

THIS INDENTURE, made the 26th day of December

nineteen hundred and fifty-one, between SOCONY-VACUUM OIL COMPANY, INCORPORATED, a New York corporation, having its office and principal place of business at 26 Broadway, in the Borough of Manhattan, City, County and State of New York, originally named Standard Oil Company ~~a corporation organized under the laws of the State of~~ of New York, that name having been duly changed on July 30, 1931 to Socony-Vacuum Corporation, and thereafter on May 31, 1934 to Socony-Vacuum Oil Company, Incorporated,

party of the first part, and MASPETH RAIL AND TERMINAL CORP., a New York corporation having its principal office and place of business at 30 East 40th Street, in the Borough of Manhattan, City, County and State of New York,

party of the second part:

WITNESSETH, that the party of the first part, in consideration of

ONE HUNDRED DOLLARS (\$100.00) dollars, lawful money of the United States, and other valuable considerations paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever,

ALL its right, title and interest in and to ALL those certain lots, pieces or parcels of land, together with the buildings and improvements thereon, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, more particularly bounded and described as follows:

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BEGINNING at the corner formed by the intersection of the northeasterly side of North 12th Street and the northwesterly side of Kent Avenue; thence northwesterly along the said northeasterly side of North 12th Street, one thousand and fifty-seven (1057) feet, more or less, to the westerly line of a grant made by the State of New York to Cornelius Du Bois, October 14th, 1851 and being the former permanent water line of the East River established May, 1835;

Thence southwesterly along said former permanent line of the East River established May 1835 and the said westerly line of said grant to Cornelius Du Bois, thirty-one (31) feet, more or less to the center line of North 12th Street, at a point distant one thousand and fifty-one (1051) feet, nine (9) inches westerly from Kent Avenue;

Thence North, forty-five degrees, West (N. 45° W.) along the center line of North 12th Street, one hundred seventy-five (175) feet, three (3) inches to the exterior pier line established by an Act of the Legislature of the State of New York which became a law, April 30th, 1891;

Thence North, seventy-four degrees, thirty-two minutes, East (N. 74° 32' E.) along said pier line, thirty-four (34) feet, six (6) inches;

Thence North, eighty-five degrees, thirty minutes, East (N. 85° 30' E.) along said pier line, sixty-three (63) feet, one and one-half (1½) inches;

Thence South, seventy-three degrees, twelve minutes, East, (S. 73° 12' E.) along said pier line one hundred three (103) feet, two and one-half (2½) inches to said westerly line of said grant to Cornelius Du Bois and being the permanent water line of the East River established May 1835;

Thence southeasterly along the present harbor lines approved by the Secretary of War on June 30, 1947, one hundred ninety-two and ninety-eight one-hundredths (192.98) feet, more or less, to an angle in said harbor lines;

Thence southeasterly along said harbor lines, fifteen (15) feet, more or less, to the intersection of the said harbor

lines with the pier and bulkhead line of Bushwick Inlet as laid down in blue ink on a certain map entitled, "Map of Water Fronts East River at Bushwick Inlet Brooklyn, E.D." made by R. Rosa, Surveyor, filed in the office of the Secretary of State on June 5, 1865;

Thence easterly in a curve along said pier and bulkhead line of Bushwick Inlet as laid down in blue ink on said map filed June 5, 1865, fifteen (15) feet, more or less, to a point where the southerly line of North 13th Street, if extended westerly to said pier and bulkhead line would intersect said pier and bulkhead line, such point being distant in a straight line drawn westerly at right angles to Kent Avenue, eight hundred seventy-two (872) feet westerly from the northwesterly side of Kent Avenue;

Thence easterly in a curve along said pier and bulkhead line as laid down in blue ink on said map filed June 5, 1865, five hundred eight (508) feet, more or less, to a point in said pier and bulkhead line which intersects a line drawn at right angles to the center line of North 13th Street measured from a point in said center line of North 13th Street distant three hundred eighty-five (385) feet northwesterly from the northwesterly line of Kent Avenue;

Thence northerly along said line drawn at right angles to the center line of North 13th Street measured from a point in said center line of North 13th Street distant three hundred eighty-five (385) feet northwesterly from the northwesterly line of Kent Avenue thirty-five (35) feet, more or less to a point which would be intersected by a line drawn parallel with the northeasterly side of North 13th Street and at a distance of one hundred (100) feet northeasterly therefrom;

Thence southeasterly along said line drawn parallel with the northeasterly side of North 13th Street and at a distance of one hundred (100) feet northeasterly therefrom, two hundred thirty (230) feet, six (6) inches, more or less, to its intersection with the pier and bulkhead line established by the Commissioners appointed under the Act of the Legislature of the State of New York, entitled "An Act for the appointment of a Commission for the preservation of the harbour of New York from encroachments, and to prevent obstructions to the Navigation thereof", passed March 30, 1855;

Thence southeasterly along the former southerly dock line of Bushwick Creek, one hundred forty-nine (149) feet, six (6) inches, more or less, to the westerly line of Franklin Street;

Thence southerly along the westerly line of Franklin Street, three (3) feet, more or less, to the corner formed by the intersection of the westerly line of Franklin Street and the northwesterly line of Kent Avenue;

Thence southwestward along the northwesterly side of Kent Avenue, three hundred seventy-five (375) feet, more or less, to the corner formed by the intersection of the northeasterly line of North 12th Street and the northwesterly line of Kent Avenue at the point or place of beginning.

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TOGETHER with all water rights and privileges thereto belonging or appertaining and all the estate, right, title and interest of the party of the first part of, in, to or in respect of the lands now or formerly under the water of Bushwick Inlet and the East River in front or abreast of or adjacent to the premises hereinbefore described with all rights and privileges thereto belonging or appertaining.

AND, also, any and all right that they may have to fill in and dock out the same, and to collect and receive cramage and wharfage therefrom, and any and all other rights, privileges, enjoyments or advantages that may grow out or arise thereout or out of the accretions thereof.

TOGETHER with all the right, title and interest of the party of the first part of, in and to the strip or parcel of land called North 13th Street, although not opened as a street, and, also the right to claim and obtain compensation therefor in case the same or any part thereof should be taken by the public authorities of the City of Brooklyn for a street and also all the right, title and interest of the party of the first part of, in and to said North 12th Street, Kent Avenue (First Street), Franklin Street, and all streets, roads or avenues opened or proposed in front of or adjoining the above described premises to the center lines thereof.

BEING the same premises described in certain deeds dated respectively, May 20th, 1892 from Pratt Manufacturing Company, formerly Charles Pratt & Co., to the Standard Oil Company of New York, recorded in the Kings County Register's Office on June 1st, 1892 in Liber 2119 of Conveyances, at Page 19; July 20th, 1910 from Charles P. Buckley and Nathaniel Niles, as Surviving Executors of the Last Will and Testament of Samuel I. Hunt, deceased, to the Standard Oil Company of New York, and recorded in the aforesaid Register's Office on August 17th, 1910 in Liber 3247 of Conveyances, at Page 85; and Letters Patent dated February 29th, 1892 from the People of the State of New York to The Pratt Manufacturing Company, recorded in the aforesaid Register's Office on March 11, 1892 in Liber 2101 of Conveyances, at Page 483, and thereafter conveyed by said Pratt Manufacturing Company to Standard Oil Company of New York by deed dated May 20, 1892 and recorded in the aforesaid Register's Office on June 1, 1892 in Liber 2119 of Conveyances, at Page 27.

The aforesaid premises and every part thereof are conveyed subject to a mortgage in the sum of Three Hundred and Forty Thousand Dollars (\$ 340,000.00) - - - made by the party of the second part herein, as mortgagor, to the party of the first part herein, as mortgagee, and delivered simultaneously herewith; said mortgage being a purchase money mortgage given to secure a portion of the consideration for such conveyance.

~~together with the appurtenances and all the estate and rights of the party of the first part in and to said premises~~

TO HAVE AND TO HOLD the premises herein granted unto the party _____ of the second part,
its successors _____ and assigns forever;

The party of the first part, in compliance with Section 13 of the Lien Law, covenants that it will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and that it will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has caused its corporate seal to be hereunto affixed and these presents to be signed by its duly authorized officer the day and year first above written.

SOCONY-VACUUM OIL COMPANY, INCORPORATED



By [Signature]
Asst. Secretary
E. HUBLE

J. C. CASE

STATE OF NEW YORK
COUNTY OF NEW YORK

On the day 26th of December, one thousand nine hundred and fifty-one, before me came J. C. CASE, to me known, who, being by me duly sworn, did depose and say that he resides at 306 Mt. Arble Avenue, in Morristown, N. J. that he is the Vice-President of SOCONY-VACUUM OIL COMPANY, INCORPORATED, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.



[Signature]
Notary Public

NOTARY PUBLIC, State of New York
Qualified in Dutch County
Cert. filed with Board of Examiners, N. Y.
Queens, Richmond, Nassau, Suffolk and
Westchester County Clerks & Registers
Term Expires March 30, 1953

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X-9067
North 12th Street
No. Brooklyn, New York

028457

SOCONY-VACUUM OIL COMPANY,
INCORPORATED

TO
KOPOL

MASPETH RAIL AND TERMINAL
CORP.

LOC. VER. - P

DEED

THE LAND AFFECTED BY THE WITHIN
INSTRUMENT LIES IN BLOCK 2277
IN SECTION 8 ON THE LAND MAP

OF THE COUNTY OF NEW
Return to: HALPIN, KEOGH & ST. JOHN
30 Rockefeller Plaza
New York 20, N.Y.

THE GUARANTY AND TRUST COMPANY
CHARTERED 1881

- OFFICES:
- 176 Broadway, Manhattan
 - 175 Broadway, Manhattan
 - 160-08 Northern Boulevard, Jamaica
 - 6 East 57th Street, Manhattan
 - 570 East 149th Street, Bronx
 - Plaza Hotel, L. I. City
 - Michigan, Long Beach, Calif.
 - White Plains, N. Y.
 - Rocky Hill, Conn.
 - London, England
 - London, S. I.

6.30

RESERVE THIS SPACE
FOR USE OF RECORDING OFFICE

1951 DEC 28 PM 2:13

DEC-28-51 177527

Recorded in Register's Office, Kings County in
Book 877, Page 559 in Page 564
Book 2277
of Course No. 13, Minutes Feb. 20, 1951

DEC 28 1951

Witness my hand and official seal
Bernie Orgel
Register

LIBER
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COMPARED