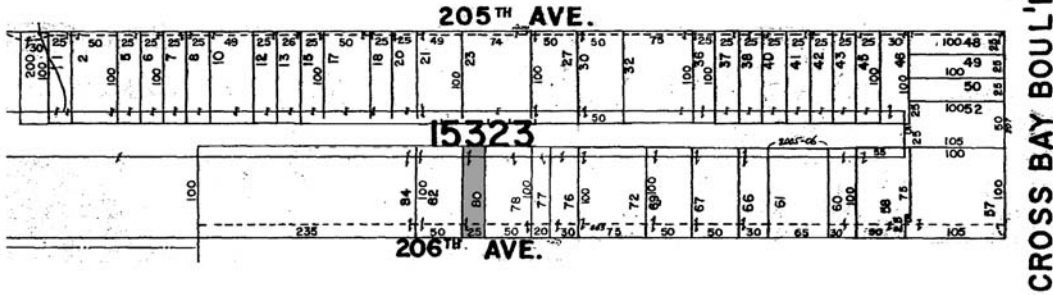
Article 25 of the New York State Environmental Conservation Law (the Tidal Wetlands Act) provides that anyone conducting a regulated activity within a tidal wetland or tidal wetland adjacent area must first obtain a permit from the New York State Department of Environmental Conservation. Conducting a regulated activity without a permit constitutes a violation. Any violation of the Tidal Wetlands Act can result in a significant penalty (at the time of this indenture up to \$10,000 per day for each violation) as well as criminal sanctions. In addition, unpermitted structures and fill have to be removed at the owner's expense. Regulated activities include, for example:

- Any form of draining, dredging, excavation and removal (directly or indirectly) of soil, mud, sand, shells, gravel or other aggregate from any tidal wetland;
- Any form of dumping, filling or depositing (directly or indirectly) of any soil, stones, sand, mud, gravel, rubbish or fill of any kind;
- The erection of any structures or roads, the driving of any pilings or the placing of any other obstructions, whether or not changing the ebb and flow of the tide; and
- Any other activity within or immediately adjacent to inventoried wetlands which may substantially impair or alter the natural condition of the tidal wetland area;
- Any subdivision of land.

This list is not complete. It is therefore advisable to contact the New York State Department of Environmental Conservation, Region 2, Marine Resources Program prior to any activity within the tidal wetland or tidal wetland adjacent area to clarify whether or not a permit is required.

# QUEENS

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
40	15323	80	North side of 206th Avenue (AKA 19th Road) 255 feet west of Cross Bay Boulevard 13% in bed of street Vacant Lot	25 X 100	R3-2	To be determined	\$7,200	\$36,000



**Parcel 40 Is Being Sold Subject To The Following:**

**NOISE:** Due to the location of Broad Channel Island with respect to John F. Kennedy Airport, any new development (as defined in the N.Y.C. Zoning Resolution) of this parcel may require, pursuant to CEPO-CEQR standards, window wall attenuation and an alternate means of ventilation to maintain acceptable interior noise levels. The purchaser/grantee should consult the most recent noise exposure map for the airport and the N.Y.C. CEPO-CEQR standards to determine the appropriate amount of window-wall attenuation required for any new development. Such measures must be incorporated into the building design in conformance with the aforementioned standards.

**RESTRICTIVE COVENANT:** Purchaser/grantee acknowledges that the parcel being conveyed pursuant to this deed includes a "waterfront zoning lot" within the meaning of Section 62-11 of the Zoning Resolution of the City of New York (the "Zoning Resolution"). Purchaser/grantee covenants for itself and on behalf of any lessees, subsequent purchasers, successors or assigns to all or any part of the parcel that, in connection with any proposed "development" (as such term is defined in Section 62-11 of the Zoning Resolution) on the parcel, purchaser/grantee will comply with all applicable requirements of Chapter 2 of Article VI of the Zoning Resolution, including the requirements of Section 62-711 ("Waterfront Public Access and Visual Corridors"). As part of such obligation, purchaser/grantee shall not apply for nor accept an excavation or building permit for any development on the parcel, nor shall an excavation or building permit be issued until such time as the Chair of the Department of City Planning certifies to the Department of Buildings or the Department of Business Services, as applicable, pursuant to Section 62-711 that: (1) no public access or visual corridors are required; (2) a site plan has been submitted showing compliance with the provisions of Sections 62-40 and 62-60 of the Zoning Resolution, and all other requirements of Section 62-711 have been met; or (3) an authorization pursuant to Section 62-722 ("Modifications of Waterfront Public Access and Visual Corridor Requirements") has been granted. For purposes of determining purchaser/grantee's waterfront obligations hereunder, such obligations shall be based upon the zoning lot containing the parcel existing as of September 3, 1997.

**DEC WETLANDS:** All or part of this parcel may be part of a tidal wetland or a tidal wetland adjacent area. Tidal wetlands and tidal wetland adjacent areas are regulated under New York State law by the New York State Department of Environmental Conservation ("DEC"). DEC has jurisdiction over tidal wetlands and buffer area (the adjacent area), which measures in Broad Channel (and other parts of New York City) up to 150 feet landward of the most landward boundary of a mapped tidal wetland. The official tidal wetland maps can be viewed at the DEC Region 2 offices.

The City of New York makes no representation with respect to the designation of all or part of this parcel as tidal wetland or tidal wetland adjacent area.

To the extent that this parcel is within a regulated tidal wetland or tidal wetland adjacent area, important restrictions apply. Depending on the particular circumstances of this parcel, any form of development on this parcel may be prohibited or restricted. In addition, other activities on the parcel may be prohibited or restricted.

The most important development restrictions can be found in Section 661.6 of the Tidal Wetland Land use Regulations (Title 6, Part 661 of the Official Compilation of the Rules and Regulations of the State of New York). The most important use guidelines can be found in Section 661.5 of the Tidal Wetland Land Use Regulations.

40

QUEENS

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
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(Parcel 40 contined from page 39)

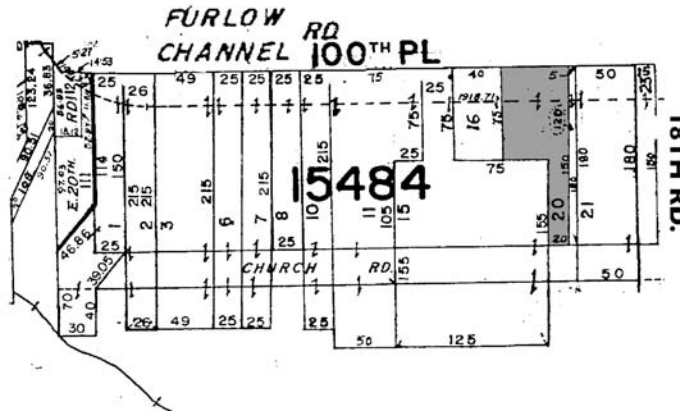
Article 25 of the New York State Environmental Conservation Law (the Tidal Wetlands Act) provides that anyone conducting a regulated activity within a tidal wetland or tidal wetland adjacent area must first obtain a permit from the New York State Department of Environmental Conservation. Conducting a regulated activity without a permit constitutes a violation. Any violation of the Tidal Wetlands Act can result in a significant penalty (at the time of this indenture up to \$10,000 per day for each violation) as well as criminal sanctions. In addition, unpermitted structures and fill have to be removed at the owner's expense. Regulated activities include, for example:

- Any form of draining, dredging, excavation and removal (directly or indirectly) of soil, mud, sand, shells, gravel or other aggregate from any tidal wetland;
- Any form of dumping, filling or depositing (directly or indirectly) of any soil, stones, sand, mud, gravel, rubbish or fill of any kind;
- The erection of any structures or roads, the driving of any pilings or the placing of any other obstructions, whether or not changing the ebb and flow of the tide; and
- Any other activity within or immediately adjacent to inventoried wetlands which may substantially impair or alter the natural condition of the tidal wetland area;
- Any subdivision of land.

This list is not complete. It is therefore advisable to contact the New York State Department of Environmental Conservation, Region 2, Marine Resources Program prior to any activity within the tidal wetland or tidal wetland adjacent area to clarify whether or not a permit is required.

# QUEENS

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
41	15484	20	Through lot east side of 100th Place (AKA Channel Road AKA Furlow Road) 55 feet south of 18th Road 25% in bed of street Vacant Lot	55 X 150 Irreg.	R3-2	\$1,069	\$15,200	\$76,000



**Parcel 41 Is Being Sold Subject To The Following:**

**NOISE:** Due to the location of Broad Channel Island with respect to John F. Kennedy Airport, any new development (as defined in the N.Y.C. Zoning Resolution) of this parcel may require, pursuant to CEPO-CEQR standards, window wall attenuation and an alternate means of ventilation to maintain acceptable interior noise levels. The purchaser/grantee should consult the most recent noise exposure map for the airport and the N.Y.C. CEPO-CEQR standards to determine the appropriate amount of window-wall attenuation required for any new development. Such measures must be incorporated into the building design in conformance with the aforementioned standards.

**RESTRICTIVE COVENANT:** Purchaser/grantee acknowledges that the parcel being conveyed pursuant to this deed includes a "waterfront zoning lot" within the meaning of Section 62-11 of the Zoning Resolution of the City of New York (the "Zoning Resolution"). Purchaser/grantee covenants for itself and on behalf of any lessees, subsequent purchasers, successors or assigns to all or any part of the parcel that, in connection with any proposed "development" (as such term is defined in Section 62-11 of the Zoning Resolution) on the parcel, purchaser/grantee will comply with all applicable requirements of Chapter 2 of Article VI of the Zoning Resolution, including the requirements of Section 62-711 ("Waterfront Public Access and Visual Corridors"). As part of such obligation, purchaser/grantee shall not apply for nor accept an excavation or building permit for any development on the parcel, nor shall an excavation or building permit be issued until such time as the Chair of the Department of City Planning certifies to the Department of Buildings or the Department of Business Services, as applicable, pursuant to Section 62-711 that: (1) no public access or visual corridors are required; (2) a site plan has been submitted showing compliance with the provisions of Sections 62-40 and 62-60 of the Zoning Resolution, and all other requirements of Section 62-711 have been met; or (3) an authorization pursuant to Section 62-722 ("Modifications of Waterfront Public Access and Visual Corridor Requirements") has been granted. For purposes of determining purchaser/grantee's waterfront obligations hereunder, such obligations shall be based upon the zoning lot containing the parcel existing as of September 3, 1997.

**DEC WETLANDS:** All or part of this parcel may be part of a tidal wetland or a tidal wetland adjacent area. Tidal wetlands and tidal wetland adjacent areas are regulated under New York State law by the New York State Department of Environmental Conservation ("DEC"). DEC has jurisdiction over tidal wetlands and buffer area (the adjacent area), which measures in Broad Channel (and other parts of New York City) up to 150 feet landward of the most landward boundary of a mapped tidal wetland. The official tidal wetland maps can be viewed at the DEC Region 2 offices.

The City of New York makes no representation with respect to the designation of all or part of this parcel as tidal wetland or tidal wetland adjacent area.

To the extent that this parcel is within a regulated tidal wetland or tidal wetland adjacent area, important restrictions apply. Depending on the particular circumstances of this parcel, any form of development on this parcel may be prohibited or restricted. In addition, other activities on the parcel may be prohibited or restricted.

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
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(Parcel 41 continued from page 41)

The most important development restrictions can be found in Section 661.6 of the Tidal Wetland Land use Regulations (Title 6, Part 661 of the Official Compilation of the Rules and Regulations of the State of New York). The most important use guidelines can be found in Section 661.5 of the Tidal Wetland Land Use Regulations.

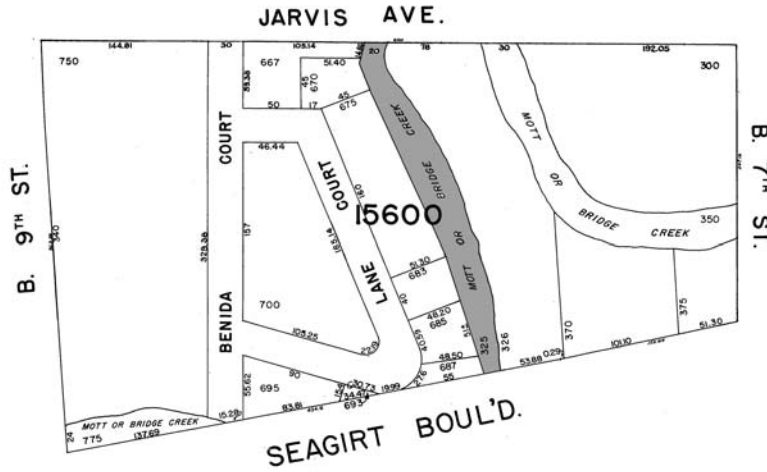
Article 25 of the New York State Environmental Conservation Law (the Tidal Wetlands Act) provides that anyone conducting a regulated activity within a tidal wetland or tidal wetland adjacent area must first obtain a permit from the New York State Department of Environmental Conservation. Conducting a regulated activity without a permit constitutes a violation. Any violation of the Tidal Wetlands Act can result in a significant penalty (at the time of this indenture up to \$10,000 per day for each violation) as well as criminal sanctions. In addition, unpermitted structures and fill have to be removed at the owner's expense. Regulated activities include, for example:

- Any form of draining, dredging, excavation and removal (directly or indirectly) of soil, mud, sand, shells, gravel or other aggregate from any tidal wetland;
- Any form of dumping, filling or depositing (directly or indirectly) of any soil, stones, sand, mud, gravel, rubbish or fill of any kind;
- The erection of any structures or roads, the driving of any pilings or the placing of any other obstructions, whether or not changing the ebb and flow of the tide; and
- Any other activity within or immediately adjacent to inventoried wetlands which may substantially impair or alter the natural condition of the tidal wetland area;
- Any subdivision of land.

This list is not complete. It is therefore advisable to contact the New York State Department of Environmental Conservation, Region 2, Marine Resources Program prior to any activity within the tidal wetland or tidal wetland adjacent area to clarify whether or not a permit is required.

# QUEENS

PARCEL NO.	BLOCK	LOT	LOCATION/PROPERTY TYPE	SIZE	ZONING	TOTAL ASSESSED VALUE	CASH REQUIREMENT	MINIMUM UPSET PRICE
42	15600	325	North side of Seagirt Boulevard 206 feet west of Beach 7th Street Vacant Lot	20 X 299 Irreg.	R4-1	\$816	\$31,900	\$159,500



43	15600	775	Northeast corner of Seagirt Boulevard and Beach 9th Street Vacant Lot	24 X 137 Irreg.	R4-1	\$150	\$11,600	\$58,000
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