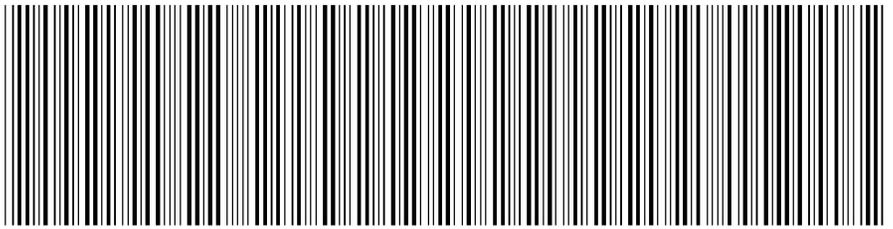


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2016030800418001001ED4E5

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2016030800418001

Document Date: 03-08-2016

Preparation Date: 03-08-2016

Document Type: DEED

Document Page Count: 2

PRESENTER:

MICHAEL J. WASSER, ESQ.
NEW YORK CITY LAW DEPARTMENT
100 CHURCH STREET
NEW YORK, NY 10007
212-356-2135
MWASSER@LAW.NYC.GOV

RETURN TO:

MICHAEL J. WASSER, ESQ.
NEW YORK CITY LAW DEPARTMENT
100 CHURCH STREET
NEW YORK, NY 10007
212-356-2135
MWASSER@LAW.NYC.GOV

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2277	1	Entire Lot	26 NORTH 12 STREET
Property Type: INDUSTRIAL BUILDING				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

NORTH 12TH STREET PROPERTIES, LLC
1776 SHORE PARKWAY
BROOKLYN, NY 11214

GRANTEE/BUYER:

THE CITY OF NEW YORK
CITY HALL
NEW YORK, NY 10007

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: \$ EXEMPT

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 03-09-2016 14:11

City Register File No.(CRFN):

2016000081903



Annette McMill

City Register Official Signature

THIS INDENTURE, made the 8th day of March, 2016

BETWEEN NORTH 12th STREET PROPERTIES, LLC, a New York Limited Liability Company, with offices at 1776 Shore Parkway, Brooklyn, NY 11214

party of the first part, and THE CITY OF NEW YORK, a municipal corporation, with an office at City Hall, New York, NY 10007

party of the second part,
WITNESSETH, that the party of the first part, in consideration of

TEN AND 00/100 (\$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 and by the street number
North 12th Street, Brooklyn, NY

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" whenever 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:

NORTH 12th STREET PROPERTIES, LLC

By: Sergio Allegretti

Sergio Allegretti, President of
Bayside Fuel Oil Depot Corp., Member

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

State of New York, County of New York ss:

State of New York, County of ss:

On the 8th day of March, in the year 2016, before me, the undersigned, personally appeared

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

Sergio Allegretti

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 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.

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.

[Handwritten signature]

ALFRED POLIZZOTTO III
Notary Public, State of New York
No. 02PO4976096
Qualified in Kings County
Commission Expires January 14, 2019

SEAL

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 personally appeared

before me, the undersigned,

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

(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

SECTION 2277
BLOCK
LOT 1

Title No. _____

North 12th Street Properties, LLC

COUNTY ~~NEW YORK~~ Kings
STREET ADDRESS 1 North 12th Street
Brooklyn, NY 11249

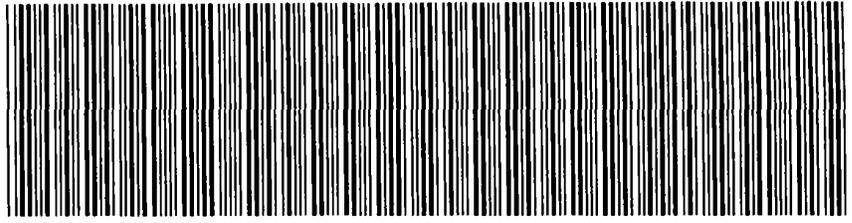
The City of New York TO

RETURN BY MAIL TO:

MICHAEL WASSER, ESQ.
NYC CORPORATION COUNSEL
NYC LAW DEPARTMENT
100 CHURCH STREET, RM. 5-227
NY, NY 10007

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

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



2016030800418001001S1A64

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2016030800418001
Document Type: DEED

Document Date: 03-08-2016

Preparation Date: 03-08-2016

ASSOCIATED TAX FORM ID: 2016030800137

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

CITY REGISTER

MAR 09 2016

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
C3. Book OR C4. Page
C5. CRFN



REAL PROPERTY TRANSFER REPORT
STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 26 NORTH 12 STREET BROOKLYN 11249
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name THE CITY OF NEW YORK
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent
If other than buyer address (at bottom of form) LAST NAME / COMPANY FIRST NAME

STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel

4A. Planning Board Approval - N/A for NYC
4B. Agricultural District Notice - N/A for NYC

5. Deed Property Size 381 X 1010 OR ACRES
FRONT FEET DEPTH

6. Seller Name NORTH 12TH STREET PROPERTIES, LLC
LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

7. New Construction on Vacant Land

8. Ownership Type is Condominium

9. Check the box below which most accurately describes the use of the property at the time of sale:

A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date 6 / 22 / 2010
Month Day Year

11. Date of Sale / Transfer 3 / 8 / 2016
Month Day Year

12. Full Sale Price \$ 5,300,000
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:

A Sale Between Relatives or Former Relatives
B Sale Between Related Companies or Partners in Business
C One of the Buyers is also a Seller
D Buyer or Seller is Government Agency or Lending Institution
E Deed Type not Warranty or Bargain and Sale (Specify Below)
F Sale of Fractional or Less than Fee Interest (Specify Below)
G Significant Change in Property Between Taxable Status and Sale Dates
H Sale of Business is Included in Sale Price
I Other Unusual Factors Affecting Sale Price (Specify Below)
J None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class F 8 16. Total Assessed Value (of all parcels in transfer) 2,460,600

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BROOKLYN 2277 1

201603080013720101

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER			BUYER'S ATTORNEY		
BUYER SIGNATURE <i>M. J. Baker</i>		DATE <i>3/8/2016</i>	LAST NAME <i>Wasser</i>		FIRST NAME <i>Michael</i>
CITY HALL			TELEPHONE NUMBER <i>356-2135</i>		
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE	
NEW YORK		NY		TELEPHONE NUMBER <i>356-2135</i>	
CITY OR TOWN		STATE		SELLER	
		10007		SELLER SIGNATURE <i>Sergio Allegri</i>	
		ZIP CODE		DATE <i>3/18/16</i>	

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

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

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

26 NORTH 12 STREET

Street Address BROOKLYN New York, 2277 1 (the "Premises");
Borough Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

North 12th Street Properties LLC
by Sergio Allegritti,

Name of Grantor (Type or Print)
Sergio Allegritti
Signature of Grantor

Sworn to before me
this _____ date of _____ 20____

City of New York by Michael J. Waur, Esq.

Name of Grantee (Type or Print)
[Signature]
Signature of Grantee

Sworn to before me
this _____ date of _____ 20____

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.



The City of New York
 Department of Environmental Protection
 Bureau of Customer Services
 59-17 Junction Boulevard
 Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 2277 LOT: 1
- (2) Property Address: 26 NORTH 12 STREET, BROOKLYN, NY 11249
- (3) Owner's Name: THE CITY OF NEW YORK

Additional Name:

Affirmation:

Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, at the property address or to an alternate mailing address. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner: *Lily O'Connell*

Signature: *[Handwritten Signature]* Date (mm/dd/yyyy) *03/08/2016*

Name and Title of Person Signing for Owner, if applicable: *Michael J. Wynn Esq.*