

## ATTACHMENT G

### SECTION IX: CURRENT PROPERTY OWNER/OPERATOR INFORMATION

The Requestor, 242 Nevins, Inc. is not affiliated with the past property owners, operators, or the release of contaminants associated with prior uses. The current owner of the proposed BCP site is described below.

#### Property Owner Contact Information

560 Degraw Street, Block 426, p/o Lot 17  
553 Sackett Street, Block 426, p/o Lot 49  
242 Nevins, Inc.  
3 Hill Pond Lane  
Rumson, NJ 07760

#### Previous Site Owners

Deeds prior to 1974 were not available on the New York City Automated City Register Information System (ACRIS) website. Property transactions after 1974 are summarized in the following table.

Date	Document Type	First Party	Second Party	Relationship of First Party to Applicant
<b>Block 426, Lot 17</b>				
02/08/1974	Deed	Verni Michael R.	Plaza Motor Plan Co.	None
06/30/1986	Deed	Plaza Motor Plan	Anron Realty Co.	None
05/04/2005	Deed	Anron Realty Co.	Mikey Manor Inc.	None
05/05/2005	Deed	Mikey Manor Inc.	Manhattan Avenue Equities	None
10/18/2005	Deed	Anron Realty Co.	242 Nevins, Inc.	None
<b>Block 426, Lot 49</b>				
01/05/1953	Deed	Bayway Building Group	Greenberg, Helen	None
05/14/1982	Deed	Greenberg, Helen FNA	ATS Realty Inc.	None
10/25/2018	Deed	ATS Realty Inc.	553 Sackett St, LLC	None
01/27/2020	Deed	553 Sackett Street, LLC	553 Sackett St, LLC	None
01/26/2022	Deed	545 Sackett LLC	242 Nevins, Inc.	None

Reference: New York City Department of Finance ACRIS website:  
<https://a836-acris.nyc.gov/DS/DocumentSearch/Index>.

Previous Site Operators

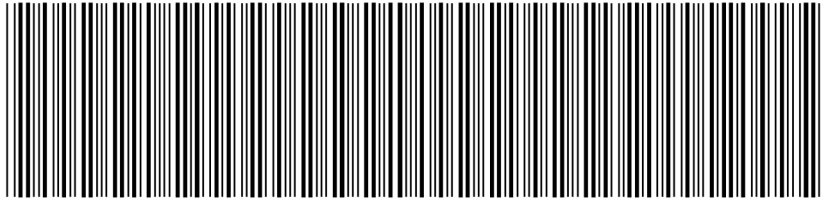
Operator Name	Relationship to Property	Address and Phone Number	Relationship to Applicant
<b>Block 426, Lot 17 (560 Degraw Street)</b>			
Major Auto Show	Current Occupant	212 3 <sup>rd</sup> Ave Brooklyn, NY 11217 718- 403-9500	Tenant
Rise Development Partners	Current Occupant	430 East 3 <sup>rd</sup> Ave Brooklyn, NY 211-765-3888	Tenant
Unknown Name Filling Station	Occupant (1950-1969)	Contact info unknown	None
Fulton Municipal Gas Co.	Occupant (prior to 1886 – 1938)	Contact info unknown	None
<b>Block 426, Lot 49 (553 Sackett Street)</b>			
Unknown Name Parking and Storage	Occupant (1969-2007)	Contact info unknown	None
Unknown Name Sawdust Facility	Occupant (1886 – 1938)	Contact info unknown	None

References:

1. August 18, 2021 draft Phase I Environmental Site Assessment for 553 Sackett Street, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
2. August 27, 2021 Historical Maps and Database Listings, provided by Environmental Data Resources, Inc. (EDR)

**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.



2005081800062001001E84E8

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID: 2005081800062001**

Document Date: 07-27-2005

Preparation Date: 08-18-2005

Document Type: DEED

Document Page Count: 3

**PRESENTER:**

ADVANTAGE TITLE (05AK34297)  
410 NEW YORK AVENUE  
HUNTINGTON, NY 11743  
631-424-6100

**RETURN TO:**

MARINO MAZZEI  
444 THIRD AVENUE  
BROOKLYN, NY 11215

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	426	17	Entire Lot	560 DEGRAW STREET
<b>Property Type: NON-RESIDENTIAL VACANT LAND</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

ANRON REALTY CO.  
8207 RIDGE BLVD.,  
BROOKLYN, NY 11209

**GRANTEE/BUYER:**

242 NEVINS, INC.  
444 THIRD AVENUE  
BROOKLYN, NY 11215

**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

NYC Real Property Transfer Tax Filing Fee: \$ 165.00

NYS Real Estate Transfer Tax: \$ 5,054.00

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

Recorded/Filed 10-18-2005 10:08

City Register File No.(CRFN):

**2005000579484**



*Gina M. Hill*

*City Register Official Signature*

10-14

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

THIS INDENTURE made the 21 day of July, 2005

BETWEEN **ANRON REALTY CO.**, having an address of 8207 Ridge Blvd., Brooklyn, NY 11209, party of the first part and **242 NEVINS, INC.**, having an address at 444 Third Avenue, Brooklyn, NY 11215, party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of one million two hundred sixty three thousand and sixty 00/100 (\$1,263,066.00) Dollars and other valuable consideration 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, situate, lying and being in the Borough of Brooklyn, County of Kings and State of New York, bounded and described as

**SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF**

**SAID PREMISES BEING KNOWN AS AND BY THE STREET ADDRESS:  
560 DEGRAW STREET, BROOKLYN, NEW YORK**

**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.

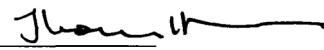
**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written

**ANRON REALTY CO.**

By: 

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

On the 21 day of July, 2005 before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis Dugastino 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.

  
NOTARY PUBLIC

**THOMAS C. HABERLACK**  
Notary Public, State of New York  
No. 02HA5007084  
Qualified in Nassau County  
Commission Expires March 4, 2007

BEING DISTRICT, SECTION, BLOCK 426, LOT(s) 17, TAX MAP OF THE BOROUGH OF BROOKLYN, COUNTY OF KINGS

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

**Parcel One**

BEGINNING at a point on the northeasterly side of Sackett Street, distant 200 feet southeasterly from the corner formed by the intersection of the northeasterly side of Sackett Street and the southeasterly side of Nevins Street;

RUNNING THENCE southeasterly along the northeasterly side of Sackett Street, 20 feet;

THENCE northeasterly and parallel with Nevins Street, 75 feet;

THENCE southeasterly and parallel with Sackett Street, 60 feet;

THENCE northeasterly parallel with Nevins Street 25 feet;

THENCE southeasterly parallel with Sackett Street, 100 feet;

THENCE northeasterly and parallel with Nevins Street, 100 feet to the southwesterly side of Degraw Street;

THENCE northwesterly along the southwesterly side of Degraw Street 180 feet;

THENCE southwesterly parallel with Nevins Street 200 feet to the point or place of BEGINNING.

**Parcel Two**

BEGINNING at the corner formed by the intersection of the westerly side of Third Avenue with the southerly side of Degraw Street;

RUNNING THENCE southerly along the westerly side of Third Avenue, 100 feet;

THENCE westerly parallel with Degraw Street 170 feet;

THENCE northerly parallel with Third Avenue 100 feet to the southerly side of Degraw Street;

THENCE easterly along the southerly side of Degraw Street 170 feet to the point or place of BEGINNING.

NOTE: Being District, Section, Block 426, Lot(s) 17, Tax Map of the Borough of Brooklyn, County of Kings.

NOTE: Lot and Block shown for informational purposes only.

BARGAIN AND SALE DEED WITH  
COVENANT AGAINST GRANTOR'S ACTS

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Anron Realty Co.,

District:

Section:

Block: 426

Lot: 17

County: Kings

TO

242 Nevins, Inc.

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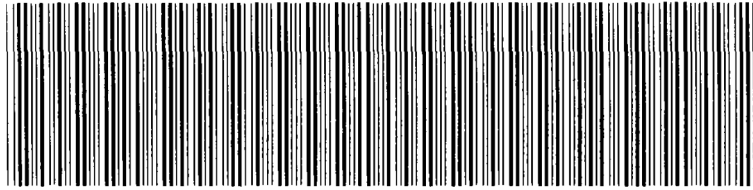
**RECORD & RETURN TO:**

Marino Mazzei  
444 Third Avenue  
Brooklyn, NY 11215

-----  
**FOR RECORDING USE:**

O:\BHPP Department Data\Foreclosure Department Data\Michelle Ouwerkerk\DEEDINLI\Anron 560 Degraw St.wpd

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



**2005081800062001001S4A69**

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2005081800062001**

**Document Date: 07-27-2005**

**Preparation Date: 08-18-2005**

**Document Type: DEED**

**ASSOCIATED TAX FORM ID: 2005072100462**

**SUPPORTING DOCUMENTS SUBMITTED:**

RP - 5217 REAL PROPERTY TRANSFER REPORT  
SMOKE DETECTOR AFFIDAVIT

**Page Count**

1

1

FOR CITY USE ONLY

C1. County Code        C2. Date Deed Recorded        /        /         
 Month Day Year

C3. Book        OR C4. Page         
 C5. CRFN       



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

## PROPERTY INFORMATION

1. Property Location 560 DEGRAW STREET BROOKLYN 11217  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 242 NEVINS, INC.  
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address                                            
 LAST NAME / COMPANY FIRST NAME

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

5. Deed Property Size        FRONT FEET X        DEPTH OR        ACRES

8. Seller Name ANRON REALTY CO.  
 LAST NAME / COMPANY FIRST NAME

4A. Planning Board Approval - N/A for NYC

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

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐7. New Construction on Vacant Land ☐

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 7 / 27 / 2005  
 Month Day Year

11. Date of Sale / Transfer 7 / 27 / 2005  
 Month Day Year

12. Full Sale Price \$ 1 2 6 3 0 6 6  
 ( 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 K 1 16. Total Assessed Value (of all parcels in transfer)       

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))  
BROOKLYN 426 17

## 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 I 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  
242 Nevins, Inc.  
 BUYER SIGNATURE        DATE       

424 Third Avenue  
 STREET NUMBER STREET NAME (AFTER SALE)

Brooklyn NY 11215  
 CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY  
Beckman Henoch Petersen + Pridgen PC  
 LAST NAME FIRST NAME

516 222-6200  
 AREA CODE TELEPHONE NUMBER

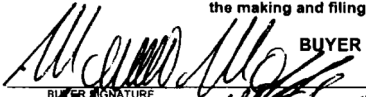



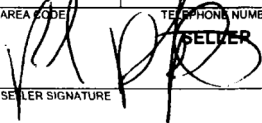
ANRON REALTY CO.  
 SELLER SIGNATURE        DATE       

2005072100462201



**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 SIGNATURE		DATE		 BUYER'S ATTORNEY	
 STREET NUMBER		 STREET NAME (AFTER SALE)		516 AREA CODE	222-0200 TELEPHONE NUMBER
CITY OR TOWN		STATE	ZIP CODE	 SELLER SIGNATURE	
				DATE	

2005072100462201

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

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

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

560 DEGRAW STREET  
Street Address  
BROOKLYN New York, 426 17 (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).

Angelo Realty Co  
Name of Grantor (Type or Print)  
By: [Signature]  
Signature of Grantor

242 Nevins, Inc.  
Name of Grantee (Type or Print)  
[Signature]  
Signature of Grantee

Sworn to before me  
this 27 date of July 2005  
[Signature]  
THOMAS C. HABERLACK  
Notary Public, State of New York  
No. 02HA5007084  
Qualified in Nassau County  
Commission Expires March 4, 2007

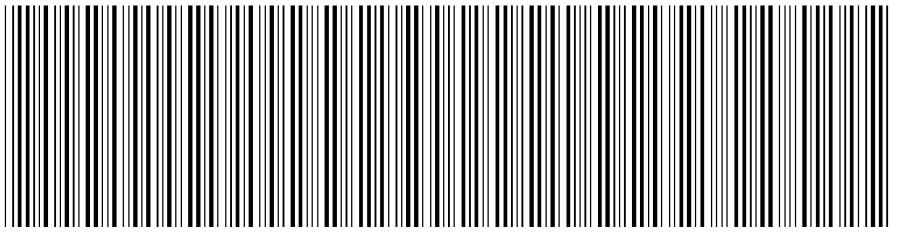
Sworn to before me  
this 27 date of July 2005  
[Signature]  
THOMAS C. HABERLACK  
Notary Public, State of New York  
No. 02HA5007084  
Qualified in Nassau County  
Commission Expires March 4, 2007

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.**

**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.



2022012000184005001E0F42

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 10**

**Document ID: 2022012000184005**

Document Date: 01-14-2022

Preparation Date: 01-20-2022

Document Type: DEED

Document Page Count: 9

**PRESENTER:**

ALL NEW YORK TITLE AGENCY, INC.  
222 BLOOMINGDALE ROAD^ANY2021-5541C & 5542C  
SUITE 306  
WHITE PLAINS, NY 10605  
914-686-5600  
JKAMNA@ALLNYT.COM

**RETURN TO:**

DAVID ROSENBERG, ESQ.  
PHILLIPS NIZER LLP  
485 LEXINGTON AVENUE, 14TH FLOOR  
NEW YORK, NY 10017

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	426	49	Entire Lot	553 SACKETT STREET
<b>Property Type:</b> NON-RESIDENTIAL VACANT LAND				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

545 SACKETT LLC  
11 PARK PLACE, SUITE 1705  
NEW YORK, NY 10007

**GRANTEE/BUYER:**

242 NEVINS, INC.  
3 HILL POND LANE  
RUMSON, NJ 07760

**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: \$ 82.00

Affidavit Fee: \$ 0.00

**Filing Fee:**

\$ 250.00

NYC Real Property Transfer Tax:

\$ 4,275.00

NYS Real Estate Transfer Tax:

\$ 1,200.00

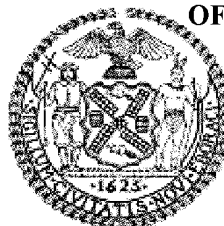
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 01-26-2022 15:53

City Register File No.(CRFN):

**2022000039612**



*Annette McMill*

**City Register Official Signature**

## BARGAIN AND SALE DEED

THIS INDENTURE, made as of the 14<sup>th</sup> day of January, 2022 by **545 SACKETT LLC**, a New York limited liability company, successor by merger to **553 SACKETT ST, LLC** (“Predecessor Grantor”), having an address at 11 Park Place, Suite 1705, New York, New York 10007 (“Grantor”) and **242 NEVINS, INC.**, a New York corporation, having an address at 3 Hill Pond Lane, Rumson, New Jersey 07760 (“Grantee”).

WHEREAS, Predecessor Grantor and Grantor were merged into Grantor, pursuant to a certain Certificate of Merger, filed with the New York State Department of State on September 24, 2021, a copy of which is annexed hereto as Schedule A.

WITNESSETH, that Grantor, in consideration of Ten Dollars (\$10.00), lawful money of the United States, paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, State of New York, as more particularly described on Schedule B attached hereto and made a part hereof (the “Premises”);

BEING AND INTENDED TO BE a portion of the same premises conveyed in the deed to Grantor, as successor by merger to Predecessor Grantor, dated October 25, 2018, and recorded on November 7, 2018 as CRFN 2018000369416 in the New York City Register’s Office, Kings County, as confirmed by the Confirmatory Deed, dated January 27, 2020, and recorded on February 14, 2020 as CRFN 2020000060292 in the New York City Register’s Office, Kings County, to correctly list the name of Predecessor Grantor.

TOGETHER WITH all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Premises to the center lines thereof;

TOGETHER WITH the appurtenances and all the estate and rights of Grantor in and to the Premises.

TO HAVE AND TO HOLD the Premises unto Grantee, the heirs or successors and assigns of Grantee forever.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor 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 improvements and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

*[Signature Page Follows]*

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

GRANTOR:

**545 SACKETT LLC,  
a New York limited liability company**

By: \_\_\_\_\_

Name: Matthew Schwartz

Title: Authorized Signatory

STATE OF LOUISIANA           )  
  ):ss.:  
COUNTY OF NEW ORLEANS    )

On the 12<sup>th</sup> day of January in the year 2022, before me, the undersigned, personally appeared Matthew Schwartz, 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 individuals acted, executed the instrument.

\_\_\_\_\_  
Notary Public



**DEBORAH DAIGLE DAVIS**  
**NOTARY PUBLIC**  
State of Louisiana, Bar Roll # 26009  
My Commission is for life.

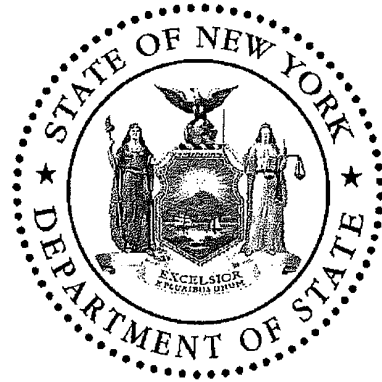
**Schedule A**

Certificate of Merger

**NEW YORK STATE DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS, STATE RECORDS AND UNIFORM COMMERCIAL CODE  
FILING RECEIPT**

**ENTITY NAME :** 545 SACKETT LLC  
**DOCUMENT TYPE :** CERTIFICATE OF MERGER  
**ENTITY TYPE :** DOMESTIC LIMITED LIABILITY COMPANY

**DOS ID :** 5225725  
**FILE DATE :** 09/24/2021  
**FILE NUMBER :** 210924002307  
**TRANSACTION NUMBER :** 202109240002044-228135  
**EXISTENCE DATE :** 09/24/2021  
**DURATION/DISSOLUTION :** PERPETUAL  
**COUNTY :** NEW YORK



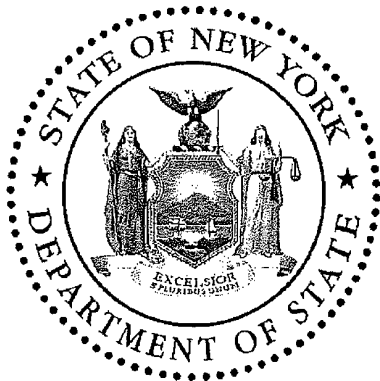
**SERVICE OF PROCESS ADDRESS :** C/O THE DOMAIN COMPANIES LLC  
11 PARK PLACE, SUITE 1705,  
NEW YORK, NY, 10007, USA  
**FILER :** CANNON HEYMAN & WEISS, LLP  
54 HEYMAN STREET 5TH FL,  
ALBANY, NY, 12207, USA  
**SERVICE COMPANY :** CANNON HEYMAN & WEISS, LLP  
**SERVICE COMPANY ACCOUNT :** HN

*You may verify this document online at :* <http://ecorp.dos.ny.gov>  
**AUTHENTICATION NUMBER :** 100000406939

<b>TOTAL FEES:</b>	<b>\$210.00</b>	<b>TOTAL PAYMENTS RECEIVED:</b>	<b>\$210.00</b>
<b>FILING FEE:</b>	<b>\$60.00</b>	<b>CASH:</b>	<b>\$0.00</b>
<b>CERTIFICATE OF STATUS:</b>	<b>\$0.00</b>	<b>CHECK/MONEY ORDER:</b>	<b>\$0.00</b>
<b>CERTIFIED COPY:</b>	<b>\$0.00</b>	<b>CREDIT CARD:</b>	<b>\$0.00</b>
<b>COPY REQUEST:</b>	<b>\$0.00</b>	<b>DRAWDOWN ACCOUNT:</b>	<b>\$210.00</b>
<b>EXPEDITED HANDLING:</b>	<b>\$150.00</b>	<b>REFUND DUE:</b>	<b>\$0.00</b>

**STATE OF NEW YORK  
DEPARTMENT OF STATE**

I hereby certify that the annexed copy for 545 SACKETT LLC, File Number 210924002307 has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.



WITNESS my hand and official seal of the  
Department of State, at the City of Albany,  
on September 24, 2021.

*Brendan C. Hughes*

Brendan C. Hughes  
Executive Deputy Secretary of State





Division of Corporations,  
State Records and  
Uniform Commercial Code

Department of State  
DIVISION OF CORPORATIONS,  
STATE RECORDS AND  
UNIFORM COMMERCIAL CODE  
One Commerce Plaza  
99 Washington Ave.  
Albany, NY 12231-0001  
www.dos.ny.gov

CERTIFICATE OF MERGER  
OF

553 Sackett St, LLC

*(Insert Name of Domestic Entity)*

AND

545 Sackett LLC

*(Insert Name of Domestic Limited Liability Company)*

INTO

545 Sackett LLC

*(Insert Name of Domestic Limited Liability Company)*

Under Section 1003 of the Limited Liability Company Law

FIRST: The name (and if the name has been changed, the name under which it was formed) and jurisdiction of formation or organization of each domestic limited liability company or other domestic business entity that is to merge is:

553 Sackett St, LLC, a New York limited liability company  
545 Sackett LLC, a New York limited liability company

SECOND: For each domestic limited liability company and domestic other business entity, the date when its initial articles of organization or formation document was filed with Department of State is:

553 Sackett St, LLC's Articles of Organization were filed on May 15, 2018  
545 Sackett LLC's Articles of Organization were filed on October 30, 2017

THIRD: The name of the surviving domestic limited liability company is:  
545 Sackett LLC

FOURTH: The agreement of merger has been approved and executed by each of the domestic limited liability companies or domestic other business entities that is a party thereto.

FIFTH: The effective date of merger, if it is not to be effective upon the filing of the certificate of merger, is: September 24, 2021. (A future effective date may not exceed 30 days from the date of filing.)

SIXTH: The Secretary of State is designated as agent of the surviving limited liability company upon whom process against it may be served. The address within or without this state to which the Secretary of State shall mail a copy of any process against the limited liability company served upon him or her is:

c/o The Domain Companies LLC, 11 Park Place, Suite 1705, New York, New York 10007.

DOS

Filed with the NYS Department of State on 09/24/2021  
Filing Number: 210924002307 DOS ID:

SEVENTH: The agreement of merger is on file at the following place of business of the surviving domestic limited liability company:

545 Sackett LLC, c/o The Domain Companies LLC, 11 Park Place, Suite 1705,  
New York, New York 10007.

EIGHTH: A copy of the agreement of merger will be furnished by the surviving domestic limited liability company on request and without cost to any member of any domestic limited liability company or to any person holding an interest in any other business entity that is to merge pursuant to such agreement.

553 Sackett St, LLC

*(Name of Domestic Entity)*

X

*(Signature)*

Matthew Schwartz

*(Type or Print Name)*

Authorized Person

*(Capacity of Signer)*

545 Sackett LLC

*(Name of Domestic Limited Liability Company)*

X

*(Signature)*

Matthew Schwartz

*(Type or Print Name)*

Authorized Person

*(Capacity of Signer)*

DOS [REDACTED]

Filed with the NYS Department of State on 09/24/2021  
Filing Number: 210924002307 DOS ID: [REDACTED]

**CERTIFICATE OF MERGER**

**OF**

**553 SACKETT ST, LLC**

**AND**

**545 SACKETT LLC**

**INTO**

**545 SACKETT LLC**

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**Under Section 1003 of the  
Limited Liability Company Law  
of the State of New York**

RECEIVED

2021 SEP 24 PM 2:08

**DRAWDOWN ACCOUNT HN**

**CANNON HEYMAN & WEISS, LLP  
54 STATE STREET  
5<sup>TH</sup> FLOOR  
ALBANY, NEW YORK 12207**

**Geoffrey J. Cannon, Esq.**

Filed with the NYS Department of State on 09/24/2021  
Filing Number: 210924002307 DOS ID: [REDACTED]

**Schedule B**

Legal 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 northeasterly side of Sackett Street, distant 285.00 feet southeasterly from the corner formed by the intersection of the northeasterly side of Sackett Street and the southeasterly side of Nevins Street;

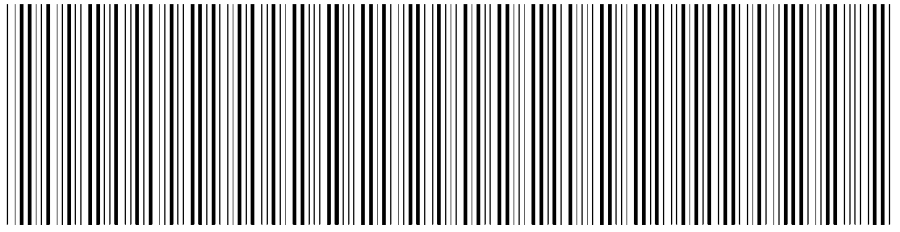
RUNNING THENCE northeasterly parallel with Nevins Street and forming an interior angle of 89 Degrees 47 Minutes 45 Seconds a distance of 100.00 feet;

THENCE southeasterly parallel with Sackett Street and forming an interior angle of 90 Degrees 12 Minutes 15 Seconds a distance of 35.00 feet;

THENCE southwesterly parallel with Nevins Street and forming an interior angle of 89 Degrees 47 Minutes 45 Seconds a distance of 100.00 feet to the northeasterly side of Sackett Street;

THENCE northwesterly along the northeasterly side of Sackett Street and forming an interior angle of 90 Degrees 12 Minutes 15 Seconds a distance of 35.00 feet to the point or place of BEGINNING.

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



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**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID:** 2022012000184005  
Document Type: DEED

Document Date: 01-14-2022

Preparation Date: 01-20-2022

**ASSOCIATED TAX FORM ID:** 2021122100281

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

4

C1. County Code  C2. Date Deed Recorded  /  /   
Month Day Year

C3. Book OR   
C4. Page

C5. CRFN



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

1. Property Location	553	SACKETT STREET	BROOKLYN	11217
	STREET NUMBER	STREET NAME	BOROUGH	ZIP CODE

2. Buyer Name	242 NEVINS, INC.	
	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

\_\_\_\_\_ X \_\_\_\_\_ OR \_\_\_\_\_ ACRES

FRONT FEET DEPTH

**Check the boxes below as they apply:**

**6. Ownership Type is Condominium**

## 7. New Construction on Vacant Land

8. Seller Name	545 SACKETT LLC	
	LAST NAME / COMPANY	FIRST NAME
	LAST NAME / COMPANY	FIRST NAME

A	<input type="checkbox"/>	One Family Residential	C	<input type="checkbox"/>	Residential Vacant Land	E	<input type="checkbox"/>	Commercial	G	<input type="checkbox"/>	Entertainment / Amusement	I	<input type="checkbox"/>	Industrial
B	<input type="checkbox"/>	2 or 3 Family Residential	D	<input checked="" type="checkbox"/>	Non-Residential Vacant Land	F	<input type="checkbox"/>	Apartment	H	<input type="checkbox"/>	Community Service	J	<input type="checkbox"/>	Public Service

10. Sale Contract Date 1 / 13 / 2022  
Month Day Year

11. Date of Sale / Transfer 1 / 14 / 2022  
Month Day Year

12. Full Sale Price \$ 

( 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

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

15. Building Class G 7

16. Total Assessed Value (of all parcels in transfer) 1 9 0 3 5 0

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

BROOKLYN 426 49

**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>See attached</i>			LAST NAME	FIRST NAME
3 HILL POND LANE				
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
RUMSON				
CITY OR TOWN	STATE	ZIP CODE	SELLER	
	NJ	07760	<i>See attached</i>	
			SELLER SIGNATURE	DATE

**SIGNATURE RIDER TO**  
**REAL PROPERTY TRANSFER REPORT (RP-5217)**

**BUYER'S SIGNATURE**

242 NEVINS, INC.

By:



Name: Marino Mazzei

Title: Authorized Signatory

**BUYER CONTACT**  
**INFORMATION:**

3 Hill Pond Lane, Rumson, New  
Jersey 07760

**BUYER'S ATTORNEY:**

John P. Gulino, P.C.  
85 New Dorp Lane  
Staten Island, New York 10306  
Attn: John P. Gulino, Esq.



**SIGNATURE RIDER TO**  
**REAL PROPERTY TRANSFER REPORT (RP-5217)**

**SELLER'S SIGNATURE:**

545 SACKETT LLC

By: \_\_\_\_\_

Name: Matthew Schwartz  
Title: Authorized Signatory

**SELLER CONTACT**  
**INFORMATION:**

11 Park Place, Suite 1705, New  
York, New York 10007

**SELLER'S ATTORNEY:**

Seiden & Schein, P.C.  
570 Lexington Avenue, 14th Floor  
New York, New York 10022  
Attn: David Shamshovich, Esq.