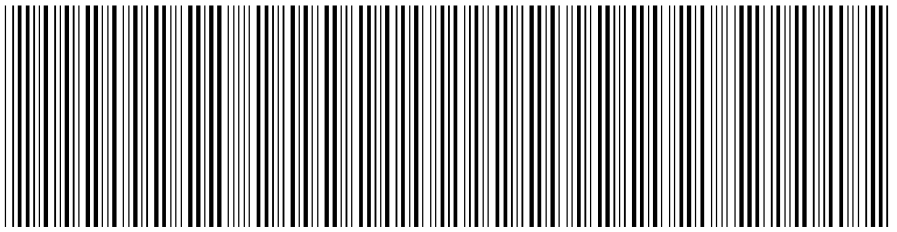


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2020030400912001

Document Date: 02-21-2020

Preparation Date: 03-04-2020

Document Type: CERTIFICATE

Document Page Count: 3

PRESENTER:

MUNICIPAL BUILDING CONSULTANTS
233 BROADWAY
SUITE 2050
NEW YORK, NY 10279
917-776-8600
LOU245@YAHOO.COM

RETURN TO:

MUNICIPAL BUILDING CONSULTANTS
233 BROADWAY
SUITE 2050
NEW YORK, NY 10279
917-776-8600
LOU245@YAHOO.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2989	32	Entire Lot	53 SCOTT AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

ULTIMATE ABSTRACT OF NEW YORK, INC
1383 VETERANS MEMORIAL HIGHWAY, SUITE 30
HAUPPAGE, NY 11788

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

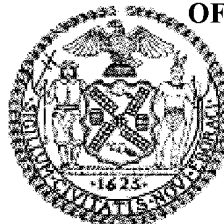
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 03-19-2020 10:40

City Register File No.(CRFN):

2020000100065



Annette McMill

City Register Official Signature

D.O.B #.:

EXHIBIT I

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

Ultimate Abstract of New York, Inc. an authorized title insurance agent for Stewart Title Insurance Company, Inc., licensed to do business in the State of New York and having its principal office at 1383 Veterans Memorial Highway, Suite 30, Hauppauge, New York 11788, hereby certifies that as to the land hereinafter 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 in the single ownership of ERIKA WAREHOUSE CORP., that all the 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 15th, 1961, as amended, are the following:

NAME	ADDRESS	NATURE OF INTEREST	DOCUMENT
ERIKA WAREHOUSE CORP.	21 MURRAY STREET NEW YORK, NY 10007	FEE OWNER	Recorded 10/28/1980 REEL 1193 PAGE 1227

The subject tract of land with respect to the foregoing parties are the parties in interest aforesaid, is known as Tax Lot Number 32, in Block 2989, on the Tax Map of the City of New York, Kings County and more particularly bounded and described as follows:

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 CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF JOHNSON AVENUE WITH THE WESTERLY SIDE OF SCOTT AVENUE;

RUNNING THENCE NORTHERLY ALONG THE WESTERLY SIDE OF SCOTT AVENUE, 114 FEET 3/8 OF AN INCH TO A POINT ON THE SAID WESTERLY SIDE OF SCOTT AVENUE, DISTANT 210 FEET SOUTHERLY FROM THE SOUTHERLY SIDE OF RANDOLPH STREET;

THENCE WESTERLY PARALLEL WITH RANDOLPH STREET, 111 FEET 1/4 OF AN INCH;

THENCE SOUTHERLY PARALLEL WITH SCOTT AVENUE, 100 FEET 10-58 INCHES TO THE NORTHERLY SIDE OF JOHNSON AVENUE;

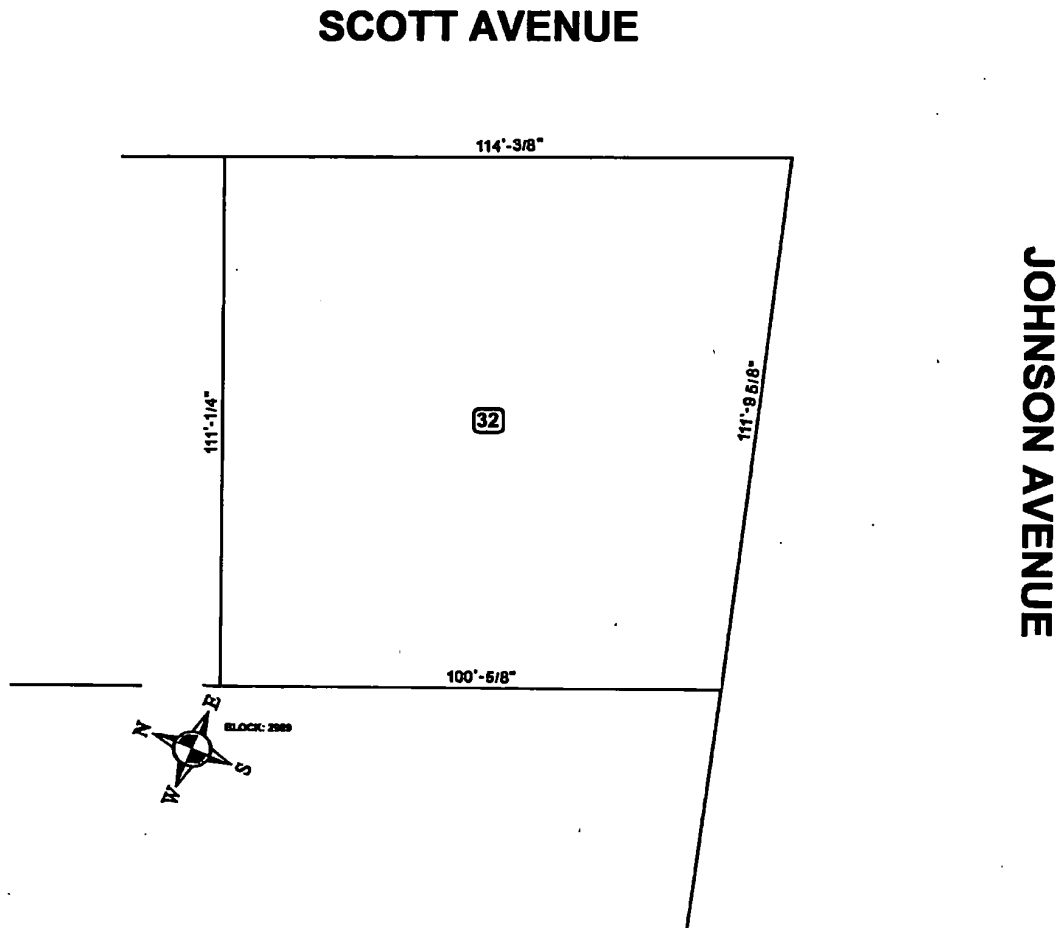
THENCE EASTERLY ALONG THE NORTHERLY SIDE OF JOHNSON AVENUE, 111 FEET 9-5/8 INCHES TO THE CORNER, THE POINT OR PLACE OF **BEGINNING**.

D.O.B #.:

That said premises are to be known as and by the street addresses:

ADDRESS	BLOCK	LOT	D.O.B APPLICATION NO.
53 Scott Avenue	2989	32	

Diagram:



CERTIFIED: This 21st day of **FEBRUARY**, 2020, to the applicant for certification.

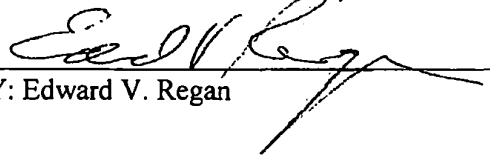
D.O.B #.:

NOTE: A Zoning Lot may or may not coincide with a lot 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 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.

**No work shall be done to any building without taking into consideration the entire zoning lot and first make application to the Department of Buildings.
Failure to comply with the terms of this declaration may result in the revocation of the Building Permit or Certificate of Occupancy.**

Ultimate Abstract of New York, Inc.


BY: Edward V. Regan

STATE OF NEW YORK, County of SUFFOLK) ss:

On the 21ST day of FEBRUARY, 2020, before me, the undersigned, personally appeared: **EDWARD V. REGAN**, 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 persons upon behalf of which the individual acted, executed the instrument.

SARA R. ROTH
Notary Public, State of New York
Reg. No. 01RO6196856
Qualified in Suffolk County
Commission Expires November 24, 2020


Notary Public

SEAL