

EXHIBIT "N"

BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS¹
(Initial Closing Premises)

DOWNSTATE AT LICH HOLDING COMPANY, INC.,
a New York Not-for-Profit Corporation

("Grantor")

- to -

a _____,

("Grantee")

<u>County:</u>	Kings	<u>City & State:</u>	New York
<u>Block:</u>	<u>Lots:</u>	<u>Block:</u>	<u>Lots:</u>
259	8	291	1, 8
282	50	295	3, 7, 8, 9, 11, 13, 14, 21, 38
285	1001	1058	28, 30
284	_____		

Premises: _____

74, 76, 78, 82, 86 94 & 115 Amity Street
70-76 & 124-134 Atlantic Avenue
43 Columbia Street
113 Congress Street
336 Flatbush Avenue
348-352 & 349 Henry Street
350-352, 379-383 & 385-389 Hicks Street
112 Pacific Street
184 Sterling Street
Brooklyn, New York 11201

Dated: _____, 201__

¹ If portions of the premises shown on this form of deed are to be conveyed to different grantees pursuant to this Agreement, the forms of such deeds shall be substantially the same as this deed, with the vesting deed(s) CRFN reference(s), tax lot references, the street addresses and the legal descriptions suitably modified. Also, prior to the Initial Closing, the tax lot references and associated street address left blank in this form of deed shall be filled in, inserting references to the newly subdivided tax lot that becomes the New Non-Medical Site and the street address associated therewith. . Schedule "1" shall also be revised accordingly to describe such new tax lot.

RECORD AND RETURN BY MAIL TO:

Tannenbaum Helpern Syracuse & Hirschtritt LLP
900 Third Avenue
New York, New York 10022
Attention: Robert E. Helpern, Esq.

BARGAIN AND SALE DEED
WITHOUT COVENANT AGAINST GRANTOR'S ACTS
 (Initial Closing Premises)

THIS INDENTURE (this "*Indenture*") is made as of the ___ day of _____, 201___, by and between **DOWNSTATE AT LICH HOLDING COMPANY, INC.**, a New York not-for-profit corporation, having an office c/o SUNY Downstate Medical Center, 450 Clarkson Avenue, Brooklyn, New York 11203 (the "*Grantor*") and _____, a _____ having an office at _____ (the "*Grantee*").

WITNESSETH, that the Grantor, in consideration of the sum of TEN (\$10.00) DOLLARS and other valuable consideration paid by the Grantee, does hereby grant, release and assign forever unto the Grantee, together with the successors and assigns of the Grantee:

ALL of those certain plots, pieces, or parcels of land situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, more particularly described in Schedule "1" attached to, and by this reference made a part of, this Indenture (collectively, the "*Land*");

TOGETHER with all buildings and improvements situated on the Land;

TOGETHER with all right, title and interest, if any, of the Grantor in and to all of the following:

(a) all easements, rights of way, alleys and strips and gores of land adjacent to the Land;

(b) the land lying in the bed of any street or highway in front of or adjoining the Land, to the center line thereof, and in and to any unpaid award to be made in lieu thereof;

(c) any unpaid award for any change of grade of any street or highway;

(d) any and all transferable air rights and/or development rights pertaining to the Land and/or the buildings and improvements situated thereon under, or pursuant to, the Zoning Resolution of the City of New York, as amended; and

(e) any and all other appurtenances to the Land and/or the buildings and improvements situated thereon,

BEING, AND INTENDED TO BE, (i) in part, those same premises conveyed by The Long Island College Hospital, a New York not-for-profit corporation ("*LICH*") to the Grantor by deeds dated as of May 29, 2011, and recorded in the Kings County Office of the New York City Register (the "*Register's Office*") on June 17, 2011, as CRFNs 2011000214994, 2011000214995, 2011000214997, 2011000214999, 2011000215000, 2011000215001,

2011000215002, 2011000215003, 2011000215004, 2011000215005, 2011000215006, 2011000215007, 2011000215008, 2011000215009, 2011000215010 and 2011000215011 and (ii) in part, a portion of those same premises conveyed by LICH to the Grantor by deed dated as of May 29, 2011, and recorded in the Register's Office on June 17, 2011, as CRFN 2011000214996,

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, and the successors and assigns of the Grantee, forever.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor 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 improvements, and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

[Signatures begin at the top of the next page.]

IN WITNESS WHEREOF, the Grantor has duly executed this Indenture as of the day and year first above written.

**DOWNSTATE AT LICH HOLDING
COMPANY, INC.**, a New York not-for-profit
corporation

By: _____
Name:
Title:

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On the ___ day of _____, in the year 201___, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and (s)he acknowledged to me that (s)he executed the same in (his)(her) capacity described thereon, and that by (his)(her) signature upon the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

Notary Public

Schedule "1"
to
Deed

Legal Description of the Land

Parcel A

_____ Street
Brooklyn, New York

Block 291, Lot ____, on the Tax Map of the Borough of Brooklyn

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

Parcel B

350-352 Hicks Street

Block 282, Lot 50, on the Tax Map of the Borough of Brooklyn

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Atlantic Avenue with the westerly side of Hicks Street;

RUNNING THENCE southerly along the westerly side of Hicks Street, a distance of 190.00 feet;

RUNNING THENCE westerly parallel with Atlantic Avenue, along a line which forms an angle of 90 degrees 11 minutes 14 seconds on its northerly side with the westerly side of Hicks Street, a distance of 127.53 feet to the easterly side of the Brooklyn-Queens Expressway;

RUNNING THENCE northerly along the easterly side along the Brooklyn-Queens Expressway along a curve to the right having a radius of 351.50 feet, a distance of 111.83 feet to a point of compound curve;

RUNNING THENCE northerly along the southerly side of the Brooklyn-Queens Expressway, along a curve to the right having a radius of 101.33 feet, a distance of 96.18 feet to a point on the southerly side of Atlantic Avenue;

RUNNING THENCE easterly along the southerly side of Atlantic Avenue, a distance of 89.41 feet to the point and place of **BEGINNING**.

Parcel C

**43 Columbia Street
Brooklyn, New York**

Block 259, Lot 8, on the Tax Map of the Borough of Brooklyn

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Columbia Street (now known as Columbia Place) distant 156 feet 4 inches northerly from the corner formed by the intersection of the northerly side of State Street and the easterly side of Columbia Street;

RUNNING THENCE easterly parallel with or nearly so with the northerly side of State Street and along the southerly side of land now or late belonging to George Knobloch, 70 feet;

THENCE southerly parallel with the easterly side of Columbia Street, 30 feet;

THENCE westerly parallel with or nearly so with the northerly side of State Street, 70 feet to the easterly side of Columbia Street;

THENCE northerly along the easterly side of Columbia Street, 30 feet to the point or place of **BEGINNING**.

Parcel D

**The Commercial Unit
Cobble Hill Condominium
124-134 Atlantic Avenue
Brooklyn, New York**

Block 285, Lot 1001, on the Tax Map of the Borough of Brooklyn

THE CONDOMINIUM UNIT (the "*Unit*") in the building (the "*Building*") known as Cobble Court Condominium and by the Street Number 124-134 Atlantic Avenue and 121-125 Pacific Street, County of Kings State of New York, said Unit being designated and described as the Commercial Unit in a Declaration dated August 18, 1983 made by APCO Manufacturing, Corp., pursuant to Article 9-B of the Real Property Law of the State of New York, establishing a Plan for condominium ownership of the Building and the land (the "*Condominium Land*") upon which the Building is situate (the Condominium Land is more particularly described below), which Declaration was recorded in the Kings County Register's Office on July 3, 1984, in Reel

1523, Page 258 (the "**Declaration**"). The Unit is also designated as Tax Lot 1001 in Block 285 of the County of Kings on the Tax Map of the Real Property Assessment Department and on the Floor Plans of the Building, certified by Richard T. Banks, Architect, and filed with the Real Property Assessment Department on July 3, 1984 as Condominium Plan No. 11 and also filed in the Kings County Register's Office on July 3, 1984 as Condominium Map No. 4430 (the "**Floor Plans**").

TOGETHER with an undivided 39.64% interest in the Common Elements (as such term is defined in the Declaration).

TOGETHER with the appurtenances and all the estates and rights of the Grantor in and to the Unit.

TOGETHER with, and **SUBJECT** to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration, Floor Plans and the By-Laws of Cobble Court Condominium, as the same may be amended from time to time, all of which shall constitute covenants running with the Condominium Land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein.

The Condominium Land is situated in the County of Kings, City and State of New York, as more fully described in the Declaration, and is more particularly described as follows:

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Atlantic Avenue, distant 134 feet 4 inches easterly from the corner formed by the intersection of the southerly side of Atlantic Avenue and the easterly side of Henry Street;

RUNNING THENCE southerly and parallel with Henry Street, as widened, and part of the distance through a party wall, 80 feet;

THENCE easterly parallel with Atlantic Avenue, 20 feet 4 3/8 inches;

THENCE southerly and parallel with Henry Street, as widened, and part of the distance through a party wall, 100 feet to the northerly side of Pacific Street;

THENCE easterly and along the northerly side of Pacific Street, 64 feet 0 3/8 inches;

THENCE northerly and at right angles to Pacific Street and part of the distance through a party wall, 100 feet;

THENCE easterly and parallel with Pacific Street, 25 feet 11 1/4 inches;

THENCE northerly parallel with Henry Street, as widened, 9 feet 10 inches;

THENCE easterly parallel with Pacific Street, 0 feet 8 1/2 inches;

THENCE northerly parallel with Henry Street, as widened, 15 feet 1 1/2 inches;

THENCE westerly parallel with Pacific Street, 0 feet 8 1/2 inches;

THENCE northerly parallel with Henry Street, as widened, 55 feet 1 1/2 inches to the southerly side of Atlantic Avenue;

THENCE westerly along the southerly side of Atlantic Avenue, 110 feet 1 inch to the point or place of **BEGINNING**.

Parcel E

**112 Pacific Street
Brooklyn, New York**

Block 291, Lot 8, on the Tax Map of the Borough of Brooklyn

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Pacific Street and the easterly side of Henry Street as said Henry Street now exists 60 feet wide;

RUNNING THENCE southerly along Henry Street, 100 feet;

THENCE easterly parallel with Pacific Street, 91 feet 5 inches;

THENCE northerly parallel with Henry Street, 100 feet to the southerly side of Pacific Street;

THENCE westerly along Pacific Street 91 feet 5 inches to the point or place of **BEGINNING**.

Parcel F

**The Engineer Building
385-389 Hicks Street
Brooklyn, New York**

Block 295, Lot 3, on the Tax Map of the Borough of Brooklyn

ALL THOSE CERTAIN lots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in Borough of Brooklyn, County of Kings, City and State of New York, known and distinguished on a certain map entitled "Map of Lots in the Sixth Ward of the City of Brooklyn, belonging to the Brooklyn Benevolent Society, Brooklyn, July 1848, Silas Ludlam, C.S." and filed in the Office of the Clerk of the County of Kings on the 10/23/1849, as and by the Numbers 52, 53 and 54, which taken together are bounded and described as follows:

BEGINNING at a point on the easterly side of Hicks Street, distant 50 feet northerly from the northeasterly corner of Hicks and Congress Streets;

RUNNING THENCE easterly parallel with Congress Street, 102 feet;

THENCE northerly parallel with Hicks Street, 75 feet;

THENCE westerly parallel with Congress Street, 102 feet to the easterly side of Hicks Street;

THENCE southerly along the easterly side of Hicks Street, 75 feet to the point or place of **BEGINNING**.

Parcel G

**74 Amity Street and
379-383 Hicks Street
Brooklyn, New York**

Block 295, Lot 7, on the Tax Map of the Borough of Brooklyn

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Amity Street with the easterly side of Hicks Street;

RUNNING THENCE easterly along the southerly of Amity Street, 25 feet;

THENCE southerly parallel with Hicks Street, 75 feet;

THENCE westerly parallel with Amity Street, 25 feet to the easterly side of Hicks Street;

THENCE northerly along the easterly side of Hicks Street, 75 feet to the point or place of **BEGINNING**.

Parcel H

**76 Amity Street
Brooklyn, New York**

Block 295, Lot 8, on the Tax Map of the Borough of Brooklyn

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Amity Street, distant easterly 25 feet from the southeasterly corner of Amity Street and Hicks Street;

RUNNING THENCE easterly along the southerly side of Amity Street, 18 feet 9 inches, more or less;

THENCE southerly and parallel with Hicks Street, 75 feet;

THENCE westerly and parallel with Amity Street, 18 feet 9 inches, more or less;

THENCE northerly and again parallel with Hicks Street, 75 feet to the point or place of **BEGINNING**.

Parcel I

**78 Amity Street
Brooklyn, New York**

Block 295 Lot 9, on the Tax Map of the Borough of Brooklyn

ALL THOSE CERTAIN lots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the Sixth Ward of the City of Brooklyn, now Borough of Brooklyn, County of Kings, City and State of New York, and known and distinguished on a certain map entitled "Map of Lots in the Sixth Ward of the City of Brooklyn, belonging to the Brooklyn Benevolent Society, Brooklyn, July 1848, Silas Ludlam, City Surveyor" and filed in the Office of the Clerk of the County of Kings on the 23rd day of October, 1849, as and by the Nos. 55/57 and bounded and described as follows:

BEGINNING at a point on the southerly side of Amity Street, distant easterly 43 feet 9 inches from the southeasterly corner of Amity and Hicks Streets;

RUNNING THENCE easterly along the southerly side of Amity Street, 19 feet 4 inches;

THENCE southerly and parallel with Hicks Street, 75 feet;

THENCE westerly and parallel with Amity Street, 19 feet 4 inches;

THENCE northerly and again parallel with Hicks Street, 75 feet to the point or place of **BEGINNING**.

Parcel J

**82 Amity Street
Brooklyn, New York**

Block 295, Lot 11, on the Tax Map of the Borough of Brooklyn

ALL THOSE CERTAIN lots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the Sixth Ward of the City of Brooklyn, now Borough of Brooklyn, County of Kings, City and State of New York, and known and distinguished on a certain map entitled "Map of Lots in the Sixth Ward of the City of Brooklyn, belonging to the Brooklyn Benevolent Society, Brooklyn, July 1848, Silas Ludlam, City Surveyor" and filed in the Office of the Clerk of the County of Kings on the 23rd day of October, 1849, as and by the Nos. 55, 56 and 57, and bounded and described as follows:

BEGINNING at a point on the southerly side of Amity Street, distant 82 feet 3 inches easterly from the southeasterly corner of Amity and Hicks Streets;

RUNNING THENCE southerly and parallel with Hicks Street, 75 feet;

THENCE easterly and parallel with Amity Street, 19 feet 9 inches;

THENCE northerly and again parallel with Hicks Street, 75 feet to the southerly side of Amity Street;

THENCE westerly along the southerly side of Amity Street, 19 feet 9 inches to the point or place of **BEGINNING**.

Parcel K

**86 Amity Street
Brooklyn, New York**

Block 295, Lot 13, on the Tax Map of the Borough of Brooklyn

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Amity Street, distant easterly 127 feet from the southeasterly corner of Amity Street and Hicks Street;

RUNNING THENCE southerly and parallel with Hicks Street, 100 feet;

THENCE easterly parallel with Amity Street, 25 feet;

THENCE northerly and again parallel with Hicks Street, 100 feet to the said southerly side of Amity Street;

THENCE westerly along said southerly side of Amity Street, 25 feet to the point or place of **BEGINNING**.

Parcel L

**94 Amity Street
Brooklyn, New York**

Block 295, Lot 14, on the Tax Map of the Borough of Brooklyn

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Amity Street, distant 102 feet westerly from the corner formed by the intersection of the southerly side of Amity Street with the westerly side of Henry Street;

RUNNING THENCE southerly parallel with Henry Street, 100 feet;

THENCE westerly parallel with Amity Street, 150 feet;

THENCE northerly parallel with Henry Street, 100 feet to the southerly side of Amity Street;

THENCE easterly along the southerly side of Amity Street, 150 feet to the point or place of **BEGINNING**.

Parcel M

**The Pohlemus Building
348-352 Henry Street
Brooklyn, New York**

Block 295, Lot 21, on the Tax Map of the Borough of Brooklyn

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Amity Streets and the westerly side of Henry Street;

RUNNING THENCE southerly along Henry Street, 67 feet;

THENCE westerly parallel with Amity Street, 102 feet;

THENCE northerly parallel with Henry Street, 67 feet to the southerly side of Amity Street;

THENCE easterly along Amity Street, 102 feet to the point or place of **BEGINNING**.

Parcel N

**113 Congress Street
Brooklyn, New York**

Block 295, Lot 38, on the Tax Map of the Borough of Brooklyn

ALL THOSE CERTAIN lots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the Sixth Ward of the City of Brooklyn, now Borough of Brooklyn, County of Kings, City and State of New York, and known and distinguished on a certain map entitled "Map of Lots in the Sixth Ward of the City of Brooklyn, belonging to the Brooklyn Benevolent Society, Brooklyn, July 1848, Silas Ludlam, City Surveyor" and filed in the Office of the Clerk of the County of Kings on the 23rd day of October, 1849, as and by the number 58 and bounded and described as follows:

BEGINNING at a point on the northerly side of Congress Street, distant easterly 102 feet from the northeasterly corner of Hicks and Congress Street;

RUNNING THENCE northerly and parallel with Hicks Street, 100 feet;

THENCE easterly parallel with Congress Street, 25 feet;

THENCE southerly and again parallel with Hicks Street, 100 feet to the said northerly side of Congress Street;

THENCE westerly along the said northerly side of Congress Street, 25 feet to the point or place of **BEGINNING**.

Parcel O

**184 Sterling Street
Brooklyn, New York**

Block 1058, Lot 28, on the Tax Map of the Borough of Brooklyn

Parcel 1:

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Sterling Place, distant 445 feet 1 inch easterly from the intersection of the southerly side of Sterling Place (formerly Butler Street) with the easterly side of 7th Avenue;

RUNNING THENCE southerly and parallel with 7th Avenue and through a party wall, 100 feet;

THENCE easterly and parallel or nearly so with Sterling Place, 8 feet 7 inches, more or less, to the easterly boundary line of premises described in Parcel No. 2 in a certain deed from George A. Crocker etc., filed in the Register' Office of Kings County in Liber 61 Section 4 Page 319;

THENCE northerly along said easterly boundary line of said premises described in said deed, 100 feet 2 inches, more or less, to the southerly side of Sterling Place;

THENCE westerly along said line of Sterling Place, 2 feet 1 inch, more or less, to the point or place of **BEGINNING**.

Parcel 2:

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of Butler Street, as laid down on The Rose Hill Map, filed by Charles Hoyt in the Office of the Clerk now Register of Kings County, 1/31/1835 and adopted by the City of Brooklyn in conformity with an act of legislature of The People of the State of New York passed March 15, 1851, where same would be intersected by continuation of easterly side of Lot No. 237 as laid out on a certain map entitled "Map of Mount Hope Farm in City of Brooklyn, belonging to Francis B. Spinola Brooklyn, January 1851, surveyed by Silas Ludlam C.S. and filed in the Office of the Clerk now Register of County of Kings on 9/6/1852, which point is northwesterly 11 inches more or less, from the westerly corner of Flatbush Avenue and Butler Street;

RUNNING THENCE southwesterly in a line at right angles to Butler Street, 135 feet 8 inches more or less, to the southerly corner of said Lot No. 237 as laid out on aforesaid of the Mount Hope Farms;

THENCE northwesterly along rear of said Lot No. 237 and on a line parallel with Butler Street, 28 feet more or less to land formerly belonging to Charles Hoyt, being westerly of said Lot No. 237 as laid down on said map;

THENCE northeasterly along said land formerly belonging to Charles Hoyt, 135 feet 8-1/2 inches to the southerly side of Butler Street;

THENCE southeasterly along the southerly side of Butler Street, 36 feet 10 inches more or less, to the point or place of **BEGINNING**.

Parcel P

**336 Flatbush Avenue
Brooklyn, New York**

Block 1058, Lot 30, on the Tax Map of the Borough of Brooklyn

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southwesterly side of Sterling Place, distant 11 inches northwesterly from the corner formed by the intersection of the southwesterly side of Sterling Place and the easterly side of Flatbush Avenue, adjoining land now or late of Daniel A. Robbins;

RUNNING THENCE southwesterly along land now or late of Daniel A. Robbins, 135 feet 5 inches;

THENCE easterly at right angles to the westerly side of Flatbush Avenue, 45 feet to land now or late of William H. Philipitt;

THENCE northeasterly along said land now or late of William H. Philipitt, 82 feet to the westerly side of Flatbush Avenue;

THENCE northwesterly along the westerly side of Flatbush Avenue, 28 feet 11 inches to the southwesterly side of Sterling Place;

THENCE northwesterly along the southwesterly side of Sterling Place, 11 inches to the point or place of **BEGINNING**.