

CITY REGISTER RECORDING AND ENDORSEMENT PAGE
COUNTY OF > KINGS
 THIS PAGE FORMS PART OF THE INSTRUMENT

TOTAL NUMBER OF PAGES IN DOCUMENT INCLUDING THIS PAGE > 4

Block v 1661	Lots - ONLY IF ENTIRE LOT v 46, 45	Partial Lots v PID
Premises v Malcolm X Blvd. Kings Lead	NAME v N.Y.C. Property Owners	ADDRESS v 372 Broadway
Title/Agent Company Name v	CITY v New York, N.Y.	STATE v N.Y.
Title Company Number v	ZIP v 10013	

NAME & ADDRESS

PARTY 1 > City of New York, City Hall, N.Y.
 ADDITIONAL PARTY 1 >

PARTY 2 > N.Y.C. Property Owners, 372 Broadway, N.Y., N.Y.
 ADDITIONAL PARTY 2 >

CHECK THIS BOX IF THERE ARE MORE THAN 2 OF EITHER PARTY

RELS 76360062

BY REGISTER ONLY DO NOT WRITE BELOW THIS LINE

Examined by (sk) *2*

Mtge Tax Serial No. _____
 Mtge Amount \$ _____
 Taxable Amount \$ _____

Exemption (✓) YES NO

Type: [33EE] [255] [OTHER _____]

Dwelling Type: [1+2] [3] [4+6] [over 6]

TAX RECEIVED ON ABOVE MORTGAGE v

County (basic) \$ _____
 City (Addtl) \$ _____
 Spec Addtl \$ _____
 TASF \$ _____
 MTA \$ _____
 NYCTA \$ _____
 TOTAL TAX \$ _____

Apportionment Mortgage (✓) YES NO

City Register Serial Number 100993

Indexed By (sk) _____ Verified By (sk) *aw*

Block(s) and Lot(s) verified by (✓):
 Address *372* Tax Map

Extra Block(s) _____ Lot(s) _____

Recording Fee *A* \$ *52*
 Affidavit Fee (C) \$ *0*
 RPTT Fee *25* \$ *25*
 HPD-A HPD-C

New York State Real Estate Transfer Tax v
 \$ *4*

Serial Number > 001393

New York City Real Property Transfer Tax 17199
 Serial Number >

FOLD

FOLD

RECORDED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK



John Larivee

DEED 0769 52.00
 LO/TL CS/R RECPT DATE TIME
 3-2 9 155341 AUG 20-02 15:11

AUG 20 2002 P 2: 28

25 x 10

SCS/05/30/02/43

NO IN ORIGINAL

REEL 5763 PG 0063

7963

THIS INDENTURE, made as of the 8th day of August
Two Thousand Two between THE CITY OF NEW YORK, a municipal corporation, having its principal office at City Hall, Borough of Manhattan, City and State of New York the first party and NYC PROPERTY OWNERS, INC., a corporation, having its principal office at 372 Broadway, Lower Level, New York, NY 10013 hereinafter designated as the second party.

WHEREAS, after the appraisal under the direction of the Mayor of the City of New York, and after a public hearing held on the 19th day of December, 2001, the Mayor by authorization dated the 27th day of December, 2001 (Calendar No. 60), duly ordered and directed the sale at public auction of the premises therein and hereinafter described for the minimum or upset price of ONE THOUSAND (\$1,000.00) DOLLARS, and

WHEREAS, after advertisement in the manner provided by law, said premises were duly sold by and under the direction of the Department of Citywide Administrative Services, Division of Real Property (now known as Division of Real Estate Services) at public auction at the time and place set forth in such advertisement for the sum of ONE THOUSAND (\$1,000.00) DOLLARS that being the highest bid therefor at the said sale,

NOW, THEREFORE, WITNESSETH: That the first party, in consideration of the sum of ONE THOUSAND (\$1,000.00) DOLLARS

lawful money of the United States, paid by the second party, does hereby grant and release unto the second party, the heirs or successors and assigns of the second party forever,

All that/those certain piece/s or parcel/s of land, together with any improvements thereon, situate, lying and being in the Borough of BROOKLYN City and State of New York, designated on the Tax Map of the City of New York, for the Borough of BROOKLYN, as said Tax Map was April 27, 1976 Lot 46, February 16, 1972 Lot 145,

Block 1661, Lots 46, 145

Use of said property will be restricted in perpetuity to "accessory" "extension", or "enlargement" as such quoted terms are defined in the New York City Zoning Resolution.

The property shall be burdened by the foregoing use restriction(s) notwithstanding any uses which may be permitted by the grant of a variance and/or notwithstanding any changes, modifications or amendments to be made at any future time by the City of New York to its Zoning Resolution.

This restriction shall run with the land.

TO HAVE AND TO HOLD the premises herein granted unto the second party, the heirs or successors and assigns of the second party forever.

Subject to: (1) Any state of facts an accurate survey would show; (2) The rights, if any, of tenants and persons in possession, if any; (3) All violations of any local, State or Federal Government having jurisdiction thereof existing at the time of closing; (4) Building restrictions and zoning regulations in force at the time of the delivery of the deed and covenants, restrictions of record, and easements affecting the subject property; (5) The trust fund provisions of section thirteen of the Lien Law; and (6) All provisions of the Standard Terms and Conditions of Sale in force and effect at the time of the Sale that are applicable.

80 IN ORIGINAL

REELS 76.3 PG 0064

In the event of the acquisition by the City of New York, by condemnation or otherwise, of any part or portion of the premises herein granted (except for the portion of the premises herein granted containing a building as of the date of this deed), lying within the bed of any street, avenue, parkway, expressway, park, public place or catch-basin, as said street, avenue, parkway, expressway, park, public place or catch-basin is shown on the present City Map, the second party, the heirs or successors and assigns of the second party, shall only be entitled as compensation for such acquisition by the City to the amount of One Dollar, and shall not be entitled to compensation for any buildings or structures erected thereon after May 30, 2002, within the lines of the street, avenue, parkway, expressway, park, public place or catch-basin so laid out and acquired. This covenant shall be binding upon and run with the land and shall endure until the second party, the heirs or successors and assigns of the second party, obtains a written release of this covenant executed by the Deputy Commissioner of Department of Citywide Administrative Services, Division of Real Estate Services or a person designated by the City's Mayor who may in his sole discretion execute such release if the City Map has already been changed so as to eliminate the lines of said street, avenue, parkway, expressway, park, public place or catch-basin from any part or portion of the premises. If the City Map has not been so changed, the said officer may execute such a release after authorization by the City's Mayor. The second party, the heirs or successors and assigns of the second party shall pay such consideration for the release as said officer shall deem appropriate.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be subscribed to by the Deputy Commissioner of Department of Citywide Administrative Services, Division of Real Estate Services and by the City Clerk and its corporate seal to be hereunto affixed the day and year first above written.

THE CITY OF NEW YORK

By: Mori Fierstein
Deputy Commissioner
Department of Citywide Administrative Services,
Division of Real Estate Services

APPROVED AS TO FORM:

[Signature]
Acting Corporation Counsel

By: [Signature]
City Clerk

NYC Property Owners, Inc.

By: [Signature]
PRESIDENT.

STATE OF NEW YORK,)

SS.:

COUNTY OF NEW YORK)

On the 10th day of July, in the year 2002 before me, the undersigned, a Notary Public in and for said State, personally appeared MORI FIERSTEIN, personally known to me or proved to me 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 /this 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.

[Signature]
Notary Public

JOAN GONZALEZ
COMMISSIONER OF DEEDS
CITY OF NEW YORK NO. 2-628
COMMISSION EXPIRES 7/1/04

STATE OF NEW YORK,)

NEEL 5 76 3 P6 0 0 6 5

SS.:

COUNTY OF NEW YORK)

On the 11th day of July, in the year 2002 before me, the undersigned, a Notary Public in and for said State, personally appeared VICTOR L. ROBLES, 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/this 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.

Wendy Hinzarry-Lopez
Notary Public

WENDY HINZARRY-LOPEZ
Commissioner of Deeds
City of New York No. 2-12001
Certificate Filed in New York County
Commission Expires Jan 23, 2004

STATE OF NEW YORK,)

SS.:

COUNTY OF NEW YORK)

On the _____ day of _____ in the year 2002 before me, the undersigned, a Notary Public in and for said State, personally appeared RAYMOND TEATUM, personally known to me or proved to me 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/this 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

STATE OF NEW YORK,)

SS.:

COUNTY OF NEW YORK)

On the 8th day of August in the year 2002 before me, the undersigned, personally appeared Thomas O. McNamee, 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.

Thomas O. McNamee
Notary Public

ANILKUMAR R. AVUTU
Notary Public, State of New York
No. 02AV057904
Qualified in New York County
Commission Expires Dec. 10, 2006

DEED

BLOCK(S): 1661
LOTS: 46, 145
COUNTY: KINGS

THE CITY OF NEW YORK

Record and return to:

TO

NYC PROPERTY OWNERS, INC.