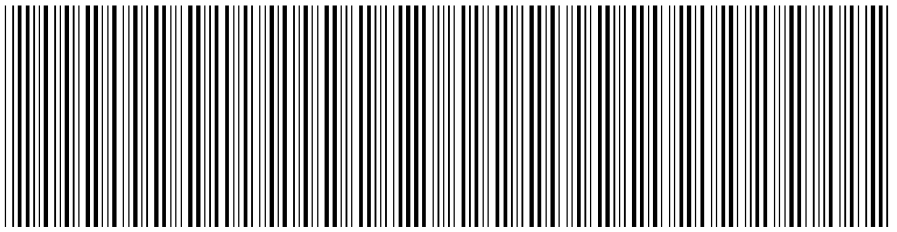


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2020061200734001

Document Date: 06-10-2020

Preparation Date: 06-12-2020

Document Type: CERTIFICATE

Document Page Count: 4

PRESENTER:

LANGDON TITLE AGENCY, LLC
463 SEVENTH AVENUE, SUITE 701
LTAREC-100956
NEW YORK, NY 10018
212-686-6650
RECORDING@LANGDONTITLE.COM

RETURN TO:

LANGDON TITLE AGENCY, LLC
463 SEVENTH AVENUE, SUITE 701
LTAREC-100956
NEW YORK, NY 10018
212-686-6650
RECORDING@LANGDONTITLE.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	4868	60	Entire Lot	882 NEW YORK AVENUE
Property Type: DWELLING ONLY - 2 FAMILY				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

LANGDON TITLE AGENCY, LLC
463 SEVENTH AVENUE, SUITE 701
NEW YORK, NY 10018

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

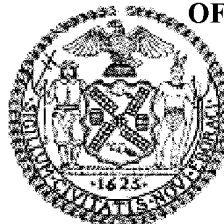
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 06-17-2020 11:37

City Register File No.(CRFN):

2020000175156



Annette McMill

City Register Official Signature

NB #

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.

LANGDON TITLE AGENCY LLC, AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK a title insurance agency licensed to do business in the State of New York and having its principal office at 463 Seventh Avenue, Suite 701, New York, NY 10018, hereby certifies that as to the land hereafter described being a track of land, either un-subdivided or consisting of two or more lots of record, contiguous for a minimum of ten liner feet, located within a single block in the single ownership of 882 New York Management LLC and that all the parties in interest consisting of a party in interest as defined in Section 12-10, subdivided (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>
882 New York Management LLC.	702 St. Marks Avenue Brooklyn, NY 11216	Fee owner
AFP New York Investment LLC	502 5 th Street Abbeville, LA 70510	Mortgagee
AFP New York Investment LLC	502 5 th Street Abbeville, LA 70510	Secured party under UCC-1

The subject track of land with respect to which the foregoing parties are the parties in interest as aforesaid, is now known as Lot 60 in block 4868 on the tax map of the City of New York, Kings County and more particularly described and as shown on the diagram on the attached schedule A:

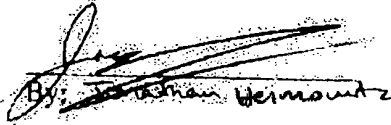
Failure to comply with the terms of this declaration may result in the revocation of a building permit or certificate of occupancy. The said tax lots shall form one zoning lot as per 12-10 ZR.

Note: a zoning lot may or may not coincide with a lot as is 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 thereunder is limited to \$1,000.00

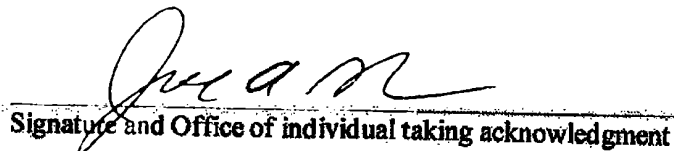
Dated: June 10, 2020

LANGDON TITLE AGENCY LLC


By: Jonathan Hermonitz

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

On the 10 day of June in the year 2020 before me, the undersigned, personally appeared
 Jonathan Hermonitz
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

JOEL A. SLOMON
Notary Public, State of New York
No. 02SL5058773
Qualified in Nassau County
Commission Expires April 15, 2022

MARTENSE STREET

20.00'

102'-0"

20'-0"

HOUSE#: 882

BLOCK: 4868
LOT: 60

101'-8 $\frac{3}{4}$ "

20'-0"

LINDEN BLVD

NEW YORK AVENUE



Downtown Abstract Corp.

Title Number: **DAC-8480**

Page **1**

SCHEDULE A DESCRIPTION

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 westerly side of New York Avenue, distant 20 feet northerly from the corner formed by the intersection of the northerly side of Martense Street with the westerly side of New York Avenue;

RUNNING THENCE westerly parallel with Martense Street, 102 feet 3-1/4 inches;

THENCE northerly in a line almost parallel with the westerly side of New York Avenue, 20 feet;

THENCE easterly in a line parallel with the northerly side of Martense Street and part of the distance through a party wall, 101 feet 8-3/4 inches to the westerly side of New York Avenue;

THENCE southerly along the westerly side of New York Avenue, 20 feet to the point or place of BEGINNING.