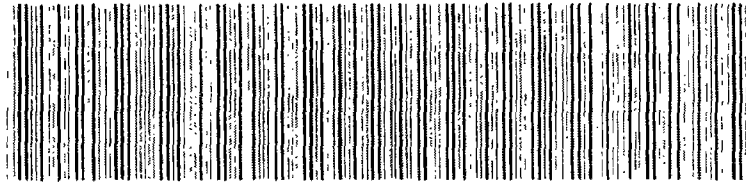




NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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2013010900821001001EA062

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 8

Document ID: 2013010900821001

Document Date: 09-04-2012

Preparation Date: 01-10-2013

Document Type: CERTIFICATE

Document Page Count: 6

PRESENTER:

NATIONAL REAL ESTATE SERVICES INC (PICK-UP
SOPHIA)
222 BLOOMINGDALE ROAD (ACR 7283)
WHITE PLAINS, NY 10605
914-528-1515
kclark@nlty.com

RETURN TO:

KEN SAPIERS TEIN
STRATEGIC DEVELOPMENT & CONSTRUCTION
116 YORK STREET - 5TH FLOOR
BROOKLYN, NY 11201

PROPERTY DATA

Borough Block Lot Unit Address
BROOKLYN 171 1 Entire Lot 65 HOYT STREET

Property Type: COMMERCIAL REAL ESTATE

Borough Block Lot Unit Address
BROOKLYN 171 101 Entire Lot N/A STATE STREET

Property Type: RESIDENTIAL VACANT LAND

x Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRIN or Document ID or Year Reel Page or File Number

PARTIES

PARTY 1:

ALL NEW YORK TITLE AGENCY, INC
222 BLOOMINGDALE ROAD - SUITE 306
WHITE PLAINS, NY 10605

FEES AND TAXES

Mortgage		Filing Fee	
Mortgage Amount	\$	0.00	\$
Taxable Mortgage Amount	\$	0.00	NYC Real Property Transfer Tax
Exemption			\$
			0.00
TAXES:		NYS Real Estate Transfer Tax	
County (Basic)	\$	0.00	\$
City (Additional)	\$	0.00	\$
Spec (Additional)	\$	0.00	0.00
TAM	\$	0.00	
MIA	\$	0.00	
NYCLA	\$	0.00	
Additional MR1	\$	0.00	
TOTAL	\$	0.00	
Recording Fee	\$	73.00	
Attachment Fee	\$	0.00	

RECORDED OR FILED IN THE OFFICE

OF THE CITY REGISTER OF THE
CITY OF NEW YORK

Recorded/Filed 01-10-2013 04:47

City Register File No: CRIN-

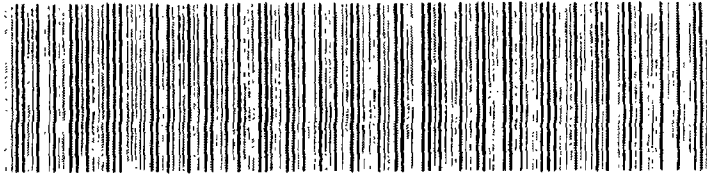
2013000021668



Cynthia M. Hill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2013010900821001001CA2E2

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 8

Document ID: 2013010900821001
Document Type: CERTIFICATE

Document Date: 09-04-2012

Preparation Date: 01-09-2013

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	171	201	Entire Lot	N/A STATE STREET

Property Type: RESIDENTIAL VACANT LAND

Certificate No. ACR-7283

Exhibit "II"

**CERTIFICATE 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**

All New York Title Agency, Inc., an authorized title insurance agent for Fidelity National Title, a title insurance company licensed to do business in the State of New York and having its principal offices at 1 Barker Avenue, White Plains, NY 10601 (Fidelity) hereby certifies that as to the land hereafter 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, that all of the parties in interest constituting a party as defined in Section 12-10 subdivision (d) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended:

<u>NAME AND ADDRESS</u>	<u>NATURE OF INTEREST</u>	<u>DECLARATION/ WAIVER</u>
State Renaissance LLC 139 St. Felix Street Brooklyn, NY 11217	Fee Owner Block 171 Lot 1 By Deed recorded in CRFN 2005000069692	Declaration/Waiver intended to be recorded simultaneously herewith *
State Renaissance Townhomes LLC 110 York Street 6 th Floor New York, NY 11201	Fee Owner Block 171 Lots 101 and 201 By Deed recorded in CRFN 2005000069705	Declaration/Waiver intended to be recorded simultaneously herewith *
The City of New York, Acting by and Through Its Department of Housing Preservation and Development 100 Gold Street New York, NY 10038	Reverter rights in Land Disposition Agreement recorded in CRFN2005000069691 Block 171 Lot 101 and 201	Declaration/Waiver intended to be recorded simultaneously herewith. *

<u>NAME AND ADDRESS</u>	<u>NATURE OF INTEREST</u>	<u>DECLARATION/WAIVER</u>
New York City Housing Development Corporation 110 William Street New York, NY 10038	Mortgagee Block 171 Lot 1 By Mortgages recorded in CRFN2005000069696	Declaration/Waiver intended to be recorded simultaneously herewith *
Federal Home Loan Mortgage Corporation 8200 Jones Branch Dr. McLean, VA 22102	Mortgagee Block 171 Lot 1 By Mortgage recorded in CRFN2005000069695; and Assignment of Mortgage recorded in CRFN2005000069698	Declaration/Waiver intended to be recorded simultaneously herewith *
Wells Fargo Bank, National Association One Penn Plaza Suite 1414 New York, NY 10119	Mortgagee Block 171 Lot 1 By Assignment of Mortgage recorded in CRFN2005000069698	Declaration/Waiver intended to be recorded simultaneously herewith *

* All recordings in the Office of the City Register of New York, Kings County.

Block 171 Lot 1:

ALL those plots, pieces or parcels of real property situated, 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 formed by the intersection of the easterly line of Hoyt Street and the southerly line of Schermerhorn Street;

RUNNING THENCE along the southerly side line of Schermerhorn Street, South 65 degrees 46' 07.6" East a distance of 447.55 feet;

RUNNING THENCE South 24 degrees 14' 07.4" West a distance of 75.04 feet;

THENCE South 66 degrees 33' 22.6" East a distance of 22.83 feet;

THENCE South 24 degrees 26' 07.4" West 15.36 feet to lands to be conveyed to State Renaissance Townhomes LLC;

RUNNING THENCE along said lands, the following two (2) courses and distances:

North 65 degrees 46' 07.6" West a distance of 105.47 feet;

North 24 degrees 26' 07.4" East a distance of 10.01 feet;

THENCE North 65 degrees 46' 07.6" West a distance of 223.80 feet;

THENCE South 24 degrees 13' 52.4" West a distance of 10.01 feet;

THENCE North 65 degrees 46' 07.6" West a distance of 141.41 feet to the easterly line of Hoyt Street;

RUNNING THENCE along the easterly line of Hoyt Street, North 24 degrees 26' 07.4" East a distance of 90.08 feet to the point or place of BEGINNING.

Block 171 Lot 101:

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 on the northerly line of State Street, which point is distant 365.17 feet easterly as measured along the northerly line of State Street from the intersection of the easterly line of Hoyt Street and the northerly line of State Street;

RUNNING thence North 24 degrees 26' 07.4" East 90.08 feet to lands to be conveyed to State Renaissance LLC;

THENCE along said lands, South 65 degrees 46' 07.6" East 105.47 feet;

THENCE South 24 degrees 26' 07.4" West 90.08 feet to the northerly line of State Street;

THENCE North 65 degrees 46' 07.6" West 105.47 feet to the point or place of BEGINNING.

Block 171 Lot 201:

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 the intersection of the northerly line of State Street with the easterly line of Hoyt Street;

RUNNING thence along the easterly line of Hoyt Street, North 24 degrees 26' 07.4" East 90.08 feet to lands to be conveyed to State Renaissance LLC;

THENCE along said lands, South 65 degrees 46' 07.6" East 141.41 feet;

THENCE South 24 degrees 13' 52.4" West 90.08 feet to the northerly line of State Street;

THENCE along the northerly line of State Street, North 65 degrees 46' 07.6" West 141.76 feet to the easterly line of Hoyt Street at the point or place of BEGINNING.

That the said premise(s) is/are known as and by the street address:

65 Hoyt Street, Brooklyn, NY (Lot 1)
N/A State Street, Brooklyn, NY (Lot 101)
N/A State Street, Brooklyn, NY (Lot 201)

as shown on the following DIAGRAM:

See attached

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.

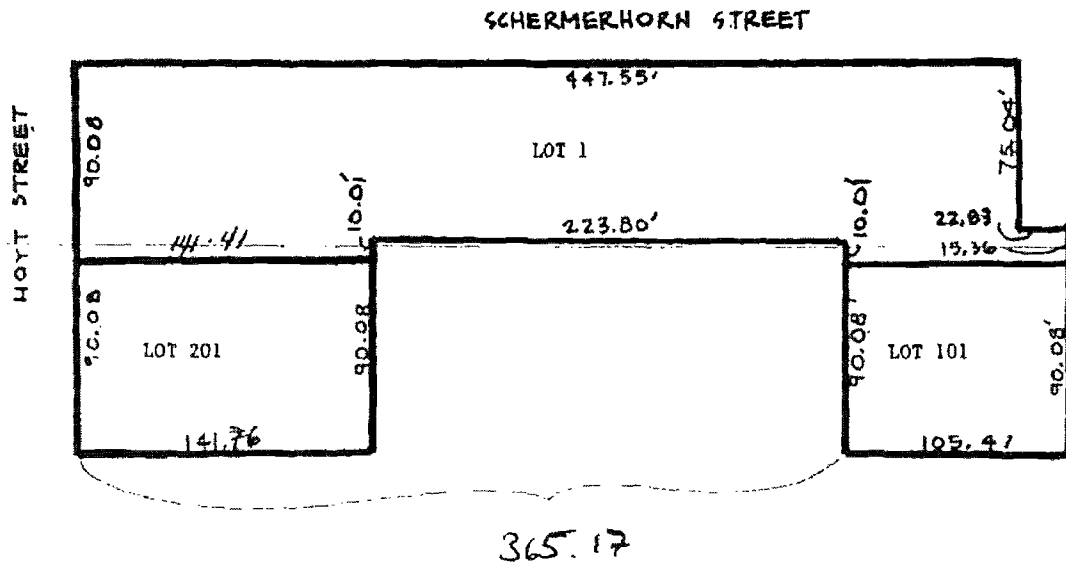
THIS CERTIFICATION IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND (\$1,000.00) DOLLARS.

ALL NEW YORK TITLE AGENCY, INC.

BY:


JOSEPH S. PETRILLO, PRESIDENT

THAT THE SAID PREMISES ARE KNOWN AS AND BY THE STREET ADDRESS AS SHOWN ON THE ATTACHED SCHEDULE AND AS SHOWN ON THE FOLLOWING DIAGRAM



State of New York)
)SS:
County of Westchester)

On the 9 day of January ²⁰¹³ before me the undersigned, a Notary Public in and for said state, personally appeared Jorge A. Abille 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.

Notary Public

JAMES KAMHA
Notary Public, State of New York
No. 01KAR079409
Qualified in Westchester County
Commission Expires August 26, 2010

Dated as of: September 4, 2012

Kings County
Block: 171
Lot: 1, 101 and 201

SEAL

Record and Return To:

Ken Saperstein
Strategic Development & Construction Group
110 York Street, 6th Floor
Brooklyn, NY 11201