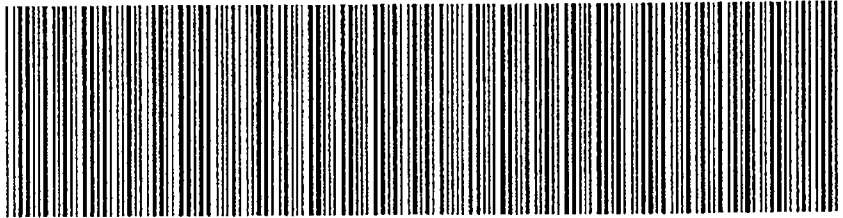


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 45

Document ID: 2017031800085002

Document Date: 03-17-2017

Preparation Date: 03-18-2017

Document Type: CERTIFICATE

Document Page Count: 44

PRESENTER:

RIDGE ABSTRACT CORP. (SA) PICK UP
1967 MCDONALD AVENUE
RC#2970
BROOKLYN, NY 11223
718-338-0065
RA11223@AOL.COM

RETURN TO:

4623 CHURCH LLC
1924 AVENUE P
BROOKLYN, NY 11229

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	4828	4	Entire Lot	1285 NOSTRAND AVENUE
Property Type: 1-3 FAMILY WITH STORE / OFFICE				

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

DEPT BLDGS Job No. 321464802



Scan Code ESHS4440752

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: \$ 257.00

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 03-20-2017 17:11

City Register File No.(CRFN):

2017000108551



Annette McMill

City Register Official Signature

RC#2970

NB# _____

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**

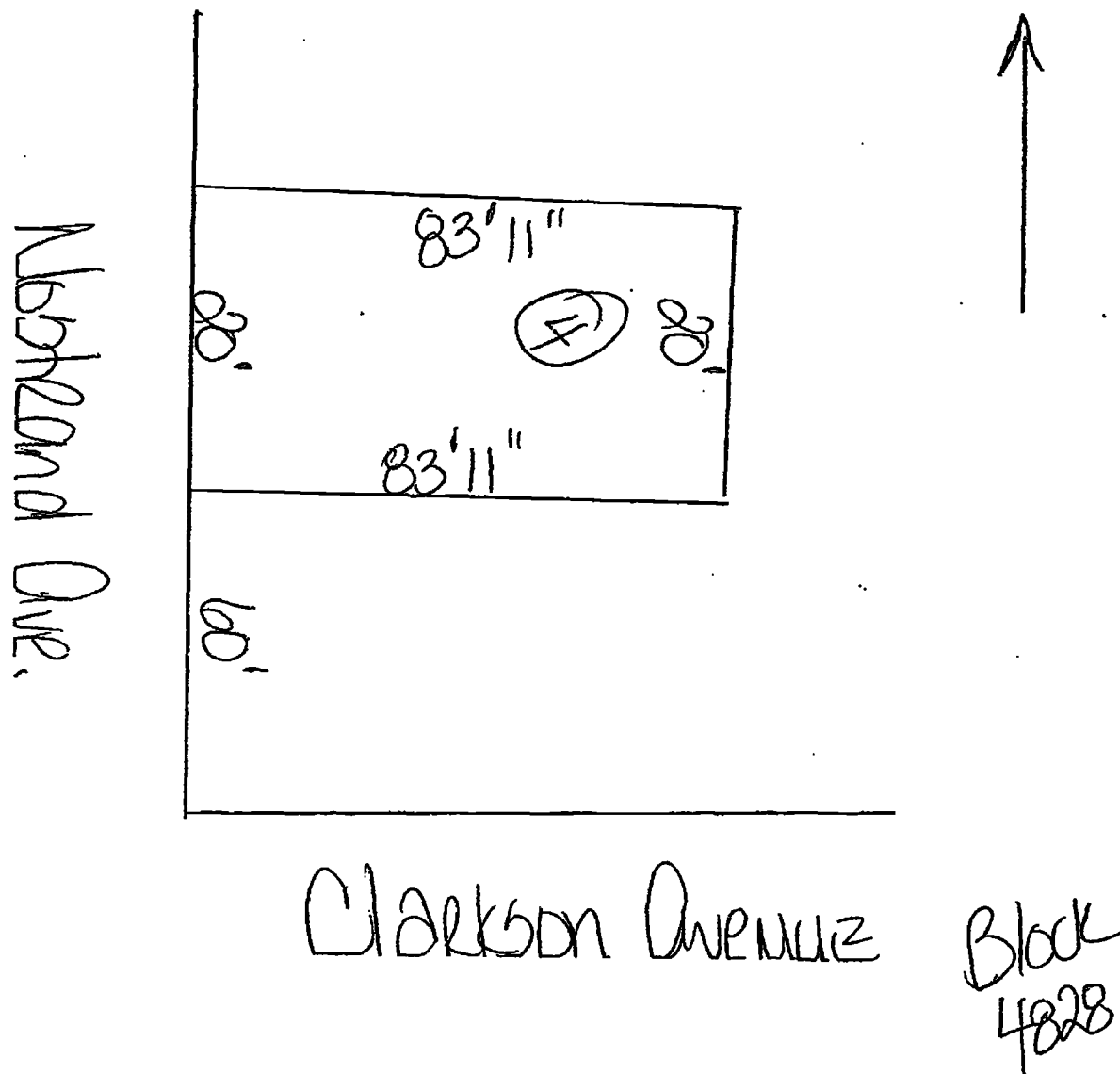
RIDGE ABSTRACT CORP., A TITLE AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY WHICH IS LICENSED TO DO BUSINESS IN THE STATE OF NEW YORK, HAVING ITS PRINCIPAL OFFICE AT 1967 McDONALD AVENUE, BROOKLYN, NY 11223 HEREBY CERTIFIES THAT AS TO THE LAND HEREAFTER DESCRIBED BEING A TRACT OF LAND, EITHER UNSUBDIVIDED OR CONSISTING OF TWO OR MORE LOTS OF RECORD, CONTIGUOUS FOR A MINIMUM TEN LINEAR FEET, LOCATED WITHIN A SINGLE BLOCK IN THE SINGLE OWNERSHIP OF 4623 CHURCH LLC. 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>
4623 CHURCH LLC	1924 AVENUE P BROOKLYN, NY 11229	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 4 IN BLOCK 4828 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 1285 NOSTRAND AVENUE (LOT 4 BLOCK 4828), BROOKLYN, NEW YORK 11229 AS SHOWN ON THE FOLLOWING DIAGRAM:



THAT THE ZONING LOT DESCRIPTION AND OWNERSHIP STATEMENT CONTAINING THE ABOVE DESCRIPTION IS BEING RECORDED SIMULTANEOUSLY HEREWITH.

SCHEDULE "A"

LEGAL DESCRIPTION FOR BLOCK 4828 LOT 4

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 EASTERLY SIDE OF NOSTRAND AVENUE, DISTANT 60 FEET, NORTHERLY, FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF NOSTRAND AVENUE, WITH THE NORTHERLY SIDE OF CLARKSON AVENUE; RUNNING

THENCE EASTERLY PARALLEL WITH CLARKSON AVENUE AND PART OF THE DISTANCE THROUGH A PARTY WALL, 83 FEET 11 INCHES TO THE WESTERLY LINE OF SECTION 39 ON A CERTAIN MAP ENTITLED "MAP OF PROPERTY IN THE VILLAGE OF FLATBUSH, BELONGING TO MATTHEW CLARKSON, SURVEYED BY S.T. LUDLAM, AND FILED SEPTEMBER 15, 1834. IN KINGS COUNTY REGISTER'S OFFICE";

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SECTION 39 ON THE AFORESAID MAP 20 FEET;

THENCE WESTERLY AGAIN PARALLEL WITH CLARKSON AVENUE AND PART OF THE DISTANCE THROUGH ANOTHER PARTY WALL, 83 FEET 11 1/2 INCHES TO THE EASTERLY SIDE OF NOSTRAND AVENUE;

THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF NOSTRAND AVENUE, 20 FEET TO THE POINT OR PLACE OF BEGINNING

CERTIFIED THIS 17TH DAY OF MARCH, 2017 TO 4623 CHURCH LLC 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 PROVISION OF THE ZONING LOT RESOLUTION.

THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND (\$1,000.00) DOLLARS.

RIDGE ABSTRACT CORP. REPRESENTING
COMMONWEALTH LAND TITLE INSURANCE CO.

BY: 

CHRISTOPHER M. BECK, V.P.

STATE OF NEW YORK)

COUNTY OF KINGS) SS.:

ON THE 17TH DAY OF MARCH IN THE YEAR 2017 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED CHRISTOPHER M. BECK 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.

