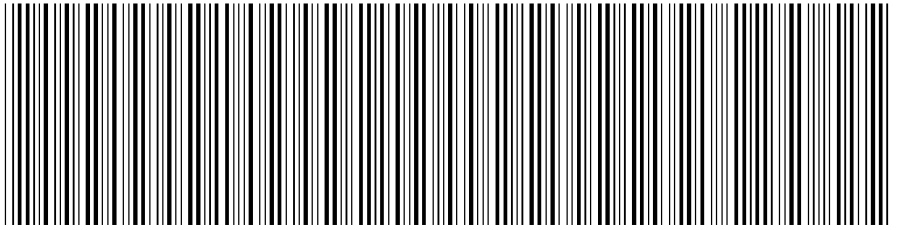


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2021062100538001001E0C34

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2021062100538001

Document Date: 06-17-2021

Preparation Date: 06-21-2021

Document Type: CERTIFICATE

Document Page Count: 3

PRESENTER:

COMPLETE CONDO SERVICE-PICK UP
610 BROADWAY
BROOKLYN, NY 11206
718-875-9100
ACRIS@COMPLETECONDOSERVICE.COM

RETURN TO:

COMPLETE CONDO SERVICE-PICK UP
610 BROADWAY
BROOKLYN, NY 11206
718-875-9100
ACRIS@COMPLETECONDOSERVICE.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2231	58	Entire Lot	57 LYNCH STREET

Property Type: OTHER

Borough	Block	Lot	Unit	Address
BROOKLYN	2231	59	Entire Lot	55A LYNCH STREET

Property Type: OTHER

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

RIDGE ABSTRACT CORP.
9201 4TH AVENUE SUITE 502
BROOKLYN, NY 11209

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: \$ 58.00

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 06-24-2021 16:27

City Register File No.(CRFN):

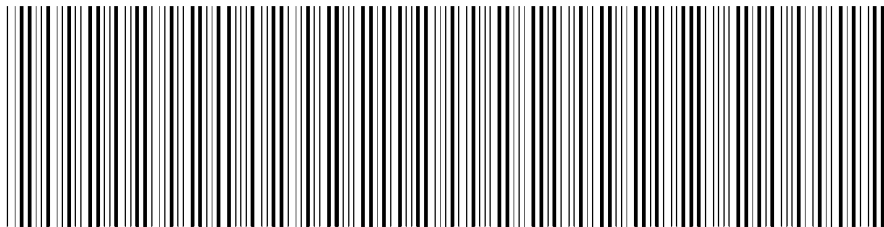
2021000241849



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2021062100538001001C0EB4

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 5

Document ID: 2021062100538001

Document Date: 06-17-2021

Preparation Date: 06-21-2021

Document Type: CERTIFICATE

PROPERTY DATA

Borough	Block Lot	Unit	Address
BROOKLYN	2231 60 Entire Lot		55 LYNCH STREET
Property Type: OTHER			

3N.B.# _____

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 **9201 4th Avenue Suite 502, Brooklyn, New York 11209** 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 of ten linear feet, located within a single block in the single ownership of **57 Lynch Street (Lot 58, 59 & Part of Lot 60 as Tentative Lot 58 on Block 2231), Brooklyn, New York 11206**, 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:

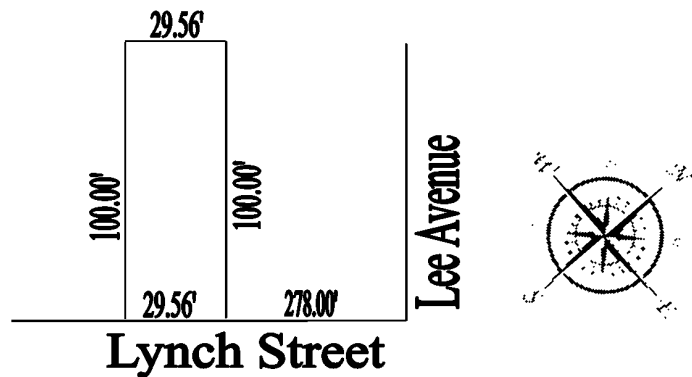
<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
57 Lynch Street LLC	169 South 9th Street Brooklyn, New York 11211	Fee Owner

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 **Lot 58, 59 & Part of Lot 60 as Tentative Lot 58** in Block **2231** 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 **57 Lynch Street (Lot 58, 59 & Part of Lot 60 as Tentative Lot 58 on Block 2231), Brooklyn, New York 11206**, as shown on the following diagram:

**Block 2231
Lot 58, 59
& Part of Lot 60
as Tentative Lot 58**



That the Zoning Lot Description and Ownership Statement containing the above description is being recorded simultaneously herewith.

CERTIFIED this 17th day of June, 2021 to 57 Lynch Street LLC the applicant 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 provisions of the zoning lot 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.

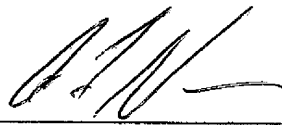
RIDGE ABSTRACT CORP. REPRESENTING
COMMONWEALTH LAND TITLE INSURANCE CO.

BY: 

CHRISTOPHER M. BECK, V.P.

STATE OF NEW YORK
COUNTY OF Kings) ss.:

On the 17th day of June in the year 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared **CHRISTOPHER M. BECK** 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

ANDREW F. NUNZIATO
Notary Public, State of New York
No. 01NU4910721
Qualified in Nassau County
Commission Expires Nov. 09, 2021

SCHEDULE A

LEGAL DESCRIPTION FOR BLOCK 2231 LOT 58, 59 & Part of Lot 60 as Tentative Lot 58

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 northwesterly side of Lynch Street distant 278.00 feet southwesterly from the corner formed by the intersection of the northwesterly side of Lynch Street with the southwesterly side of Lee Avenue;

THENCE northwesterly approximately parallel with Lee Avenue, 100.00 feet;

THENCE southwesterly approximately parallel with Lynch Street, 29.56 feet;

THENCE southeasterly approximately parallel with Lee Avenue, 100.00 feet;

THENCE northeasterly along the northwesterly side of Lynch Street, 29.56 feet, to the point or place of **BEGINNING**.