

CITY REGISTER RECORDING AND ENDORSEMENT PAGE
County of Kings

Total number of pages in document including this page > 3

This page forms part of the instrument

Block > 2277	Lots - only if entire Lot > 1	Partial Lots P/O >
Premises > 1 North 12th Street, Brooklyn NY		
Title/agent company name > Ridge Abstract Corp.		
Title company number > REC 13734		

Name > Polizzotto & Polizzotto
Address > 6911 18th Avenue
City/State/Zip > BKLYN. NY 11204

Name & address	Party 1 > Bayside Fuel Oil Depot Corp., 1776 Shore Parkway, Brooklyn NY
	Additional Party 1 >
Name & address	Party 2 > North 12th Street Properties LLC, 6911 18th Avenue, Brooklyn NY
	Additional Party 2 >

Check this box if there are more than 2 of either Party Check this box if there are multiple blocks or lots & attach an addendum

Examined by *[Signature]*

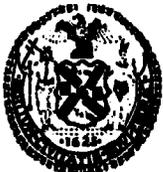
Mtge Tax serial no.	
Mtge amount	\$
Taxable amount	\$
Exemption	Yes <input type="checkbox"/> No <input type="checkbox"/>
Type	[339EE] [255] [other _____]
Dwelling type	1-2 3 4-6 over 6
Tax received on above mortgage ▼	
County (basic)	\$
City (add'l)	\$
Special add'l	\$
TASF	\$
MTA	\$
NYCTA	\$
TOTAL TAX	\$
Apportionment Mortgage	Yes <input type="checkbox"/> No <input type="checkbox"/>

City Register Serial Number ▼ 050386

Indexed by <i>[Signature]</i>	Verified by <i>[Signature]</i>
Block(s) and Lot(s) verified by:	
Address <input checked="" type="checkbox"/>	Tax map <input type="checkbox"/>
Extra Block(s)	Lot(s)
Recording fee	\$ 32
Affidavit fee (C)	\$ 0
RPTT fee	\$ 25
HPD-A <input checked="" type="checkbox"/>	HPD-C <input type="checkbox"/>
New York State Real Estate Transfer Tax ▼	
\$	0
RETT Serial No. →	018273
New York City Real Property Transfer Tax	
RPTT Serial No. →	08240

2002 APR 26 A 9:12

DEED 0058 32.00
LQ/TL CSRR RECPT DATE TIME
3-2 1 138134 APR 26-02 9:48



Recorded in the Office of the City Register of the City of New York

APR 26 2002 A 9:12

[Signature]

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 15th day of August, 2001

BETWEEN BAYSIDE FUEL OIL DEPOT CORP., a New York corporation,
with offices at 1776 Shore Parkway, Brooklyn, New York

party of the first part, and NORTH 12TH STREET PROPERTIES, LLC
with offices c/o Polizzotto & Polizzotto,
6911 -18th Avenue, Brooklyn, New York

party of the second part,
WITNESSETH, that the party of the first part, in consideration of
Ten (\$10.00) dollars
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs
or successors and assigns of the party of the second part forever,

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 the corner formed by the intersection of the northeasterly side of
North 12th Street and the northwesterly side of Kent Avenue; running
Thence Southwesterly along said north side of North 12th Street, 1,010 feet on
a westerly line;
Thence North 90 degrees along bulkhead line, 100 feet;
Thence Northeast along bulkhead line to a point, 134.71 feet and 188.0 feet north
of back line formed by north side of North 12th Street;
Thence Northeast along south side of Bushwick Inlet to a point, 178.57 feet and
142.0 feet north of base line formed by the north side of North 12th Street;
Thence Northeast along south side of Bushwick Inlet to a point, 308.02 feet and
316.0 feet north of base line formed by north side of North 12th Street;
Thence Northeast along south side of Bushwick Inlet to a point, 357.67 feet and
398.0 feet north of base line formed by north side of North 12th Street;
Thence Southeast to a point 46.17 feet and 394.0 feet north of base line formed
by north side of North 12th Street;
Thence Southeast to a point on the west side of Kent Avenue, 51.66 feet and
south 120.70 feet which intersects at right angles to the northwest side of
North 13th Street; or 381.0 feet north of base line formed by north side of
North 12th Street;
Thence South along west side of Kent Avenue, 381.0 feet at right angles to base
line formed by north side of North 12th Street at the point or place of BEGINNING.
Said Premises being known as 1 North 12th Street, Brooklyn, New York.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads
abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all
the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the
premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of
the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything
whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the
first part will receive the consideration for this conveyance and will hold the right to receive such consideration
as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same
first to the payment of the cost of the improvement before using any part of the total of the same for any other
purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so
requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above
written.

IN PRESENCE OF:

BAYSIDE FUEL OIL DEPOT CORP.

By:

Victor Allegretti
Victor Allegretti, President

REEL 5588-50291

0-

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE INSIDE NEW YORK STATE

REELS 300 TO 301

State of New York, County of Kings ss:

State of New York, County of Kings ss:

On the 15 day of August in the year 2001
before me, the undersigned, personally appeared

On the 15 day of August in the year 2001
before me, the undersigned, personally appeared

Victor Allegritti
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.

Josephine M. Curcio
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.

Victor Allegritti
(signature and office of individual taking acknowledgment)

Josephine M. Curcio
(signature and office of individual taking acknowledgment)

JOSEPHINE M. CURCIO
Notary Public, State of New York
No. 24-5884686
Qualified in Kings County
Commission Expires 07/21/02

REEL 5588 PC0298

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of _____ ss:

On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared

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, and that such individual made such appearance before the undersigned in the

_____ in _____
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

Title No. Rec 13734

SECTION 8
BLOCK 2277
LOT 1
COUNTY OR TOWN Kings
STREET ADDRESS 1 North 12th Street
Brooklyn, New York

BAYSIDE FUEL TO
OIL DEPOT CORP. NORTH 12TH STREET
PROPERTIES, LLC

Recorded at Request of
COMMONWEALTH LAND TITLE INSURANCE COMPANY

RETURN BY MAIL TO:



POLIZZOTTO & POLIZZOTTO, ESQS.
6911 - 18th Avenue
Brooklyn, New York 11204

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE