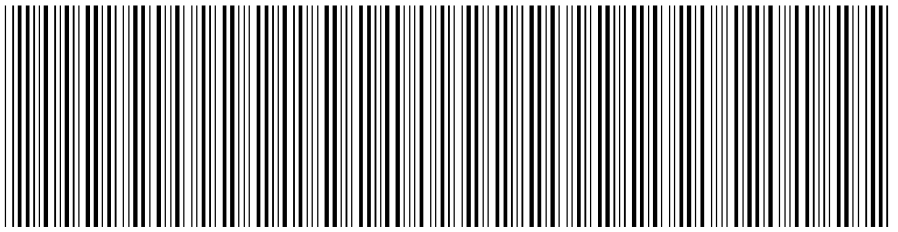


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2015100900627001001E4E60

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2015100900627001

Document Date: 10-07-2015

Preparation Date: 10-09-2015

Document Type: DEED

Document Page Count: 3

PRESENTER:

PHILIP OHARA ASSOCIATES KTB-39857-1
A/A/F FIRST AMERICAN TITLE INSURANCE
COMPANY
55 WASHINGTON STREET, SUITE 557
BROOKLYN, NY 11201
718-875-7506

RETURN TO:

SILVERMAN SCHIN BYRNE & GILCREST PLLC
ATTN: JAY BLOOMFIELD, ESQ.
381 PARK AVENUE SOUTH, 16TH FLOOR
NEW YORK, NY 10016
KTB-40280 (CB)

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	2358	6	Entire Lot	84/94 NORTH 3RD STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

84 NORTH STREET REALTY LLC
C/O ANTHONY TRISTANI AND NINO TRISTANI, 860
HUMBOLDT STREET
BROOKLYN, NY 11222

GRANTEE/BUYER:

HUDSON METROPOLITAN LLC
C/O DAVID KRAMER THE HUDSON COMPANIES
INCORPORATED, 826 BROADWAY
NEW YORK, NY 10003

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

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 262,500.00

NYS Real Estate Transfer Tax:

\$ 40,000.00

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

CITY OF NEW YORK

Recorded/Filed 10-14-2015 15:59

City Register File No.(CRFN):

2015000367507



Annette McMill

City Register Official Signature

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

with
THIS INDENTURE, made the ^a7th day of October, in the year 2015 *NTI AK*
BETWEEN
84 NORTH STREET REALTY LLC
c/o Anthony Tristani & Nino Tristani, 860 Humboldt Street, Brooklyn, New York 11222

OKTB-39857-1

RS
\$49,000

party of the first part, and HUDSON METROPOLITAN LLC
c/o David Kramer, The Hudson Companies Incorporated, 826 Broadway, New York 10003

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten 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, with the buildings and improvements thereon erected, situate, lying and being in the City of New York, Borough of Brooklyn, County of Kings

ATTACHED SCHEDULE A DESCRIPTION

Source of Title: By Deed made by ANTHONY TRISTANI & NINI TRISTANI, as Co-Executors of the Last Will and Testament of COSIMO TRISTANI, Late of Kings County, dated 7/25/2013 and recorded 9/26/2013, *in CRFN*

Said premises known as and by 84/94 NORTH 3RD STREET, BROOKLYN, NEW YORK, COUNTY OF KINGS, A/K/A 125 METROPOLITAN AVENUE, BROOKLYN, NEW YORK. *2013000399957*

BLOCK: 2358 LOT: 6

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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 incumbered 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:

[Handwritten signature]

84 NORTH STREET REALTY LLC
by: *[Signature]*
ANTHONY TRISTANI - MEMBER
by: *[Signature]*
NINO TRISTANI MEMBER

SCHEDULE A

ALL that lot of land in the Borough of Brooklyn, City of New York, known as 84 North 3rd Street, and designated on a certain map entitled "Assessment Map of the Village of Williamsburg, D. Ewen, 1834" and also being the northerly half of Lot #57 on a map known as the "POPPLETON MAP" and being described as follows:

COMMENCING at a point on the southerly side of North 3rd Street, one hundred and eleven (111) feet two (2) inches more or less east of the southeasterly corner of Wythe Avenue and North 3rd Street, and which point of beginning is the intersection of the easterly line of Lot #2343 on the said Ewen Map with the said southerly side of North 3rd Street;

RUNNING THENCE easterly along the southerly side of North 3rd Street, twenty five (25) feet, one quarter (1/4) of an inch to the westerly side of Lot #2341 on said Ewen Map;

THENCE southerly along said Lot #2341 on said Ewen Map; eighty two (82) feet one (1) inch more or less to Lot #2250 on said Ewen Map;

THENCE easterly along the said Lot #2250 on said Ewen Map twenty five (25) feet to the easterly side of Lot #2343 on said Ewen Map;

THENCE northerly along the easterly side of said Lot #2343 on said Ewen Map eighty two (82) feet eight (8) inches more or less to the point or place of BEGINNING.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of NEW YORK } ss.:

On the 6 day of September in the year 2015 before me, the undersigned, personally appeared ANTHONY TRISTANI & NINO TRISTANI, 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.

ELIZABETH PERINELLI
Notary Public, State of New York
No. 01PE4812925
Qualified in Nassau County
Commission Expires Sept. 30, 2018

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:

{New York Subscribing Witness Acknowledgment Certificate}

State of New York, County of NEW YORK } ss.:

On the day of September in the year 2015 before me, the undersigned, personally appeared ANTHONY TRISTANI & NINO TRISTANI, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in 72 Hickory Lane, Closter, NJ 07624 & 30 Denoble Lane, Staten Island, NY 10301

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s) to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said ANTHONY TRISTANI & NINO TRISTANI execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of } ss.:

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

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:

{Out of State or Foreign General Acknowledgment Certificate}

----- } ss.:

{Complete Venue with State, Country, Province or Municipality}
On the day of in the year before me, the undersigned, personally appeared , 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), 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.

BARGAIN & SALE DEED

WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO. KTB-39857

84 NORTH STREET REALTY LLC

TO

HUDSON METROPOLITAN LLC

DISTRICT
SECTION
BLOCK 2358
LOT 6
COUNTY OR TOWN KINGS

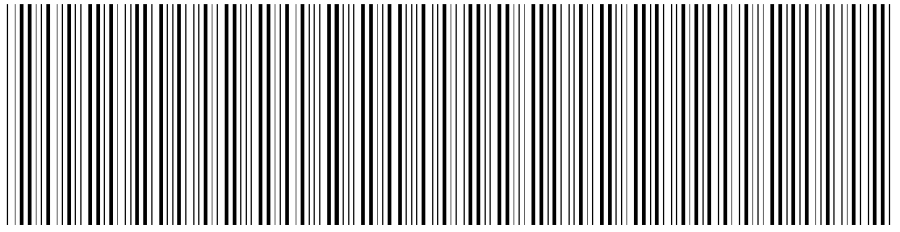
125 Metropolitan Ave
Apt 1A 84/94 N. 3rd St

RECORDED AT REQUEST OF
Fidelity National Title Insurance Company
RETURN BY MAIL TO



Jay Bloomfield Esq
Silverman Shim Byrne +
Gulchrest PLLC
381 Park Ave S 16th floor
New York, NY 10016

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2015100900627001001S80E1

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2015100900627001
Document Type: DEED

Document Date: 10-07-2015

Preparation Date: 10-09-2015

ASSOCIATED TAX FORM ID: 2015091800034

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



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: 2358 LOT: 6
- (2) Property Address: 84/94 NORTH 3RD STREET, BROOKLYN, NY 11249
- (3) Owner's Name: HUDSON METROPOLITAN LLC
- 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: *AV*

ANTHONY TRISTANO

Date (mm/dd/yyyy) *10/06/15*

Name and Title of Person Signing for Owner, if applicable:

MANAGING MEMBER

OKTB-39857-1

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

PROPERTY INFORMATION

1. Property Location 84/94 NORTH 3RD STREET BROOKLYN 11249
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name HUDSON METROPOLITAN LLC
 LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address
 Address 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 FRONT FEET X DEPTH OR ACRES

8. Seller Name 84 NORTH STREET REALTY LLC
 LAST NAME / COMPANY FIRST NAME

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

SALE INFORMATION

10. Sale Contract Date 10 / 6 / 2015
 Month Day Year

11. Date of Sale / Transfer 10 / 6 / 2015
 Month Day Year

12. Full Sale Price \$ 1,000,000.00

(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 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 E, 9 18. Total Assessed Value (of all parcels in transfer) 6,601,500

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 BROOKLYN 2358 6

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.

Hudson Metropolitan

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE *David Kramer*
C/O DAVID KRAMER THE HUDSON COMPANIES INCORPORATED
826 BROADWAY

LAST NAME FIRST NAME

STREET NUMBER STREET NAME (AFTER SALE)
NEW YORK
CITY OR TOWN

AREA CODE TELEPHONE NUMBER

SELLER SIGNATURE DATE

826 Broadway Kentucky
SELLER
10/6/15

Anthony Trastani, Managing Member

①16TB - 39857-1

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

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

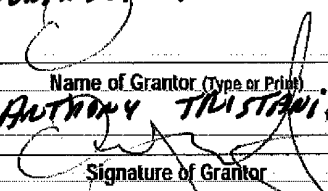
The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

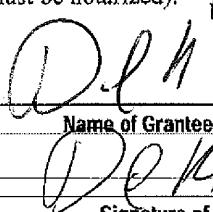
84/94 NORTH 3RD STREET

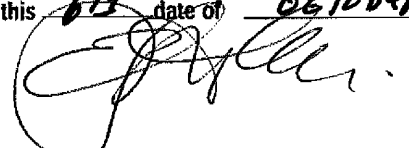
Street Address Unit/Apt.
BROOKLYN New York, 2358 6
Borough Block Lot (the "Premises");

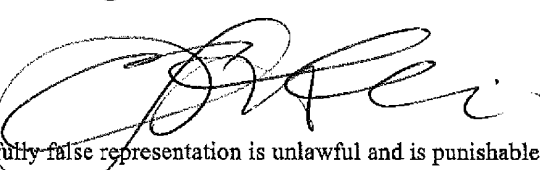
That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of 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).

84 NORTH STREET REALTY LLC
By: 
Name of Grantor (Type or Print) ANTHONY TRISTANO, Managing Member
Signature of Grantor

Hudson Metropolitan LLC
by 
Name of Grantee (Type or Print) David Kramer
Signature of Grantee Authorized Signatory

Sworn to before me this 6th date of OCTOBER 2015


Sworn to before me this 6 date of October 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.

ELIZABETH PERINELLI
Notary Public, State of New York
No. 01PE4812925
Qualified in Nassau County
Commission Expires Sept. 30, 2018

ELIZABETH PERINELLI
Notary Public, State of New York
No. 01PE4812925
Qualified in Nassau County
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