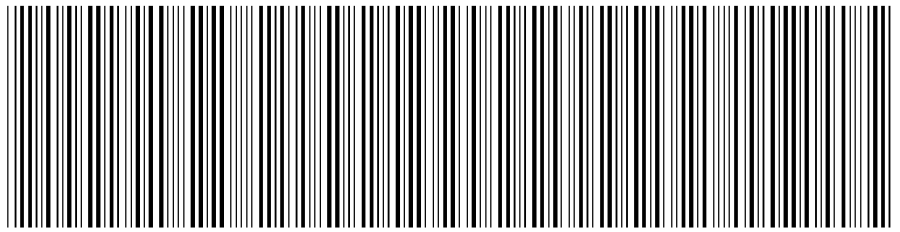


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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
<b>Property Type:</b> 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

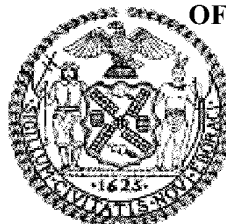
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**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  
24 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 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.

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 year, 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

BLOCK

2277

LOT

1

Title No.

North 12th Street Properties, LLC

COUNTY ~~NEW YORK~~

Kings

STREET ADDRESS

1 North 12th Street  
Brooklyn, NY 11249

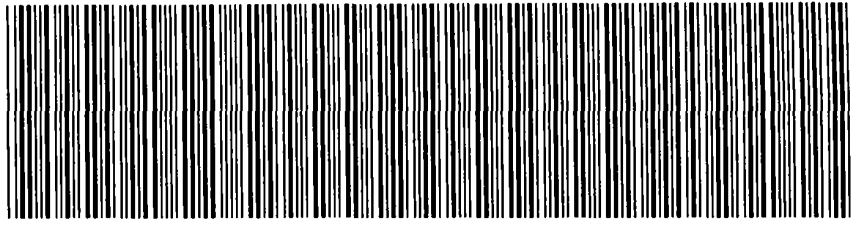
TO  
The City of New York

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

## MAR 09 2016

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	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

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

**6. Ownership Type is Condominium**

## 7. New Construction on Vacant Land

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

8. Seller Name NORTH 12TH STREET PROPERTIES, 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

A	One Family Residential	C	Non-Residential Vacant Land	E	Apartment	H	Community Service	J	Public Service
B	2 or 3 Family Residential	D	Non-Residential Vacant Land	F	Apartment	I	Community Service	K	Public Service

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 \$ 530,000.00

( 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	<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 checked="" type="checkbox"/>	Buyer or Seller is Government Agency or Lending Institution
E	<input type="checkbox"/>	Deed Type not 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 type="checkbox"/>	None

15. Building Class F 8 16. Total Assessed Value (of all parcels in transfer) 2 4 6 0 6 0 0

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>M. J. [illegible]</i>		DATE <i>3/8/2016</i>	LAST NAME <i>Wasser</i>	FIRST NAME <i>Michael</i>
CITY HALL			AREA CODE <i>(212)</i>	TELEPHONE NUMBER <i>356-2135</i>
STREET NUMBER	STREET NAME (AFTER SALE)		SELLER	
	NEW YORK	NY	10007	
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE <i>Sergio Allegri</i>	DATE <i>3/18/16</i>

2016030800137201

**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		Unit/Apt.	
<u>BROOKLYN</u>	New York,	<u>2277</u>	<u>1</u>
Borough		Block	Lot
(the "Premises");			

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 12<sup>th</sup> 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. Warr, 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](http://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: *L.H. OF New York*

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

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