NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2018041000498008 Document Date: 04-03-2018 Preparation Date: 04-10-2018

Document Type: ASSIGNMENT, MORTGAGE

Document Page Count: 3

PRESENTER:

RIVERSIDE ABSTRACT LLC 3839 FLATLANDS AVE #208 - RANY-32380 BROOKLYN, NY 11234

718-252-4200

REC@RSABSTRACT.COM

RETURN TO:

RIVERSIDE ABSTRACT LLC

3839 FLATLANDS AVE #208 - RANY-32380

BROOKLYN, NY 11234

718-252-4200

REC@RSABSTRACT.COM

PROPERTY DATA

Borough Block Lot Unit Address

BROOKLYN 3100 22 Entire Lot 208 SEIGEL STREET

Property Type: OTHER

Borough Block Lot Unit Address

BROOKLYN 3100 26 Entire Lot 216 SEIGEL STREET

Property Type: OTHER

☑ Additional Properties on Continuation Page

CROSS REFERENCE DATA

2014000423031

☑ Additional Cross References on Continuation Page

PARTIES

ASSIGNEE/NEW LENDER:

BOFI FEDERAL BANK

4350 LA JOLLA VILLAGE DRIVE, SUITE 140

SAN DIEGO, CA 92122

ASSIGNOR/OLD LENDER:

KCOF-215 MOORE LLC

C/O KUSHNER CREDIT OPPORTUNITY FUND, LLC, 666 FIFTH AVENUE, 15TH FLOOR

NEW YORK, NY 10019

FEES AND TAXES

I .		•
Mortgage :		Filing Fee:
Mortgage Amount:	\$ 0.00	\$
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:
Exemption:		\$
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:
City (Additional):	\$ 0.00	\$
Spec (Additional):	\$ 0.00	RECORDED OR FI
TASF:	\$ 0.00	OF THE CITY R
MTA:	\$ 0.00	CITY OF
NYCTA:	\$ 0.00	Recorded/File
Additional MRT:	\$ 0.00	City Register
TOTAL:	\$ 0.00	City Register
Recording Fee:	\$ 85.00	
Affidavit Fee:	\$ 0.00	Charles Charles
		/

0.00 RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 04-13-2018 15:19

City Register File No.(CRFN): 2018000124515

0.00

0.00

City Register Official Signature

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER



2018041000498008001CFFE2

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 5

Document ID: 2018041000498008 Document Date: 04-03-2018

Preparation Date: 04-10-2018

Document Type: ASSIGNMENT, MORTGAGE

PROPERTY DATA

Borough Block Lot Unit Address

BROOKLYN 3100 32 Entire Lot 228 SEIGEL STREET

Property Type: OTHER

Borough Block Lot Unit Address

BROOKLYN 3100 47 Entire Lot 225 MOORE STREET

Property Type: COMMERCIAL REAL ESTATE

Borough Block Lot Unit Address

BROOKLYN 3100 56 Entire Lot 215 MOORE STREET

Property Type: COMMERCIAL REAL ESTATE

Borough Block Lot Unit Address

BROOKLYN 3100 61 Entire Lot 203 MOORE STREET

Property Type: COMMERCIAL REAL ESTATE

Borough Block Lot Unit Address

BROOKLYN 3100 63 Entire Lot 201 MOORE STREET

Property Type: COMMERCIAL REAL ESTATE

Borough Block Lot Unit Address

BROOKLYN 3100 66 Entire Lot N/A MOORE STREET

Property Type: OTHER

Borough Block Lot Unit Address

BROOKLYN 3100 67 Entire Lot N/A MOORE STREET

Property Type: OTHER

Borough Block Lot Unit Address

BROOKLYN 3100 68 Entire Lot N/A MOORE STREET

Property Type: OTHER

CROSS REFERENCE DATA

CRFN: 2015000000328 **CRFN:** 2016000418076

THIS ASSIGNMENT IS NOT SUBJECT TO THE REQUIREMENTS OF SECTION 275 OF THE REAL PROPERTY LAW BECAUSE IT IS AN ASSIGNMENT WITHIN THE SECONDARY MORTGAGE MARKET

RECORDING REQUESTED BY AND

AFTER RECORDING MAIL TO:

Block:

3100

Kings

Lots:

22, 26, 32, 47, 56, 61, 63, 66, 67 & 68

County:

Address:

215 Moore Street

Brooklyn, New York

Thompson Hine LLP

335 Madison Avenue, 12th Floor New York, New York 10017-4611

Attn: Karen Kozlowski

ASSIGNMENT OF MORTGAGE

KCOF-215 MOORE LLC, a Delaware limited liability company, having an address at c/o Kushner Credit Opportunity Fund, LLC, 666 Fifth Avenue, 15th Floor, New York, New York 10103 (the "Assignor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby, assigns, sells, transfers, sets over, and delivers to BOFI FEDERAL BANK, a federal savings bank, its successors and/or assigns, as their interests may appear, having an address at 4350 La Jolla Village Drive, Suite 140, San Diego, California 92122 (the "Assignee"), WITHOUT RECOURSE AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, WHETHER EXPRESSED, IMPLIED, OR IMPOSED BY LAW, all right, title, and interest of the Assignor in and to that certain Mortgage described on EXHIBIT A attached hereto and made a part hereof together with the mortgage(s) modified by said Mortgage.

Together with any and all notes and obligations therein described, the debt and claims secured thereby, and all sums of money due and to become due thereon with interest provided for therein.

This Assignment shall be governed in all respects by the laws of the State of New York.

This Assignment is dated as of April 3rd, 2018.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed by its duly authorized officer.

ASSIGNOR:

KCOF-215 MOORE LLC, a Delaware limited liability company

By: _____ \ / \
Name: Laurent Morali

Title: Authorized Signatory

STATE OF NEW YORK

COUNTY OF NEW YORK

On the March in the year 2018, before me, the undersigned, personally appeared Laurent Morali, 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) 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.

Notary Public
My commission expires: May 26,2019

JENNIFER WALSH Notary Public, State of New York No. 01WA6325540 Qualified in New York County Commission Expires May 26, 2019

EXHIBIT A

1. Senior Loan Mortgage, Assignment of Leases and Rents and Security Agreement made by 215 Moore St Acquisition LLC and S&B Moore LLC, collectively, as mortgagor, in favor of ER 215 Moore LLC, as mortgagee, in the original principal amount of \$26,192,985.81, dated 12/16/2014 and recorded in the Office of the City Register of the City of New York, Kings County (the "Register's Office") on 12/24/2014 under CRFN 2014000423031 (Mortgage tax paid: \$733,404.00)

Said mortgage covers property under examination and more.

Partial Release of Mortgaged Premises, which releases mortgage # 1 from premises not covered by this policy, dated on November 18, 2016 and recorded in the Register's Office on November 28, 2016 as CRFN 2016000418070.

Which said Mortgage 1 was assigned by an Assignment of Mortgage made by ER 215 Moore LLC, as assignor, to KCOF-215 Moore, LLC, as assignee, dated November 18, 2016 and recorded in the Register's Office on November 28, 2016 as CRFN 2016000418071.

2. Building Loan Mortgage, Assignment of Leases and Rents and Security Agreement made by 215 Moore St Acquisition LLC and S&B Moore LLC, collectively, as mortgagor, in favor of ER 215 Moore LLC, as mortgagee, in the original principal amount of up to \$4,008,264.19, dated 12/16/2014 and recorded in the Register's Office on 01/02/2015 as CRFN 2015000000328 (Mortgage tax paid: \$112,232.41)

Partial Release of Mortgaged Premises, which releases mortgage #2 from premises not covered by this policy, dated on Nobember 18, 2016 and recorded in the Register's Office on November 28, 2016 as CRFN 2016000418073

Which said Mortgage 2 was assigned by an Assignment of Mortgage made by ER 215 Moore LLC, as assignor, to KCOF-215 Moore, LLC, as assignee, dated November 18, 2016 and recorded in the Register's Office on November 28, 2016 as CRFN 2016000418074.

- 3. Gap Mortgage made by 215 Moore St Acquisition LLC and S&B Moore LLC, collectively, as mortgor, in favor of KCOF-215 Moore, LLC, as mortgagee in the original principal amount of \$2,848,750.00 dated November 18, 2016 and recorded in the Register's Office on November 28, 2018 as CRFN 2016000418076 (Mortgage Tax Paid: \$79,763.61)
- 4. Mortgage, Assignment of Leases and Rents and Security Agreement dated November 18, 2016 made by 215 Moore St Acquisition LLC and S&B Moore LLC, collectively, as mortgagor, in favor of KCOF-215 Moore LLC, as mortgagee, in the original principal amount of \$33,050,000.00 (the "Mortgage"), granted pursuant to that certain Mortgage Assumption, Consolidation and Modification Agreement by and among 215 Moore St Acquisition LLC and S&B Moore LLC, collectively, as mortgagor, and KCOF-215 Moore LLC, as mortgagee, dated November 18, 2016 (the "Modification Agreement") which were recorded together in the Register's Office on November 28, 2016 as CRFN 2016000418077 which consolidates Mortgages 1, 2 and 3 into a single lien in the principal amount \$33,050,000.00