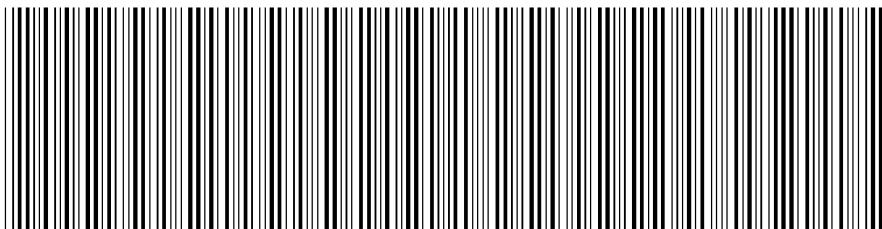


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2018051800256001

Document Date: 05-18-2018

Preparation Date: 05-23-2018

Document Type: CERTIFICATE

Document Page Count: 3

PRESENTER:

NYC DESIGN FILE
1377 58TH STREET
BROOKLYN, NY 11219
718-749-6222
TGEXPEDITING@GMAIL.COM

RETURN TO:

NYC DESIGN FILE
1377 58TH STREET
BROOKLYN, NY 11219
718-749-6222
TGEXPEDITING@GMAIL.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	1743	13	Entire Lot	104-106 FLOYD STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

RIVERSIDE ABSTRACT LLC
3839 FLATLANDS AVENUE, SUITE 208
BROOKLYN, NY 11234

FEES AND TAXES

Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

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

CITY OF NEW YORK

Recorded/Filed 05-24-2018 10:31

City Register File No.(CRFN):

2018000173940



Annette McMill

City Register Official Signature

EXHIBIT "I"
CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION C OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK-AS AMENDED
EFFECTIVE AUGUST 18, 1977

Riverside Abstract LLC, as agent for Fidelity National Title Insurance Company, a title insurance company licensed to do business in the State of New York and having its principal office at **3839 Flatlands Avenue, Brooklyn, New York 11234**, hereby certifies that as to the land hereafter described being a tract of land, either unsubdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block, in the single ownership of **104-106 FLOYD ST LLC** that all parties in interest constituting a "party in interest" as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following

<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
Joel Weiss	199 Lee Avenue, Suite 869 Brooklyn, NY 11211	Managing Member

The Subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid is known as tax lot number(s) **13** in Block No. **1743** as shown on the Tax Map of the City of New York, County Kings and more particularly described as follows:

Block: **1743**, Lot: **13**

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 Floyd Street (a/k/a Martin Luther King Pl.), distant 150 feet Easterly from the Southeasterly corner of Floyd Street (a/k/a Martin Luther King Pl.) and Marcy Avenue;

RUNNING THENCE Southerly parallel with Marcy Avenue, 100 feet;

THENCE Easterly parallel with Floyd Street (a/k/a Martin Luther King Pl.), 50 feet;

THENCE Northerly parallel with Marcy Avenue, 100 feet, to the Southerly side of Floyd Street (a/k/a Martin Luther King Pl.); and

THENCE Westerly along the Southerly side of Floyd Street (a/k/a Martin Luther King Pl.), 50 feet, to the point or place of **BEGINNING**.

That the said premises are known as and by street address(es) **104-106 Floyd Street (a/k/a 104-106 Martin Luther King Pl.)**, Brooklyn, NY 11206, as shown on the Exhibit A, attached hereto.

NOTE: A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the City of New York, or on any recorded sub-division plot or deed. A Zoning Lot may be subdivided into two or more zoning lots provided all the resulting zoning lots and all the building thereon shall comply with the applicable provisions of the zoning lot resolution.

THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND (\$1,000.00) DOLLARS.

Riverside Abstract LLC


By: Shaul Greenwald
Authorized signer

STATE OF NEW YORK,

COUNTY OF

On the 18th day of May in the year 2018, before me, the undersigned, Shaul Greenwald personally appeared/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 on behalf of which the individual(s) acted, executed the instrument.





Exhibit A

