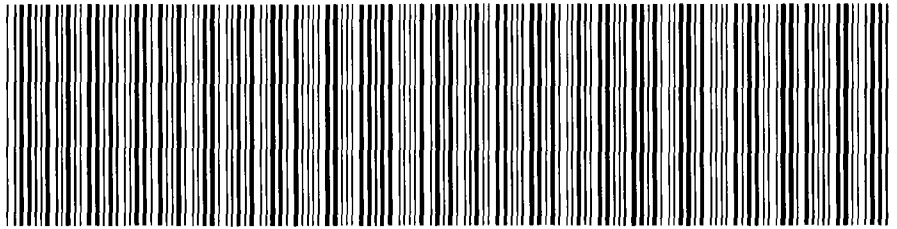


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2015112500391001

Document Date: 11-25-2015

Preparation Date: 11-25-2015

Document Type: CERTIFICATE

Document Page Count: 3

PRESENTER:

COMPLETE CONDO SERVICE-PICK UP
610 BROADWAY
BROOKLYN, NY 11206
718-875-9100
ACRIS@COMPLETECONDOSERVICE.COM

RETURN TO:

COMPLETE CONDO SERVICE-PICK UP
610 BROADWAY
BROOKLYN, NY 11206
ACRIS@COMPLETECONDOSERVICE.COM

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
BROOKLYN	2180	1036	Entire Lot 249	609 KENT AVENUE
Property Type: OTHER				

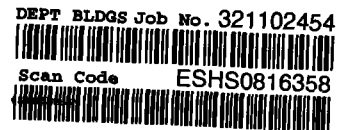
CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

RIDGE ABSTRACT CORP.
1967 MCDONALD AVENUE
BROOKLYN, NY 11223



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	RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK Recorded/Filed 12-02-2015 08:48 City Register File No.(CRFN): 2015000425532  City Register Official Signature	
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 52.00		
Affidavit Fee:	\$ 0.00		



N.B. # _____
Or
ALT# _____

EXHIBIT "I"

CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION D OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK AS AMENDED
EFFECTIVE AUGUST 18, 1977

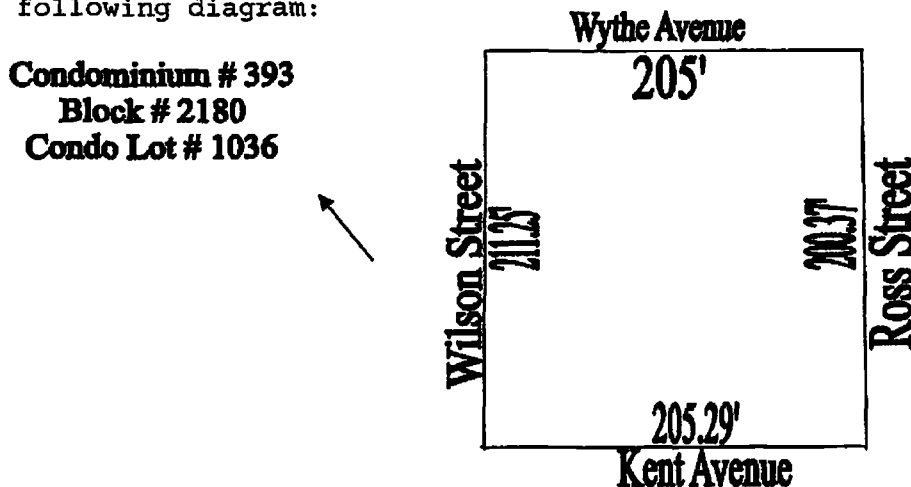
RIDGE ABSTRACT CORP., a title agent for Commonwealth Land Title Insurance Company which is licensed to do business in the State of New York, having its principal office at 1967 McDonald Avenue, Brooklyn, New York 11223 hereby certifies that as to the land hereafter described being a tract of land, either 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 609 Kent Avenue #249 (Lot 1036 on Block 2180), Brooklyn, New York 11211, that all parties in interest consisting of a "party in interest" as defined in Section 12-10, subdivision (D) 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>
Wallabout Realty Holding LLC	609 Kent Avenue, Unit 249 Brooklyn, NY 11211	Fee Owner
Brooklyn Villas Condominium	POB 650 Brooklyn, NY 11230	Condominium Association

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as 1036 on Block 2180 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 609 Kent Avenue #249 (Lot 1036 on Block 2180), Brooklyn, New York 11211, as shown on the following diagram:



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

CERTIFIED this 25 day of November 2015 to Wallabout Realty Holding 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: C. M. Beck
CHRISTOPHER M. BECK, V.P.

STATE OF NEW YORK
COUNTY OF Kings) ss.:

On the 25 day of NOV in the year 2015 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.

AK
NOTARY PUBLIC

ANDREW F. NUNZIATO
Notary Public, State of New York
No. 01NU4910721
Qualified in Nassau County
Commission Expires Nov. 09, 2017

SCHEDULE A

LEGAL DESCRIPTION FOR BLOCK 2180 CONDO LOT 1036

All that certain plot, piece or parcel of real property situated and being in the County of Kings, Borough of Brooklyn, City and State of New York, known and designated as Unit No. 249 in Block 2180 Tax Lot 1036 in the building have a street address of 609 Kent Avenue, Brooklyn, NY, being on the buildings comprising Brooklyn Villas Condominium, said Unit being designated and described as Unit No. 249 in the aforesaid building in a certain declaration dated August 28, 1991 made by the Grantor pursuant to Article 9-B of the Real Property Law of the State of New York (hereinafter referred to as the "Condominium Act"); establishing plan for condominium ownership of the Buildings and Land (hereinafter referred to as the "Land") upon which the Buildings are situated (which land is more particularly described below), which declaration was recorded in the Kings County Office of the Register of the City of New York on November 1, 1991 in Reel 2760 Page 743 (which declaration and any amendments thereto are hereinafter collectively referred to as the "Declaration"). These Units are also designated as Tax Lot 1036, in Block 2180 of the Borough of Brooklyn on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plans of the Building, certified by Bricolage Designs, P.C., A.I.A., on the 23rd day of August, 1991, and filed with the Real Property Assessment Department of the City of New York on the 1st day of November, 1991, as Condominium Plan No. 393 and also filed in the Register's Office as Map No. 4988.

Together with an undivided .309% of interest in the Common Elements as defined in the Declaration.

All those certain plots, pieces or parcels of land, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, being more particularly bounded and described as follows:

BEGINNING at a corner formed by the intersection of the northeasterly side of Kent Avenue with the southeasterly side of Wilson Street;

THENCE northeasterly, along the southeasterly side of Wilson Street Avenue, 211.25 feet;

THENCE southeasterly, along the southwesterly side of Wythe Avenue, 205 feet;

THENCE southwesterly, along the northwesterly side of Ross Street, 200.37 feet;

THENCE northwesterly, along the northeasterly side of Kent Avenue, 205.29 feet, to the point or place of **BEGINNING**.