

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

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RECORDING AND ENDORSEMENT COVER PAGE

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Document Page Count: 3

PRESENTER:

INTRACOASTAL ABSTRACT CO., INC.
31 STEWART STREET
FLORAL PARK, NY 11001

RETURN TO:

BIG LINDEN BLVD. REALTY CORP.
1404 EAST 92ND STREET
BROOKLYN, NY 11236



PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	4472	50	Entire Lot	N/A RUBY STREET

Property Type: RESIDENTIAL VACANT LAND

Borough	Block	Lot	Unit	Address
BROOKLYN	4472	49	Entire Lot	N/A RUBY STREET

Property Type: RESIDENTIAL VACANT LAND

x Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

PARTY 1:

WASHINGTON TITLE INSURANCE COMPANY
31 STEWART STREET
FLORAL PARK, NY 11001

PARTY 2:

BIG LINDEN BLVD. REALTY CORP.
1404 EAST 92ND STREET
BROOKLYN, NY 11236

FEES AND TAXES

Mortgage		Filing Fee:	
Mortgage Amount:	\$	0.00	\$ 0.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:
Exemption:			\$ 0.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:
City (Additional):	\$	0.00	\$ 0.00
Spec (Additional):	\$	0.00	
TASF:	\$	0.00	
MTA:	\$	0.00	
NYCTA:	\$	0.00	
Additional MRT:	\$	0.00	
TOTAL:	\$	0.00	
Recording Fee:	\$	58.00	
Affidavit Fee:	\$	0.00	

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

Recorded/Filed 01-22-2008 10:27

City Register File No. (CRFN):

2008000026857



Annette McHill

City Register Official Signature

N.B. 310067254
N.B. 310067263
N.B. 310062008

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 18TH, 1977

Washington Title Insurance Company

, a title insurance company licensed to do business in the State of New York and having its principal office at 31 Stewart Street, Floral Park, New York 11001, 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 Big Linden Blvd. Realty Corp. that all the 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>
Big Linden Blvd. Realty Corp. 1404 East 92 nd Street Brooklyn, NY 11236	479 Ruby Street Brooklyn, NY	Fee Owner

"	"	481 Ruby Street Brooklyn, NY
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"	"	483 Ruby Street Brooklyn, NY
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Bank of Smithtown	100 Motor Parkway, Suite 160 Hauppauge, NY	Mortgagee
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The subject tract of land with respect to which of the foregoing parties are the parties in interest as aforesaid; is known as Tentative Lot Number(s): 35, 36, 37 (Existing Tax Lot Numbers: 50, 49, partial 45) in Block: 4472 on the Tax map of the City of New York, Kings County and more particularly described as follows: (Full Metes and Bounds Description)

BEGINNING at a point on the Easterly side of Ruby Street, shown 60 feet wide on the final Topographic Map of the City of New York, distant 170.0 feet Northerly from the Northerly side of Linden Boulevard, shown 170 feet wide on the Final Topographic Map of the City of New York.

Running thence Northerly along Easterly side of Ruby St. 70.0 feet;

Thence Easterly at a right angle to the aforementioned course 100.0 feet;

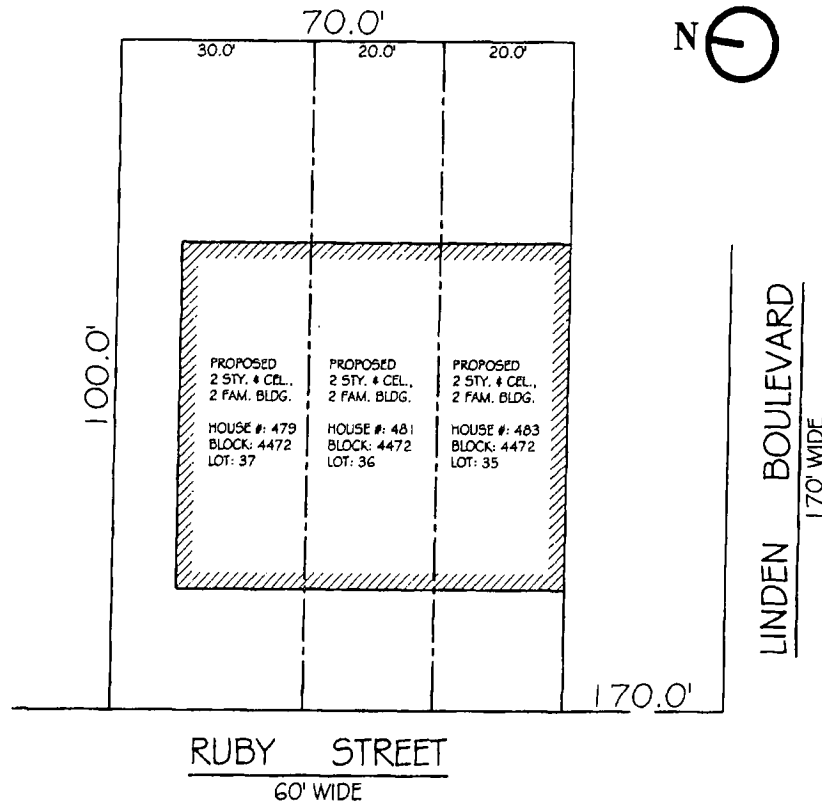
Thence Southerly at a right angle to the aforementioned course 70.0 feet;

Thence Westerly at a right angle to aforementioned course 100.0 feet to the point or the place of

BEGINNING.

N.B. 310067254
N.B. 310067263
N.B. 310062008

That the said premises are known as and by street address(es):
479, 481, 483 Ruby Street, Brooklyn, NY as shown on the following diagram.
Block: 4472 Tentative lot numbers: 35, 36, 37 (Existing Tax Lot Numbers: 50, 49, partial 45)



That the Zoning Lot Description and Ownership Statement containing the above description was

Recorded on the _____ day of _____, 20____ in Record Book at

Page _____. CERTIFIED this _____ day of _____ to

_____, the applicant for this certification.

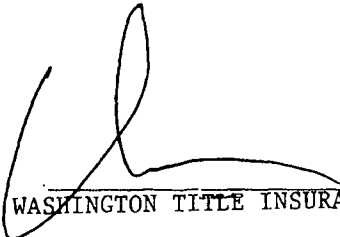
NOTE: A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the city of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots provided all the resulting zoning lots and all the buildings thereon shall comply with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

N.B. 310067254

N.B. 310067263

N.B. 310062008

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.


WASHINGTON TITLE INSURANCE COMPANY

STATE OF NEW YORK)
COUNTY OF Nassau) ss

On the 14th day of Jan. in the year 2008, before me, the undersigned personally appeared David Gelbard, personally known to me or proved to on the basis of satisfactory evidence to 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 by his/her/their signature(s) on the instrument, the individual(s), or the person on the behalf of which the individual(s) acted, executed the instrument.


Notary Public
TERESA CACCIOPPOLI
Notary Public, State of New York
No. 01CA6033690
Qualified in Nassau County
Commission Expires November 22, 2009

SEAL

FAILURE TO COMPLY WITH THE TERMS OF THIS CERTIFICATION MAY RESULT IN THE REVOCATION OF THE BUILDING DEPARTMENT PERMIT OR CERTIFICATE OF OCCUPANCY.