

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

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RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 5
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PRESENTER:

FIRST AMERICAN -UNIONDALE- GAIL
SULLIVAN*PICK-UP*
333 EARLE OVINGTON BLVD,
TITLE# 3019-542355 LW
UNIONDALE, NY 11553
516-832-3206

RETURN TO:

FIRST AMERICAN TITLE INSURANCE CO OF NY
333 EARLE OVINGTON BLVD
ROOM 608
UNIONDALE, NY 11553
516-832-3206

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	3283	9	Entire Lot	1223 BROADWAY
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES
PARTY 1:

FIRST AMERICAN TITLE INSURANCE CO OF NY
633 THIRD AVENUE
NEW YORK, NY 10017

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:	\$	57.00	
Affidavit Fee:	\$	0.00	


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

Recorded/Filed 08-08-2012 15:50

City Register File No. (CRFN):

2012000312810
City Register Official Signature



First American Title Insurance Company National Commercial Services

Title No.: **3019-542355**

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, a title insurance company licensed to do business in the State of New York and having its principal office at 633 THIRD AVENUE, NEW YORK, NEW YORK hereby certifies that as to the land hereinafter described being a tract of land, either un-subdivided 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 **Why Again LLC** 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:

NAME

ADDRESS

NATURE OF INTEREST

Why Again LLC

1223 Broadway
Brooklyn, NY

Fee Owner



First American Title Insurance Company National Commercial Services

Title No.: **3019-542355**

SCHEDULE A

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) **9** in Block(s) **3283** as shown on the Tax Map of the City of New York, Kings County and more particularly 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, DESIGNATED ON THE TAX MAP OF THE CITY OF NEW YORK FOR THE BOROUGH OF BROOKLYN AS SECTION 11, BLOCK 3283, LOT 9, AS SAID TAX MAP WAS ON MAY 27, 1981, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHEASTERLY LINE OF BROADWAY WITH THE SOUTHEASTERLY LINE OF VAN BUREN STREET;

RUNNING THENCE SOUTHEASTERLY AND ALONG THE SAID NORTHEASTERLY LINE OF BROADWAY 20 FEET;

THENCE RUNNING NORTHEASTERLY AND PARALLEL WITH GREENE AVENUE, 100 FEET;

THENCE NORTHWESTERLY AND PARALLEL WITH BROADWAY, 20 FEET TO THE SOUTHEASTERLY LINE OF VAN BUREN STREET;

AND THENCE SOUTHWESTERLY AND ALONG THE SAID SOUTHEASTERLY LINE OF VAN BUREN STREET 100 FEET TO THE POINT OR PLACE OF BEGINNING.



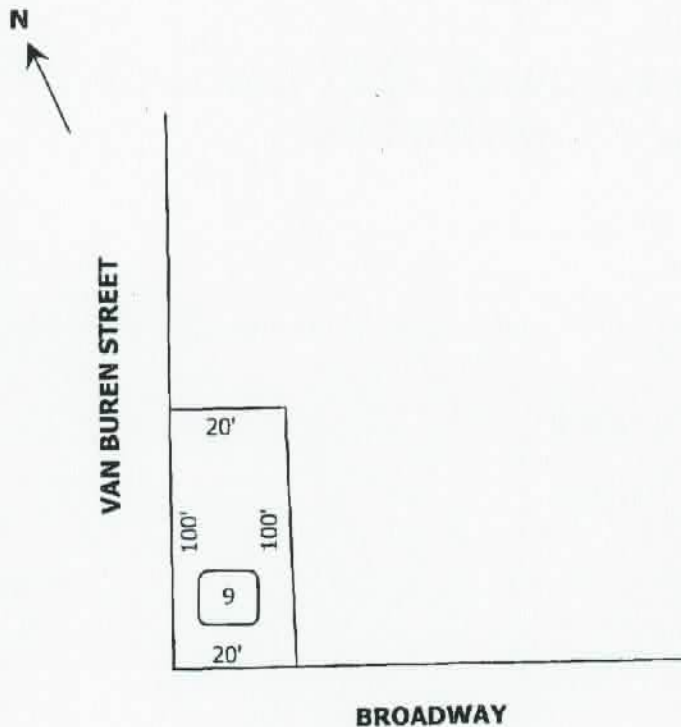
***First American Title Insurance Company National
Commercial Services***

Title No.: **3019-542355**

That the said premises are known as and by street address(s): 1223 Broadway, Brooklyn, NY, as shown on the following DIAGRAM.

BLOCK(S): 3283

LOT(S): 9





First American Title Insurance Company
333 Earle Ovington Blvd.
Uniondale, New York 11553
Phone: (516)832-3200
Fax: (516)832-3299

Title No.: **3019-542355**

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.

Dated: 4/2/2012

FIRST AMERICAN TITLE INSURANCE COMPANY

BY:

MICHAEL P. SASSO
COUNSEL

Nassau
State of New York, County of ~~New York~~ ss.:

On the 14th day of May in the year
2012 before me, the undersigned, personally
appeared Michael P. Sasso,
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 acknowledgment

