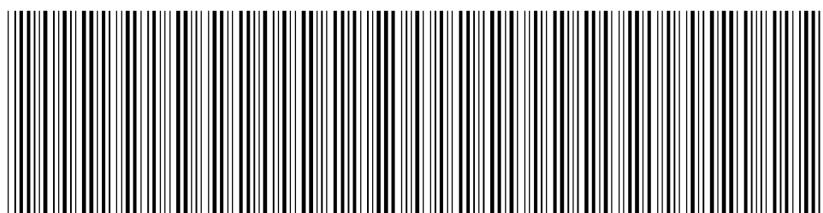


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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2018070200131001001EA454

**RECORDING AND ENDORSEMENT COVER PAGE****PAGE 1 OF 13****Document ID:** 2018070200131001

Document Date: 06-26-2018

Preparation Date: 07-02-2018

Document Type: ASSIGNMENT, MORTGAGE

Document Page Count: 12

**PRESENTER:**

FIRST AMERICAN TITLE INSURANCE  
666 THIRD AVENUE  
FA 3020-897463  
NEW YORK, NY 10017  
212-551-9416  
AAJAMI@FIRSTAM.COM

**RETURN TO:**

FRIED FRANK HARRIS SHRIVER & JACOBSON LLP  
ATTN: MICHAEL J. BARKER, ESQ.  
ONE NEW YORK PLAZA  
NEW YORK, NY 10004

**Borough****Block****Lot****PROPERTY DATA****Unit****Address**

BROOKLYN 54 1 Entire Lot 85 JAY STREET

**Property Type:** COMMERCIAL REAL ESTATE**CRFN:** 2016000461993**PARTIES****ASSIGNOR/OLD LENDER:**

CRECB FUNDING LLC  
C/O CRITERION REAL ESTATE CAPITAL, 509  
MADISON AVENUE - SUITE 506  
NEW YORK, NY 10022

**ASSIGNEE/NEW LENDER:**

JPMORGAN CHASE BANK NA  
383 MADISON AVENUE 31ST FLOOR  
NEW YORK, NY 10179

**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:	\$ 97.00
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 07-03-2018 15:31  
City Register File No.(CRFN):  
**2018000220361**


*City Register Official Signature*

3020-897463

**CRECB FUNDING V, LLC**  
as Assignor

TO

**JPMORGAN CHASE BANK, N.A., a national association  
chartered under the laws of the United States of America,  
as Assignee**

---

**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES  
AND RENTS AND SECURITY AGREEMENT**

---

Dated as of: June 26, 2018

Location: 85 Jay Street  
Brooklyn, New York

Lots: 1  
Block: 54  
County: Kings  
State: New York

RECORD AND RETURN TO:  
Fried, Frank, Harris, Shriver & Jacobson LLP  
One New York Plaza  
New York, NY 10004  
Attention: Michael J. Barker, Esq.

---

**First American Title  
Insurance Company**  
666 Third Avenue 5th fl  
New York, N.Y. 10017  
Phone: (212) 922-9700  
Fax: (212) 922-0881

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162897204

## ASSIGNMENT OF MORTGAGE

**KNOW ALL MEN BY THESE PRESENTS, CRECB FUNDING V, LLC**, having an office at c/o Criterion Real Estate Capital, 509 Madison Avenue, Suite 506 New York, New York 10022, (“*Lender*”), (together with its successors and/or assigns, “*Assignor*”), in consideration of ten dollars (\$10.00) and other good and valuable consideration paid by **JPMORGAN CHASE BANK, N.A.**, a national association chartered under the laws of the United States of America, having an address at JPMorgan Chase Bank, N.A., 383 Madison Avenue, 31<sup>st</sup> Floor, New York, New York 10179 (in such capacity, “*Assignee*”), hereby sells, endorses over, assigns and transfers unto Assignee all of Assignor’s right, title and interest in and to the mortgages and instruments described on Exhibit A attached hereto, (collectively, the “*Existing Mortgage*”) of which Assignor is the legal owner and holder.

**TOGETHER WITH** the obligations evidenced by the promissory note(s) secured by the Existing Mortgage and the moneys due and to grow due thereon with interest;

**TO HAVE AND TO HOLD** the same unto Assignee and to the successors, legal representatives and assigns of Assignee forever.

This assignment is made without covenant, representation or warranty of any kind or nature whatsoever, and without recourse in any case or event or for any purpose whatsoever.

This assignment is made under and shall be governed by and construed in accordance with the laws of the State of New York.

Dated as of the 26<sup>th</sup> day of June, 2018.

[NO FURTHER TEXT ON THIS PAGE]

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**IN WITNESS WHEREOF**, Assignor has duly executed this assignment as of the date first written above.

**ASSIGNOR:**

**CRECB FUNDING V, LLC**, a Delaware limited liability company

By:

Name: Charles Rosenzweig

Title: Authorized Signatory



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

On the 13<sup>th</sup> day of June, 2018 before me, the undersigned, a Notary Public for said state, personally appeared Charles Rosenzweig, personally known to me OR proved to me on the basis of satisfactory evidence to be the person(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 person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

Vanessa Nardella  
Notary Public

My commission expires:

Vanessa Marie Nardella  
Notary Public, State of New York  
No. 01NA6226093  
Qualified in Bronx County  
Commission Expires August 2, 2018

[signature page to Assignment of Mortgage]

162897204

**EXHIBIT A****DESCRIPTION OF MORTGAGE**

1. Mortgage, Assignment of Leases and Rents and Security Agreement made by 85 Jay Street (Brooklyn), LLC to CRECB Funding V, LLC in the principal amount of \$187,000,000.00, dated as of December 20, 2016 and recorded December 29, 2016 in the Office of the City Register of the City of New York("Register's Office"), as CRFN 2016000461993. Mortgage Tax Paid \$5,236,000.00.

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Ex. A

**EXHIBIT A****Legal Description**

**Real property in the City of Brooklyn, County of Kings, State of New York,  
described as follows:**

**PARCEL 1**

**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 THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY  
SIDE OF BRIDGE STREET AND SOUTHERLY SIDE OF FRONT STREET;**

**RUNNING THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF FRONT STREET, 192  
FEET 4 INCHES;**

**THENCE SOUTHERLY AND PARALLEL WITH BRIDGE STREET, 117 FEET 10-½ INCHES;**

**THENCE EASTERLY AND PARALLEL WITH FRONT STREET, 72 FEET 4 INCHES;**

**THENCE SOUTHERLY AND PARALLEL WITH BRIDGE STREET, 19 FEET 11-½ INCHES;**

**THENCE EASTERLY AND PARALLEL WITH FRONT STREET, 25 FEET;**

**THENCE SOUTHERLY AND PARALLEL WITH BRIDGE STREET, 37 FEET 10 INCHES;**

**THENCE EASTERLY AND PARALLEL WITH YORK STREET 10 FEET;**

**THENCE SOUTHERLY AND PARALLEL WITH BRIDGE STREET, 99 FEET 8 INCHES TO A  
POINT ON THE NORtherly SIDE OF YORK STREET;**

**THENCE EASTERLY ALONG THE NORtherly SIDE OF YORK STREET, 85 FEET TO THE  
CORNER FORMED BY THE INTERSECTION OF THE NORtherly SIDE OF YORK  
STREET AND THE WESTERLY SIDE OF BRIDGE STREET;**

**THENCE NORtherly ALONG THE WESTERLY SIDE OF BRIDGE STREET, 275 FEET 4  
INCHES TO THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE  
OF BRIDGE STREET AND THE SOUTHERLY SIDE OF FRONT STREET, THE POINT OR  
PLACE OF BEGINNING.**

**AND ALSO**

**PARCEL 2****PARCEL A**

**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:**

Ex. A

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BEGINNING AT A POINT ON THE EASTERLY SIDE OF JAY STREET, DISTANT 112 FEET OR THEREABOUTS SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF JAY STREET WITH THE SOUTHERLY SIDE OF FRONT STREET;

RUNNING THENCE EASTERLY ALONG THE LAND OF LEAVY AND BRITTON BREWING COMPANY AND PARALLEL OR NEARLY SO WITH FRONT STREET, 135 FEET MORE OR LESS TO THE WESTERLY SIDE OF THE BUILDINGS NOW OR FORMERLY OWNED BY THE NATIONAL LEAD COMPANY KNOWN AS THE BRADLEY WHITE LEAD WORKS;

THENCE SOUTHERLY ALONG SAID BUILDINGS AND PARALLEL WITH JAY STREET, 72 FEET;

THENCE WESTERLY PARALLEL WITH FRONT STREET, 135 FEET MORE OR LESS TO THE EASTERLY SIDE OF JAY STREET;

THENCE NORTHERLY ALONG THE EASTERLY SIDE OF JAY STREET, 72 FEET TO THE POINT OR PLACE OF BEGINNING.

#### PARCEL B

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 FORMED BY THE INTERSECTION OF THE EASTERLY LINE OF JAY STREET WITH THE NORTHERLY LINE OF YORK STREET;

RUNNING THENCE NORTHERLY ALONG THE EASTERLY LINE OF JAY STREET, 90 FEET;

THENCE EASTERLY ON A LINE PARALLEL WITH YORK STREET, 25 FEET;

THENCE SOUTHERLY ON A LINE PARALLEL WITH JAY STREET, 90 FEET TO YORK STREET;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF YORK STREET, 25 FEET TO THE POINT OR PLACE OF BEGINNING.

#### PARCEL C

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 NORTHERLY SIDE OF YORK STREET, DISTANT 25 FEET EASTERLY FROM THE NORTHEASTERLY CORNER OF YORK AND JAY STREET;

RUNNING THENCE NORTHERLY PARALLEL WITH JAY STREET, 90 FEET;

THENCE EASTERLY PARALLEL WITH YORK STREET, 22 FEET;

THENCE SOUTHERLY PARALLEL WITH JAY STREET, 90 FEET TO THE NORTHERLY SIDE OF YORK STREET;

THENCE WESTERLY ALONG THE NORTHERLY SIDE OF YORK STREET, 22 FEET TO

Ex. A

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THE POINT OR PLACE OF BEGINNING.

PARCELS A, B AND C ALSO DESCRIBED AS FOLLOWS:

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 THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF YORK STREET WITH THE EASTERLY SIDE OF JAY STREET;

RUNNING THENCE NORTHERLY ALONG THE EASTERLY SIDE OF JAY STREET, 163 FEET 3-½ INCHES;

THENCE EASTERLY PARALLEL WITH FRONT STREET, 135 FEET;

THENCE SOUTHERLY PARALLEL WITH JAY STREET, 73 FEET 3-½ INCHES;

THENCE WESTERLY PARALLEL WITH YORK STREET, 88 FEET;

THENCE SOUTHERLY PARALLEL WITH JAY STREET, 90 FEET TO THE NORTHERLY SIDE OF YORK STREET;

THENCE WESTERLY ALONG THE NORTHERLY SIDE OF YORK STREET, 47 FEET TO THE POINT OR PLACE OF BEGINNING.

#### PARCEL 3

AND ALSO 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 FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF JAY STREET AND SOUTHERLY SIDE OF FRONT STREET AND FROM SAID POINT;

RUNNING THENCE SOUTHERLY ALONG THE EASTERLY SIDE LINE OF JAY STREET, 112 FEET TO A POINT;

THENCE EASTERLY PARALLEL WITH THE SOUTHERLY SIDE LINE OF FRONT STREET, 135.0 FEET TO A POINT;

THENCE SOUTHERLY PARALLEL WITH THE EASTERLY SIDE LINE OF JAY STREET, 73.29 FEET TO A POINT;

THENCE WESTERLY PARALLEL WITH THE NORTHERLY SIDE LINE OF YORK STREET, 88.00 FEET TO A POINT;

THENCE SOUTHERLY PARALLEL WITH THE EASTERLY SIDE LINE OF JAY STREET, 90.0 FEET TO A POINT ON THE NORTHERLY SIDE LINE OF YORK STREET;

THENCE EASTERLY ALONG THE NORTHERLY SIDE LINE OF YORK STREET, 222.11 FEET TO THE SOUTHWESTERLY CORNER OF LANDS OF THE BOARD OF EDUCATION;

THENCE NORtherly PARALLEL WITH THE EASTERLY SIDE LINE OF JAY STREET AND ALONG THE WESTERLY LINE OF LANDS OF SAID BOARD OF EDUCATION, 137.60

Ex. A

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FEET TO A POINT;

THENCE EASTERLY PARALLEL WITH THE NORTHERLY SIDE LINE OF YORK STREET AND ALONG A NORTHERLY LINE OF SAID LANDS OF THE BOARD OF EDUCATION, 50.0 FEET TO A POINT;

THENCE NORtherly PARALLEL WITH THE EASTERLY SIDE LINE OF JAY STREET AND ALONG ANOTHER WESTERLY LINE OF SAID LANDS OF THE BOARD OF EDUCATION, 20.72 FEET TO A POINT ON THE SOUTHERLY LINE OF LANDS OF BOORUM & PEASE;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LANDS OF BOORUM & PEASE, 20.71 FEET TO THE SOUTHWESTERLY CORNER OF LANDS OF BOORUM & PEASE;

THENCE NORtherly PARALLEL WITH THE EASTERLY SIDE LINE OF JAY STREET AND ALONG THE WESTERLY LINE OF SAID LANDS OF BOORUM & PEASE, 117.10 FEET TO A POINT ON THE SOUTHERLY SIDE OF FRONT STREET;

THENCE WESTERLY ALONG THE SOUTHERLY SIDE LINE OF FRONT STREET, 298.40 FEET TO THE INTERSECTION WITH THE EASTERLY SIDE LINE OF JAY STREET AND PLACE OF BEGINNING.

#### PARCEL 4

AND ALSO 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 NORTHERLY SIDE OF YORK STREET, DISTANT 85 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SAID NORTHERLY SIDE OF YORK STREET WITH THE WESTERLY SIDE OF BRIDGE STREET;

RUNNING THENCE NORtherly AND PARALLEL WITH BRIDGE STREET, 99 FEET 8 INCHES;

THENCE WESTERLY AND PARALLEL WITH YORK STREET, 10 FEET;

THENCE NORtherly AND PARALLEL WITH BRIDGE STREET, 37 FEET 10 INCHES;

THENCE WESTERLY AND PARALLEL WITH YORK STREET, 25 FEET;

THENCE NORtherly AND PARALLEL WITH BRIDGE STREET, 20 FEET;

THENCE WESTERLY AND PARALLEL WITH YORK STREET, 50 FEET;

THENCE SOUTHERLY AND PARALLEL WITH BRIDGE STREET, 20 FEET;

THENCE WESTERLY AND PARALLEL WITH YORK STREET, 50 FEET;

THENCE SOUTHERLY AND PARALLEL WITH BRIDGE STREET, 137 FEET 6 INCHES TO THE NORTHERLY SIDE OF YORK STREET;

THENCE EASTERLY ALONG THE NORTHERLY SIDE OF YORK STREET, 135 FEET TO THE POINT OR PLACE OF BEGINNING.

Ex. A

162897204

**ALL OF THE FOREGOING PARCELS 1 THROUGH 4 BEING THE SAME PREMISES AS THE FOLLOWING:**

**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, BOUNDED AND DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF BRIDGE STREET AND NORTHERLY SIDE OF YORK STREET;**

**RUNNING THENCE WESTERLY ALONG THE NORTHERLY SIDE OF YORK STREET, 490'-2" TO THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF YORK STREET AND THE EASTERLY SIDE OF JAY STREET;**

**THENCE NORTHERLY ALONG THE EASTERLY SIDE OF JAY STREET 275'-1" TO THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF FRONT STREET AND THE EASTERLY SIDE OF JAY STREET;**

**THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF FRONT STREET 490'-6" TO THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF FRONT STREET AND THE WESTERLY SIDE OF BRIDGE STREET;**

**THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF BRIDGE STREET 275'-4" TO THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF YORK STREET AND THE WESTERLY SIDE OF BRIDGE STREET, THE POINT OR PLACE OF BEGINNING.**

**For Information Only: Section 1 Block 54 Lot 1**

162897204

Ex. A

## EXECUTION VERSION

**275 AFFIDAVIT****AFFIDAVIT PURSUANT TO SECTION 275 OF THE REAL PROPERTY LAW  
OF THE STATE OF NEW YORK**

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

David Thompson, being duly sworn, deposes and says:

I am the Vice President and Chief Financial Officer of 85 Jay Street (Brooklyn), LLC, a Delaware limited liability company ("Mortgagor"), and am familiar with the following facts:

- (1) That certain mortgage listed on Schedule A attached hereto (the "*Existing Mortgage*") is being assigned on this date by CRECB Funding V LLC, a Delaware limited liability company ("Assignor"), to JPMorgan Chase Bank, National Association, as assignee (together with its affiliates, successors and assigns, "*Assignee*").
- (2) Assignee is not acting as nominee of Mortgagor.
- (3) The Existing Mortgage being assigned on this date by Assignor to Assignee continues to secure a bona fide obligation of Mortgagor.

This affidavit is made pursuant to Section 275 of the Real Property Law of the State of New York for the purpose of effectuating the assignment of the Existing Mortgage by Assignor to Assignee.

[NO FURTHER TEXT ON THIS PAGE]

16619433.3

IN WITNESS WHEREOF, deponent has executed this 275 Affidavit as of the date first written above.



Name: David Thompson  
Vice President  
and  
Chief Financial Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)  
COUNTY OF Los Angeles)

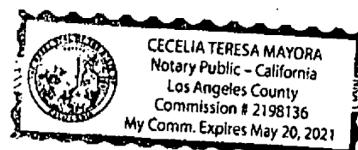
On June 22, 2018, before me, Cecelia Teresa Mayora, a Notary Public, personally appeared David Thompson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cecelia Teresa Mayora

(Seal)



[Signature Page to Section 275 Affidavit (Assignment of Existing Mortgage)]

**SCHEDULE A**

(Existing Mortgage)

1. Mortgage, Assignment of Leases and Rents and Security Agreement made by 85 Jay Street (Brooklyn), LLC to CRECB Funding V, LLC in the principal amount of \$187,000,000.00, dated as of December 20, 2016 and recorded December 29, 2016 in the Office of the City Register of the City of New York as CRFN 2016000461993. Mortgage Tax Paid \$5,236,000.00.

Schedule A

16619433.3