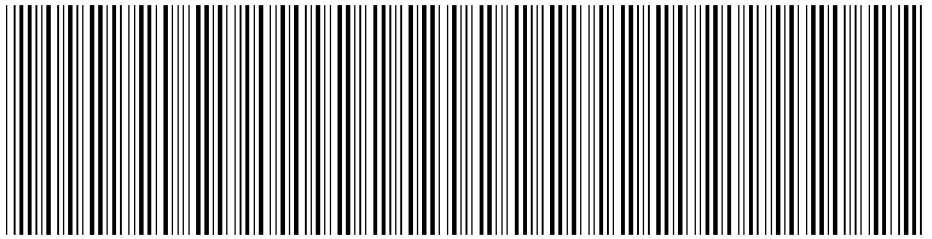


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2015012200480001

Document Date: 12-01-2014

Preparation Date: 01-22-2015

Document Type: CERTIFICATE

Document Page Count: 5

PRESENTER:

PRESTIGE RESEARCH COMPANY (P/U RED VISION)
55 WEST 39TH STREET, 9TH FLOOR
NEW YORK, NY 10018
212-651-1200
SS14-250

RETURN TO:

STEVEN HAFIF
1430 BROADWAY, 17TH FLOOR
NEW YORK, NY 10018

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	528	84	Entire Lot	53 DOWNING STREET
Property Type: APARTMENT BUILDING				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

FIRST AMERICAN TITLE INSURANCE COMPANY
55 WEST 39TH STREET, 9TH FLOOR
NEW YORK, NY 10018

☒ Additional Parties Listed on Continuation Page

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: \$ 62.00

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 01-30-2015 10:01

City Register File No.(CRFN):

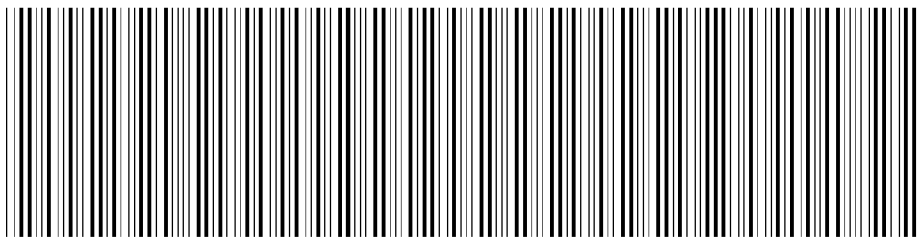
2015000033188



Annette McMill

City Register Official Signature

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



2015012200480001001C1967

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 7

Document ID: 2015012200480001

Document Date: 12-01-2014

Preparation Date: 01-22-2015

Document Type: CERTIFICATE

PARTIES

PARTY 1:

PRESTIGE TITLE AGENCY, INC.
55 WEST 39TH STREET, 9TH FLOOR
NEW YORK, NY 10018

Our File # SS14-250

N.B. # _____

or

ALT. # _____

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**

First American Title Insurance Company of New York, a title insurance company licensed to do business in the State of New York with Prestige Title Agency, Inc., as agent, having its principle office at 55 West 39th Street, 9th Floor, New York, NY 10018, hereby certifies that as to the land hereinafter 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 Downing St LLC, that all the parties in interest consisting of 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>
Downing St LLC	c/o Abrams Garfinkel Margolis Bergson, LLP	Fee Owner
Anand Gajjar	8 Rockridge Court Basking Ridge, NJ 07920	Mortgage Assignee

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) 84 in Block 528 on the Tax Map of the City of New York, New York County and more particularly bounded and described as follows:

PARCEL I:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the Northerly side of Downing Street distant 161 feet 11 inches Westerly from the corner formed by the intersection of the Northerly side of Downing Street with the Westerly side of Bedford Street;

RUNNING THENCE Westerly along the Northerly side of Downing Street, 20 feet 3-1/4 inches more or less;

THENCE Northerly parallel with the Westerly side of Bedford Street, 90 feet more or less;

THENCE Easterly parallel with the Northerly side of Downing Street, 20 feet 4-1/2 inches more or less; and

THENCE Southerly parallel with the Westerly side of Bedford Street, 90 feet more or less to the Northerly side of Downing Street at the point or place of **BEGINNING**.

Excepting therefrom so much thereof as has been taken by the City of New York for the opening and widening of Verranzano Street on 4/29/1952.

PARCEL II:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, designated as Block 528, part of Lot 86 on the Tax Map for the City of New York, as such Tax Map appeared on January, 1988 and also known as Damage Parcel No. 30 and also known as a portion of 53 Downing Street, as such damage parcel appeared on the Damage Map submitted to the Board of Estimate by the President of the Borough of Manhattan, for the use of the Supreme Court in the proceeding authorized by the Board on December 7, 1950 (Cal. No. 1) for acquiring title to Verranzano Street from Bedford Street to Varick Street, together with additional lands, Borough of Manhattan. Said Map was approved by the Board of Estimate on January 25, 1951 (Cal. No. 128), signed by the Mayor on February 13, 1951 and signed by the Secretary of the Board of Estimate on February 19, 1951.

PERIMETER DESCRIPTION:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the Northerly side of Downing Street distant 161 feet 11 inches Westerly from the corner formed by the intersection of the Northerly side of Downing Street with the Westerly side of Bedford Street;

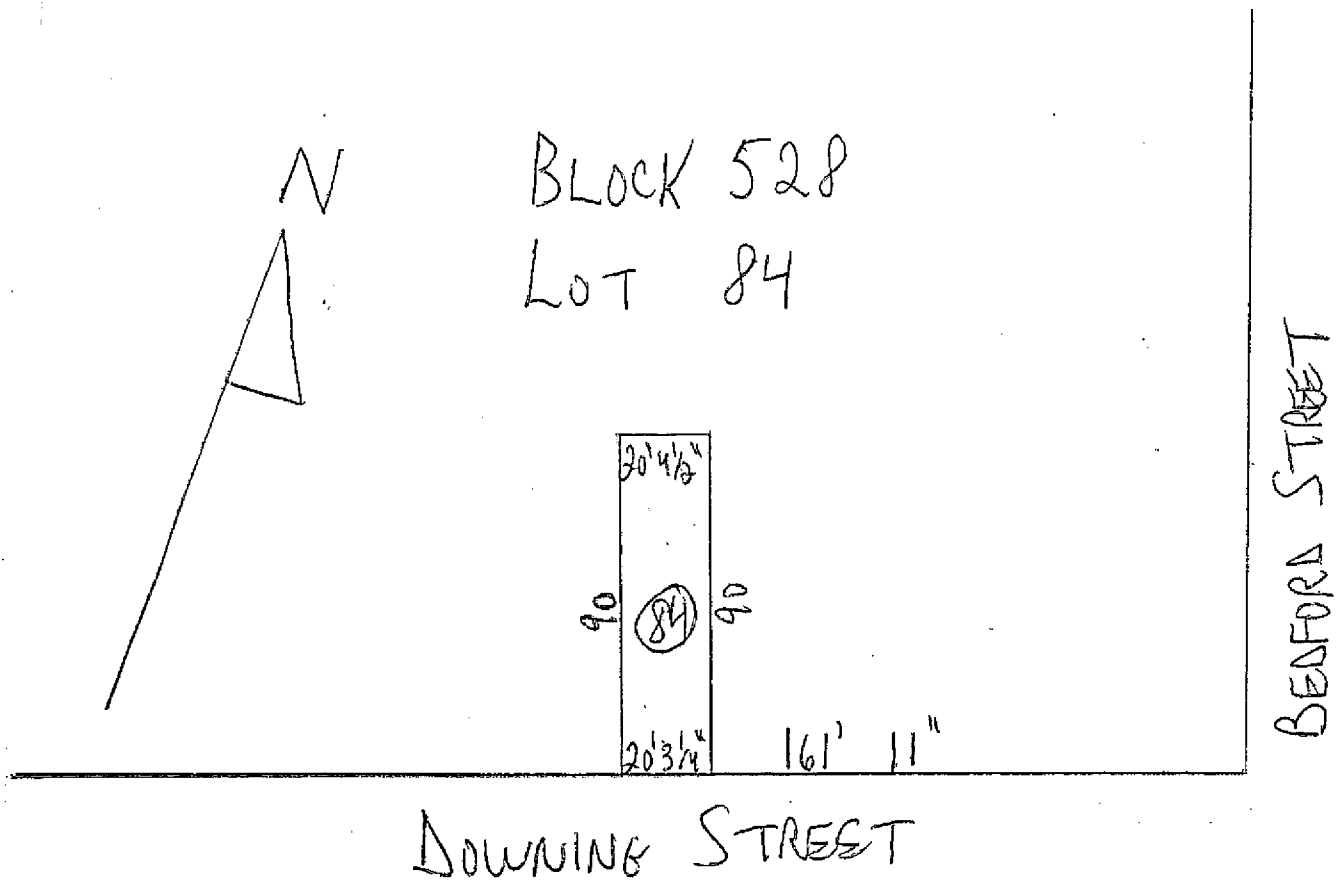
RUNNING THENCE Westerly along the Northerly side of Downing Street, 20 feet 3-1/4 inches more or less;

THENCE Northerly parallel with the Westerly side of Bedford Street, 90 feet more or less;

THENCE Easterly parallel with the Northerly side of Downing Street, 20 feet 4-1/2 inches more or less; and

THENCE Southerly parallel with the Westerly side of Bedford Street, 90 feet more or less to the Northerly side of Downing Street at the point or place of BEGINNING.

That the said premises are known as and by street address(es) 53 Downing Street as shown on the following DIAGRAM:



CERTIFIED this 1st day of December, 2014 to Downing St LLC, the applicant for this certification.

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 subdivision plot or deed. A Zoning Lot may be subdivided into two or more Zoning Lots provided all the resulting Zoning Lots and all the buildings thereon shall comply with the applicable provisions of the Zoning Lot Resolution.

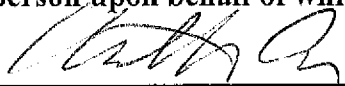
THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND (\$1,000.00) DOLLARS.

PRESTIGE TITLE AGENCY, INC.,
AS AGENT FOR First American Title Insurance Company

BY: Robert J. Allen

State of New York)
County of NEW YORK) ss.:

On the 1st day of December in the year 2014 before me, the undersigned, personally appeared Robert J. Allen, 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.



Signature and Office of individual
taking acknowledgement

KEITH R. ENG
Notary Public, State of New York
No. 02EN6039332
Qualified in New York County
Commission Expires March 27, 2015