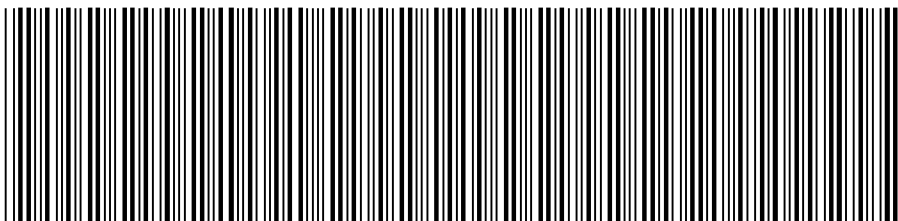


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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2008061601049001001EB2B8

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 63

Document ID: 2008061601049001

Document Date: 06-10-2008

Preparation Date: 06-16-2008

Document Type: EASEMENT

Document Page Count: 62

PRESENTER:

COMMONWEALTH/LAWYERS TITLE
RETURN TO ROOPIE
140 EAST 45TH STREET, 22ND FLOOR
NEW YORK, NY 10017
212-949-0100
skaelin@landam.com/DON ENDE

RETURN TO:

COMMONWEALTH/LAWYERS TITLE
RETURN TO ROOPIE
140 EAST 45TH STREET, 22ND FLOOR
NEW YORK, NY 10017
212-949-0100

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	612	130	Entire Lot	21 BEARD STREET
Property Type: COMMERCIAL REAL ESTATE Easement				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

ONE BEARD STREET, LLC
ONE BEARD STREET
BROOKLYN, NY 11231

GRANTEE/BUYER:

NEW YORK STATE, DEC
625 BROADWAY
ALBANY, NY 12233

FEES AND TAXES

Mortgage		Filing Fee:	
Mortgage Amount:	\$ 0.00	\$	0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:		\$	0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00	\$	0.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 347.00		
Affidavit Fee:	\$ 0.00		

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

Recorded/Filed 06-18-2008 09:36

City Register File No.(CRFN):

2008000243285



Annette McMill

City Register Official Signature

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

THIS INDENTURE made this 12th day of June, 2008, between Owner(s) One Beard Street, LLC, having an office at 420 Alan Wood Road, Conshohocken, PA 19428-1141, (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and of ensuring the potential restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and;

WHEREAS, Grantor, is the owner of real property located at the address of **1 Beard Street**, in the **Borough of Brooklyn, Kings County, City and State of New York**, known and designated on the tax map of the County of Kings as tax map parcel number **02 -07 - 14, Section 2, Block 612, Lot 130** commonly known as **1 Beard Street, Brooklyn, New York**, being the lands conveyed to Grantor by deed from United States Dredging Corporation, dated June 02, 2005 and recorded on June 08, 2005, in the Land Records of the **NYC Department of Finance Office of the City Register** , **under CRFN No:- 2005000332966**, comprised of approximately **48.055**

acres, and hereinafter more fully described in Schedule "A-1" attached hereto and made a part hereof (the " Site"); and;

WHEREAS, this environmental easement shall encumber **a portion of the upland area of the Site consisting of 20.016 acres**, which is hereinafter more fully described in Schedule "A-2", attached hereto and made a part hereof (the "Controlled Property"); and ;

WHEREAS, the Commissioner does hereby acknowledge that the Department accepts this Environmental Easement in order to ensure the protection of human health and the environment and to achieve the requirements for remediation established at this Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36;and

NOW THEREFORE, in consideration of the covenants and mutual promises contained herein and the terms and conditions of Brownfield Site Cleanup Agreement , Index No. W2-1023-04-10, Site No. C224043 dated January 11, 2005, by and between **One Beard Street, LLC, a wholly owned subsidiary of IKEA Property, Inc., 420 Alan Wood Road, Conshohocken, PA 19428-1141**, and the Department, Grantor grants, conveys and releases to Grantee a permanent Environmental Easement pursuant to Article 71, Title 36 of the ECL in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. **Purposes**. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the potential restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. **Institutional and Engineering Controls**. The following controls apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees, and any person using the Controlled Property:

A. The Controlled Property may be used for restricted **commercial or industrial** use, including but not limited to an IKEA furniture store (incorporating accessory commercial uses) and three freestanding satellite buildings to be used for retail and restaurant establishments, as long as the following long-term engineering controls are employed, and the land use restrictions specified below are adhered to:

The Engineering Controls are as follows:

1. Comply with all elements of the SMP;
2. Operate and maintain all Engineering Controls as specified in the SMP;
3. Inspect, certify and maintain the Site Cap as required in the SMP;
4. Inspect, certify and maintain the soil vapor mitigation system consisting of a vapor barrier and sub-slab vapor mitigation system under the retail building as required in the SMP;
5. Inspect and certify all Engineering Controls at a frequency and in a manner defined in the SMP;

6. Perform soil vapor monitoring as required in the SMP;
7. Report data and information pertinent to Site management at the frequency and in a manner defined in the SMP;
8. Protect and replace environmental monitoring devices, including but not limited to, soil vapor probes, as necessary to ensure the devices function in the manner specified in the SMP; and
9. Prevent the discontinuance of any Engineering Controls without an amendment or the extinguishment of this Environmental Easement.

Land Use Restrictions that apply to the Site are:

1. Prohibition on the use of the groundwater underlying the Site for potable or process uses;
 2. All future activities on the Site that will disturb residual contamination are prohibited unless they are conducted in accordance with the SMP;
 3. The Site may only be used for commercial or industrial development, provided that the long-term Engineering Controls and Institutional Controls included in the SMP remain in use;
 4. The Site may not be used for a less restricted level of use, such as residential use, without an amendment or the extinguishment of the Environmental Easement and prior written NYSDEC and NYSDOH approval; and
 5. The Grantor and its successors and assigns must submit to NYSDEC and NYSDOH a written statement that certifies by the Remedial Engineer, under penalty of perjury, that: (A) controls employed at the Site are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC and NYSDOH; and, (B) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP.
- B) Grantor shall provide all persons who acquire any interest in the Controlled Property a true and complete copy of the Site Management Plan that the Department has approved for the Controlled Property and all Department-approved amendments to that Site Management Plan.

The Grantor hereby acknowledges receipt of a copy of the NYSDEC-approved Site Management Plan, dated **June, 2008** ("SMP"). The SMP describes obligations that Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system on the Controlled Property, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. Upon notice of not less than thirty (30) days the Department in exercise of its discretion and consistent with applicable law may revise the SMP on the basis of any of the following: request made by Grantor, its successors or assigns; information about the Controlled Property's residual contamination, use, or long-term engineering controls; or applicable statutes, regulations or guidance. The notice shall be a final agency determination. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Regional Remediation Engineer:
Region 2
NYS DEC
One Hunter's Plaza
47-40 21st Street
Long Island City, NY 11101

or Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233

C. The Controlled Property may not be used for a higher level of use such as **unrestricted or restricted residential** use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

D. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

E. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

F. Grantor covenants and agrees that it shall annually, or such time as NYSDEC may allow, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury that the controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls employed at the Controlled Property were approved by the NYSDEC, and that nothing has occurred that would impair the ability of such control to protect the public health and environment or constitute a violation or failure to comply with any Site Management Plan for such controls and giving access to such Controlled Property to evaluate continued maintenance of such controls.

3. **Right to Enter and Inspect.** Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. **Reserved Grantor's Rights.** Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Controlled Property, including:

1. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

2. The right to give, sell, assign, or otherwise transfer the underlying fee interest to the Controlled Property by operation of law, by deed, or by indenture, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person intentionally violates this Environmental Easement, the Grantee may revoke the Certificate of Completion provided under ECL Article 27, Title 14, or Article 56, Title 5 with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach. Grantor shall then have a reasonable amount of time from receipt of such notice to cure. At the expiration of said second period, Grantee may commence any proceedings and take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement in accordance with applicable law to require compliance with the terms of this Environmental Easement.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar its enforcement rights in the event of a subsequent breach of or noncompliance with any of the terms of this Environmental Easement.

6. Notice.

Notice to Grantee. Whenever notice to the State (other than the annual certification) or approval from the State is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information: County, NYSDEC Site Number, NYSDEC Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Environmental Easement Attorney
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-1500

Such correspondence shall be delivered by hand, or by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Notice to Grantor. Notice to Grantor shall be delivered by hand, or by registered mail or by Certified mail and return receipt requested to the following address, or to such other address as may be designated by written notice to NYSDEC as provided above:

One Beard Street, LLC
420 Alan Wood Road,
Conshohocken, PA 19428-1141

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. This Environmental Easement may be amended only by an amendment executed by the Commissioner of the New York State Department of Environmental Conservation and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Grantor's Name: One Beard Street, LLC


By: IKEA Property, Inc.

By: *Mary James*
Title: PRESIDENT Date: JUNE 10/08

By: *John Palmer*
Title: TREASURER Date: 6/10/08

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THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation

by: 

Alexander B. Grannis, Commissioner

Grantor's Acknowledgment

STATE OF PENNSYLVANIA)

) ss.:

COUNTY OF Montgomery)

On the 10th day of JUNE, in the year 2008, before me, the undersigned, personally appeared GARY TEENES and JOHN ROBINSON, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individuals made such appearance before the undersigned in the City [or Town] of CONSHOHOCKEN and State of Pennsylvania.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Patricia Cieslinski

Notary Public

My Commission Expires: JAN 25, 2011

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Patricia Cieslinski, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires Jan. 25, 2011
Member, Pennsylvania Association of Notaries



Grantee's Acknowledgment

STATE OF NEW YORK)

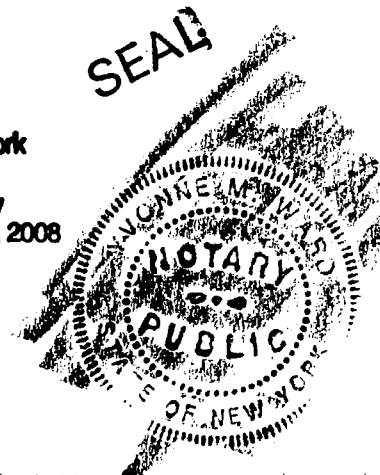
) ss:

COUNTY OF ALBANY)

On the 12th day of June, in the year 2008, before me, the undersigned, personally appeared Alexander B. Grannis, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Yvonne M. Ward
Notary Public - State of New York

Yvonne M. Ward
Notary Public - State of New York
No. 02WA6115685
Qualified in Saratoga County
My Commission Expires Sept. 13, 2008



Schedule A-1

METES AND BOUNDS DESCRIPTION
LOT 130, BLOCK 612, SECTION 2 VOLUME 7
BOROUGH OF BROOKLYN
KINGS COUNTY, CITY & STATE OF NEW YORK

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF HALLECK STREET SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF LOT 130 (LANDS N/F OF ONE BEARD STREET LLC) AND THE MOST NORTHWESTERLY CORNER OF LOT 99 (LANDS N/F OF 840 COLUMBIA LLC) SAID POINT ALSO BEING DISTANT NORTH 79 DEGREES - 34 MINUTES - 00 SECONDS WEST A DISTANCE OF 205 105 FEET AS MEASURED ALONG THE SAME FROM THE INTERSECTION OF THE SOUTHERLY LINE OF HALLECK STREET WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF COLUMBIA STREET, AND FROM SAID POINT OF BEGINNING RUNNING THE FOLLOWING TWO (2) COURSES ALONG LANDS OF 840 COLUMBIA LLC

- 1 SOUTH 10 DEGREES - 26 MINUTES - 00 SECONDS WEST, A DISTANCE OF 553 58 FEET TO A POINT THENCE
- 2 SOUTH 79 DEGREES - 34 MINUTES - 00 SECONDS EAST, A DISTANCE OF 300 28 FEET TO A POINT IN THE WESTERLY LINE OF COLUMBIA STREET THENCE
- 3 ALONG THE WESTERLY LINE OF COLUMBIA STREET SOUTH 10 DEGREES - 26 MINUTES - 00 SECONDS WEST A DISTANCE OF 638 76 FEET TO A POINT OF LANDS N/F OF THE ERIE BASIN MARINE ASSOCIATION THENCE,
- 4 ALONG SAID LANDS OF ERIE BASIN MARINE ASSOCIATION NORTH 79 DEGREES - 34 MINUTES - 00 SECONDS WEST, A DISTANCE OF 200 00 FEET TO A POINT THENCE
- 5 CONTINUING ALONG LANDS OF ERIE BASIN MARINE ASSOCIATION AND RUNNING THROUGH THE SAID ERIE BASIN SOUTH 80 DEGREES - 06 MINUTES - 40 SECONDS WEST A DISTANCE OF 1118 31 FEET TO A POINT THENCE
- 6 CONTINUING THROUGH THE ERIE BASIN NORTH 09 DEGREES - 56 MINUTES - 20 SECONDS WEST A DISTANCE OF 740 96 FEET TO A POINT THENCE
- 7 CONTINUING THROUGH SAID ERIE BASIN NORTH 68 DEGREES - 22 MINUTES - 38 SECONDS WEST, A DISTANCE OF 185 48 FEET TO A POINT THENCE,
- 8 CONTINUING THROUGH SAID ERIE BASIN NORTH 57 DEGREES - 54 MINUTES - 38 SECONDS WEST, A DISTANCE OF 142 56 FEET TO A POINT, THENCE,
- 9 ALONG LOT 150 (LANDS N/F OF THOR 280 RICHARDS STREET LLC) NORTH 32 DEGREES - 05 MINUTES - 22 SECONDS EAST A DISTANCE OF 1150 00 FEET TO A POINT IN THE SOUTHERLY LINE OF BEARD STREET, THENCE,
- 10 CONTINUING ALONG SAID SOUTHERLY LINE OF BEARD STREET SOUTH 57 DEGREES - 54 MINUTES - 38 SECONDS EAST A DISTANCE OF 732 48 FEET TO A POINT, THENCE
- 11 ALONG THE SOUTHERLY LINE OF HALLECK STREET SOUTH 79 DEGREES - 34 MINUTES - 00 SECONDS EAST A DISTANCE OF 415 63 FEET TO THE POINT AND PLACE OF BEGINNING

CONTAINING 2 093 297 SQUARE FEET OR 48 055 ACRES

Schedule A-2

METES & BOUNDS DESCRIPTION
UPLAND PARCEL - EXCLUDING FORMER "DRY DOCK" AREA
PART OF LOT 130, BLOCK 612, SECTION 2, VOLUME 7
BOROUGH OF BROOKLYN
KINGS COUNTY, CITY & STATE OF NEW YORK

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF HALLECK STREET (80 FEET WIDE), AT THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOT 130 (LANDS N/F ONE BEARD STREET LLC) AND LOT 99 (LANDS N/F 640 COLUMBIA LLC) AND FROM SAID POINT OF BEGINNING RUNNING, THENCE, THE FOLLOWING TWO (2) COURSES ALONG SAID DIVIDING LINE BETWEEN LOT 130 AND LOT 99

- 1 SOUTH 10 DEGREES 26 MINUTES 00 SECONDS WEST, A DISTANCE OF 553 58 FEET TO A POINT, THENCE,
- 2 SOUTH 79 DEGREES 34 MINUTES 00 SECONDS EAST, A DISTANCE OF 300 28 FEET TO A POINT IN THE WESTERLY LINE OF COLUMBIA STREET, THENCE,
- 3 CONTINUING ALONG SAID WESTERLY LINE OF COLUMBIA STREET (70 FEET WIDE), SOUTH 10 DEGREES 26 MINUTES 00 SECONDS WEST, A DISTANCE OF 639.76 FEET TO A POINT FORMED BY THE INTERSECTION OF SAID LINE AND THE DIVIDING LINE BETWEEN LOT 130 AND LOT 205 (LANDS N/F OF THE ERIE BASIN MARINE ASSOCIATION RARITAN CENTER), THENCE,
- 4 ALONG SAID DIVIDING LINE BETWEEN LOT 130 AND LOT 205, NORTH 79 DEGREES 34 MINUTES 00 SECONDS WEST, A DISTANCE OF 194 35 FEET TO A POINT, THENCE, THE FOLLOWING FOUR (4) COURSES CONTINUING THROUGH LOT 130
- 5 NORTH 60 DEGREES 53 MINUTES 52 SECONDS EAST, A DISTANCE OF 10 90 FEET TO A POINT, THENCE,
- 6 NORTH 82 DEGREES 20 MINUTES 05 SECONDS EAST, A DISTANCE OF 63 79 FEET TO A POINT, THENCE,
- 7 NORTH 72 DEGREES 33 MINUTES 19 SECONDS EAST, A DISTANCE OF 50 66 FEET TO A POINT, THENCE,
- 8 NORTH 13 DEGREES 42 MINUTES 49 SECONDS EAST, A DISTANCE OF 24 29 FEET TO A POINT, THENCE, THE FOLLOWING NINETEEN (19) COURSES CONTINUING THROUGH LOT 130, ALONG THE APPROXIMATE BACK OF THE BULKHEAD WALL

BOUNDARY & TOPOGRAPHIC SURVEYS • SUBDIVISIONS • CONSTRUCTION STAKEOUT

Schedule A-2



CONTROL POINT
ASSOCIATES INC

MAY 16 2008
REVISED JUNE 6 2008
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PAGE 2

- 9 NORTH 41 DEGREES 18 MINUTES 09 SECONDS WEST, A DISTANCE OF 2 98 FEET TO A POINT, THENCE,
- 10 NORTH 12 DEGREES 16 MINUTES 37 SECONDS EAST, A DISTANCE OF 45 90 FEET TO A POINT, THENCE,
- 11 NORTH 19 DEGREES 57 MINUTES 03 SECONDS WEST, A DISTANCE OF 5 52 FEET TO A POINT, THENCE,
- 12 NORTH 09 DEGREES 21 MINUTES 23 SECONDS WEST, A DISTANCE OF 151 18 FEET TO A POINT, THENCE,
- 13 SOUTH 80 DEGREES 05 MINUTES 02 SECONDS WEST, A DISTANCE OF 149 11 FEET TO A POINT, THENCE,
- 14 NORTH 08 DEGREES 24 MINUTES 39 SECONDS WEST, A DISTANCE OF 189 06 FEET TO A POINT, THENCE,
- 15 SOUTH 80 DEGREES 02 MINUTES 30 SECONDS WEST, A DISTANCE OF 184 86 FEET TO A POINT, THENCE,
- 16 NORTH 17 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 163 66 FEET TO A POINT, THENCE,
- 17 NORTH 10 DEGREES 31 MINUTES 01 SECONDS EAST, A DISTANCE OF 77 76 FEET TO A POINT, THENCE,
- 18 NORTH 37 DEGREES 24 MINUTES 29 SECONDS WEST, A DISTANCE OF 219 14 FEET TO A POINT, THENCE,
- 19 NORTH 80 DEGREES 08 MINUTES 06 SECONDS WEST, A DISTANCE OF 158 35 FEET TO A POINT, THENCE,
- 20 SOUTH 31 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 86 73 FEET TO A POINT, THENCE,
- 21 NORTH 57 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 29 22 FEET TO A POINT, THENCE,
- 22 SOUTH 59 DEGREES 23 MINUTES 42 SECONDS WEST, A DISTANCE OF 94 80 FEET TO A POINT, THENCE,
- 23 NORTH 55 DEGREES 59 MINUTES 15 SECONDS WEST, A DISTANCE OF 49 61 FEET TO A POINT, THENCE,
- 24 SOUTH 41 DEGREES 56 MINUTES 45 SECONDS WEST, A DISTANCE OF 48 99 FEET TO A POINT, THENCE,
- 25 NORTH 67 DEGREES 26 MINUTES 33 SECONDS WEST, A DISTANCE OF 52 84 FEET TO A POINT, THENCE,
- 26 NORTH 25 DEGREES 54 MINUTES 52 SECONDS EAST, A DISTANCE OF 72 30 FEET TO A POINT, THENCE,
- 27 NORTH 20 DEGREES 32 MINUTES 38 SECONDS EAST, A DISTANCE OF 11 96 FEET TO A POINT, THENCE,

Schedule A-2



CONTROL POINT
ASSOCIATES INC

MAY 16, 2008
REVISED JUNE 6 2008
CPA PROJECT #C02251
PAGE 3

- 28 CONTINUING THROUGH LOT 130, NORTH 59 DEGREES 33 MINUTES 20 SECONDS WEST, A DISTANCE OF 83 46 FEET TO A POINT, THENCE, THE FOLLOWING NINETEEN (19) COURSES CONTINUING THROUGH LOT 130, ALONG THE APPROXIMATE BACK OF THE BULKHEAD WALL
- 29 SOUTH 37 DEGREES 56 MINUTES 56 SECONDS WEST, A DISTANCE OF 73 64 FEET TO A POINT, THENCE,
- 30 NORTH 59 DEGREES 03 MINUTES 07 SECONDS WEST, A DISTANCE OF 16 20 FEET TO A POINT, THENCE,
- 31 SOUTH 34 DEGREES 41 MINUTES 56 SECONDS WEST, A DISTANCE OF 20 67 FEET TO A POINT, THENCE,
- 32 NORTH 57 DEGREES 49 MINUTES 04 SECONDS WEST, A DISTANCE OF 29 09 FEET TO A POINT, THENCE,
- 33 SOUTH 31 DEGREES 49 MINUTES 14 SECONDS WEST, A DISTANCE OF 40 80 FEET TO A POINT, THENCE,
- 34 NORTH 58 DEGREES 50 MINUTES 45 SECONDS WEST, A DISTANCE OF 22 50 FEET TO A POINT, THENCE,
- 35 NORTH 34 DEGREES 20 MINUTES 08 SECONDS WEST, A DISTANCE OF 3 28 FEET TO A POINT, THENCE,
- 36 NORTH 46 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 2 49 FEET TO A POINT, THENCE,
- 37 SOUTH 64 DEGREES 48 MINUTES 59 SECONDS EAST, A DISTANCE OF 9 71 FEET TO A POINT, THENCE,
- 38 NORTH 31 DEGREES 48 MINUTES 08 SECONDS EAST, A DISTANCE OF 158 63 FEET TO A POINT, THENCE,
- 39 NORTH 57 DEGREES - 53 MINUTES - 58 SECONDS WEST, A DISTANCE OF 120 41 FEET TO A POINT, THENCE,
- 40 SOUTH 32 DEGREES 27 MINUTES 09 SECONDS WEST, A DISTANCE OF 144 39 FEET TO A POINT, THENCE,
- 41 SOUTH 57 DEGREES 32 MINUTES 40 SECONDS EAST, A DISTANCE OF 6 02 FEET TO A POINT, THENCE,
- 42 SOUTH 22 DEGREES 25 MINUTES 48 SECONDS WEST, A DISTANCE OF 21 87 FEET TO A POINT, THENCE,
- 43 NORTH 57 DEGREES 06 MINUTES 05 SECONDS WEST, A DISTANCE OF 35 66 FEET TO A POINT, THENCE,
- 44 NORTH 32 DEGREES 32 MINUTES 52 SECONDS EAST, A DISTANCE OF 228 89 FEET TO A POINT, THENCE,
- 45 NORTH 58 DEGREES 01 MINUTES 06 SECONDS WEST, A DISTANCE OF 169 03 FEET TO A POINT, THENCE,

Schedule A-2



- 46 NORTH 32 DEGREES 05 MINUTES 22 SECONDS EAST, A DISTANCE OF 559 98 FEET TO A POINT, THENCE,
- 47 NORTH 57 DEGREES 54 MINUTES 38 SECONDS WEST, A DISTANCE OF 80 26 FEET TO A POINT ON THE DIVIDING LINE BETWEEN LOT 130 AND LOT 150 (LANDS N/F THOR 280 RICHARDS STREET, LLC), BLOCK 612, THENCE,
- 48 ALONG SAID DIVIDING LINE BETWEEN LOT 130 AND LOT 150, BLOCK 612, NORTH 32 DEGREES 05 MINUTES 22 SECONDS EAST, A DISTANCE OF 21 08 FEET TO A POINT IN THE SOUTHERLY LINE OF BEARD STREET (60 FEET WIDE), THENCE,
- 49 CONTINUING ALONG SAID SOUTHERLY LINE OF BEARD STREET, SOUTH 57 DEGREES 53 MINUTES 58 SECONDS EAST, A DISTANCE OF 732 48 FEET TO A POINT IN THE SOUTHERLY LINE OF HALLECK STREET
- 50 CONTINUING ALONG SAID SOUTHERLY LINE OF HALLECK STREET, SOUTH 79 DEGREES 34 MINUTES 00 SECONDS EAST, A DISTANCE OF 415 63 FEET TO THE POINT AND PLACE OF BEGINNING

CONTAINING 937,088 SQUARE FEET OR 21 513 ACRES

EXCEPTING THEREFROM, THE FOLLOWING HEREIN DESCRIBED PARCEL

FORMER "DRY DOCK" AREA

BEGINNING AT A POINT IN THE INTERIOR OF LOT 130, BLOCK 612, SAID POINT BEING DISTANT THE FOLLOWING THREE (3) COURSES FROM THE POINT FORMED BY THE INTERSECTION OF THE DIVIDING LINE BETWEEN LOT 130 AND LOT 99, BLOCK 612

- A) ALONG THE SOUTHERLY LINE OF HALLECK STREET (80 FEET WIDE), NORTH 79 DEGREES 34 MINUTES 00 SECONDS WEST, A DISTANCE OF 415 63 FEET TO AN ANGLE POINT FORMED BY THE INTERSECTION OF SAID SOUTHERLY LINE OF HALLECK STREET WITH THE SOUTHERLY LINE OF BEARD STREET (60 FEET WIDE), THENCE,
 - B) ALONG SAID SOUTHERLY LINE OF BEARD STREET, NORTH 57 DEGREES 54 MINUTES 38 SECONDS WEST, A DISTANCE OF 408 21 FEET TO A POINT, THENCE,
 - C) THROUGH THE INTERIOR OF LOT 130, BLOCK 612, SOUTH 32 DEGREES 06 MINUTES 02 SECONDS WEST, A DISTANCE OF 69 10 FEET TO THE POINT AND PLACE OF BEGINNING AND FROM SAID POINT OF BEGINNING RUNNING, THENCE, THROUGH THE INTERIOR OF LOT 130, BLOCK 612, THE FOLLOWING NINE (9) COURSES
- 1 SOUTH 57 DEGREES 35 MINUTES 35 SECONDS EAST, A DISTANCE OF 21 21 FEET TO A POINT, THENCE,
 - 2 SOUTH 01 DEGREE 32 MINUTES 56 SECONDS WEST, A DISTANCE OF 34 49 FEET TO A POINT, THENCE,
 - 3 SOUTH 64 DEGREES 44 MINUTES 11 SECONDS EAST, A DISTANCE OF 10 00 FEET TO A POINT, THENCE,
 - 4 SOUTH 15 DEGREES 58 MINUTES 53 SECONDS WEST, A DISTANCE OF 78 66 FEET TO A POINT, THENCE

Schedule A-2



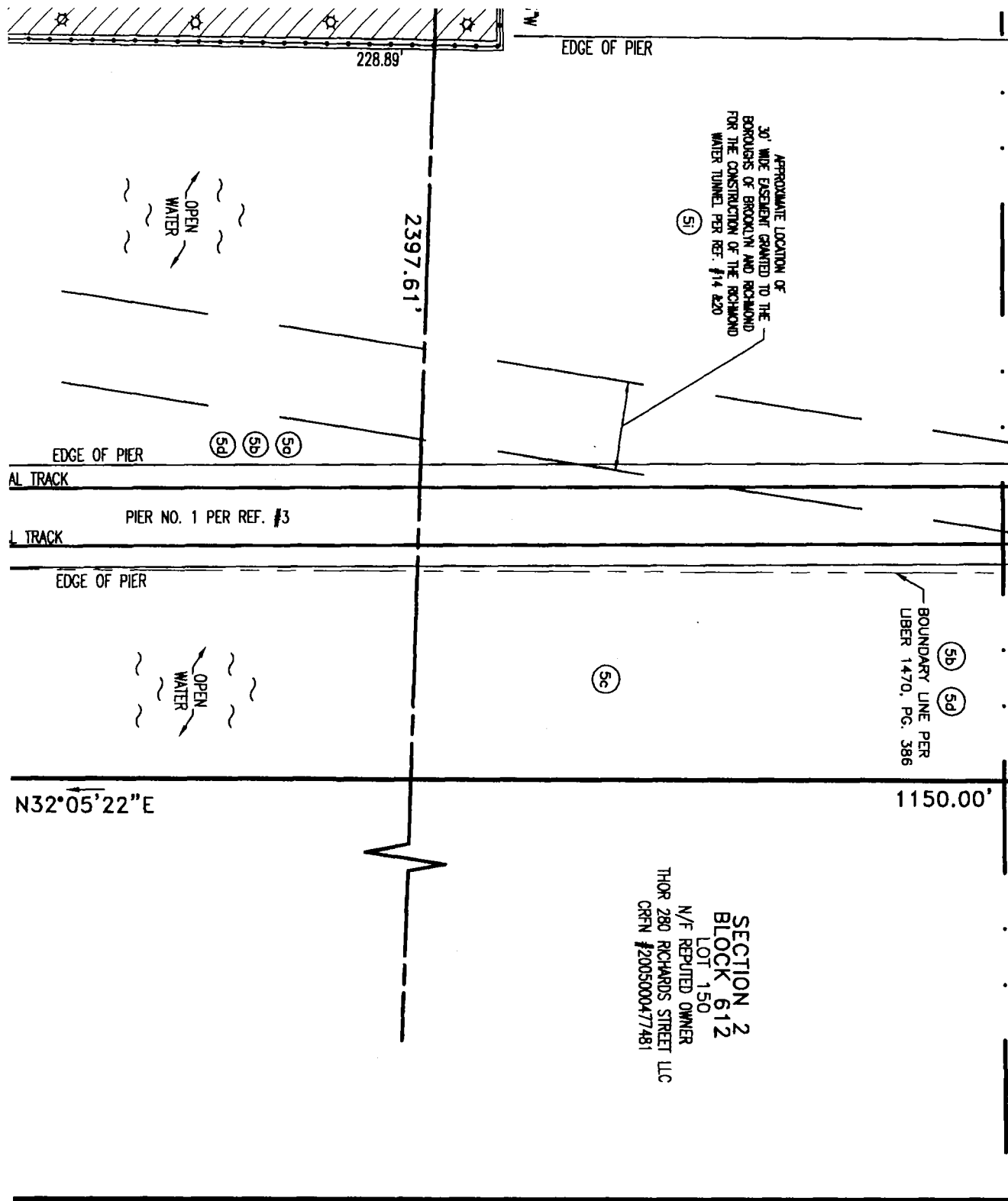
CONTROL POINT
ASSOCIATES INC

MAY 16, 2008
REVISED JUNE 6, 2008
CPA PROJECT #C02251
PAGE 5

- 5 SOUTH 32 DEGREES 05 MINUTES 22 SECONDS WEST, A DISTANCE OF 470 81 FEET TO A POINT, THENCE,
- 6 NORTH 57 DEGREES 53 MINUTES 58 SECONDS WEST, A DISTANCE OF 120 41 FEET TO A POINT, THENCE,
- 7 NORTH 32 DEGREES 05 MINUTES 22 SECONDS EAST, A DISTANCE OF 469 13 FEET TO A POINT, THENCE,
- 8 NORTH 48 DEGREES 03 MINUTES 09 SECONDS EAST, A DISTANCE OF 79 89 FEET TO A POINT, THENCE,
- 9 SOUTH 51 DEGREES 15 MINUTES 43 SECONDS EAST, A DISTANCE OF 10 24 FEET TO A POINT, THENCE,
- 10 SOUTH 62 DEGREES 33 MINUTES 18 SECONDS WEST, A DISTANCE OF 35.07 FEET TO A POINT, THENCE,

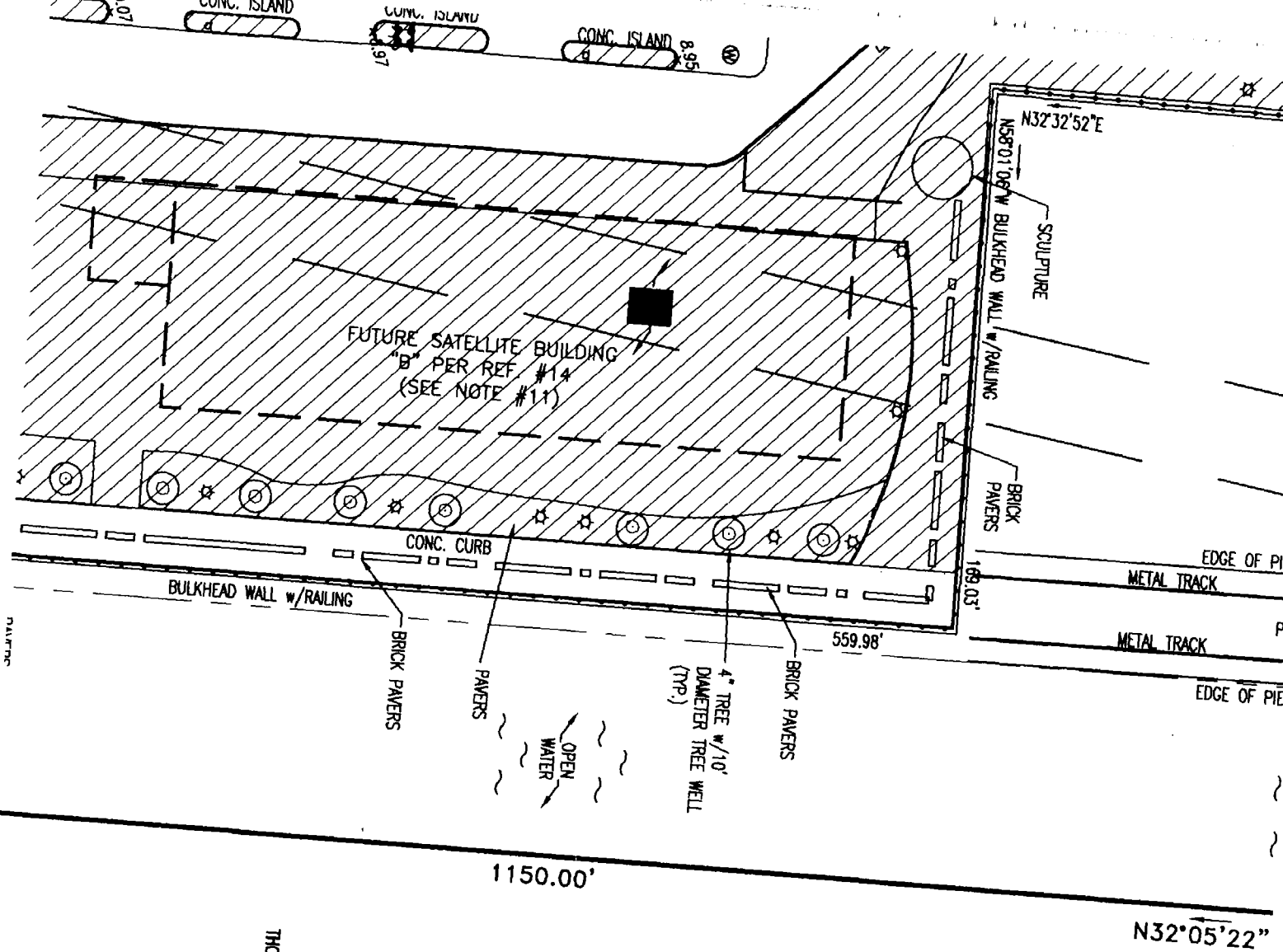
CONTAINING 65,180 SQUARE FEET OR 1 496 ACRES

UPLAND PARCEL CONTAINING A NET AREA OF 871,908 SQUARE FEET OR 20.016 ACRES



SECTION 2
 BLOCK 612
 LOT 150
 N/F REPUTED OWNER
 THOR 280 RICHARDS STREET LLC
 CRN #2005000477481

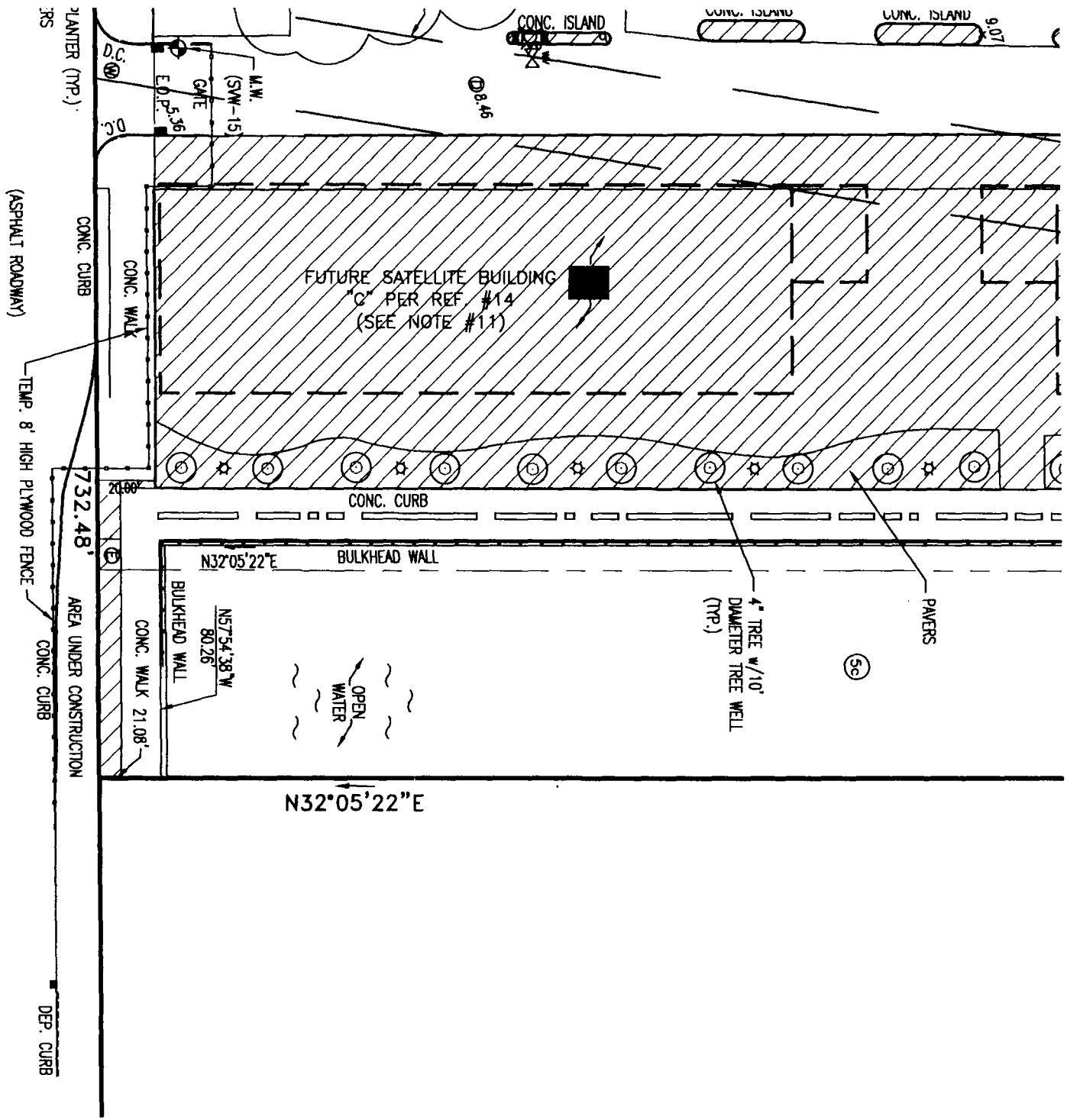
Schedule A-2 Continued
 (survey page 1 of 48)



SECTION 2
 BLOCK 612
 LOT 150
 N/F REPUTED OWNER
 THOR 280 RICHARDS STREET LLC
 CRN #2005000477481

Schedule A-2 Continued
 (survey page 2 of 48)

EEH



Schedule A-2 Continued
(survey page 3 of 48)

DWIGHT STREET

(60' WIDE)

ONE WAY

TRAFFIC

SEE SHEET 2 OF 3 FOR NOTES & REFERENCES



No.	DESCRIPTION OF REVISION	DRAWN:	APPROVED:	DATE
3	REVISE TAX MAP SECTION NUMBER	D.A.H.	G.S.G.	6-06-08
2	REVISE TO ADD LIMITED SPOT ELEVATIONS PER NYSDEC REQUEST	D.A.H.	G.S.G.	5-23-08
1	REVISE TO ADD EASEMENT SKETCH SHEET 3 OF 3	D.A.H.	G.S.G.	5-16-08

BY ON WHICH IT WAS BASED
 1. REQUIREMENTS FOR
 2. ADOPTED BY ALTA, AND
 3. 12, 13 & 14 OF TABLE A
 4. PREPARED BY ALTA AND NSPS AND
 5. AND FURTHER CERTIFIES THAT IN
 6. THE STATE OF NEW
 7. DOES NOT EXCEED THAT

IMPRESSION OR BLUE INK SEAL

6-06-2008

DATE

FIELD DATE 3/19/08 3/24/08	ALTA/ACSM LAND TITLE SURVEY		
FIELD BOOK NO. 08-04	 PROPERTY, INC. COLUMBIA, HALLECK & BEARD STREETS LOT 130, BLOCK 612, SECTION 2, VOLUME 7 BOROUGH OF BROOKLYN, KINGS COUNTY CITY & STATE OF NEW YORK		
FIELD BOOK Pg. 60-64 66-67	CONTROL POINT ASSOCIATES, INC. 35 TECHNOLOGY DRIVE WARREN, NJ 07059 908.668.0099 - 908.668.9595 FAX NEW BRITAIN CORPORATE CENTER 1800 MANOR DRIVE, SUITE 120 CHALFONT, PA 18914 215.712.9800 - 215.712.9802 FAX		
FIELD CREW C.S./J.O.			
DRAWN: G.M./JILL	APPROVED: G.S.G.	DATE 3-31-2008	SCALE 1"=50'
REVIEWED: M.L.O.	FILE NO. C02251A	DWG. NO. 1 OF 3	

Schedule A-2 Continued
 (survey page 4 of 48)

Schedule A-2 continued (Survey page 5 of 48)

3d
LINE PER
PG. 386

CRANE ON
METAL TRACK

EDGE OF PIER

5b 5d
WIDE RECIPROCAL EASEMENT
R LIBER 1470, PG. 386

OPEN
WATER

MATCHLINE SEE SHEET 2

ERIE BASIN

8a 8b

OPEN
WATER

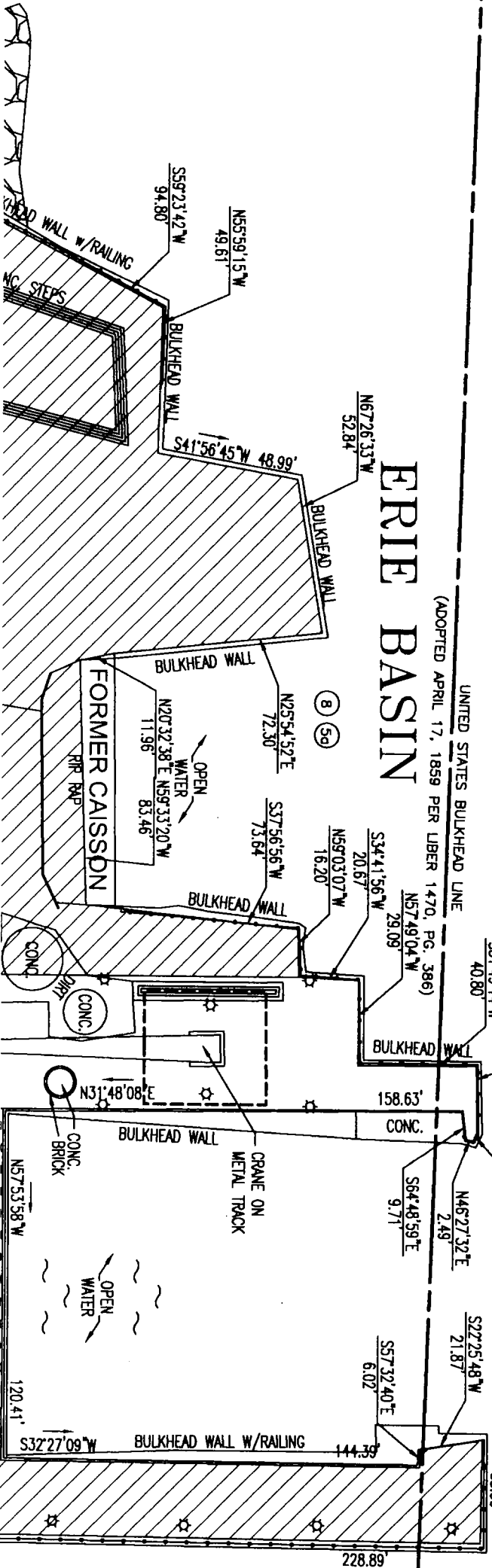
OPEN
WATER

2397.61'

UNITED STATES BULKHEAD LINE
(ADOPTED APRIL 17, 1859 PER LIBER 1470, PG. 386)

ERIE BASIN

8 5d

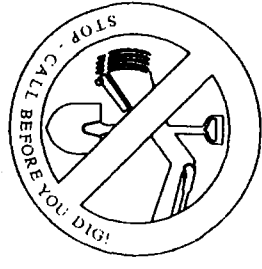
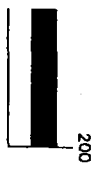
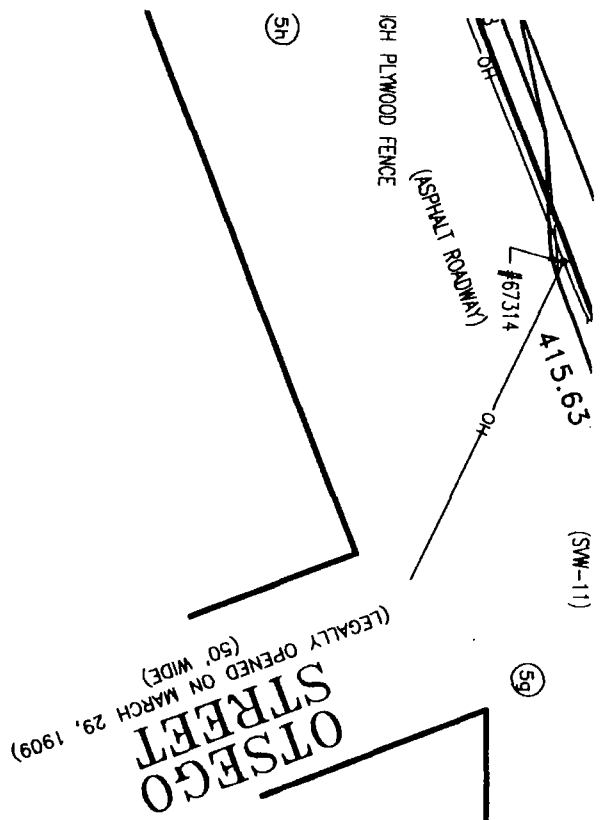


PIER NO. 2 PER REF. #3

EDGE OF PIER

EDGE OF PIER

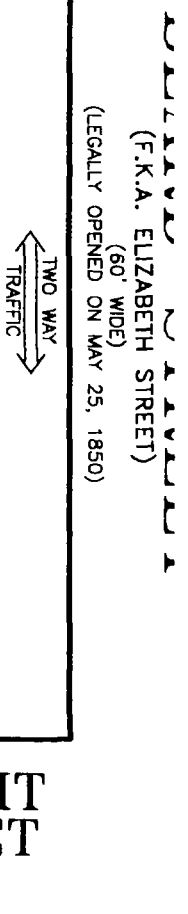
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BORC
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THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
 ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

Schedule A-2 continued
 (Survey page 8 of 48)



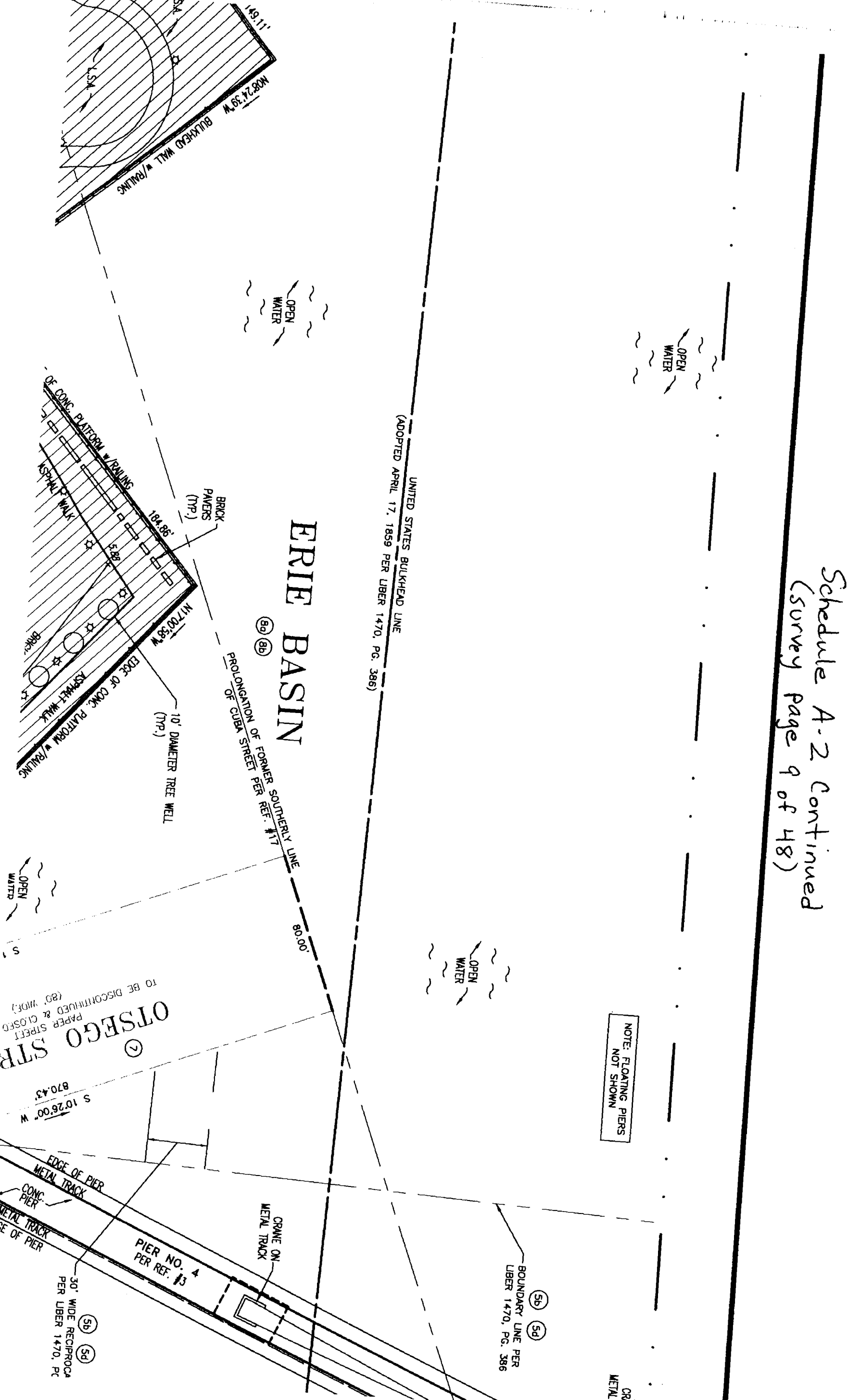
THIS SURVEY IS CERTIFIED TO THE STATE OF NEW YORK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 10, 11(A), 12, 13 & 14 THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CE MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW YORK, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR

GREGORY S. GALLAS
 NEW YORK PROFESSIONAL LAND SURVEYOR #50124

Schedule A-2 Continued
 (Survey Page 9 of 48)



UNITED STATES BULKHEAD LINE
 (ADOPTED APRIL 17, 1859 PER LIBER 1470, PG. 386)

ERIE BASIN

PROLONGATION OF FORMER SOUTHERLY LINE
 OF CUBA STREET PER REF. #17

NOTE: FLOATING PIERS
 NOT SHOWN

BOUNDARY LINE PER
 LIBER 1470, PG. 386

OTSEGO STR
 PAPER STREET
 TO BE DISCONTINUED & CLOSED
 (80' WIDE)

PIER NO. 4
 PER REF. #3

30' WIDE RECIPROCA
 PER LIBER 1470, PC

BRICK
 PAVERS
 (TYP.)

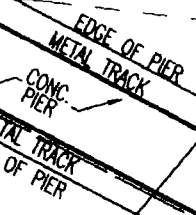
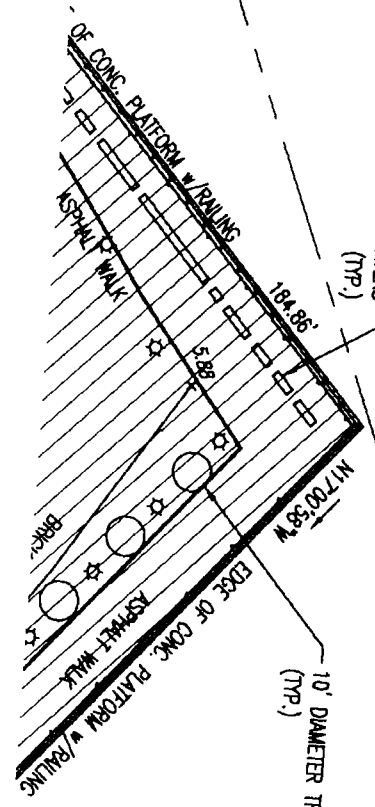
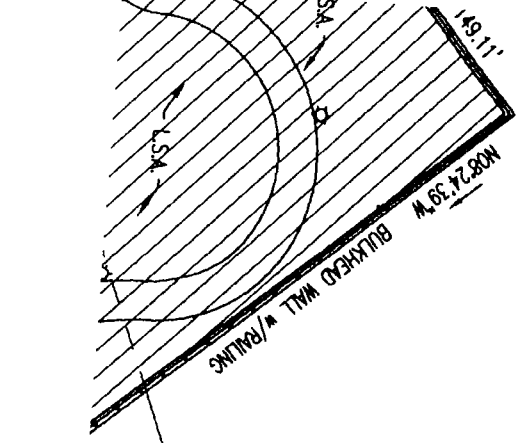
10' DIAMETER TREE WELL
 (TYP.)

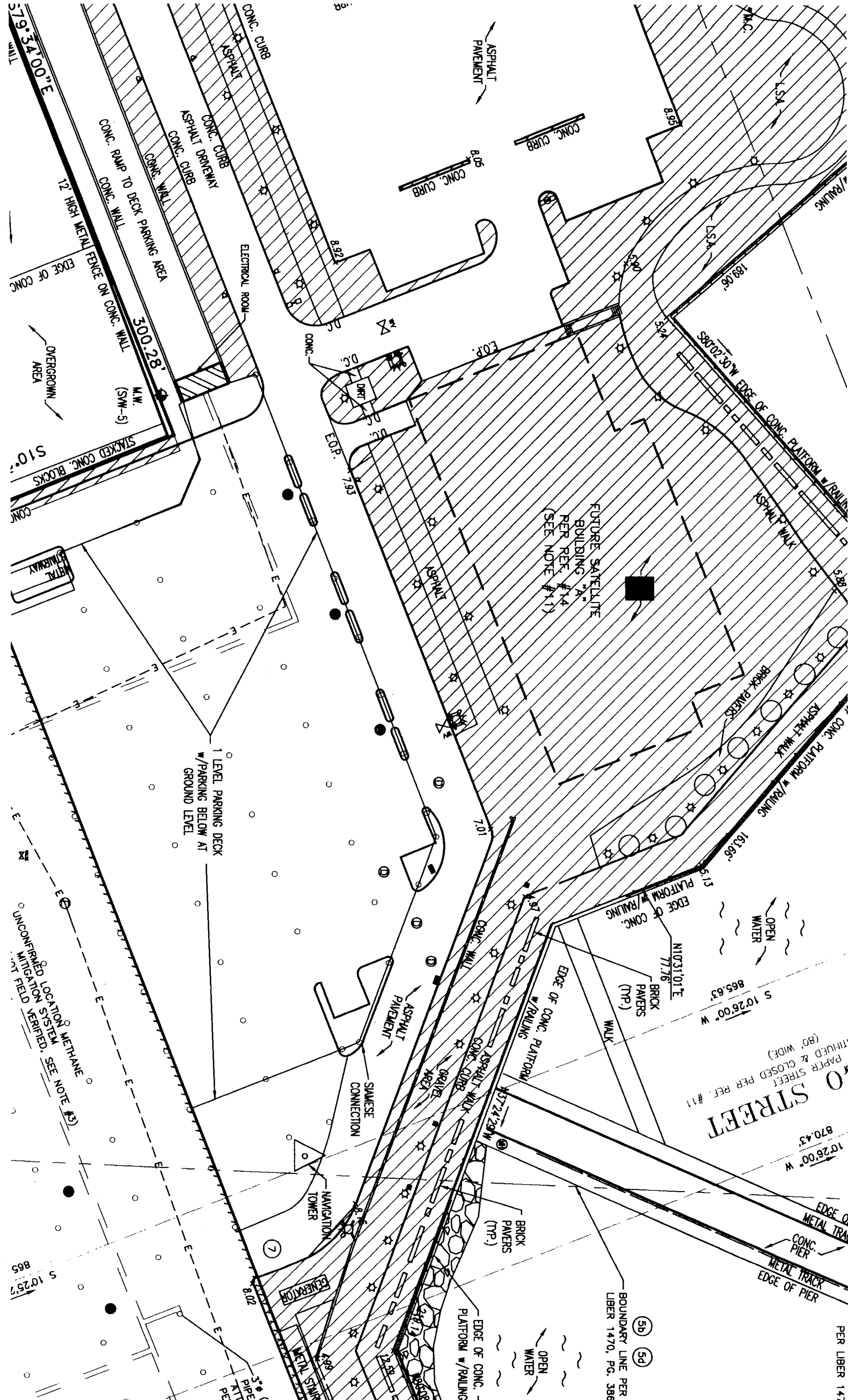
OPEN
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CR
 METAL





FUTURE SATELLITE BUILDING "A" PER REF #14 (SEE NOTE #11)

1 LEVEL PARKING DECK w/ PARKING BELOW AT GROUND LEVEL

0 STREET
 870.43'
 10' 26" 00" W
 PAPER STREET CONTINUED & CLOSED PER REF. #11

UNCONFIRMED LOCATION METHANE MITIGATION SYSTEM. SEE NOTE #3

BOUNDARY LINE PER LIBER 1470, PG. 386

PER LIBER 1470, F

3" (FREE) PIPE TO TYPICAL PER PER

870.43'
 10' 26" 00" W

870.43'
 10' 26" 00" W

510.00'

579.34' 0.00" E

865.63'
 S 10' 26" 00" W

163.66'

580' 0.30" W

895.00'

77.76'
 N103°10'11"E

163.66'

580' 0.30" W

895.00'

7.01'

7.93'

8.95'

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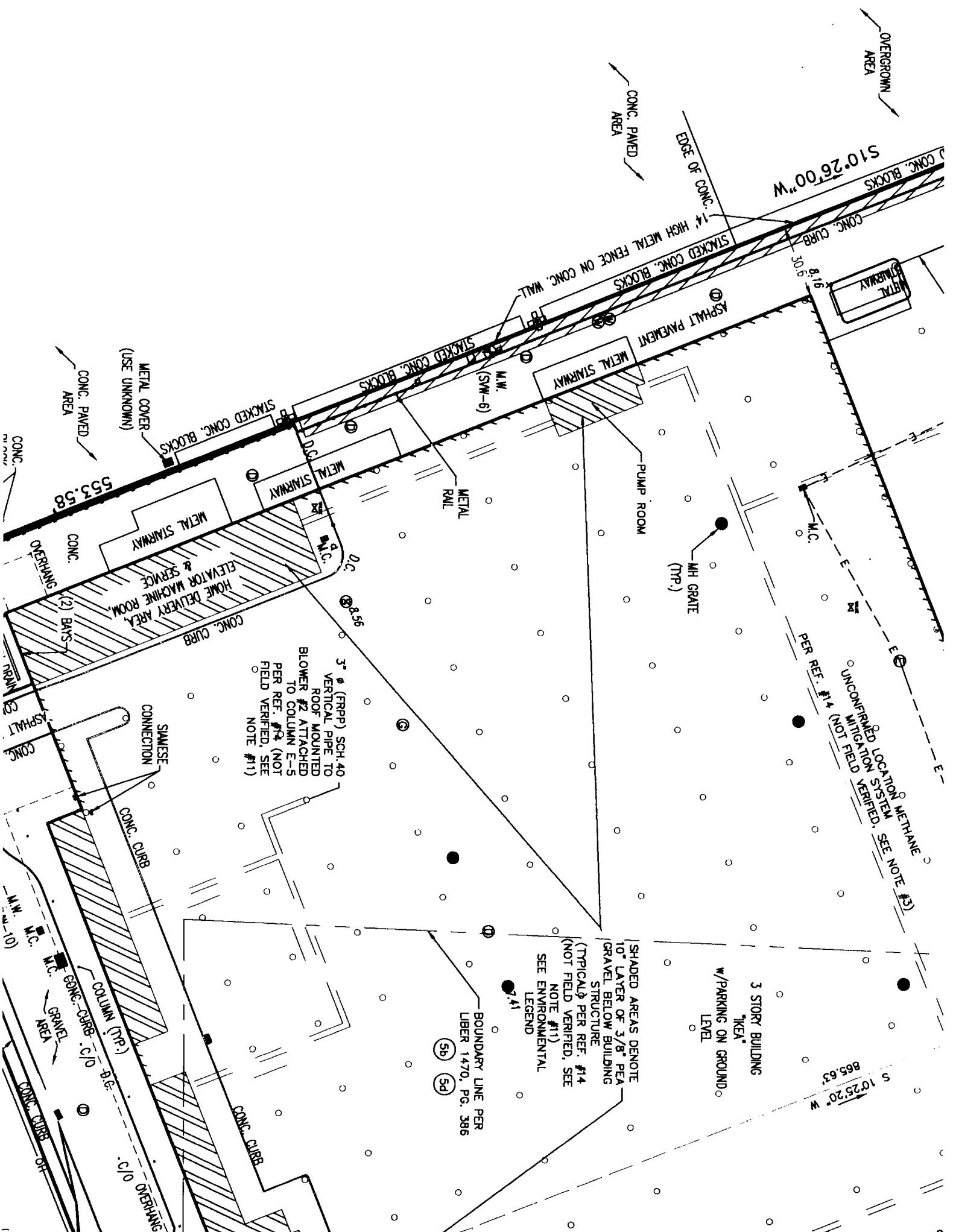
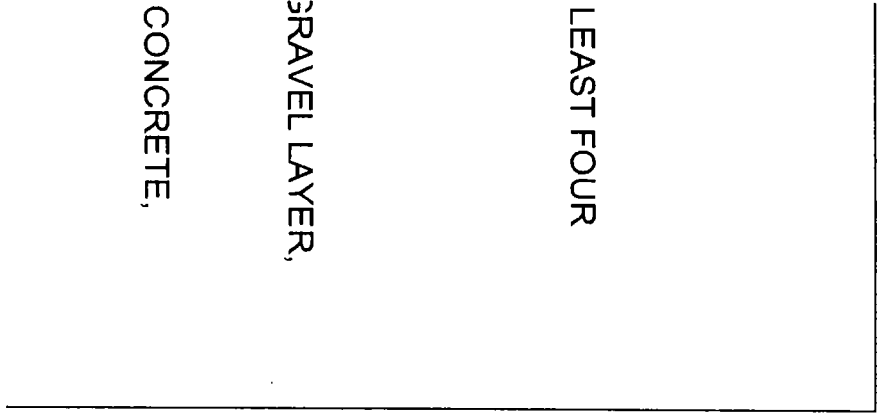
8.02'

8.02'

579.34700"E
 12' HIGH METAL FENCE
 CONG. WALL
 EDGE OF CONG.

SECTION 2
 BLOCK 612
 LOT 99
 N/F REPUTED OWNER
 640 COLUMBIA LLC
 CRN #2006000036548

LEAST FOUR
 GRAVEL LAYER,
 CONCRETE,



UNCONFIRMED LOCATION METHANE
 MITIGATION SYSTEM
 (NOT FIELD VERIFIED, SEE NOTE #13)
 PER REF. #14

SHADED AREAS DENOTE
 10" LAYER OF 3/8" PEA
 GRAVEL BELOW BUILDING
 STRUCTURE
 (TYPICAL PER REF. #14
 (NOT FIELD VERIFIED, SEE
 NOTE #11)
 SEE ENVIRONMENTAL
 LEGEND

BOUNDARY LINE PER
 LIBER 1470, PG. 366
 (5b)
 (5d)

3" Ø (FRPP) SCH. 40
 VERTICAL PIPE TO
 ROOF MOUNTED
 BLOWER #2 ATTACHED
 TO COLUMN E-5
 PER REF. #14 (NOT
 FIELD VERIFIED, SEE
 NOTE #11)

CONCRETE,

ETHANE

RENCHES

JRB
 .MENT
 555.00' TO FORMER EASTERLY LINE
 OF OTSEGO STREET
 107.17' (L.S. 185, PG. 1888)
 104.38' (PER REF. #8)
 LINE PER REF. #8
 LINE PER
 L. 5165, PG. 1888

MANAGE/STORM
 LITARY/SEWER
 OWN
 ER
 TRIC
 TE

PVC PIPE BELOW ASPHALT PAVEMENT
 MITIGATION SYSTEM BLOWER UNIT, PER REF. #14

COLUMBIA STREET (VAR. WIDTH)

555.00' TO FORMER EASTERLY LINE OF OTSEGO STREET

265.105' (L.S. 185, PG. 188)

HALLECK STREET (LEGALLY OPENED ON MAY 21, 1877) (ASPHALT PAVEMENT) (TWO WAY TRAFFIC)

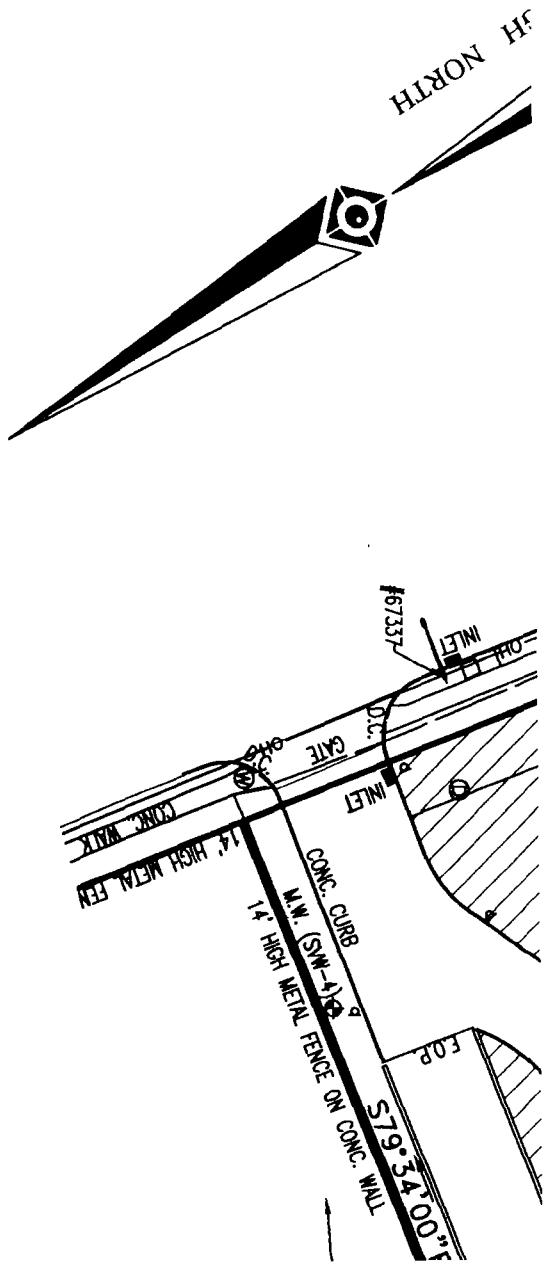


GRAPHIC SCALE








Schedule A-2 Continued
(Survey page 12 of 48)

ON

Schedule A-2 Continued
 (Survey page 15 of 48)






LEGEND

- 
 PERIMETER SOIL-VAPOR MONITORING WELL(S)
- 
 WATER (ERIE BASIN)
- 
 6 MIL PLASTIC DEMARCATION BARRIER COVERED BY AT LEAST 6 FEET OF CLEAN FILL
- 
 BACKFILLED PORTION OF FORMER DRYDOCK #1 (NOT ENVIRONMENTAL CONTROL AREA)
- 
 SUB-SLAB METHANE/ VOC VENTING SYSTEM PLUMBING, GRAVEL L ETC. ASSOCIATED WITH METHANE MITIGATION SYSTEM
- 
 SITE CAP - NO LESS THAN ONE FOOT OF CLEAN FILL AND CONCRETE ASPHALT OR BUILDING STRUCTURES
- 
 FOOTPRINT OF FUTURE BUILDINGS.

Schedule A-2 Continued
(Survey page 16 of 48)






























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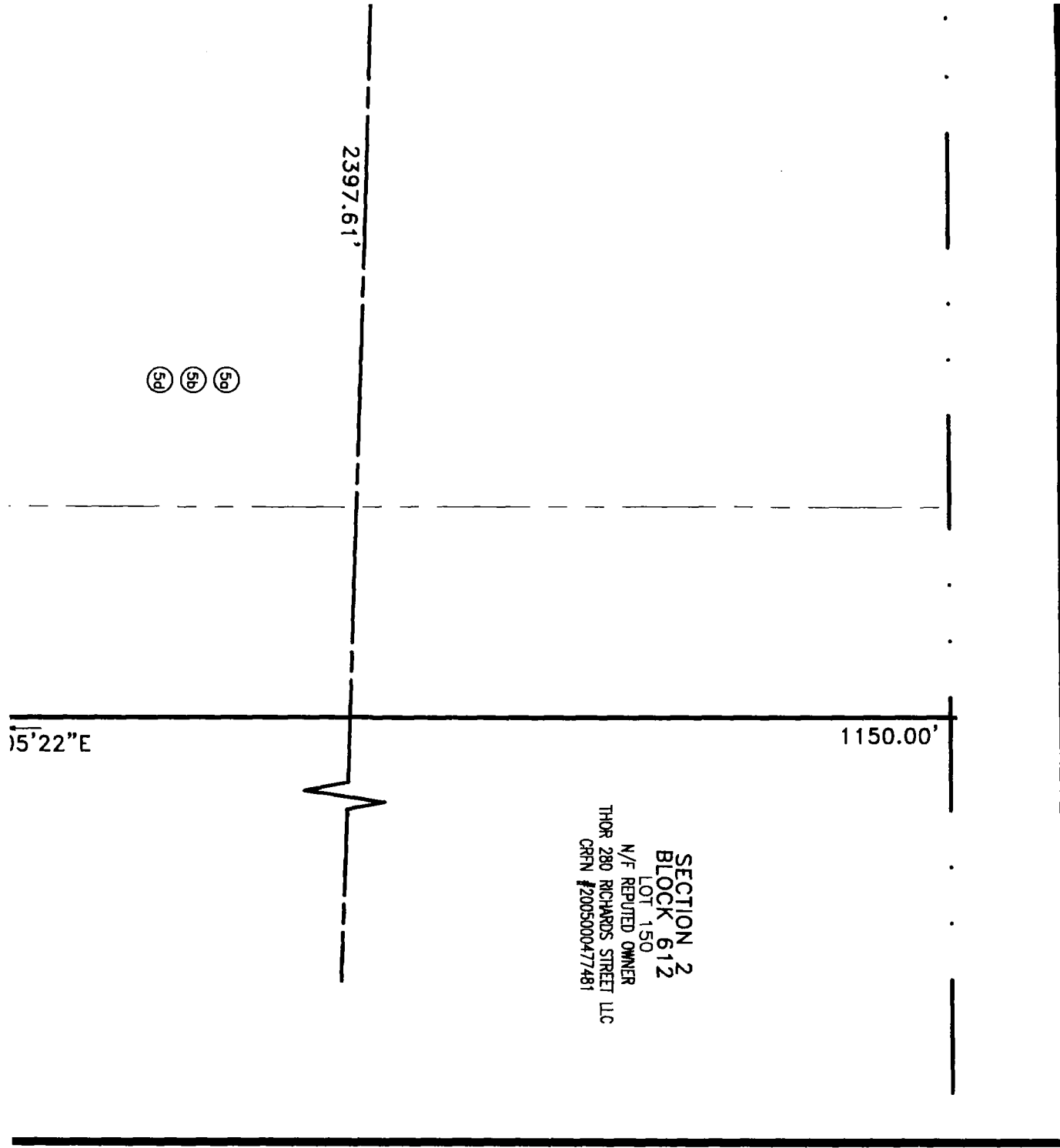
-  SITE CAP - NO LESS THAN ONE FOOT OF CLEAN FILL AND CONCRETE ASPHALT OR BUILDING STRUCTURES
-  FOOTPRINT OF FUTURE BUILDINGS.
-  3" DIAMETER PVC PIPE BELOW ASPHALT PAVEMENT TO METHANE MITIGATION SYSTEM BLOWER UNIT

***NOTE:**
WELLS SVW-3, 8, 9, 10, 11, 12, 13, 14, & 15, ARE POSITIONED IN UTILITY TRENCHES ASSOCIATED WITH GAS, ELECTRIC, WASTE, & WATER LINES

LEGEND PER REF. #14

LEGEND

- | | | | |
|---|-------------------------|--|---|
|  | HYDRANT |  | DEPRESSED CURB |
|  | WATER VALVE |  | EDGE OF PAVEMENT |
|  | GAS VALVE |  | METAL COVER |
|  | OVERHEAD WIRES |  | MANHOLE DRAINAGE/STORM |
|  | UTILITY POLE |  | MANHOLE SANITARY/SEWER |
|  | UTILITY POLE/LIGHT POLE |  | MANHOLE UNKNOWN |
|  | MONITORING WELL |  | MANHOLE WATER |
|  | SIGN |  | MANHOLE ELECTRIC |
|  | BOLLARD |  | MANHOLE GAS |
|  | AREA LIGHT |  | MANHOLE GRATE |
|  | CLEAN OUT |  | 3" DIAMETER PVC PIPE BELOW TO METHANE MITIGATION SYSTEM |
|  | TITLE REPORT EXCEPTION |  | AREA LIGHT |
|  | BLUESTONE CURB |  | LAMP POST |
|  | STEEL FACED CONC. CURB |  | GRATE (2x4) |
| | |  | SPOT ELEVATION |
- x 7.89



Schedule A-2 Continued
(survey page 17 of 48)

5801.06' W

169.03'

559.98'

1150.00'

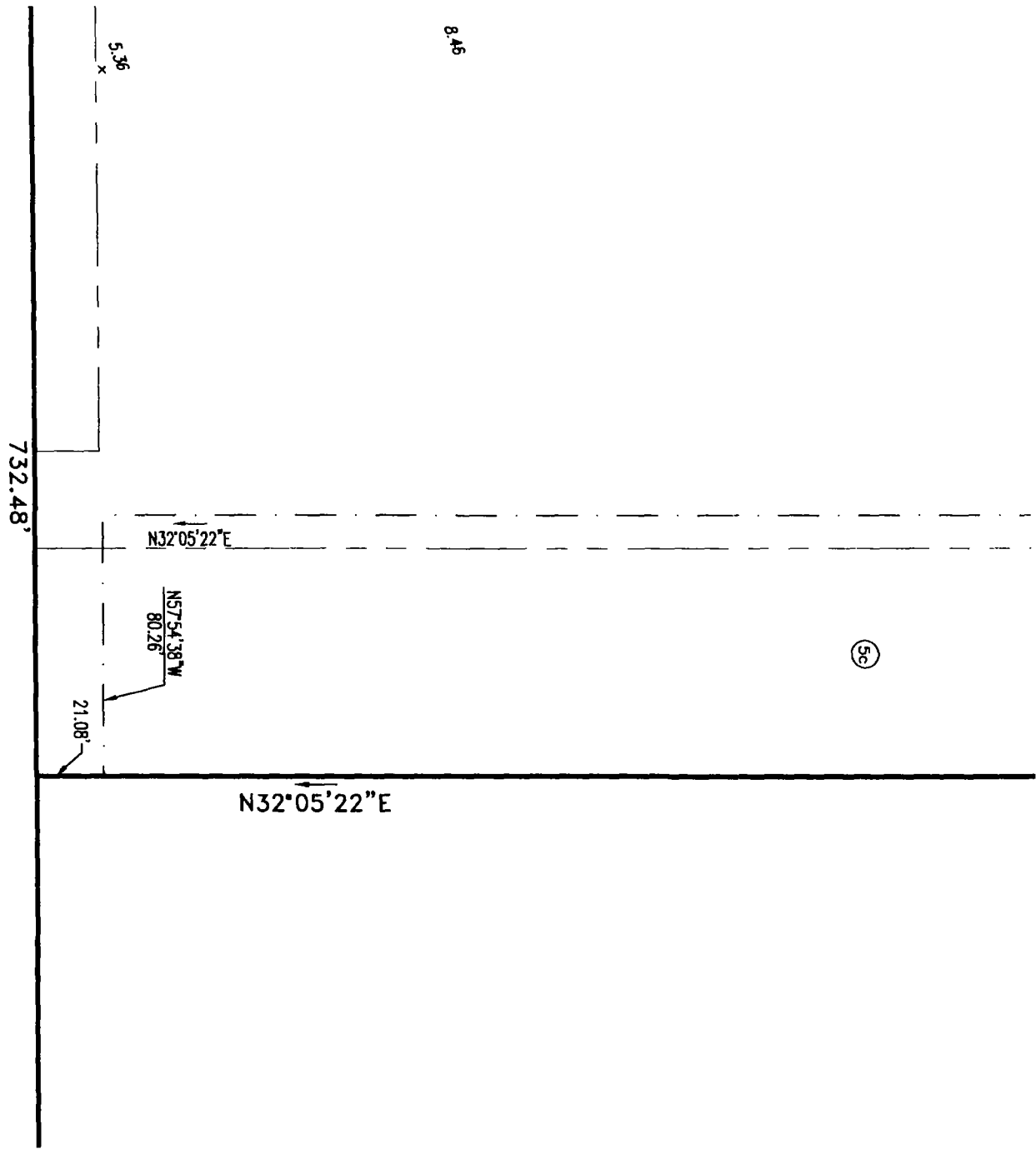
N32°05'22"E

SECTION 2
BLOCK 612
LOT 150
N/F REPUTED OWNER
THOR 280 RICHARDS STREET LLC
CRN #2005000477481

Schedule A-2 Continued
(survey page 18 of 48)

E I

↳



Schedule A-2 Continued
(survey page 19 of 48)

STREET



(60' WIDE)

ONE WAY

TRAFFIC

SEE SHEET 2 OF 3 FOR NOTES & REFERENCES

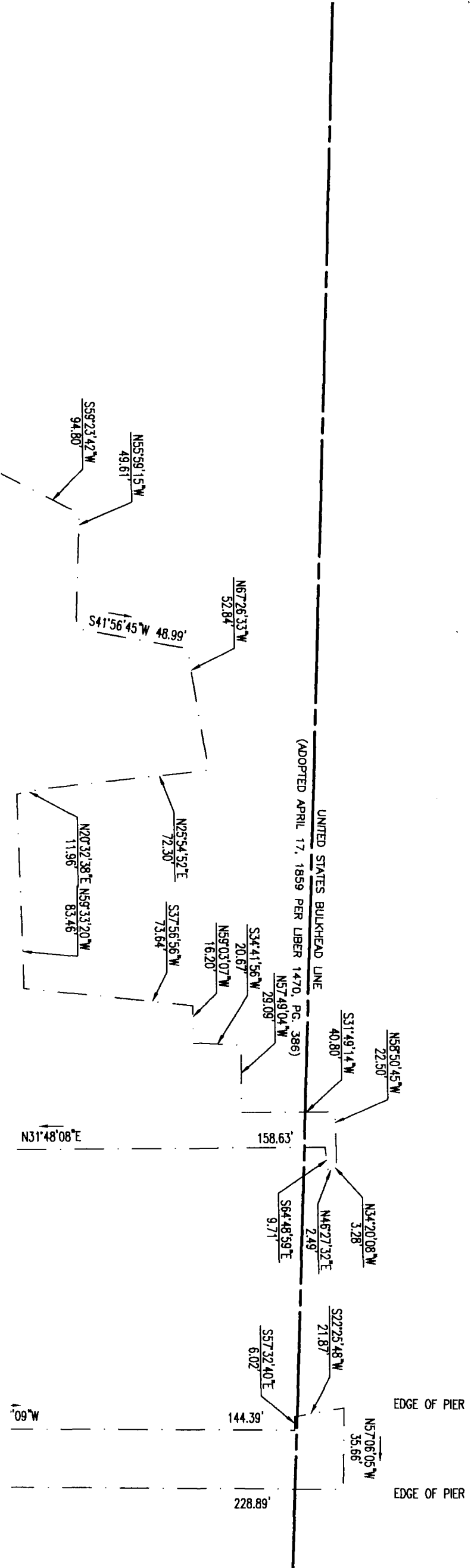
No.	DESCRIPTION OF REVISION	DRAWN:	APPROVED:	DATE
3	REVISE TAX MAP SECTION NUMBER	D.A.H.	G.S.G.	6-06-08
2	REVISE TO ADD LIMITED SPOT ELEVATIONS PER NYSDEC REQUEST	D.A.H.	G.S.G.	5-23-08
1	REVISE TO ADD EASEMENT SKETCH SHEET 3 OF 3	D.A.H.	G.S.G.	5-16-08

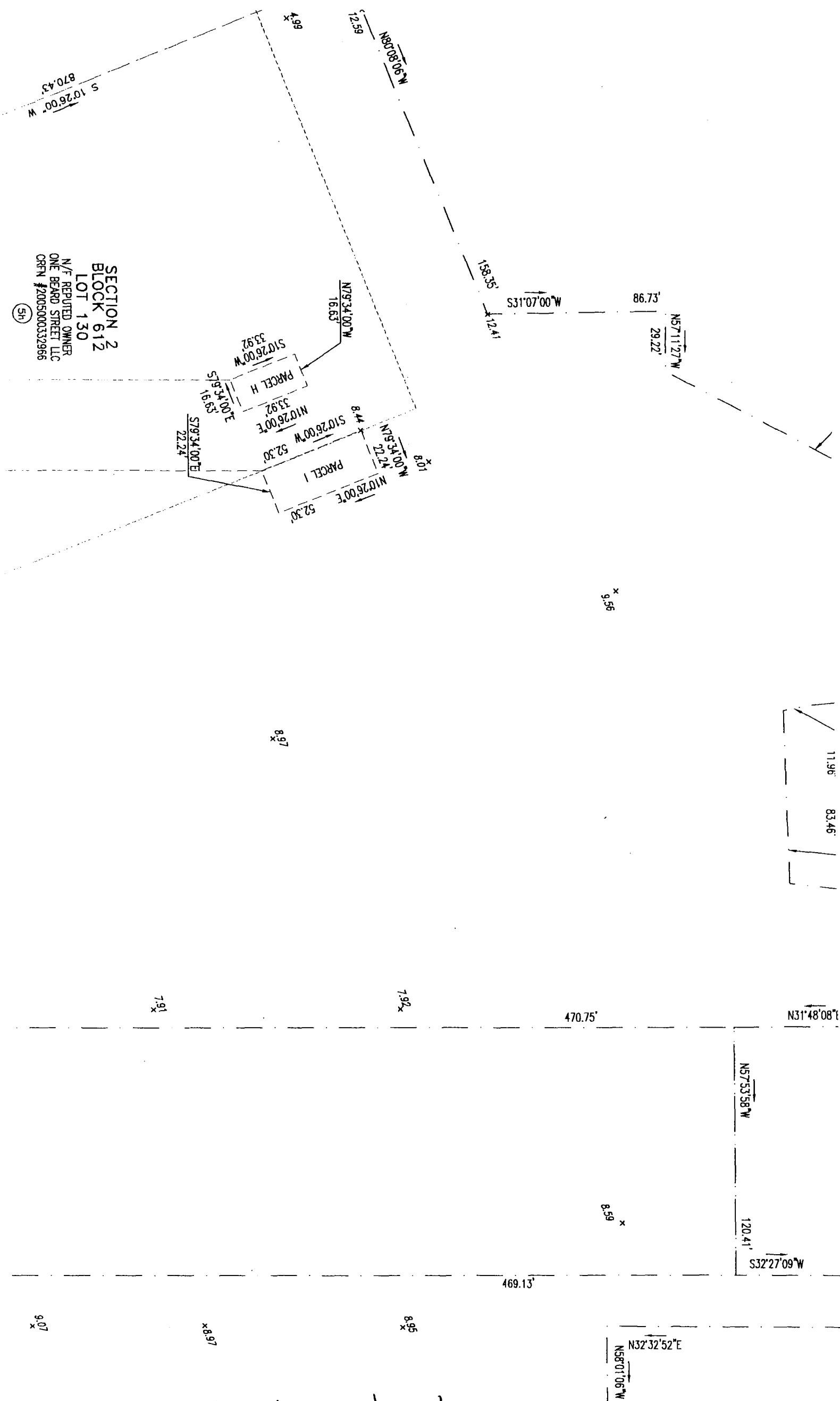
FIELD DATE FIELD BOOK NO. FIELD BOOK Pg. FIELD CREW DRAWN: D.A.H. REVIEWED: G.S.G. DATE 6-06-2008		ENVIRONMENTAL EASEMENT SKETCH  PROPERTY, INC. COLUMBIA, HALLECK & BEARD STREETS LOT 130, BLOCK 612, SECTION 2, VOLUME 7 BOROUGH OF BROOKLYN, KINGS COUNTY CITY & STATE OF NEW YORK		CONTROL POINT ASSOCIATES, INC.  35 TECHNOLOGY DRIVE WARREN, NJ 07059 908.668.0099 - 908.668.9595 FAX NEW BRITAIN CORPORATE CENTER 1600 MANOR DRIVE, SUITE 120 CHALFONT, PA 18914 215.712.9800 - 215.712.9802 FAX		APPROVED: G.S.G. DATE 5-16-2008 SCALE 1"=50' FILE NO. C02251A DWG. NO. 3 OF 3	
--	--	---	--	--	--	--	--

Schedule A-2 Continued
(Survey page 20 of 48)

Schedule A-2 Continued
 (Survey page 21 of 48)

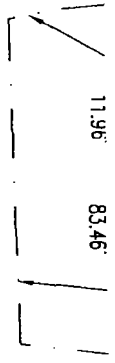
MATCHLINE SEE SHEET 2





SECTION 2
 BLOCK 612
 LOT 130
 N/F REPUTED OWNER
 ONE BEARD STREET LLC
 CRFN #2005000332966

(57)



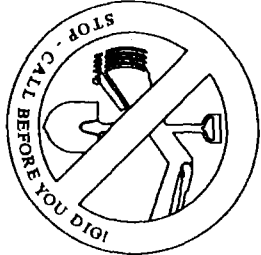
continued

OTSEGO STREET
(LEGALLY OPENED ON MARCH 29, 1909)
(50' WIDE)

TWO WAY
TRAFFIC

DWIGHT STREET
(60' WIDE)

ONE WAY
TRAFFIC



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

200

THIS IS CERTIFIED TO
THE STATE OF NEW YORK

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ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

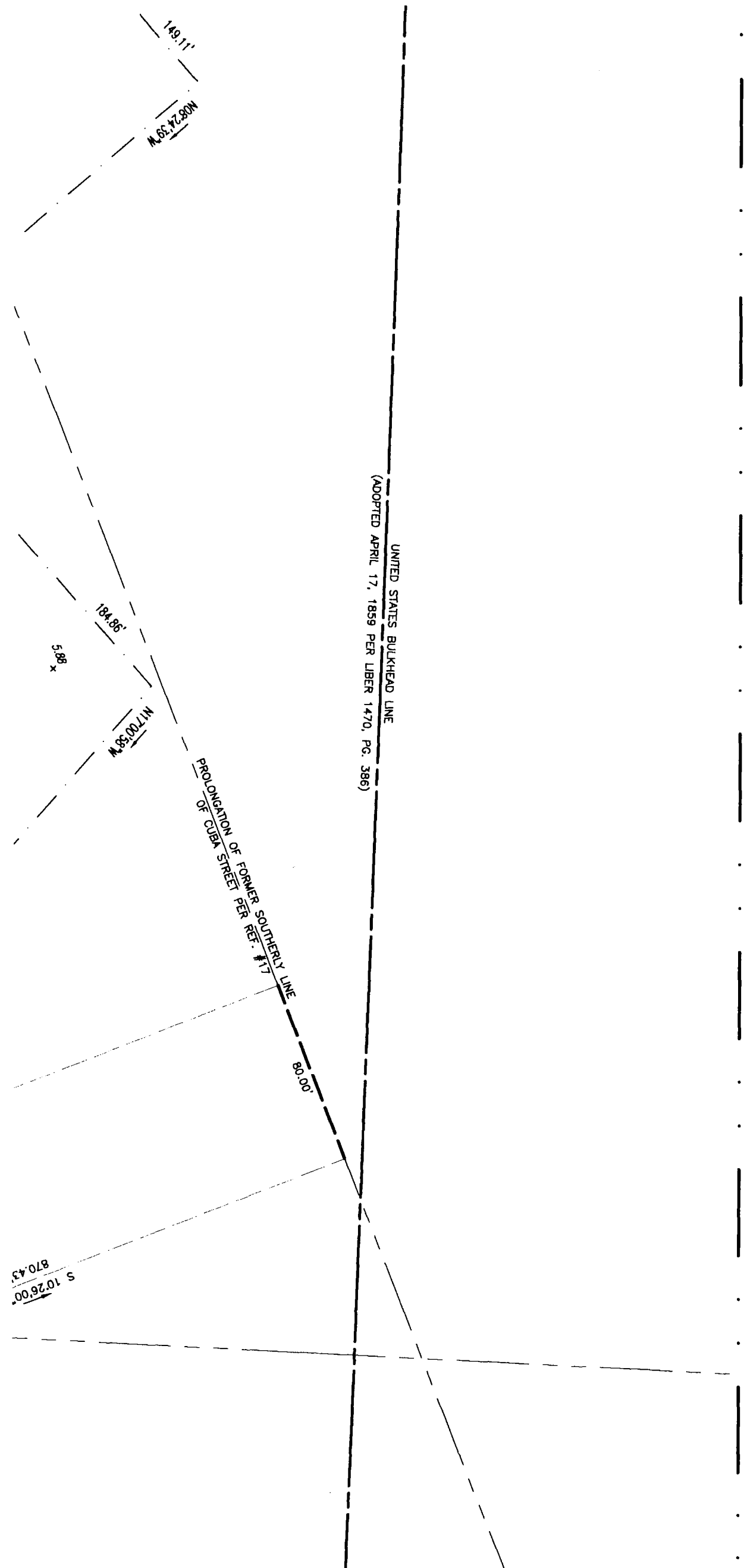
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE

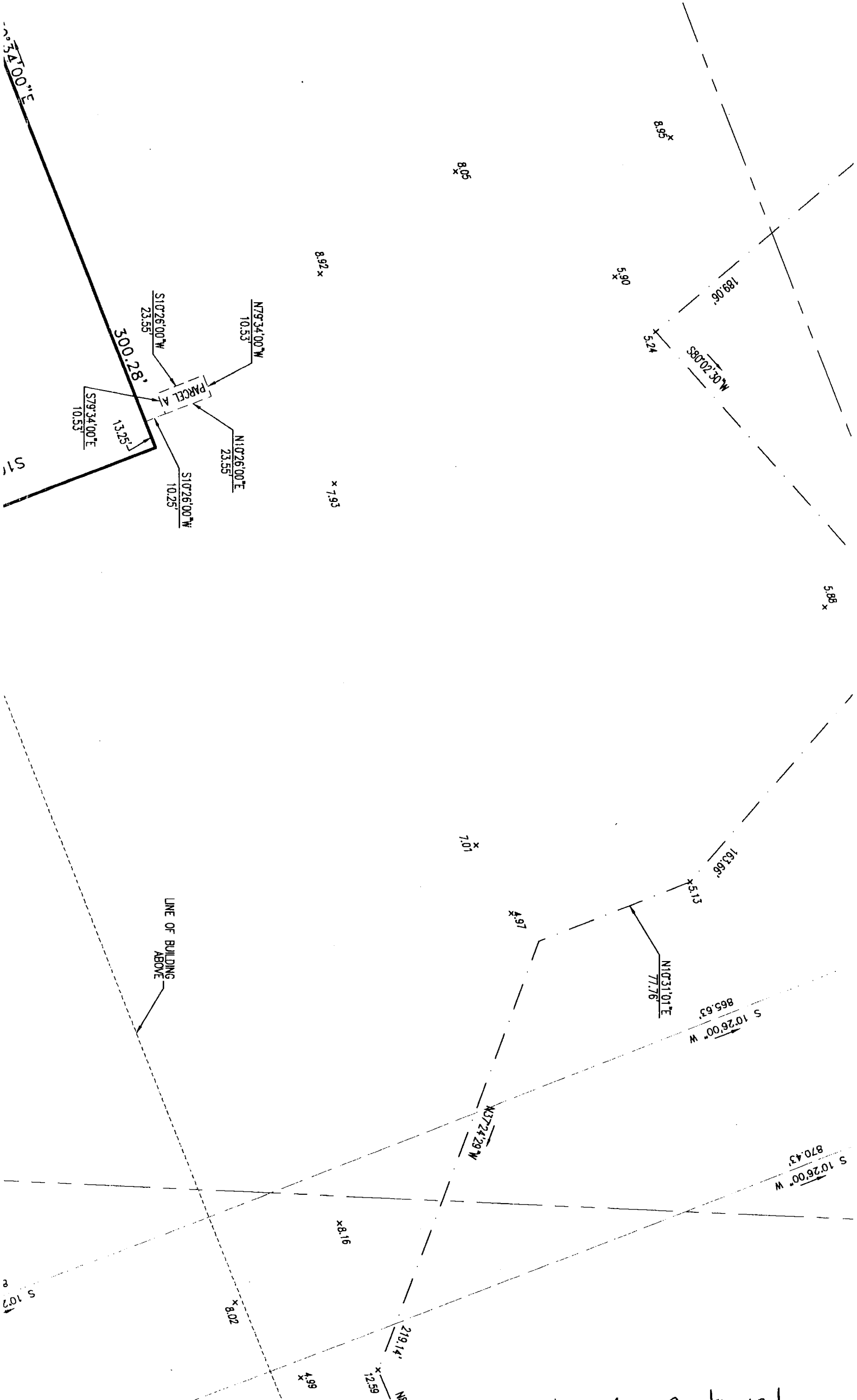
GREGORY S. QUINN
NEW YORK PROFESSIONAL LAND SURVEYOR #50124

6-06-
DA

Schedule A-2 Continued
(Survey page 24 of 48)

Schedule A-2 continued
(Survey page 25 of 48)





N 34°00' E

S 1

300.28'

S10°26'00\"/>

23.55'

N79°34'00\"/>

10.53'

N10°26'00\"/>

23.55'

S10°26'00\"/>

10.25'

S79°34'00\"/>

10.53'

13.25'

LINE OF BUILDING ABOVE

8.95 x

8.05 x

8.92 x

x 7.93

5.90 x

5.24 x

189.06'

N 0°20'08\"/>

5.88 x

7.01 x

163.66'

31.51 x

4.91 x

N10°31'01\"/>

77.76'

865.63'

S 10°26'00\"/>

S 10°26'00\"/>

870.43'

x 8.16

x 8.02

219.14'

x 12.59

4.99 x

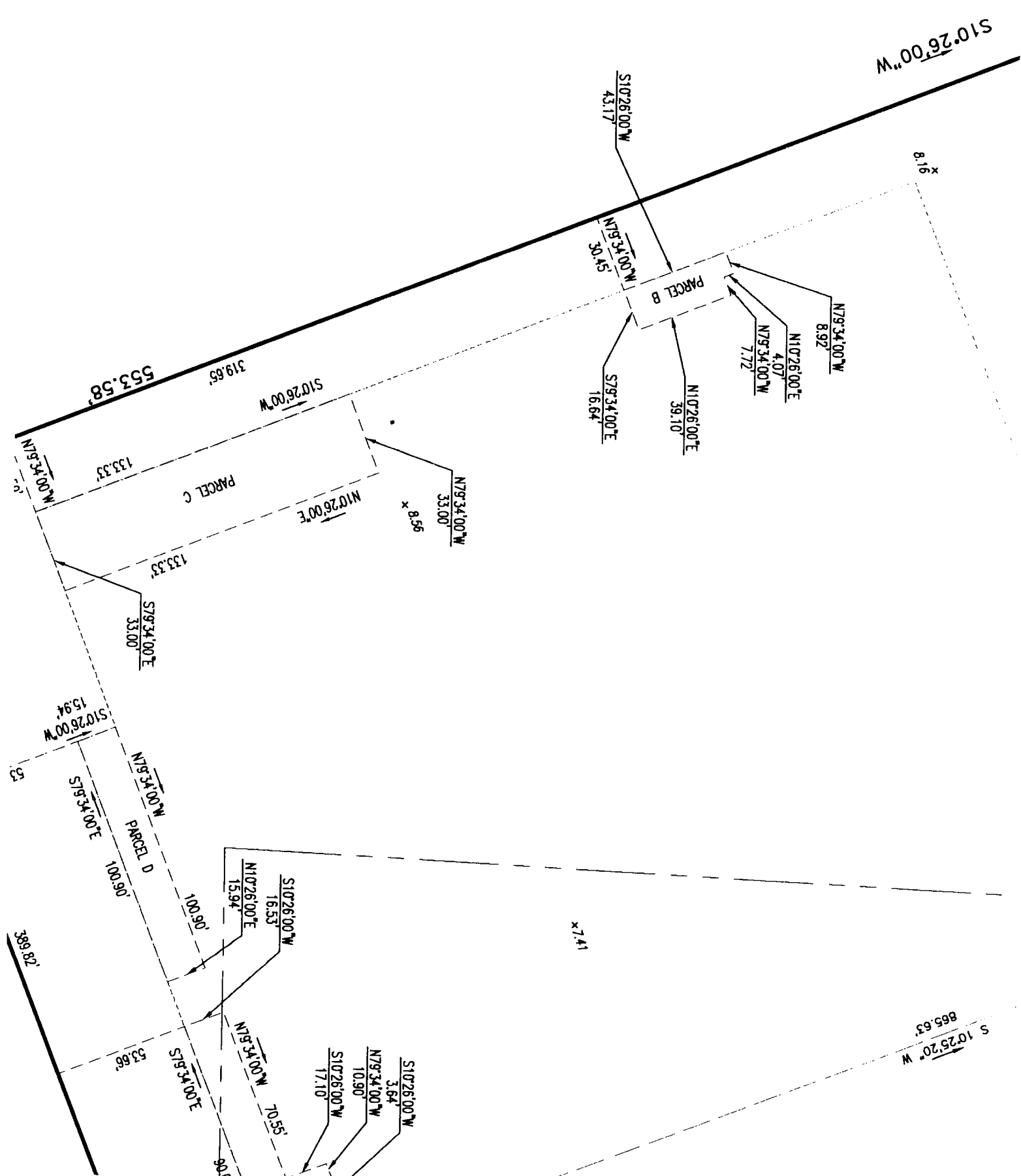
N 80°08'00\"/>

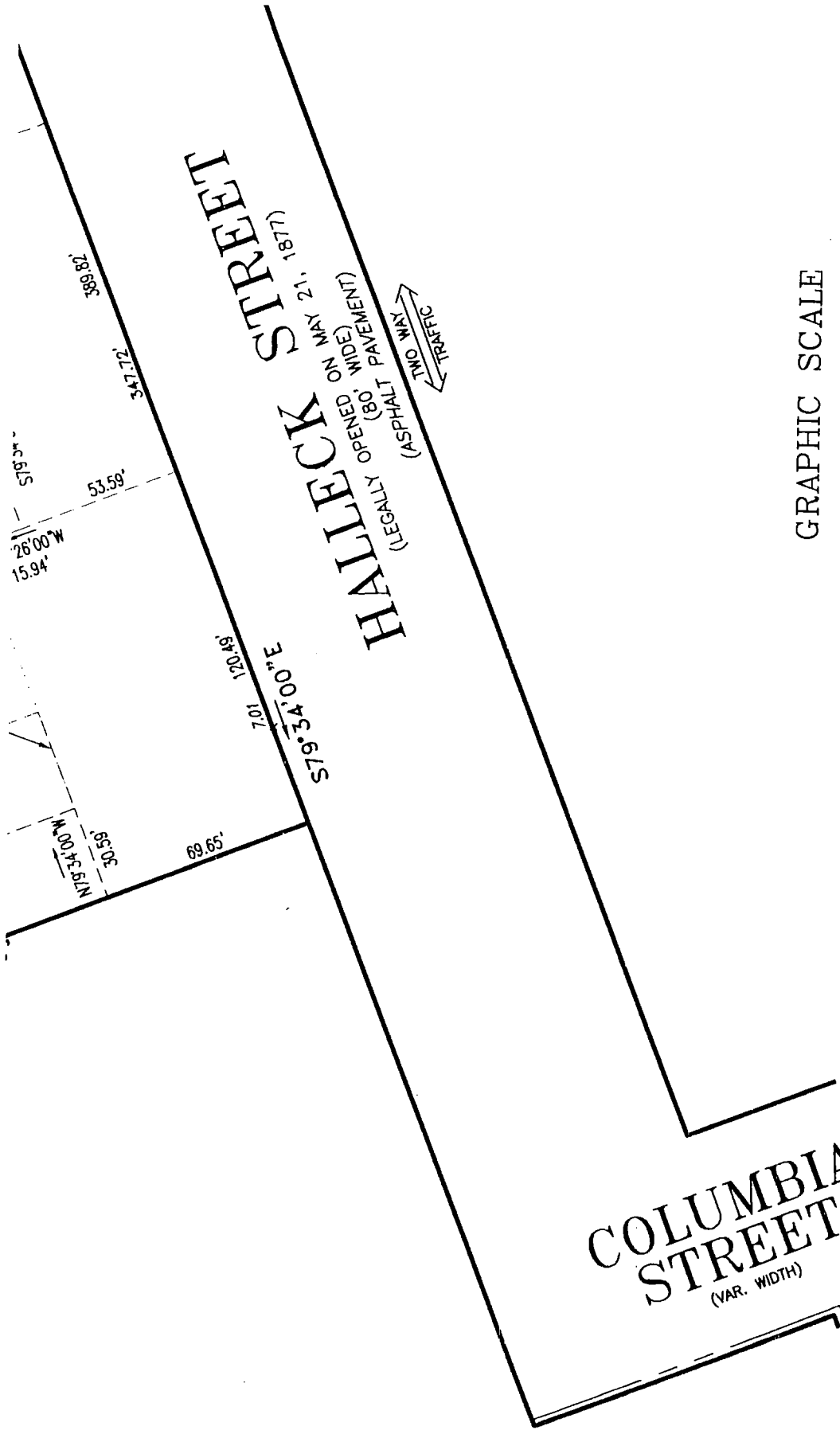
Schedule A-2 Continued

S79°34'00"E

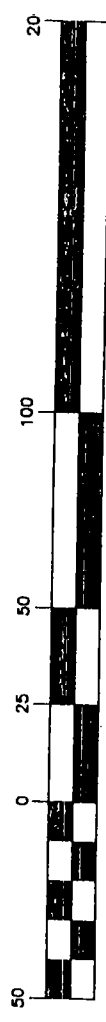
SECTION 2
BLOCK 612
LOT 99
N/F REPUTED OWNER
640 COLUMBIA LLC
CRN #2006000035548

Schedule A-2 Continued
(Survey page 27 of 48)





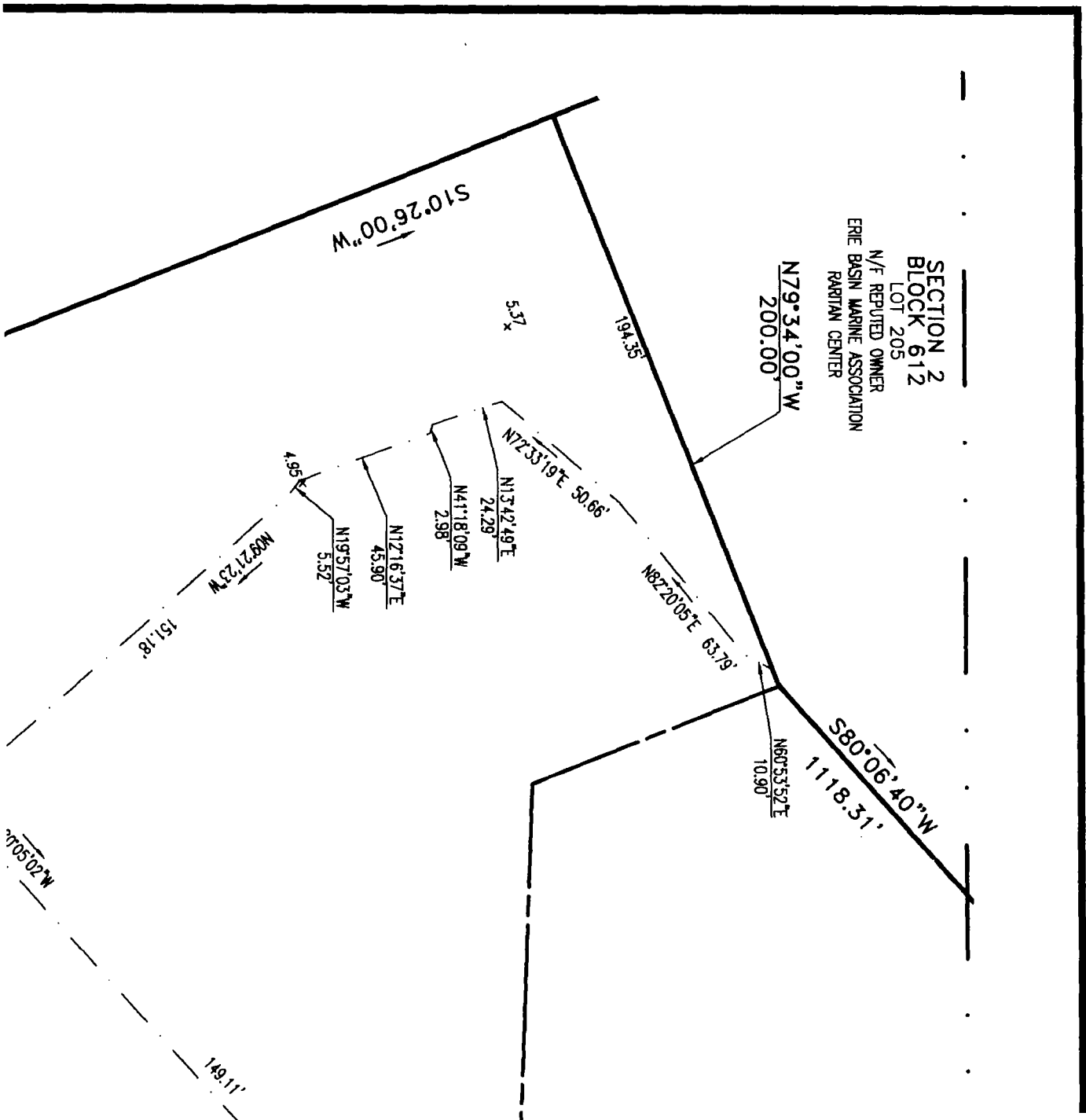
GRAPHIC SCALE



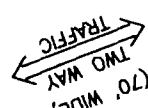
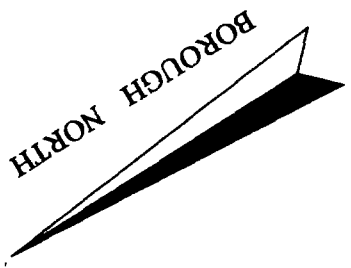
(IN FEET)
1 inch = 50 ft.

Schedule A-2 Continued
(Survey page 28 of 48)

Schedule A-2 Continued
 (Survey page 29 of 48)

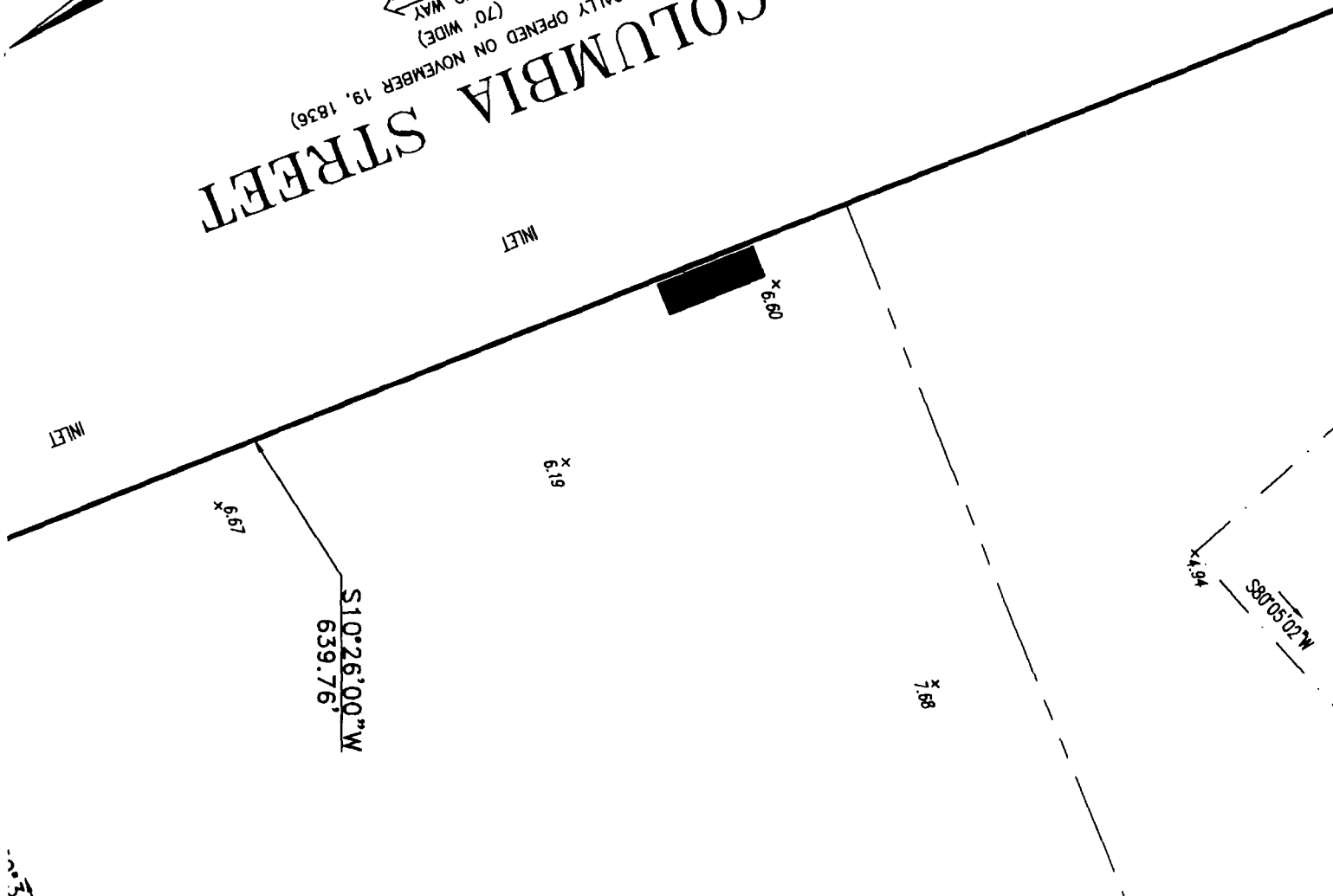


Schedule A-2 Continued
(Survey page 30 of 48)

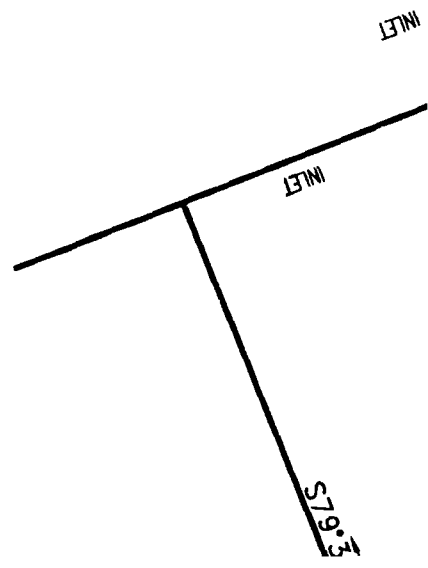
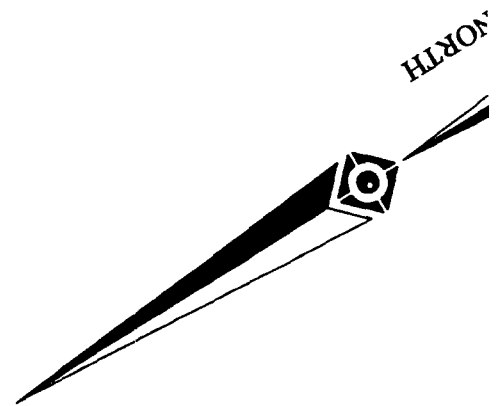


(LEGALLY OPENED ON NOVEMBER 19, 1836)
(70' WIDE)

COLUMBIA STREET

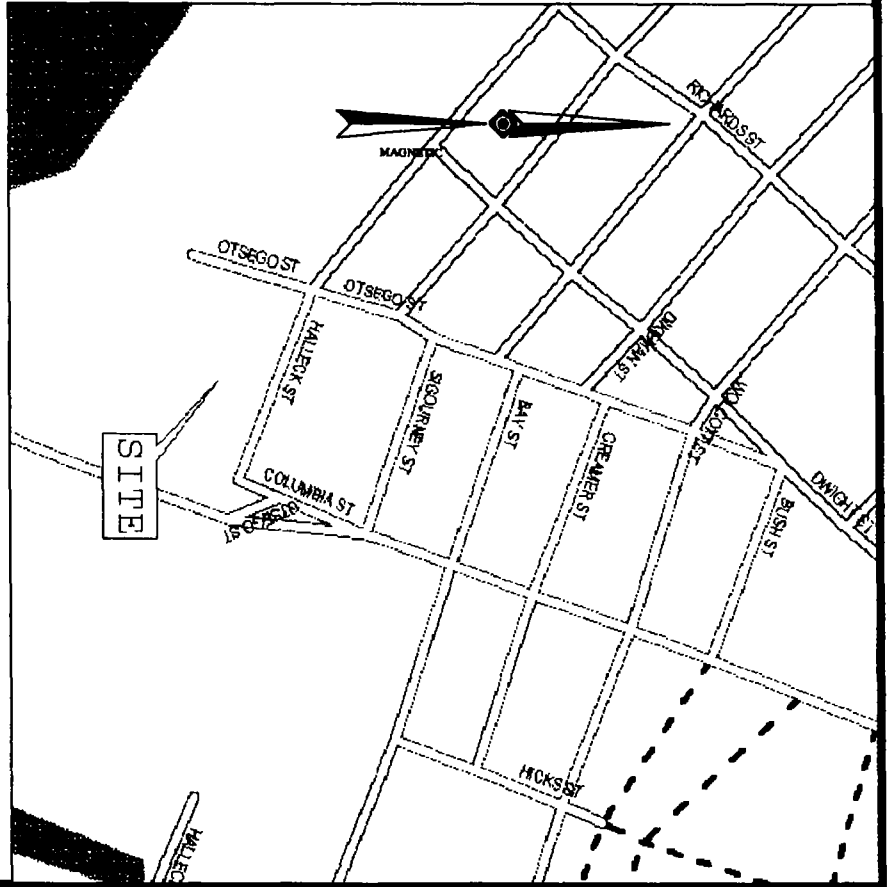


Schedule A-2 Continued
(survey page 31 of 48)



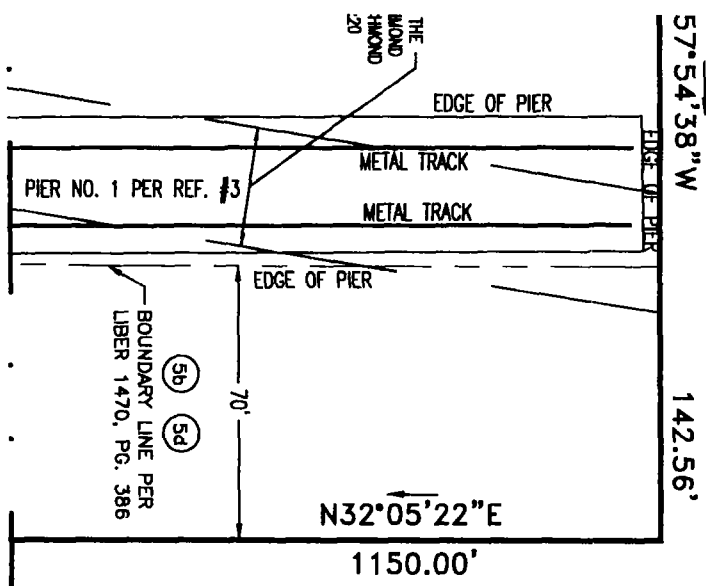
Schedule A-2 continued
(survey page 32 of 48)

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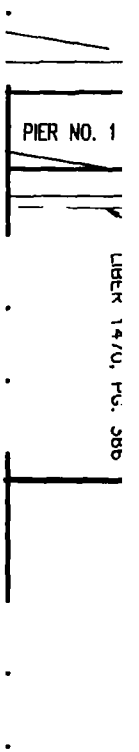
VICINITY MAP
©2000 Delorme, Street Atlas USA

Schedule A-2 Continued
(Survey page 33 of 48)



OPEN WATER

Schedule A-2 Continued
 (survey page 34 of 48)



Schedule A-2 continued
(Survey page 35 of 48)


No.	DESCRIPTION OF REVISION	DRAWN:	APPROVED:	DATE
3	REVERSE TAX MAP SECTION NUMBER	D.A.H.	G.S.G.	6-06-08
2	REVERSE TO ADD LIMITED SPOT ELEVATIONS PER NYSDEC REQUEST	D.A.H.	G.S.G.	5-23-08
1	REVERSE TO ADD EASEMENT SKETCH SHEET 3 OF 3	D.A.H.	G.S.G.	5-16-08

WHICH IT WAS BASED
 JIREMENTS FOR
 TED BY ALTA, AND
 3 & 14 OF TABLE A
 Y ALTA AND NSPS AND
 HER CERTIFIES THAT IN
 HE STATE OF NEW
 NOT EXCEED THAT

SION OR BLUE INK SEAL

6-06-2008

DATE

FIELD DATE 3/19/08 3/24/08	ALTA/ACSM LAND TITLE SURVEY				
FIELD BOOK NO. 08-04	IKIEM PROPERTY, INC.				
FIELD BOOK PG. 60-64 66-67	COLUMBIA, HALLECK & BEARD STREETS LOT 130, BLOCK 612, SECTION 2, VOLUME 7 BOROUGH OF BROOKLYN, KINGS COUNTY CITY & STATE OF NEW YORK				
FIELD CREW C.S./J.O.	 CONTROL POINT ASSOCIATES, INC. 35 TECHNOLOGY DRIVE WARREN, NJ 07059 908.668.0099 - 908.668.9595 FAX NEW BRITAIN CORPORATE CENTER 1600 MANOR DRIVE, SUITE 120 CHALFONT, PA 18914 215.712.9800 - 215.712.9802 FAX				
DRAWN: G.M./J.I.L.					
REVIEWED: M.L.O.	APPROVED: D.A.H.	DATE 3-31-2008	SCALE 1"=50'	FILE NO. C02251A	DWG. NO. 2 OF 3

Schedule A-2 continued
 (Survey page 36 of 48)

Schedule A-2 Continued
(Survey page 37 of 48)

N09°56'20"W

OPEN
WATER

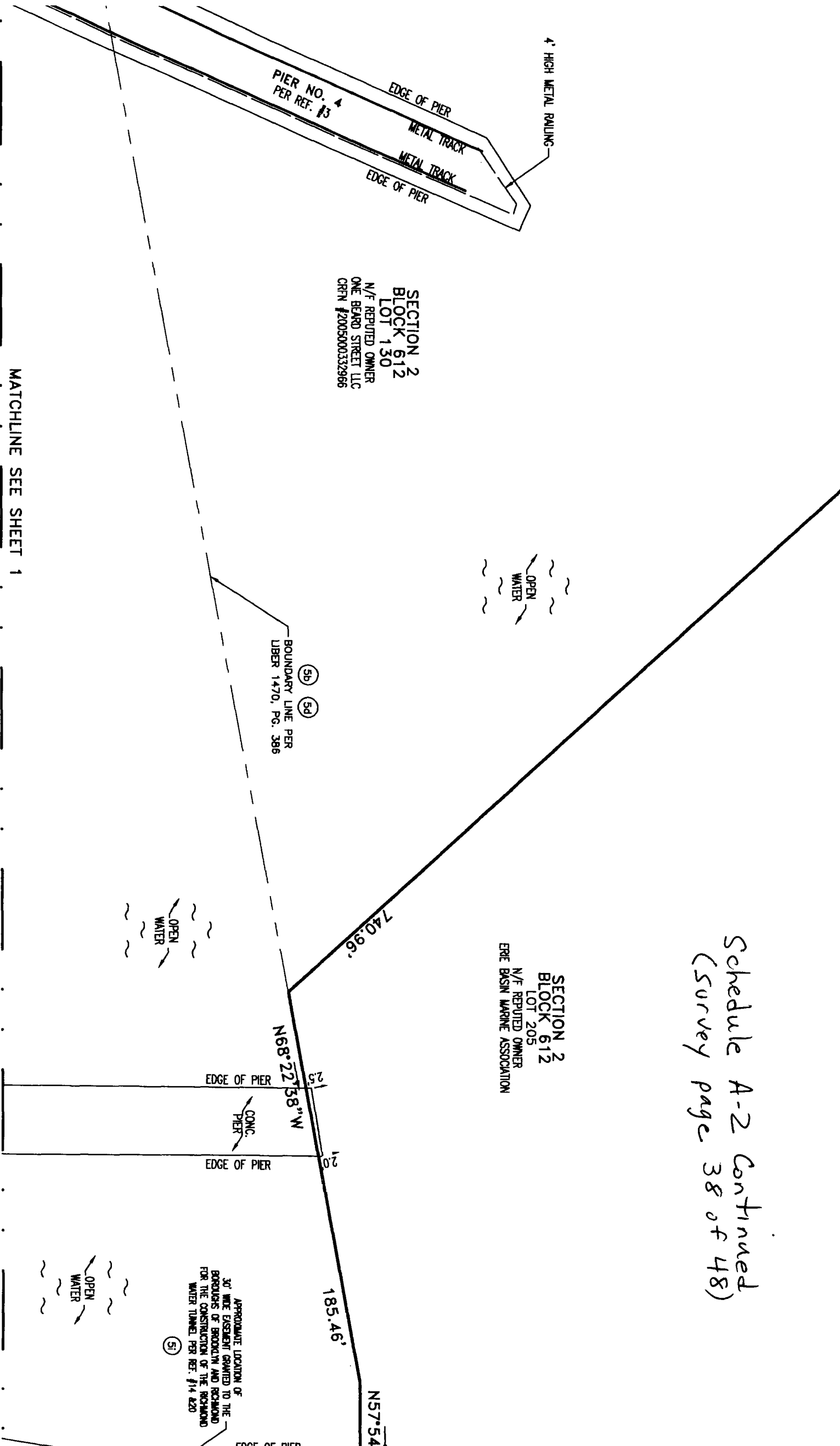
Schedule A-2 Continued
(Survey page 38 of 48)

SECTION 2
BLOCK 612
LOT 205
N/E REPUTED OWNER
ERIE BASIN MARINE ASSOCIATION

SECTION 2
BLOCK 612
LOT 130
N/E REPUTED OWNER
ONE BEARD STREET LLC
CRN #2005000332966

BOUNDARY LINE PER
LIBER 1470, PG. 386

APPROXIMATE LOCATION OF
30' WIDE EASEMENT GRANTED TO THE
BOROUGH OF BROOKLYN AND RICHMOND
FOR THE CONSTRUCTION OF THE RICHMOND
WATER TUNNEL PER REF. #14 420



MATCHLINE SEE SHEET 1

Schedule A-2 Continued
(Survey page 39 of 48)

CITY AND STATE OF NEW

JANICE RATE MAP, CITY OF
COUNTIES" PANEL 192

CLYN, N.Y., CITY WATER

LYN, NEW YORK"
ED: 6-24-85.

BROOKLYN KINGS
, CITY & STATE OF NEW
ORATION" UNDATED.

P OF REAL ESTATE
AND STATE OF NEW
INS OF CHAPTER 41,
IE CONSTRUCTION OF
THE BOROUGH OF THE
OF BROOKLYN AND
ED: JUNE 22, 1961.

THE PRESIDENT, BUREAU
IE STREET SYSTEM IN
Y STREET, GREAMER
LINE, COLUMBIA STREET,
R STREET, HICKS
6.

ICE OF THE PRESIDENT
THE PRESIDENT,
OTSEGO STREET BETWEEN
EN SEGMENTS OF
CHARDS STREET AND
TRIP OF BEARD STREET
, AND SIDEWALK
ASEMENT IN HALLECK

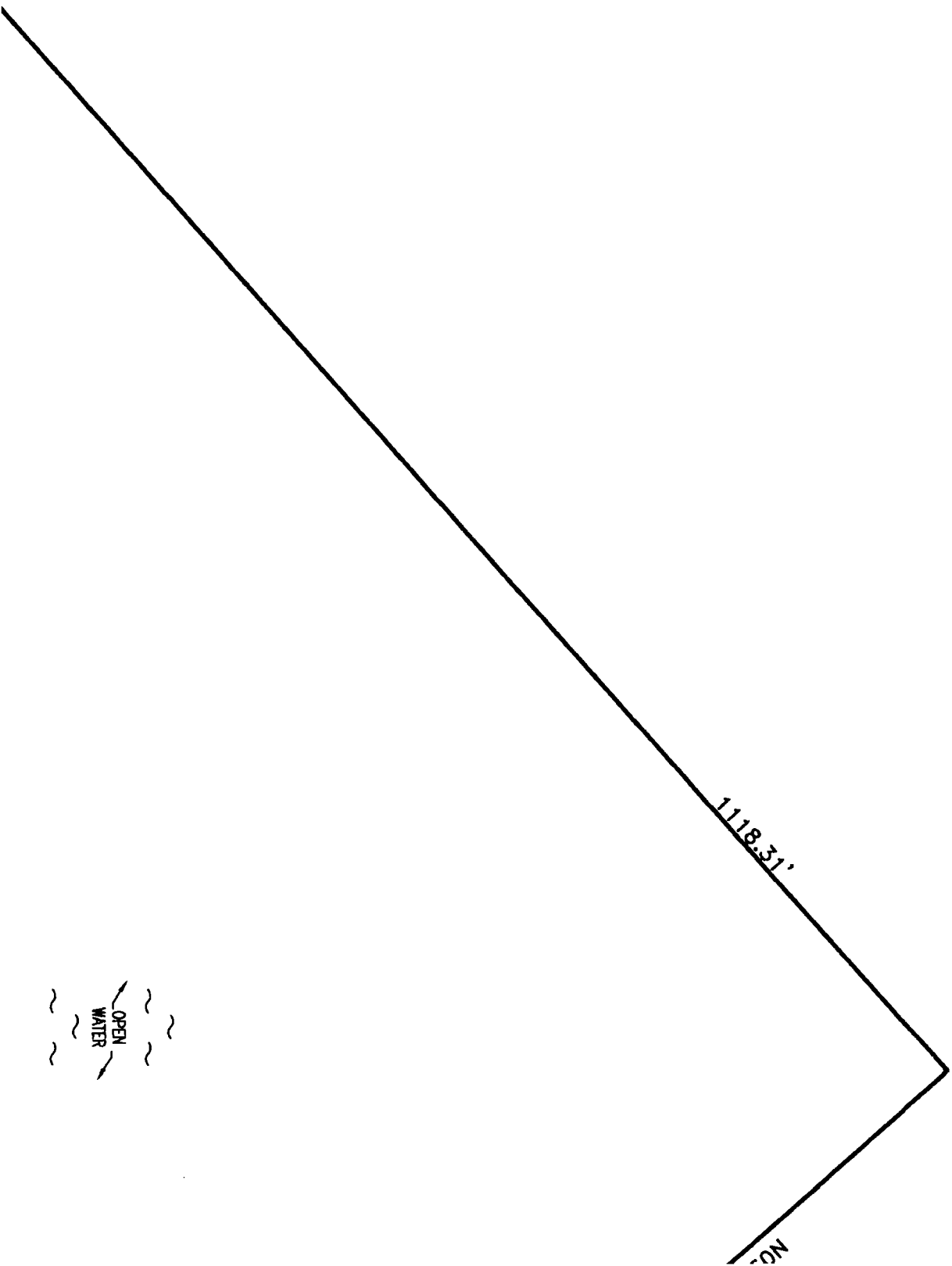
THE PRESIDENT,
AND CLOSING OF
AD HALLECK STREET

METES AND BOUNDS DESCRIPTION
LOT 130, BLOCK 612, SECTION 2, VOLUME 7
BOROUGH OF BROOKLYN
KINGS COUNTY, CITY & STATE OF NEW YORK

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF HALLECK STREET, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF LOT 130 (LANDS N/F OF ONE BEARD STREET LLC) AND THE MOST NORTHWESTERLY CORNER OF LOT 99 (LANDS N/F OF 640 COLUMBIA LLC), SAID POINT ALSO BEING DISTANT NORTH 79 DEGREES - 34 MINUTES - 00 SECONDS WEST, A DISTANCE OF 205.105 FEET AS MEASURED ALONG THE SAME FROM THE INTERSECTION OF THE SOUTHERLY LINE OF HALLECK STREET WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF COLUMBIA STREET, AND FROM SAID POINT OF BEGINNING RUNNING, THE FOLLOWING TWO (2) COURSES ALONG LANDS OF 640 COLUMBIA LLC:

1. SOUTH 10 DEGREES - 26 MINUTES - 00 SECONDS WEST, A DISTANCE OF 553.58 FEET TO A POINT, THENCE:
2. SOUTH 79 DEGREES - 34 MINUTES - 00 SECONDS EAST, A DISTANCE OF 300.28 FEET TO A POINT IN THE WESTERLY LINE OF COLUMBIA STREET, THENCE:
3. ALONG THE WESTERLY LINE OF COLUMBIA STREET, SOUTH 10 DEGREES - 26 MINUTES - 00 SECONDS WEST, A DISTANCE OF 639.76 FEET TO A POINT OF LANDS N/F OF THE ERIE BASIN MARINE ASSOCIATION, THENCE:
4. ALONG SAID LANDS OF ERIE BASIN MARINE ASSOCIATION, NORTH 79 DEGREES - 34 MINUTES - 00 SECONDS WEST, A DISTANCE OF 200.00 FEET TO A POINT, THENCE:
5. CONTINUING ALONG LANDS OF ERIE BASIN MARINE ASSOCIATION AND RUNNING THROUGH THE SAID ERIE BASIN, SOUTH 80 DEGREES - 06 MINUTES - 40 SECONDS WEST, A DISTANCE OF 1118.31 FEET TO A POINT, THENCE:
6. CONTINUING THROUGH THE ERIE BASIN, NORTH 09 DEGREES - 56 MINUTES - 20 SECONDS WEST, A DISTANCE OF 740.96 FEET TO A POINT, THENCE:
7. CONTINUING THROUGH SAID ERIE BASIN, NORTH 68 DEGREES - 22 MINUTES - 38 SECONDS WEST, A DISTANCE OF 185.46 FEET TO A POINT, THENCE:
8. CONTINUING THROUGH SAID ERIE BASIN, NORTH 57 DEGREES - 54 MINUTES - 38 SECONDS WEST, A DISTANCE OF 142.56 FEET TO A POINT, THENCE:
9. ALONG LOT 150 (LANDS N/F OF THOR 280 RICHARDS STREET LLC), NORTH 32 DEGREES - 05 MINUTES - 22 SECONDS EAST, A DISTANCE OF 1150.00 FEET TO A POINT IN THE SOUTHERLY LINE OF BEARD STREET, THENCE:

Schedule A-2 Continued
(Survey Page 40 of 48)



OPEN
WATER

SECTION 2
BLOCK 612
LOT 205
N/F REPUTED OWNER
ERIE BASIN MARINE ASSOCIATION
PARITAN CENTER

Schedule A-2 Continued
(Survey page 41 of 48)

OPEN
WATER

ERIE BASIN

(80) (85)

CRANE ON
METAL TRACK

4' HIGH

KNOWN AS LOT 130, BLOCK 612, SECTION 2, VOLUME 7 AS SHOWN ON THE TAX MAPS
BOROUGH OF BROOKLYN, KINGS COUNTY, CITY & STATE OF NEW YORK.

.093,297 S.F. OR 48,055 Ac.

DOES NOT ILLUSTRATE THE LOCATION OF ALL UNDERGROUND UTILITIES, LOCATION OF ALL
UNDER UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY
S. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND
AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY, AVAILABLE
PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES
UTILITIES, BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE
S TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL
AGENTS, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.

THIS IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY COMMONWEALTH
INSURANCE COMPANY, TITLE NO. NY070279, WITH A DATE OF APPLICATION FEBRUARY 6,
1981. THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B:
EASEMENTS, AGREEMENTS OR RECORDS, ETC., AS FOLLOWS:

NANTS AND RESTRICTIONS SET FORTH IN LIBER 634, CP. 525, DATED MAY 17, 1864 -
RESTRICTIONS ON THE CONSTRUCTION OF PIERS SUBSEQUENTLY MODIFIED IN LIBER 1470, PAGE
STIPULATION THAT NO PIER SHALL BE CONSTRUCTED WITHIN 150 FEET OF ANY OTHER
AGREEMENT FOR RECIPROCAL EASEMENT FOR CONSTRUCTION OF PASSAGEWAY AT THE
SECTION OF THE WESTERLY LINE OF OTSEGO STREET AND THE U.S. BULKHEAD LINE
EQUENTLY MODIFIED IN LIBER 1470, PAGE 386.

NANTS AND RESTRICTIONS SET FORTH IN LIBER 1470 CP 386, DATED MAY 17, 1864 -
IGATION OF RESTRICTIONS FOR CONSTRUCTION OF PIERS STATING THAT NO PIER OR
ECTION SHALL BE CONSTRUCTED BEYOND OR OUTSIDE THE BOUNDARY LINE (AS
IN). STIPULATION THAT NO PIER SHALL BE CONSTRUCTED WITHIN 70 FEET OF THE
ER LINE OF THE 140 FEET WIDE SLIP AS LOCATED AT RIGHT ANGLES TO ELIZABETH
ST. RESTRICTIONS FOR ANCHORING VESSELS. MODIFICATION OF LOCATION OF
RECIPROCAL EASEMENT FOR CONSTRUCTION OF PASSAGE WAY.

S AND CONDITIONS SET FORTH IN THE AGREEMENT RECORDED IN LIBER 1470 CP 402,
JULY 21, 1881 - AGREEMENT TO RESTRICT VESSELS FROM HINDERING OR
RUCTING INGRESS AND EGRESS TO THE 140 FEET WIDE SLIP.

NANTS AND RESTRICTIONS SET FORTH IN LIBER 1484 CP 506, DATED JULY 21, 1881 -
COVENANTS AND RESTRICTIONS AS CONTAINED IN LIBER 1470, PAGE 386.

ELEMENT RECORDED IN LIBER 3866 CP 533 - DATED JANUARY, 1920, RIGHTS AND
RICTIONS PERTAINING TO PIER NO. 3 - PIER #3, REF. #3 REMOVED.

OAD AGREEMENT RECORDED IN LIBER 3020 CP 80 - AFFECTS HALLECK STREET
NING PREMISES, RAILROAD TRACKS DON'T EXIST - AREA OF HALLECK STREET SHOWN ON

OAD CONSENT RECORDED IN LIBER 3020 CP 84 - AFFECTS HALLECK AND OTSEGO
ST INTERSECTION, RAILROAD TRACKS DO NOT EXIST - INTERSECTION SHOWN ON MAP.

EMENTS, CONDITIONS AND PROVISIONS OF RESTRICTIVE DECLARATION DATED
AND RECORDED 1-11-2007 UNDER CRN #2007000022592 - BLANKET

NOT WIFE EASEMENT GRANTED TO THE CITY OF NEW YORK FOR THE CONSTRUCTION

Schedule A-2 Continued
(Survey page 42 of 48)

REFERENCES:

1. THE OFFICIAL TAX MAPS OF THE BOROUGH OF BROOKLYN, KINGS COUNTY, CITY AND
YORK
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RA-
NEW YORK, NEW YORK, BRONX, RICHMOND, NEW YORK, QUEENS AND KINGS COUNT
OF 457, MAP NUMBER 3604970192F, MAP REVISED: SEPTEMBER 5, 2007.
3. MAP ENTITLED "TODD SHIPYARDS CORPORATION, BROOKLYN DIVISION, BROOKLYN, N.Y.
SYSTEM" DATED: OCTOBER, 1959, LAST REVISED: OCTOBER, 1972.
4. MAP ENTITLED "PROPERTY SURVEY, TODD SHIPYARDS CORPORATION, BROOKLYN, NEW
PREPARED BY LEO J. CARROLL, P.E., L.S., DATED: 11-25-83, LAST REVISED: 6-24
STREET MAP NUMBER 31 DATED: 9-9-77, PROVIDED BY THE BOROUGH OF BROOKLYN,
COUNTY, CITY &
YORK.
5. MAP ENTITLED "PLOT PLAN OF BROOKLYN DIVISION, TODD SHIPYARDS CORPORATION"
6. MAP ENTITLED "BOARD OF WATER SUPPLY OF THE CITY OF NEW YORK, MAP OF REAR
SITUATED IN THE CITY OF NEW YORK COUNTIES OF KINGS AND RICHMOND AND STAT
YORK, TO BE ACQUIRED BY THE CITY OF NEW YORK, UNDER THE PROVISIONS OF CITY
TITLE K OF THE ADMINISTRATIVE CODE OF THE CITY OF NEW YORK FOR THE CONST
RICHMOND WATER TUNNEL WITH VARIOUS PIPE LINES AND APPURTANCES IN THE BORO
BROOKLYN AND RICHMOND, BETWEEN HAMILTON AVENUE IN THE BOROUGH OF BROO
SILVER LAKE RESERVOIR IN THE BOROUGH OF RICHMOND" EXHIBIT "A", DATED: JUNE
8. MAP ENTITLED "CITY OF NEW YORK, BOROUGH OF BROOKLYN, OFFICE OF THE PRESI
OF HIGHWAYS AND SEWERS, MAP SHOWING A CHANGE IN THE LINES OF THE STREET
THE AREA HERETOFORE LAID OUT, BOUNDED BY WEST 9th STREET, CLINTON STREET,
STREET, COURT STREET, HALLECK STREET, U.S. PIERHEAD AND BULKHEAD LINE, COLLI
HALLECK STREET, OTSEGO STREET, BAY STREET, COLUMBIA STREET, CREAMER STREET
STREET, LORRAINE STREET AND HENRY STREET", DATED FEBRUARY 14, 1936.
9. UNTITLED MAPS RECEIVED BY ARORA AND ASSOCIATES, P.C. FROM THE OFFICE OF T
OF THE BOROUGH OF BROOKLYN, TOPOGRAPHICAL BUREAU.
10. MAP ENTITLED "CITY OF NEW YORK, BOROUGH OF BROOKLYN, OFFICE OF THE PRESI
TOPOGRAPHICAL BUREAU, MAP NO. Y-2661 SHOWING THE ELIMINATION OF OTSEGO S
BEARD STREET AND THE U.S. BULKHEAD LINE AND HALLECK STREET BETWEEN SEGMA
COLUMBIA AND THE WIDENING OF BEARD STREET AND RICHARDS S
THE ESTABLISHMENT OF BEARD STREET/KEA PLAZA WITHIN THE WIDENED STRIP OF
AND THE ADJUSTMENT OF BLOCK DIMENSIONS, LEGAL GRADE AND ROADWAY AND SID
TREATMENT IN THE VICINITY THEREOF AND THE DELINEATION OF A SEWER EASEMENT
STREET", DATED FEB. 2003.
11. MAP ENTITLED "CITY OF NEW YORK, BOROUGH OF BROOKLYN, OFFICE OF THE PRESI
TOPOGRAPHICAL BUREAU, MAP NO. X-2662 SHOWING THE DISCONTINUANCE AND CLO
OTSEGO STREET BETWEEN BEARD STREET AND THE U.S. BULKHEAD LINE AND HALLECK

THE PRESIDENT,
AND CLOSING OF
10 HALLECK STREET

FOR SERVICE TUNNEL,
LIVINGSTON & CO.,
1-42, DRAWING NO. 64-D.
PROTECTION DATED: JULY 10,
WITHIN THE 30 FOOT WIDE

BROOKLYN, NY," PREPARED



NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS
ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE.

- 9. WEST, A DISTANCE OF 142.56 FEET TO A POINT, THENCE;
 - 10. ALONG LOT 150 (LANDS N/F OF THOR 280 RICHARDS STREET LLC), NORTH 32 DEGREES - 05 MINUTES - 22 SECONDS EAST, A DISTANCE OF 1150.00 FEET TO A POINT IN THE SOUTHERLY LINE OF BEARD STREET, THENCE;
 - 11. CONTINUING ALONG SOUTHERLY LINE OF BEARD STREET, SOUTH 57 DEGREES - 54 MINUTES - 38 SECONDS EAST, A DISTANCE OF 732.48 FEET TO A POINT, THENCE;
 - 12. ALONG THE SOUTHERLY LINE OF HALLECK STREET, SOUTH 79 DEGREES - 34 MINUTES - 00 SECONDS EAST, A DISTANCE OF 415.63 FEET TO THE POINT AND PLACE OF BEGINNING.
- CONTAINING 2,093,297 SQUARE FEET OR 48.055 ACRES

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. S

Schedule A-2 Continued
(Survey page 43 of 48)

THIS SURVEY IS
CERTIFIED TO THE
STATE OF NEW YORK

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY A NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 10, 11(A), 12, 13 & 14 THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFY MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW YORK, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BL
GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR #50124
6-06-
DA

VENANTS, CONDITIONS AND PROVISIONS OF RESTRICTIVE DECLARATION DATED AND RECORDED 1-11-2007 UNDER CRFN #2007000022592 - BLANKET

NOT WIDE EASEMENT GRANTED TO THE CITY OF NEW YORK FOR THE CONSTRUCTION MAINTENANCE OF THE RICHMOND WATER TUNNEL. TITLE POLICY INSURES THAT THE OF NEW YORK HOLDS NO SURFACE RIGHTS WITHIN SAID EASEMENT AREA AND THAT CITY'S SUBSURFACE EASEMENT RIGHTS ARE LOCATED AT LEAST 200 FEET BELOW ND - APPROXIMATE EASEMENT AREA SHOWN.

VENANTS, CONDITIONS AND PROVISIONS AND AGREEMENTS OF ENVIRONMENTAL DATED 12-14-2006 BETWEEN ONE BEARD STREET LLC AND THE PEOPLE OF THE NEW YORK - UNABLE TO PLOT, DOCUMENT NOT PROVIDED.

RE OF AGREEMENT DATED AS OF 8-19-2003 MADE BY IKEA PROPERTY, INC. AND RDED ON 11-18-2003 UNDER CRFN 2003000457597 - BLANKET.

RTION OF THE PREMISES HEREIN LIES WITHIN THE BED OF OTSEGO STREET AS SHOWN ON FINAL SECTIONS MAPS. THIS PORTION OF THE PREMISES IS SUBJECT TO THE RESTRICTIVE MPOSED BY SECTION 35, AS AMENDED BY SECTION 35A OF THE GENERAL CITY LAW. PORTION OF THE PREMISES IS ALSO SUBJECT TO THE RIGHT OF THE CITY OF NEW YORK KEND OTSEGO SOUTH OF HALLECK STREET INTO LANDS NOW OR FORMERLY OF THE S OF ERIE BASIN - LOCATION OF OTSEGO STREET SHOWN - TO BE DISCONTINUED & ED PER REF. #11

RDING ERIE BASIN, POLICY WILL EXCEPT THE FOLLOWING:

POSSIBLE RIGHT OF THE UNITED STATES OF AMERICA TO TAKE POSSESSION OF THE LAND NOW UNDER WATER FOR THE PURPOSES OF COMMERCE AND NAVIGATION WITHOUT COMPENSATION.

THE PUBLIC TO USE THE WATERS OF ERIE BASIN FOR NAVIGATION AND THE THE OWNERS OF OTHER LAND BORDERING ERIE BASIN TO USE THE BASIN.

ENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE VEY.

IC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE AE (SPECIAL FLOOD REAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION D TO BE 10') AND PARTIALLY IN FLOOD HAZARD ZONE AE (SPECIAL FLOOD HAZARD AREAS D INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION DETERMINED), PER REF. #2.

MENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

IOR OF THE BUILDINGS HAVE NOT BEEN SURVEYED.

EY WAS CONDUCTED DURING A PERIOD WHEN THE AREA WAS UNDER CONSTRUCTION. ILITY STRUCTURES AND SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED WHICH WERE I THE DATE OF THE ORIGINAL FIELD SURVEY.

NG CONTROLS AND METHANE MITIGATION SYSTEM IDENTIFIED ON THIS SURVEY ARE BASED PING PROVIDED BY SOIL MECHANICS ENVIRONMENTAL SERVICES AND ABOVE GROUND SHOWN ON REF. #14, WHICH WERE VISIBLE AT THE TIME OF FIELD SURVEY. ACE FEATURES AND CONDITIONS WERE NOT VERIFIED BY CONTROL POINT ASSOCIATES, INC.

3 ARE BASED UPON THE BOROUGH OF BROOKLYN HIGHWAY DATUM, REF. B.M. #4683 4 FEET, AND B.M. #4682, ELEV. = 6.621 FEET, REPUTED TO BE 2.56' ABOVE MEAN SEA SANDY HOOK.

STREET", DATED FEB. 2003.

11. MAP ENTITLED "CITY OF NEW YORK, BOROUGH OF BROOKLYN, OFFICE OF THE PRES TOPOGRAPHICAL BUREAU, MAP NO. X-2662 SHOWING THE DISCONTINUANCE AND CL OTSEGO STREET BETWEEN BEARD STREET AND THE U.S. BULKHEAD LINE AND HALLE BETWEEN SEGMENTS OF COLUMBIA STREET", DATED FEB. 2003.

12. MAP ENTITLED "RECORD DRAWING, MFG. BLDG., PLAN OF ELECTRICAL EQUIPT. FOR TODD SHIPYARDS CORP., ROBINS D.D. & REPAIR CO., BROOKLYN, N.Y., J. LIVINGSTO ELECTRICAL CONSTRUCTION, 420 LEXINGTON AVE., NEW YORK" DATED: 6-11-42, DR

13. LETTER FROM THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION 2003 CONCERNING THE CITY OF NEW YORK HOLDING NO SURFACE RIGHTS WITHIN T EASEMENT.

14. MAP ENTITLED, "ENGINEERING CONTROL LOCATION PLAN, IKEA BROOKLYN, BROOKLYN, BY SOIL MECHANICS ENVIRONMENTAL SERVICES, DATED FEBRUARY 28, 2008.

GRAPHIC SCALE



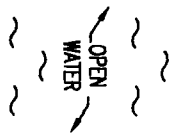
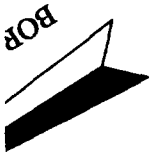
(IN FEET)
1 inch = 50 ft.

Schedule A-2 Continued
(Survey page 44 of 48)

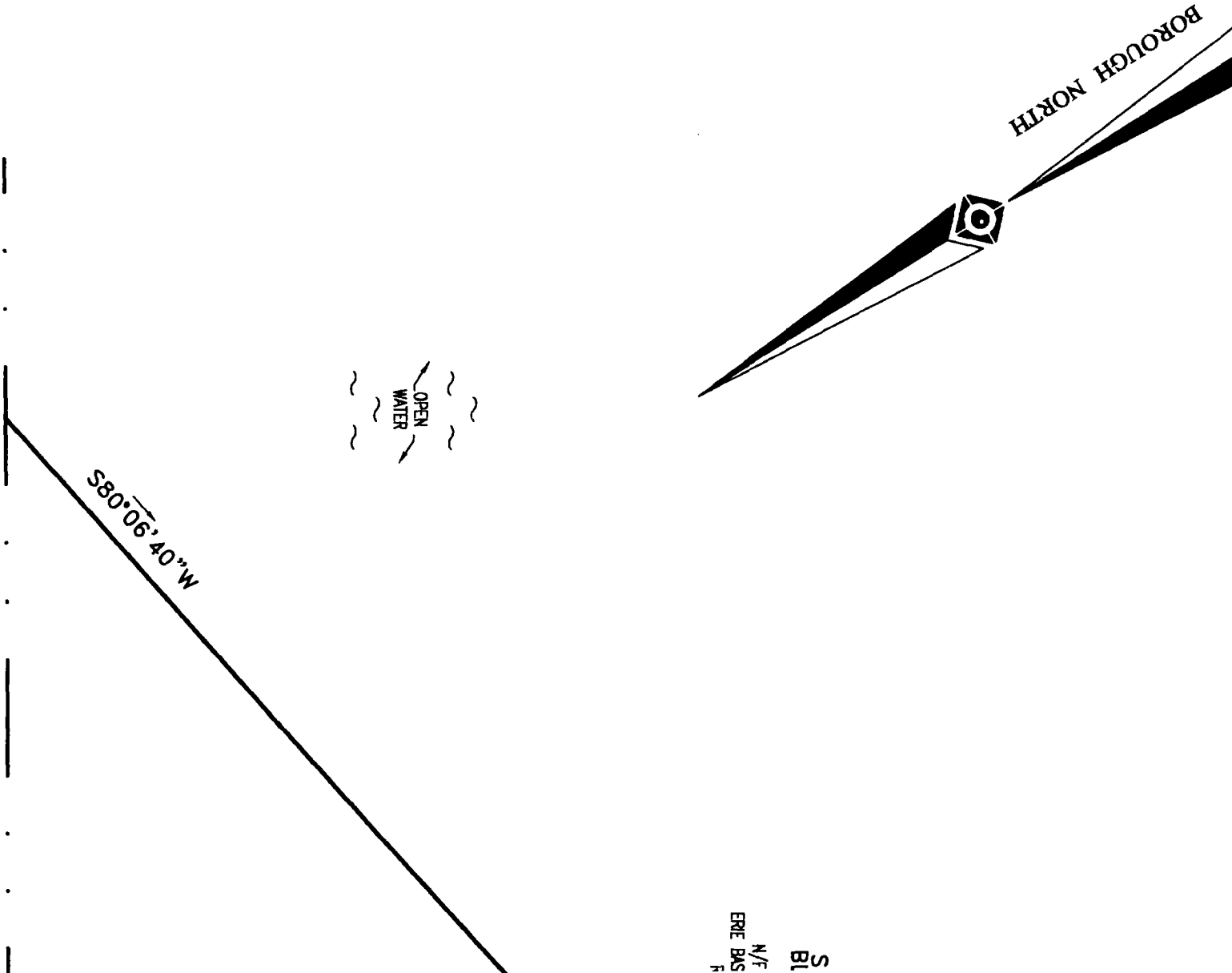
THE STATE OF NEW YORK, REGISTERED PROFESSIONAL ENGINEERS, OR ANY PERSON SURFACE AND



Schedule A-2 Continued
(Survey page 45 of 48)



Schedule A-2 Continued
(Survey page 46 of 48)



Schedule A-2 Continued
(Survey page 47 of 48)

NOTES:






























1. PROPERTY KNOWN AS OF THE BOROUGH OF AREA = 2,093,297 5
 2. AREA = 2,093,297 5
 3. THIS PLAN DOES NOT UNDERGROUND UTILIT MARK-OUTS, ABOVE THE MAPS AS LISTED ASBUILT PLANS AND AND STRUCTURES, BE VERIFIED AS TO THEIR
 4. THIS PLAN IS BASED POINT ASSOCIATES, IN
 5. THIS SURVEY IS PREI LAND TITLE INSURANC 2007, WHERE THE FC
- ⑤ COVENANTS, CONT
- a. COVENANTS AND RESTRICTIONS OF 386, STIPULATION PIER. AGREEMENT INTERSECTION OF SUBSEQUENTLY 1
 - b. COVENANTS AND MODIFICATION OF PROJECTION SHAP SHOWN). STIPUL CENTER LINE C STREET. RESTRIC RECIPROCAL RESTRI
 - c. TERMS AND CON DATED JULY 21, OBSTRUCTING IN
 - d. COVENANTS AND SAME COVENANT
 - e. AGREEMENT REC RESTRICTIONS P
 - f. RAILROAD AGREE ADJOINING PREM MAP.
 - g. RAILROAD CONSE STREET INTERSE
 - h. TERMS, COVENANTS, 1-9-2007 AND RECC
 - i. 30 FOOT WIND F

LEGEND

Schedule A-2 Continued
(Survey page 48 of 48)

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LEGEND

	HYDRANT	
	WATER VALVE	
	GAS VALVE	
	OVERHEAD WIRES	
		
	UTILITY POLE	
	UTILITY POLE/LIGHT POLE	
	MONITORING WELL	
	SIGN	
	BOLLARD	
	AREA LIGHT	
	CLEAN OUT	
	TITLE REPORT EXCEPTION	
	B.S. CURB	
	STEEL FACED CONC. CURB	
	D.C.	
	E.O.P.	
	M.C.	
	MANHOLE DRAINAGE/STORM	
	MANHOLE SANITARY/SEWER	
	MANHOLE UNKNOWN	
	MANHOLE WATER	
	MANHOLE ELECTRIC	
	MANHOLE GAS	
	MANHOLE GRATE	
	3" DIAMETER PVC PIPE BELOW ASPHALT PAVEMENT TO METHANE MITIGATION SYSTEM BLOWER UNIT, PER REF. #14	
	AREA LIGHT	
	LAMP POST	
	GRATE (2x4)	

h. TERMS, COVENANTS 1-9-2007 AND RE

i. 30 FOOT WIDE AND MAINTENA CITY OF NEW THE CITY'S SU GROUND - AP

j. TERMS, COVENANTS, EASEMENT DATED 1, STATE OF NEW YOR

6 NOTICE OF AGI RECORDED ON

7 A PORTION OF THE FINAL SEC USE IMPOSED. THIS PORTION TO EXTEND OT: WATERS OF ER CLOSED PER R

8 REGARDING ERI

d. POSSIBLE NOW UNDI COMPENSA

i. RIGHTS OF THE PUB RIGHT OF THE OWNE

6. THE EXISTENCE OF FIELD SURVEY.

7. BY GRAPHIC PLOTTIN HAZARD AREAS SUBJ DETERMINED TO BE SUBJECT TO INUNDA TO BE 11'), PER RE

8. ENCROACHMENTS AN

9. THE INTERIOR OF TH

10. THIS SURVEY WAS C VISIBLE UTILITY STRU VISIBLE ON THE DAT

11. ENGINEERING CONTR UPON MAPPING PRO FEATUERS SHOWN OI SUB-SURFACE FEATL

12. ELEVATIONS ARE BAS ELEV=9.754 FEET, A LEVEL AT SANDY HO