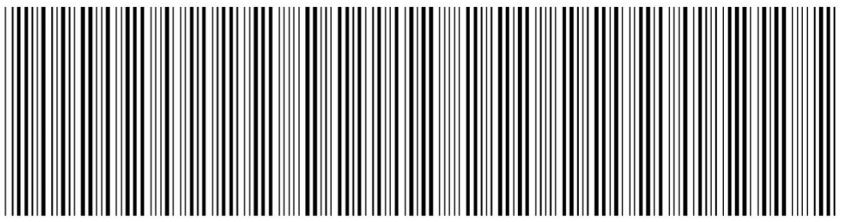


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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.



2023121300893003001E9783

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 6**

**Document ID: 2023121300893003**

Document Date: 12-13-2023

Preparation Date: 12-13-2023

Document Type: DEED

Document Page Count: 5

**PRESENTER:**

ALL NEW YORK TITLE AGENCY, INC.  
222 BLOOMINGDALE ROAD^ANY2021-5491C  
SUITE 306  
WHITE PLAINS, NY 10605  
914-686-5600  
JKAMNA@ALLNYT.COM

**RETURN TO:**

STEPHEN L. YONATY, ESQ.  
CANNON HEYMAN & WEISS LLP  
726 EXCHANGE ST, SUITE 500  
BUFFALO, NY 14210

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	4603	1	Entire Lot	832 RUTLAND ROAD
<b>Property Type: COMMERCIAL REAL ESTATE</b>				

**CROSS REFERENCE DATA**

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

**PARTIES**

**GRANTOR/SELLER:**

BROOKDALE HOSPITAL MEDICAL CENTER  
ONE BROOKDALE PLAZA  
BROOKLYN, NY 11212

**GRANTEE/BUYER:**

VB CCPOPD HOUSING DEVELOPMENT FUND  
CORPORATION  
191 JORALEMON STREET, 8TH FLOOR  
BROOKLYN, NY 11201

**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
<b>TOTAL:</b>	<b>\$</b>	<b>0.00</b>
Recording Fee:	\$	62.00
Affidavit Fee:	\$	0.00

**Filing Fee:**

Filing Fee:	\$	250.00
NYC Real Property Transfer Tax:	\$	0.00
NYS Real Estate Transfer Tax:	\$	173,371.25

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

**CITY OF NEW YORK**

Recorded/Filed 12-15-2023 11:29  
City Register File No.(CRFN):  
**2023000327279**



*Colette McLean-Jacques*

*City Register Official Signature*

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

**THIS INDENTURE**, made as of this 13<sup>th</sup> day of December, 2023, between **THE BROOKDALE HOSPITAL MEDICAL CENTER**, successor by merger to Kingsbrook Jewish Medical Center, a New York not-for-profit corporation, having an address at One Brookdale Plaza, Brooklyn, New York, 11212 ("Grantor") **VB CCPOPD HOUSING DEVELOPMENT FUND CORPORATION**, a New York not-for-profit corporation organized pursuant to the Not-for-Profit Corporation Law and Article XI of the Private Housing Finance Law of the State of New York, having an address at c/o Catholic Charities Progress of Peoples Development Corporation, 191 Joralemon Street, 8<sup>th</sup> Floor, Brooklyn, NY 11201 ("Grantee").

**WITNESSETH:**

That Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby convey, grant and release unto Grantee, its heirs and successors and assigns, forever, all right, title and interest of Grantor in and to the following:

All that certain plot, piece, or parcel of land, being and intended to be the combined premises conveyed to the Grantor by the following deeds each recorded in the Office of the City Register, King's County:

- (a) Deed from Milton Hertz, Referee, dated 8/19/1937 and recorded 8/20/1937 in Liber 5584 page 165;
- (b) Deed from Jacob Schauf, and Caroline Schauf and Frederick Schauf dated 12/22/1941 and recorded 1/22/1942 in Liber 6137 page 398;
- (c) Deed from William Van Wyck dated 12/31/1943 and recorded 3/14/1944 in Liber 6485 page 534;
- (d) Deed from The City of New York dated 1/27/1954 and recorded 2/5/1954 in Liber 8206 page 252;
- (e) Deed from Cornell Realty Group dated 1/7/1958 and recorded 1/8/1958 in Liber 8599 page 397;
- (f) Deed from Arthur A. Dumproff as Executor of the Last Will and Testament of John Dumproff dated 3/29/1937 and recorded 6/3/1937 in Liber 5564 page 324, and by Deed from Frederick Ruckert, George C. Ruckert and Edith P. Ruckert, as sole surviving executors of the last will and testament of Christian C. Ruckert dated 4/1/1937 and recorded 6/7/1937 in Liber 5566page 250.

Said premises are known and designated as Block 4603, Lot 1 in the County of Kings, State of New York, as more particularly described in Exhibit A attached hereto and incorporated herein

for all purposes, subject to all easements, covenants, conditions, restrictions and encumbrances of record.

**TOGETHER** with all right, title and interest, if any, of Grantor 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 Grantor in and to said premises;

**TO HAVE AND TO HOLD** the premises herein granted unto Grantee, its heirs and successors and assigns, forever.

**AND** Grantor covenants that it has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid.

**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 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" as used herein shall be construed as if it reads "parties" whenever the sense of this indenture so requires.

*Signature to follow on next page.*

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

**THE BROOKDALE HOSPITAL MEDICAL CENTER**, a New York not-for-profit corporation

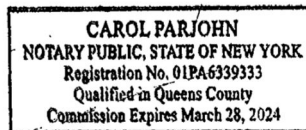
By: *LaRay Brown*  
Name: LaRay Brown  
Title: President and Chief Executive Officer

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

On the 5 day of December in the year 2023, before me, the undersigned, a notary public in and for said state, personally appeared LaRay Brown, President and Chief Executive Officer, 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 person upon behalf of which the individual acted, executed the instrument.

*Carole Parjohn*  
Notary Public

My commission expires: March 28, 2024



**EXHIBIT A**

**DESCRIPTION OF PREMISES**

**PERIMETER DESCRIPTION (Existing Tax Lot 1)**

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, more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the easterly side of East 49<sup>th</sup> Street with the southerly side of Rutland Road;

THENCE easterly, along the southerly side of Rutland Road, 86.64 feet;

THENCE southerly, forming an interior angle of 89 degrees 17 minutes 20 seconds, with the southerly side of Rutland Road 145.01 feet;

THENCE easterly, forming an exterior angle of 89 degrees 17 minutes 20 seconds with the preceding course, 115.16 feet to the westerly side of Utica Avenue;

THENCE southerly, along the westerly side of Utica Avenue, 160.00 feet;

THENCE westerly, at right angles to the westerly side of Utica Avenue, 124.75 feet;

THENCE southerly, forming an interior angle of 261 degrees 11 minutes 21 seconds with the preceding course, 20.24 feet;

THENCE easterly, at right angles to the westerly side of Utica Avenue, 127.85 feet to the westerly side of Utica Avenue;

THENCE southerly at right angles along the westerly side of Utica Avenue, 80.00 feet;

THENCE westerly, at right angles to the westerly side of Utica Avenue, 126.67 feet;

THENCE southerly, at right angles to the preceding course, 9.79 feet;

THENCE westerly, at right angles to the easterly side of East 49<sup>th</sup> Street, 73.33 feet to the easterly side of East 49<sup>th</sup> Street;

THENCE northerly, along the easterly side of East 49<sup>th</sup> Street, 414.79 feet to the corner formed by the intersection of the easterly side of East 49<sup>th</sup> Street with the southerly side of Rutland Road, the point or place of BEGINNING.

**BARGAIN AND SALE DEED**

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**BY**

**THE BROOKDALE HOSPITAL MEDICAL CENTER**

**TO**

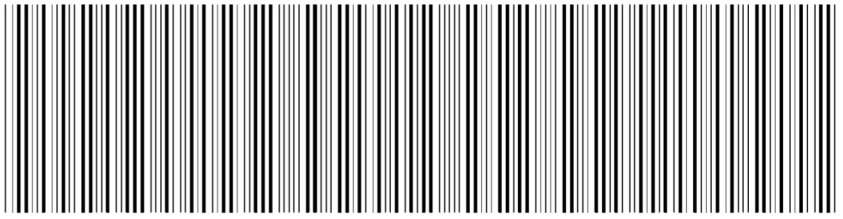
**VB CCPOPD HOUSING DEVELOPMENT FUND CORPORATION**

---

**COUNTY:** Kings  
**BLOCK & LOT:** Block 4603, Lot 1

Record and return to:  
Stephen L. Yonaty, Esq.  
Cannon Heyman & Weiss, LLP  
726 Exchange Street, Suite 500  
Buffalo, NY 14210

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2023121300893003001S5902

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2023121300893003**  
Document Type: DEED

Document Date: 12-13-2023

Preparation Date: 12-13-2023

**ASSOCIATED TAX FORM ID:** 2023113000469

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

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  832  RUTLAND ROAD  BROOKLYN  11203  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  VB CCPOPD HOUSING DEVELOPMENT FUND CORPORATION  
 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  FRONT FEET X  DEPTH OR  ACRES  .

8. Seller Name  BROOKDALE HOSPITAL MEDICAL CENTER  
 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  11 / 30 / 2023  
 Month Day Year

11. Date of Sale / Transfer  12 / 13 / 2023  
 Month Day Year

12. Full Sale Price \$  2,667,225.00  
 ( 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  G, 7 16. Total Assessed Value (of all parcels in transfer)  1,827,450

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )  
 BROOKLYN 4603 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	12-16-23 DATE		LAST NAME	FIRST NAME
191 JORALEMON STREET 8TH FLOOR				
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
BROOKLYN				<b>SELLER</b>
CITY OR TOWN	NY STATE	11201 ZIP CODE	SELLER SIGNATURE	DATE

**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		DATE	LAST NAME	FIRST NAME
191 JORALEMON STREET 8TH FLOOR				
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER
BROOKLYN				
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE	DATE
	NY	11201	<i>[Handwritten Signature]</i> SELLER <i>Assistant Secretary</i>	