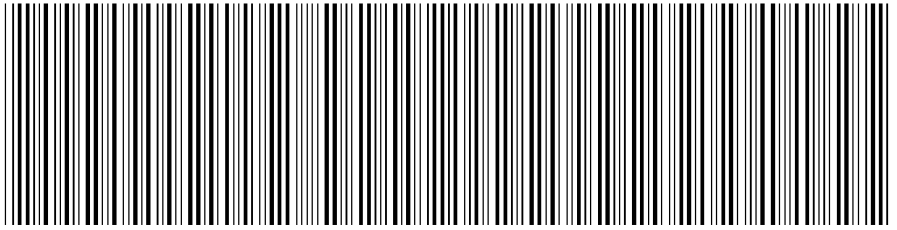


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2022051300472001

Document Date: 05-13-2022

Preparation Date: 05-13-2022

Document Type: CERTIFICATE

Document Page Count: 4

PRESENTER:

FIRST AMERICAN TITLE INSURANCE CO NCS
666 THIRD AVENUE
968545ZLC*AS
NEW YORK, NY 10017
212-850-0652
ASCARPA@FIRSTAM.COM

RETURN TO:

FIRST AMERICAN
666 3RD AVE
NEW YORK, NY 10017

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2429	5	Entire Lot	66 SOUTH 3RD STREET
Property Type: DWELLING ONLY - 2 FAMILY				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

FIRST AMERICAN TITLE INSURANCE
666 3RD AVE
NEW YORK, NY 10017

PARTY 2:

BRIAN MOSS

☒ 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: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

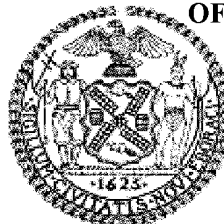
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 05-23-2022 08:57

City Register File No.(CRFN):

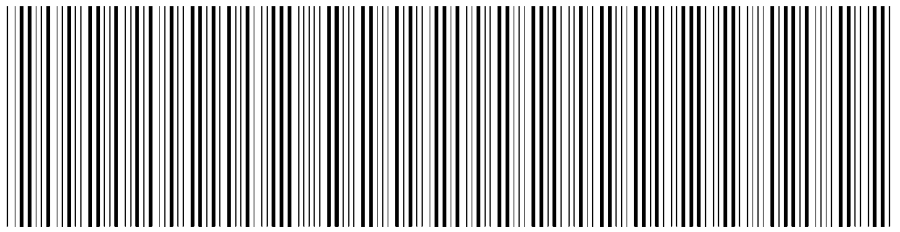
2022000209295



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2022051300472001001CC4E0

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2022051300472001

Document Date: 05-13-2022

Preparation Date: 05-13-2022

Document Type: CERTIFICATE

PARTIES

PARTY 2:

JENNIFER SAGUM



First American Title Insurance Company National Commercial Services

Title No.: **3020-968545ZLC**

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 666 THIRD AVENUE, NEW YORK, NEW YORK 10017 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 **Brian Moss and Jennifer Sagum** 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>
1.	Brian Moss and Jennifer Sagum	60 Broadway Apt 2E Brooklyn, New York 11249	Fee Owner of Lot 5
2.	JPMorgan Chase Bank, N.A	1111 Polaris Parkway Columbus, OH 43240	Mortgagee of Lot 5



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

Title No.: **3020-968545ZLC**

SCHEDULE A

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Proposed Tax Lot Number(s) 5 in Block(s) 2429 as shown on the Tax Map of the City of New York, Kings County and more particularly described as follows:

PROPOSED LOT 5

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 SOUTHERLY SIDE OF SOUTH 3RD STREET, DISTANCE 22 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF SOUTH 3RD STREET AND THE EASTERLY SIDE OF WYTHE AVENUE;

RUNNING THENCE SOUTHERLY PARALLEL WITH WYTHE AVENUE AND PART OF THE DISTANCE THROUGH A PARTY WALL, 67.35 FEET;

THENCE EASTERLY PARALLEL WITH SOUTH 3RD STREET, 20.01 FEET;

THENCE NORTHERLY PARALLEL WITH WYTHE AVENUE, 67.35 FEET TO THE SOUTHERLY SIDE OF SOUTH 3RD STREET;

THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF SOUTH 3RD STREET, 20.01 FEET TO THE POINT OR PLACE OF BEGINNING.



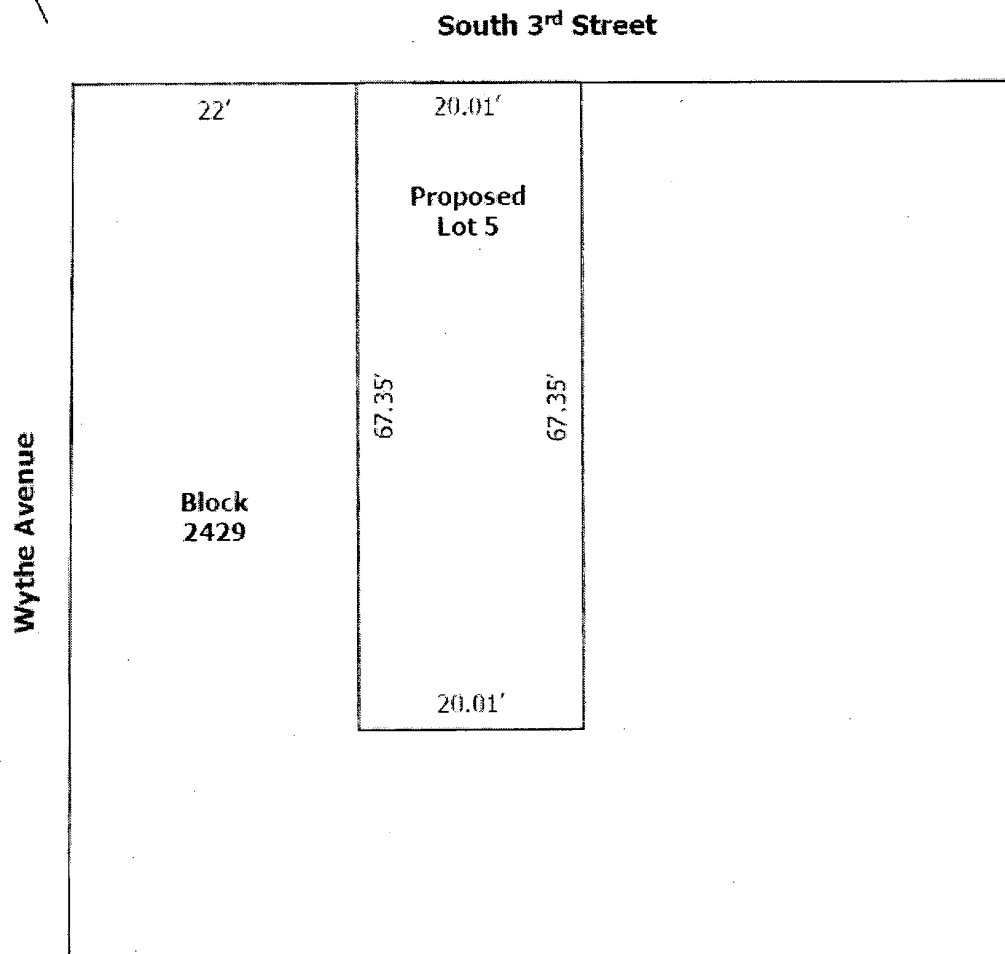
***First American Title Insurance Company National
Commercial Services***

Title No.: **3020-968545ZLC**

That the said premises are known as and by street address(s): 66 South 3rd Street, Brooklyn, New York 11249, as shown on the following DIAGRAM.

BLOCK(S): 2429

PROPOSED LOT(S): 5





First American Title Insurance Company
666 Third Avenue, 5th Floor
New York, New York 10017
Phone: (800)437-1234
Fax: (212)922-0881

Title No.: **3020-968545ZLC**

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. RECIPIENT ACCEPTS THIS CERTIFICATE WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS CERTIFICATE BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. THIS CERTIFICATE IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFORE, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON.

Dated: 1/18/2022

FIRST AMERICAN TITLE INSURANCE COMPANY

BY:

MICHELLE M. POMBO
SENIOR UNDERWRITING COUNSEL

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

On the 13th day of May in the year 2022 before me, the undersigned, personally appeared Michelle M. Pombo, 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

Alexis Scarpa
Notary Public-State Of New York
No. 01-SC6209388
Qualified in Richmond County
My Commission Exp. July 27, 2025