

SCHEDULE A-1

Zoning Lot Description

BLOCK:	5121
N/K/A LOTS:	1101 - 1201
F/K/A LOT:	23

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

BEGINNING at the corner formed by the intersection of the southerly side of Sanford Avenue (70 feet wide) with the westerly side of Main Street (100 feet wide);

RUNNING THENCE southerly, along the westerly side of Main Street, 251.31 feet to a point;

RUNNING THENCE westerly, parallel with the southerly side of Sanford Avenue, 140.69 feet to a point;

RUNNING THENCE southerly, at right angles to the last mentioned course, 145.10 feet to the northerly side of Maple Avenue (64 feet wide);

RUNNING THENCE westerly, along the northerly side of Maple Avenue, 100 feet to a point;

RUNNING THENCE northerly, along a line forming an angle 91 degrees 41 minutes 19 seconds on the northeast with the northerly side of Maple Avenue, 193.18 feet to a point;

RUNNING THENCE easterly, at right angles to the last mentioned course, 56.96 feet to a point;

RUNNING THENCE northerly, at right angles to the last mentioned course, 184.90 feet to the southerly side of Sanford Avenue;

RUNNING THENCE easterly, along the southerly side of Sanford Avenue, 247.75 feet to the corner, the point or place of BEGINNING.

Schedule A-1 to the Declaration of Condominium

SCHEDULE B TO THE DECLARATION OF CONDOMINIUM

VICTORIA TOWERS CONDOMINIUM
133-38 SANFORD AVENUE
FLUSHING, NEW YORK 11355

Block: 5121
FKA Lots: 23,
NKA Lots: 1101 - 1201

Units	Tax Lot No.	Bdrms/Baths	Unit Square Footage	Square Footage of Balcony(ies) Limited Common Element(s)	Square Footage of Terrace(s) Limited Common Element(s)	% of Common Interest	% of Residential Common Interest
5A	1103	2/2	1093	N/A	N/A	0.70%	0.96%
5B	1104	2/2	1044	68	N/A	0.72%	0.97%
5C	1105	2/2	1319	61	N/A	0.89%	1.21%
5D	1106	1/1	914	N/A	N/A	0.59%	0.80%
5E	1107	1/1	747	63	N/A	0.52%	0.71%
5F	1108	1/1	776	63	N/A	0.54%	0.74%
5G	1109	1/1	829	85	N/A	0.54%	0.70%
6A	1110	2/2	1093	N/A	N/A	0.70%	0.96%
6B	1111	2/2	1044	68	N/A	0.72%	0.97%
6C	1112	2/2	1319	61	N/A	0.89%	1.21%
6D	1113	1/1	914	N/A	N/A	0.59%	0.80%
6E	1114	1/1	747	63	N/A	0.52%	0.71%
6F	1115	1/1	776	63	N/A	0.54%	0.74%
6G	1116	1/1	829	85	N/A	0.59%	0.80%
7A	1117	2/2	1093	N/A	N/A	0.70%	0.96%
7B	1118	2/2	1044	68	N/A	0.72%	0.97%
7C	1119	2/2	1319	61	N/A	0.89%	1.21%
7D	1120	1/1	914	N/A	N/A	0.59%	0.80%
7E	1121	1/1	747	63	N/A	0.52%	0.71%
7F	1122	1/1	776	63	N/A	0.54%	0.74%
7G	1123	1/1	829	85	N/A	0.59%	0.80%
8A	1124	2/2	1093	N/A	N/A	0.70%	0.96%
8B	1125	2/2	1044	68	N/A	0.72%	0.97%
8C	1126	2/2	1333	61	N/A	0.90%	1.22%
8D	1127	1/1	801	N/A	N/A	0.52%	0.70%
8E	1128	1/1	747	63	N/A	0.52%	0.71%
8F	1129	1/1	776	63	N/A	0.54%	0.74%
8G	1130	1/1	829	85	N/A	0.59%	0.80%
9A	1131	2/2	1093	N/A	N/A	0.70%	0.96%
9B	1132	2/2	1044	68	N/A	0.72%	0.97%

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9C	1133	2/2	1319	61	N/A	0.89%	1.21%
9D	1134	1/1	914	N/A	N/A	0.59%	0.80%
9E	1135	1/1	747	63	N/A	0.52%	0.71%
9F	1136	1/1	776	63	N/A	0.54%	0.74%
9G	1137	1/1	829	85	N/A	0.59%	0.80%
10A	1138	2/2	1090	N/A	N/A	0.70%	0.96%
10B	1139	2/2	1040	60	N/A	0.71%	0.96%
10C	1140	2/2	1283	57	218	1.00%	1.37%
10D	1141	2/2	1187	63	326	1.01%	1.38%
10E	1142	1/1	777	63	N/A	0.54%	0.74%
10F	1143	1/1	824	85	N/A	0.59%	0.80%
11A	1144	2/2	1090	N/A	N/A	0.70%	0.96%
11B	1145	2/2	1040	60	N/A	0.71%	0.96%
11C	1146	2/2	1283	86	57	0.92%	1.25%
11D	1147	2/2	1187	106	63	0.87%	1.19%
11E	1148	1/1	777	63	N/A	0.54%	0.74%
11F	1149	1/1	824	85	N/A	0.59%	0.80%
12A	1150	2/2	1090	N/A	N/A	0.70%	0.96%
12B	1151	2/2	1040	60	N/A	0.71%	0.96%
12C	1152	2/2	1283	86	57	0.92%	1.25%
12D	1153	2/2	1187	106	63	0.87%	1.19%
12E	1154	1/1	777	63	N/A	0.54%	0.74%
12F	1155	1/1	824	85	N/A	0.59%	0.80%
13A	1156	2/2	1090	N/A	N/A	0.70%	0.96%
13B	1157	2/2	1040	60	N/A	0.71%	0.96%
13C	1158	2/2	1283	86	57	0.92%	1.25%
13D	1159	2/2	1187	106	63	0.87%	1.19%
13E	1160	1/1	777	63	N/A	0.54%	0.74%
13F	1161	1/1	824	85	N/A	0.59%	0.80%
15A	1162	2/2	1090	N/A	N/A	0.70%	0.96%

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15B	1163	2/2	1040	60		N/A	0.71%	0.96%
15C	1164	2/2	1283	86	57	N/A	0.92%	1.25%
15D	1165	2/2	1187	106	63	N/A	0.87%	1.19%
15E	1166	1/1	777	63		N/A	0.54%	0.74%
15F	1167	1/1	824	85		N/A	0.59%	0.80%
16A	1168	2/2	1090	N/A		N/A	0.70%	0.96%
16B	1169	2/2	1040	60		N/A	0.71%	0.96%
16C	1170	2/2	1283	86	57	N/A	0.92%	1.25%
16D	1171	2/2	1187	106	63	N/A	0.87%	1.19%
16E	1172	1/1	777	63		N/A	0.54%	0.74%
16F	1173	1/1	824	85		N/A	0.59%	0.80%
17A	1174	2/2	1090	N/A		N/A	0.70%	0.96%
17B	1175	2/2	1040	60		N/A	0.71%	0.96%
17C	1176	2/2	1283	86	57	N/A	0.92%	1.25%
17D	1177	2/2	1187	106	63	N/A	0.87%	1.19%
17E	1178	1/1	777	63		N/A	0.54%	0.74%
17F	1179	1/1	824	85		N/A	0.59%	0.80%
18A	1180	2/2	1090	N/A		N/A	0.70%	0.96%
18B	1181	2/2	1040	60		N/A	0.71%	0.96%
18C	1182	2/2	1283	86	57	N/A	0.92%	1.25%
18D	1183	2/2	1187	106	63	N/A	0.87%	1.19%
18E	1184	1/1	777	63		N/A	0.54%	0.74%
18F	1185	1/1	824	85		N/A	0.59%	0.80%
19A	1186	2/2	1090	N/A		N/A	0.70%	0.96%
19B	1187	2/2	1040	60		N/A	0.71%	0.96%
19C	1188	2/2	1283	86	57	N/A	0.92%	1.25%
19D	1189	2/2	1187	106	63	N/A	0.87%	1.19%
19E	1190	1/1	777	63		N/A	0.54%	0.74%
19F	1191	1/1	824	85		N/A	0.59%	0.80%
20A	1192	2/2	1090	N/A		N/A	0.70%	0.96%

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20B	1193	2/2	1040	60		N/A	0.71%	0.96%
20C	1194	2/2	1283	86	57	N/A	0.92%	1.25%
20D	1195	2/2	1187	106	63	N/A	0.87%	1.19%
20E	1196	1/1	777	63		N/A	0.54%	0.74%
20F	1197	1/1	824	85		N/A	0.59%	0.80%
21H	1198	2/3.5	2428	398			1.82%	2.48%
21I	1199	3/3.5	2750	71		99 99	1.94%	2.65%
21J	1200	3/3.5	2134	106	126	118	1.60%	2.18%
21K	1201	3/2.5	2467	63	63	191 200	1.92%	2.62%
Sub Total:			105300	7535		1251	73.44%	100.00%
Commerical (Commerical Unit 2)	1102		23,391	N/A		N/A	16.11%	
Parking (Commerical Unit 1)	1101		14,501	N/A		N/A	10.45%	
Sub Total:			37,892				26.56%	
TOTAL			143,192				100.00%	