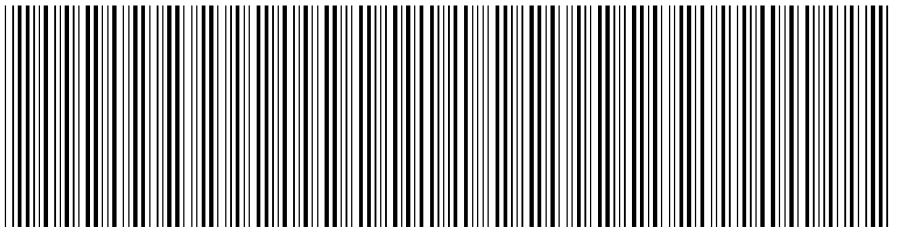


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2021110200466001001E865B

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 9

Document ID: 2021110200466001 **Document Date:** 10-28-2021 **Preparation Date:** 11-02-2021
Document Type: DEED WITH RESTRICTIVE COVENANT
Document Page Count: 8

<p>PRESENTER: CHICAGO TITLE INSURANCE COMPANY 711 THIRD AVE, 8TH FLOOR CT19-00368-K CB NEW YORK, NY 10017 212-880-1453 CTINYRECORDING@CTT.COM</p>	<p>RETURN TO: NIXON PEABODY LLP ATTN: JOSEPH J. LYNCH ESQ. 55 WEST 46TH STREET, TOWER 46 NEW YORK, NY 10036</p>
--	--

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
BROOKLYN	5936	24	Entire Lot	7503 SHORE ROAD
Property Type: RELIGIOUS STRUCTURE				
Borough	Block	Lot	Unit	Address
BROOKLYN	5936	16	Entire Lot	7509 SHORE ROAD
Property Type: RELIGIOUS STRUCTURE				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES	
<p>GRANTOR/SELLER: REDEMPTORIST FATHERS OF NEW YORK 3112 7TH STREET NE WASHINGTON, DC 20017</p>	<p>GRANTEE/BUYER: BAY RIDGE PREPARATORY SCHOOL 8101 RIDGE BOULEVARD BROOKLYN, NY 11209</p>

FEES AND TAXES			
Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 250.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:			\$ 216,562.50
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00		\$ 53,625.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 80.00		
Affidavit Fee:	\$ 0.00		

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

Recorded/Filed 11-09-2021 14:35
 City Register File No.(CRFN):
2021000444412



Annette McMill
City Register Official Signature

CT19-00368-K

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. CT19-00368-K

REDEMPTORIST FATHERS OF NEW YORK

TO

BAY RIDGE PREPARATORY SCHOOL

SECTION:

Bpp

BLOCK: 5936

LOTS: 16 & 24

COUNTY: Kings

RETURN BY MAIL TO:
Nixon Peabody LLP
55 West 46th Street, Tower 46
New York, NY 10036
Attention: Joseph J. Lynch, Esq.

(1)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made as of the 29 day of October, two thousand and twenty-one

BETWEEN

REDEMPTORIST FATHERS OF NEW YORK, a New York not-for-profit corporation, having an address at 3112 7th Street NE, Washington, D.C. 20017, party of the first part, and

BAY RIDGE PREPARATORY SCHOOL, a New York not-for-profit corporation, having an address at 8101 Ridge Boulevard, Brooklyn, NY 11209, party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 (\$10.00) Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, and which property is more particularly bounded and described on Schedule A annexed hereto and made a part hereof.

BEING THE SAME PREMISES conveyed to the party of the first part by deed dated 6/10/1966 and recorded 6/13/1966 in Liber 158 Page 218, by deed dated 10/12/1966 and recorded 11/4/1966 in Liber 284 Page 375 and by deed dated 4/26/1967 and recorded 4/27/1967 in Liber 411 Page 332.

THIS CONVEYANCE IS SUBJECT TO THE RESTRICTIVE COVENANT THAT GRANTEE SHALL NOT USE OR OCCUPY THE PROPERTY (OR ANY PART THEREOF) NOR PERMIT THE PROPERTY (OR ANY PART THEREOF) TO BE USED OR OCCUPIED (A) AS AN ABORTION CLINIC OR AS A MEDICAL TYPE FACILITY PROVIDING ABORTION SERVICES OR COUNSELING THAT PROMOTES AND/OR ENCOURAGES INDIVIDUALS TO OBTAIN ABORTIONS OR RECOMMENDS THE CONSIDERATION OF AN ABORTION AS AN ALTERNATIVE TO CARRYING A PREGNANCY THROUGH BIRTH; (B) FOR OCCUPANCY BY A POLITICAL ACTION GROUP OR SIMILAR ORGANIZATION THAT ADVOCATES ABORTION OR THE RIGHT TO FREE CHOICE TO ELECT AN ABORTION; AND (C) FOR ANY USE THAT PROMOTES BIRTH CONTROL OR EUTHANASIA. THE PARTIES HEREBY AGREE THAT GRANTOR WOULD NOT HAVE CONVEYED THE PROPERTY BUT FOR THE RESTRICTIVE COVENANTS CONTAINED HEREIN. THE GRANTOR AND GRANTEE AGREE THAT THESE RESTRICTIVE COVENANTS SHALL RUN WITH THE LAND AND BE BINDING UPON THE GRANTEE, ITS SUCCESSORS AND ASSIGNS.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

[NEXT PAGE IS SIGNATURE PAGE]

Block: 5936

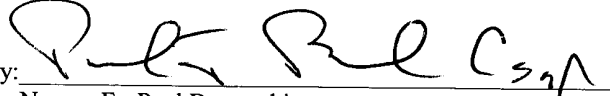
Lots: 16 & 24

County:
Kings

IN WITNESS WHEREOF, the Grantor and Grantee have each duly executed this deed the day and year first above written.

IN PRESENCE OF:

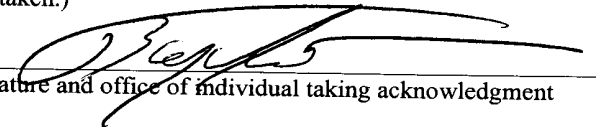
REDEMPTORIST FATHERS OF NEW YORK

By: 
Name: Fr. Paul Borowski
Title: Provincial Superior

ACKNOWLEDGMENT TAKEN OUTSIDE NEW YORK STATE

STATE OF Washington, DC
District) ss.:
COUNTY OF Columbia
(or insert District of Columbia, Territory, Possession,
or Foreign Country)

On the 24 day of October, 2021, before me, the undersigned, personally appeared Fr. Paul Borowski personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), 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, and that such individual made such appearance before the undersigned in the (Add the city or political subdivision and the state or country or other place the acknowledgment was taken.)

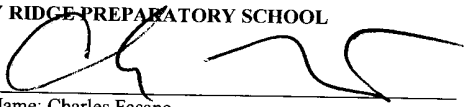

Signature and office of individual taking acknowledgment



IN WITNESS WHEREOF, the Grantor and Grantee have each duly executed this deed the day and year first above written.


IN PRESENCE OF:

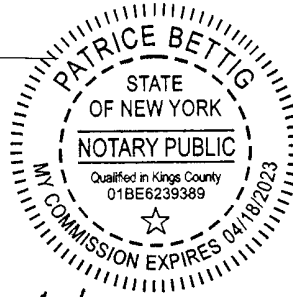
BAY RIDGE PREPARATORY SCHOOL

By: 
Name: Charles Fasano
Title: Head of School

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

On the 25th day of October, in the year 2021, before me, the undersigned, personally appeared Charles Fasano, 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 acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Signature and office of individual taking
Acknowledgment



10/25/2021

CHICAGO TITLE INSURANCE COMPANY

Policy No.: CT19-00368-K

SCHEDULE A DESCRIPTION

Parcel I: - (For Information Only: Former Lot 16, now part of Current Lot 16)

ALL that certain plot, piece or parcel of land, 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 Shore Road formed by the intersection of the easterly side of Shore Road with the division line between the premises herein described and land formerly of Van Brunt Bergen on the South, which point is distant 174.27 feet southerly from the southerly end of the curve connecting the easterly side of Shore Road with the southerly side of Bay Ridge Parkway;

RUNNING THENCE easterly along said land formerly of Van Brunt Bergen, 174.40 feet to a point distant one hundred (100) and ninety one-hundredths (90/100) feet westerly from the westerly side of Narrows Avenue;

RUNNING THENCE northerly parallel with Narrows Avenue, 80.42 feet to a point distant 112.58 feet southerly from the southerly side of Bay Ridge Parkway;

RUNNING THENCE westerly parallel with Bay Ridge Parkway, 160.05 feet to the easterly side of Shore Road;

RUNNING THENCE southerly along the easterly side of Shore Road, 77.80 feet to the point or place of BEGINNING.

ALTA LOAN POLICY 2006

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



10/26/2021 2:09:02 PM L-Stenzi

NY-02100.430087-RAM-72-30732-1-21-CT19-00368-K

CHICAGO TITLE INSURANCE COMPANY

Policy No.: CT19-00368-K

File No.: CT19-00368-K

SCHEDULE A DESCRIPTION- Continued

Parcel II: - (For Information Only: Former Lot 20, now part of Current Lot 16)

ALL that certain plot, piece or parcel of land, 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 Shore Road where a line drawn westwardly from Narrows Avenue and parallel to Bay Ridge Parkway formerly 75th Street and 37.51 feet southerly therefrom would if continued in a straight line intersect said easterly side of Shore Road;

THENCE southerly along the easterly side of Shore Road, 76.09 feet, more or less, to the southerly side of land formerly of Emeline L. Clark;

THENCE easterly along the southerly side of land formerly of Emeline L. Clark and parallel with Bay Ridge Parkway, 160.05 feet to a point distant 100.90 feet westerly from Narrows Avenue;

THENCE northerly parallel with Narrows Avenue, 75.08 feet to a point in a line drawn parallel to Bay Ridge Parkway from the point of beginning;

THENCE westerly parallel with Bay Ridge Parkway, 147.59 feet, more or less, to the point or place of BEGINNING.

ALTA LOAN POLICY 2006

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



10/26/2021 2:09:01 PM L-Senzi

NY-02100.430087-RAM-72-30732-1-21-CT19-00368-K

CHICAGO TITLE INSURANCE COMPANY

Policy No.: CT19-00368-K

File No.: CT19-00368-K

SCHEDULE A DESCRIPTION- Continued

Parcel III: - (For Information Only: Tax Lot 24)

ALL that certain plot, piece or parcel of land, 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 Bay Ridge Parkway (formerly 75th Street) as widened to 80 feet, distant 100 feet and $\frac{9}{10}$ of a foot westerly from the corner formed by the intersection of the southerly side of Bay Ridge Parkway with the westerly side of Narrows Avenue;

RUNNING THENCE southerly parallel with Narrows Avenue, thirty-seven feet 6 inches to land of J.V.B. Bergen;

THENCE westerly along said land of J.V.B. Bergen and parallel with Bay Ridge Parkway, 147 feet and $\frac{59}{100}$ of a foot to the easterly side of Shore Road;

THENCE northeasterly along Shore Road as it turns, to the southerly side of Bay Ridge Parkway; and

THENCE easterly along the southerly the southerly side of Bay Ridge Parkway, 124 feet, and $\frac{96}{100}$ of a foot to the point or place of BEGINNING.

ALTA LOAN POLICY 2006

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



10/26/2021 2:09:01 PM L-Stenzl

NY-02100.430087-RAM-72-30732-1-21-CT19-00368-K

CHICAGO TITLE INSURANCE COMPANY

Policy No.: CT19-00368-K

File No.: CT19-00368-K

SCHEDULE A DESCRIPTION- Continued

PERIMETER DESCRIPTION:

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, being more particularly bounded and described as follows:

BEGINNING at the easterly end of a curve having a radius of 17.34 feet and an arc length of 24.25 feet which connects the easterly side of Shore Road with the southerly side of Bay Ridge Parkway;

RUNNING THENCE along the southerly side of Bay Ridge Parkway 125.00 feet to a point;

THENCE southerly on a line perpendicular to the southerly line of Bay Ridge Parkway and parallel with Narrows Avenue 192.99 feet to a point;

THENCE westerly on a line having an interior angle of 88° 41' 42" with the last mentioned course 174.28 feet to the easterly line of Shore Road;

THENCE along the easterly side of Shore Road in a northerly direction on a curve to the left having a radius of 9,175.83 feet and an arc distance of 177.59 feet to a point of reverse curvature;

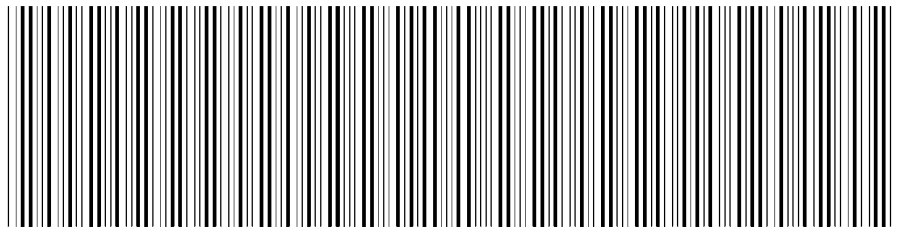
THENCE in an easterly direction on a curve to the right having a radius of 17.34 feet and an arc length of 24.25 feet to the point or place of BEGINNING.

ALTA LOAN POLICY 2006

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2021110200466001001S48DA

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2021110200466001

Document Date: 10-28-2021

Preparation Date: 11-02-2021

Document Type: DEED WITH RESTRICTIVE COVENANT

ASSOCIATED TAX FORM ID: 2021101400197

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING

3

RP - 5217 REAL PROPERTY TRANSFER REPORT

3



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

(A)

3pp

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 5936 LOT: 24
- (2) Property Address: 7503 SHORE ROAD, BROOKLYN, NY 11209
- (3) Owner's Name: BAY RIDGE PREPARATORY SCHOOL
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A.** Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B.** Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address.** DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

See Attached

Signature: _____ Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



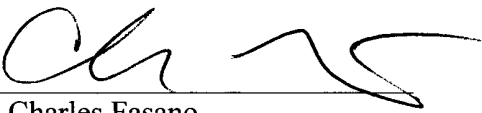
The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
BROOKLYN	5936	16	7509 SHORE ROAD	NY	NY	11209

GRANTEE

BAY RIDGE PREPARATORY SCHOOL, a
New York not-for-profit corporation

By: 

Name: Charles Fasano

Title: Head of School

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book OR C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 7503 SHORE ROAD BROOKLYN 11209
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name BAY RIDGE PREPARATORY SCHOOL
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
 LAST NAME / COMPANY FIRST NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # of Parcels OR Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

6. Seller Name REDEMPTORIST FATHERS OF NEW YORK
 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:
 A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date 7 / 10 / 2021
 Month Day Year

11. Date of Sale / Transfer 10 / 28 / 2021
 Month Day Year

12. Full Sale Price \$ 8 2 5 0 0 0 0
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A Sale Between Relatives or Former Relatives
 B Sale Between Related Companies or Partners in Business
 C One of the Buyers is also a Seller
 D Buyer or Seller is Government Agency or Lending Institution
 E Deed Type not Warranty or Bargain and Sale (Specify Below)
 F Sale of Fractional or Less than Fee Interest (Specify Below)
 G Significant Change in Property Between Taxable Status and Sale Dates
 H Sale of Business is Included in Sale Price
 I Other Unusual Factors Affecting Sale Price (Specify Below)
 J None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class M 3 16. Total Assessed Value (of all parcels in transfer) 3 3 2 4 1 5 0

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BROOKLYN 5936 24 BROOKLYN 5936 16

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE
8101 RIDGE BOULEVARD
See Attached

STREET NUMBER STREET NAME (AFTER SALE)

BROOKLYN

CITY OR TOWN

STATE ZIP CODE

NY 11209

LAST NAME FIRST NAME

AREA CODE TELEPHONE NUMBER

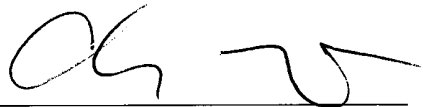
SELLER

See Attached

SELLER SIGNATURE DATE

GRANTEE

BAY RIDGE PREPARATORY SCHOOL, a
New York not-for-profit corporation

By: 

Name: Charles Fasano

Title: Head of School