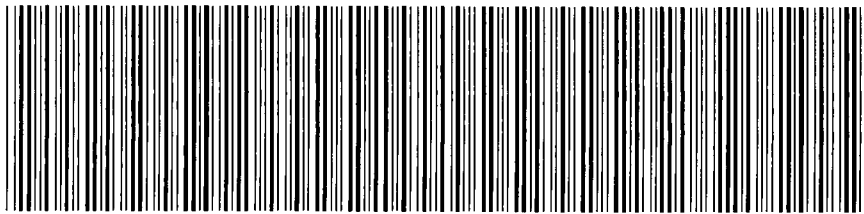


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2011083100689001

Document Date: 08-30-2011

Preparation Date: 08-31-2011

Document Type: CERTIFICATE

Document Page Count: 3

PRESENTER:

SIMON NEUSTEIN-PICK UP
610 BROADWAY
BROOKLYN, NY 11206
718-875-9100
sne01@aol.com

RETURN TO:

SIMON NEUSTEIN-PICK UP
610 BROADWAY
BROOKLYN, NY 11206
718-875-9100
sne01@aol.com

PROPERTY DATA

Borough BROOKLYN **Block Lot** 5498 19 **Entire Lot**
Property Type: OTHER

Unit **Address**
1732 57TH STREET



CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

RIDGE ABSTRACT CORP.
1815 FLATBUSH AVENUE
BROOKLYN, NY 11210

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 09-06-2011 16:14

City Register File No.(CRFN):

2011000315540



Annette McMill

City Register Official Signature

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

RIDGE ABSTRACT CORP., a title agent for Commonwealth Land Title Insurance Company which is licensed to do business in the State of New York, having its principal office at **1815 Flatbush Avenue, Brooklyn, New York 11210** 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 **1732 57th Street (Lot 19 on Block 5498), Brooklyn, New York 11204**, that all 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>
Mordcha G LLC	5714 15 th Avenue Brooklyn, NY 11219	Fee Owner

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 **19** in Block 5498 on the Tax Map of the City of New York, Kings County and more particularly described as follows:

SEE SCHEDULE A ATTACHED HERETO
that the said premises are known as and by street **1732 57th Street (Lot 19 on Block 5498), Brooklyn, New York 11204**, as shown on the following diagram:

Block 5498
Lot 19



That the Zoning Lot Description and Ownership Statement containing the above description is being recorded simultaneously herewith.

CERTIFIED this 30 day of Aug, 2011 to Mordcha G LLC the applicants 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.

RIDGE ABSTRACT CORP. REPRESENTING
COMMONWEALTH LAND TITLE INSURANCE CO.

BY: *CMB*
CHRISTOPHER M. BECK, V.P.

STATE OF NEW YORK
COUNTY OF Kings) ss.:

On the 30 day of Aug in the year 2011 before me, the undersigned, a Notary Public in and for said State, personally appeared CHRISTOPHER M. BECK, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

SEAL *AN*
NOTARY PUBLIC

ANDREW F. NUNZIATO
Notary Public, State of New York
No. 01NU4910721
Qualified in Nassau County
Commission Expires Nov. 09, 2013

SCHEDULE A

LEGAL DESCRIPTION FOR SECTION 17 BLOCK 5498 Lot 19

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 southwesterly side of 57th Street, distant 244.59 feet southeasterly from the corner formed by the intersection of the southwesterly side of 57th Street with the southeasterly side of 17th Avenue;

RUNNING THENCE southwesterly approximately parallel with 17th Avenue, 100.18 feet;

THENCE southeasterly approximately parallel with 57th street, 27 feet;

THENCE northeasterly approximately parallel with 17th Avenue, 100.18 feet;

THENCE northwesterly along the southwesterly side of 57th Street, 27 feet, to the point or place of **BEGINNING**.