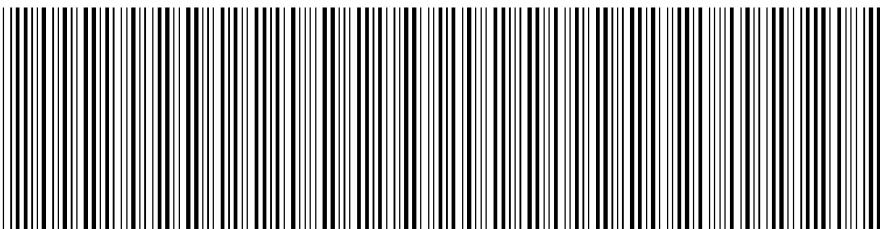


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 4
Document ID: 2017040500119002
Document Date: 04-04-2017
Preparation Date: 04-05-2017
Document Type: ZONING LOT DESCRIPTION
Document Page Count: 3
PRESENTER:

REGAL TITLE AGENCY (PICK-UP)
90 BROAD STREET, 18TH FLOOR
NEW YORK, NY 10004
212-269-5900
MYOUNG@REGALNYC.COM

RETURN TO:

STUART NAHAS, ESQ.
303 5TH AVENUE
NEW YORK, NY 10016
INV-17-7979

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	295	38	Entire Lot	113 CONGRESS STREET
Property Type: APARTMENT BUILDING				

CROSS REFERENCE DATA

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

PARTIES
PARTY ONE:

PFT 113 CONGRESS STREET LLC
10 WEST STREET, #34C
NEW YORK, NY 10004

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 04-05-2017 10:34

City Register File No.(CRFN):

2017000131927



Annette McMill

City Register Official Signature

Ctsy #: 7979

N.B. Number _____

Or

Alt. Number _____

EXHIBIT "III"

**ZONING LOT DESCRIPTION AND OWNERSHIP STATEMENT BY BUILDING
DEPARTMENT PERMIT APPLICANT AND TO BE RECORDED IN THE COUNTY
CLERK'S OR REGISTER'S OFFICE**

PFT 113 Congress Street LLC, a New York limited liability company having an address of 10 West Street, #34C, New York, NY 10004 an applicant for present and future permits pursuant to Zoning Resolution of the City of New York, effective December 15, 1961, and as subsequently amended, states that the zoning lot to which the aforesaid permit or permits pertain are shown on the Tax Map of the City of New York, County of Kings, Borough of Brooklyn, as Lot 38 in Block 295 and is more particularly described as:

ALL those certain lots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the Sixth Ward of the City of Brooklyn, now Borough of Brooklyn, County of Kings, City and State of New York and known and distinguished on a certain map entitled Map of Lots in the Sixth Ward of the City of Brooklyn, belonging to the Brooklyn Benevolent Society, Brooklyn, July 1848, Silas Ludlam, City Surveyor" and filed in the Office of the Clerk of the County of Kings on the 23rd day of October, 1849, as and by the number 58 and bounded and described as follows:

BEGINNING at a point on the northerly side of Congress Street, distant easterly 102 feet from the northeasterly corner of Hicks and Congress Streets;

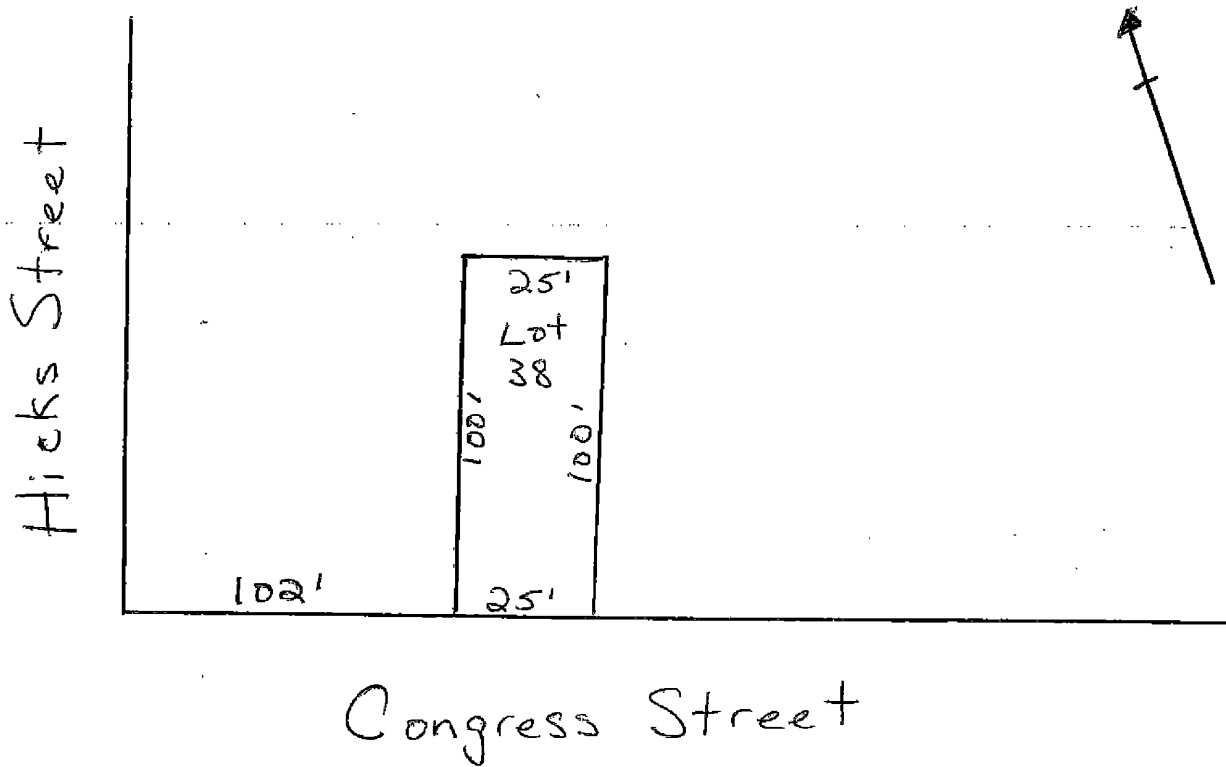
RUNNING THENCE northerly and parallel with Hicks Street and part of the distance through a party wall, 100 feet;

THENCE easterly parallel with Congress Street, 25 feet;

THENCE southerly and again parallel with Hicks Street and part of the distance through a party wall, 100 feet to the said northerly side of Congress Street;

THENCE westerly along the said northerly side of Congress Street, 25 feet to the point or place of BEGINNING.

The aforesaid premises is known as and by the street address 113 Congress Street and Block 295 Lot 38 on the tax map of the City of New York for the Borough of Brooklyn (Kings County), as shown on the following diagram:



The above described zoning lot is presently owned by:

Block	Tax Lot	Name	Address
295	38	PFT 113 Congress Street LLC	10 West Street, #34C New York, NY 10004

In Witness Whereof the applicant for permit has executed this instrument this 4th Day of April, 2017

PFT 113 Congress Street LLC

By: Peter Poulakakos
Peter Poulakakos, Managing Member

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.:

On the 4th of April in the year 2017 before me, the undersigned, personally appeared **Peter Poulakakos** 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.

MINORWA E. CHEN
Notary Public, State of New York
Qualified in New York County
Reg. No. 01CH4886736
My Commission Expires July 31, 2018 *18*

Minorwa E. Chen

Block: 295
Lot: 38
County: Kings

RETURN AND RECORD:
Stuart Nahas, Esq.
303 5th Avenue
New York, NY 10016