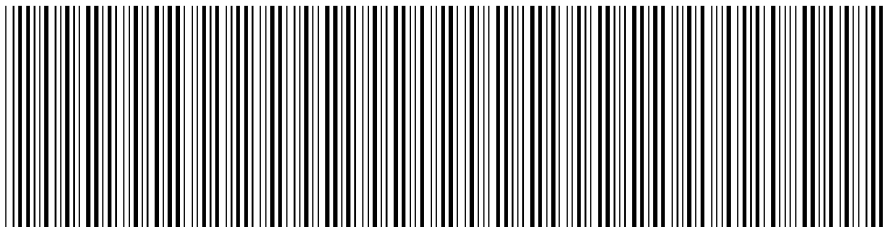


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2014121101028001003E9509

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2014121101028001

Document Date: 12-31-2014

Preparation Date: 12-24-2014

Document Type: DEED

Document Page Count: 5

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	Partial Lot	26 NORTH 12 STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

MOTIVA ENTERPRISES LLC
910 LOUISIANA
HOUSTON, TX 77002

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

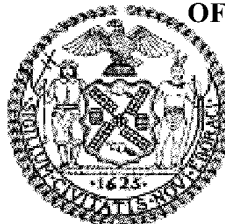
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 12-31-2014 11:46

City Register File No.(CRFN):

2014000431176



Annette McMill

City Register Official Signature



Quitclaim Deed

**Borough of Brooklyn
Kings County
Block 2277, p/o Lot 1**

After recording, return to:

**Corporation Counsel of the City of New York
100 Church Street
New York, New York 10007
Attention: Chief, Economic Development**

This instrument prepared by
Saundria Gray
Shell Oil Company
910 Louisiana Street, 44th Floor
Houston, TX 77002

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made on November 13, 2014 between MOTIVA ENTERPRISES LLC, a Delaware limited liability company, with a mailing address of 910 Louisiana, Houston, Texas, 77002 ("**Grantor**") **THE CITY OF NEW YORK**, a municipal corporation, with an office at City Hall, New York, New York, 10007 ("**Grantee**") in connection with that certain tract or parcel of land situated in the Borough of Brooklyn, County of Kings, City and State of New York, as more particularly bounded and described;

Whenever the context permits, singular shall include plural and one gender shall include all.

WITNESSETH, that the Grantor, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, does hereby remise, release, and quitclaim unto the Grantee, the heirs, successors and assigns of the Grantee forever:

ALL that certain lot, piece or parcel of land situate, lying and being in the Borough of Brooklyn, City and State of New York, being known and designated as Block 2277, part of Lot 1 on the Tax Map for said Borough and as more particularly bounded and described in Exhibit A attached hereto and incorporated herein (the "**Property**");

TO HAVE AND TO HOLD all of GRANTOR's right, title and interest in and to the Property, together with all and singular the rights and appurtenances belonging in any way to GRANTOR's right, title and interest in and to the Property, to GRANTEE, its successors and assigns forever and neither GRANTOR nor GRANTOR's successors and assigns shall have claim or demand any right, title or interest in all or any part of the Property.

GRANTOR EXPRESSLY DISCLAIMS ANY REPRESENTATION OR WARRANTY, EXPRESS, STATUTORY OR IMPLIED, AS TO (I) TITLE TO THE

PROPERTY, (II) THE ENVIRONMENTAL CONDITION OF THE PROPERTY (INCLUDING WITHOUT LIMITATION ANY MATTER OR CIRCUMSTANCE RELATING TO ENVIRONMENTAL LAWS, ENVIRONMENTAL LIABILITIES, THE RELEASE OF MATERIALS INTO THE ENVIRONMENT OR THE PROTECTION OF HUMAN HEALTH, SAFETY, NATURAL RESOURCES OR THE ENVIRONMENT, OR ANY OTHER ENVIRONMENTAL CONDITION OF THE PROPERTY, (III) THE MAINTENANCE, REPAIR, CONDITION, QUALITY, SUITABILITY, DESIGN OR MARKETABILITY OF THE PROPERTY, (IV) THE MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR CONFORMITY TO MODELS OR SAMPLES OF MATERIALS OF ANY EQUIPMENT; IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE PARTIES HERETO THAT GRANTEE SHALL BE DEEMED TO BE OBTAINING THE PROPERTY IN ITS PRESENT STATUS, CONDITION AND STATE OF REPAIR, "AS IS" AND "WHERE IS," WITH ALL FAULTS.

(Remainder of page intentionally left blank. Signature on following page.)

In witness whereof, the Grantor has signed this instrument on the date first above written.

MOTIVA ENTERPRISES LLC,
a Delaware limited liability company

By: [Signature]
Name: Dan Romasko
Title: President + CEO



STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 13th day of November __, 2014, by Dan Romasko, President + CEO of Motiva Enterprises LLC, a Delaware limited liability company, on behalf of said company.



Veronica Fowler
Notary Public in and for The State of Texas
My Commission Expires: 3-23-18

SEAL

EXHIBIT A

Property

Tax Block 2277 Tentative Tax Lot TBD
MSC Survey No. 55471-12

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 North 12th Street, distant 1,010.00 feet northwesterly from the corner formed by the intersection of the northeasterly side of North 12th Street with the northwesterly side of Kent Avenue;

RUNNING THENCE northeasterly, along the U.S. Bulkhead line of Bushwick Creek, established 6/30/1947 and at right angles to the northeasterly side of North 12th Street, 100 feet to a point;

RUNNING THENCE northeasterly, along a line forming an angle of 130 degrees 47 minutes 08 seconds on the southeast with the U.S. Bulkhead line of 6/30/1947, 134.71 feet to the U.S. Pierhead and Bulkhead line of Bushwick Creek, approved by the Secretary of War, June 30, 1947;

RUNNING THENCE westerly, along the U.S. Pierhead line of Bushwick Creek and along a line forming an angle of 12 degrees 34 minutes 46 seconds on the southwest with the last mentioned course, 296.17 feet to the U.S. Pierhead line established by CHAP 299 Laws of 1891;

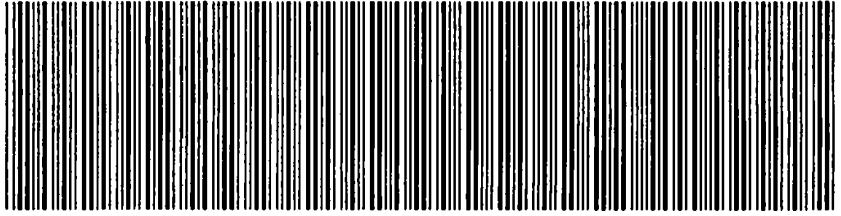
RUNNING THENCE southwesterly, the following two courses and distances along the aforementioned U.S. Pierhead line;

1. THENCE southwesterly, along a line forming an angle of 158 degrees 42 minutes 22 seconds on the southwest with the last mentioned course, 63.13 feet to a point;
2. THENCE southwesterly, along a line forming an angle of 169 degrees 02 minutes 00 seconds on the southwest with the last mentioned course, 34.50 feet to the center line of North 12th Street;

RUNNING THENCE southeasterly, along the centerline of North 12th Street, 223.26 feet to the U.S. Bulkhead line of the East River, established 3/22/1965;

RUNNING THENCE northerly, along the U.S. Bulkhead line of the East River and along a line forming an angle of 78 degrees 13 minutes 00 seconds on the northwest with the centerline of North 12th Street, 30.65 feet to the northeasterly side of North 12th Street, the point or place of BEGINNING.

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



2014121101028001003S5B88

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2014121101028001
Document Type: DEED

Document Date: 12-31-2014

Preparation Date: 12-24-2014

ASSOCIATED TAX FORM ID: 2014121100445

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

1
2
1

DEC 30 '14

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

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

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

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

5. Deed Property Size 381 X 1010 OR ACRES

6. Seller Name MOTIVA ENTERPRISES LLC
 LAST NAME / COMPANY FIRST NAME

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

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 ☐

SALE INFORMATION

10. Sale Contract Date 11 / 13 / 2014
 Month Day Year

11. Date of Sale / Transfer 12 / 31 / 2014
 Month Day Year

12. Full Sale Price \$ 2,478,300
 (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) 2,478,350

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

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>Michael</i>		DATE <i>12/23/2014</i>	LAST NAME <i>Waller</i>		FIRST NAME <i>Michael</i>
CITY HALL					
STREET NUMBER		STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
NEW YORK					
CITY OR TOWN		STATE NY	ZIP CODE 10007	SELLER	
			SELLER SIGNATURE <i>[Signature]</i>	DATE December 18, 2014	
			Dan Romasko President and CEO		
					

**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
LIMITED LIABILITY COMPANY _____ Street Address _____ Unit/Apt. _____
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;~~

****As the Premises is vacant land, no smoke detector is required.**

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).

Dan Romasko, President and CEO

Name of Grantor (Type or Print)



[Signature]
Signature of Grantor

City of New York

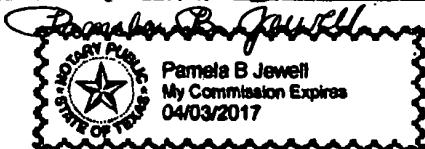
Name of Grantee (Type or Print)

[Signature]

Signature of Grantee

Sworn to before me

this 19th date of December 20 14



Sworn to before me

this 23rd date of December 20 14

RENATA BODNER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01806250373
Qualified in Kings County

My Commission Expires October 24, 2015

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
- LIMITED LIABILITY
COMPANY 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:

Signature: Michael J. Warner Date (mm/dd/yyyy) 12/22/2014

Name and Title of Person Signing for Owner, if applicable: Michael J. Warner Asst. Corp. Counsel