

**Sharp  
Research  
Corporation**

31-10 37th AVENUE  
LONG ISLAND CITY, NEW YORK 11101

Phone (718) 786-5566  
Fax (718) 786-6911

## CERTIFICATION and REPORT

Search No. 262518  
Client No. ABC123

Report Printed: NOVEMBER 15, 2016  
As of Date: NOVEMBER 12, 2016

Certified to: **\*\*PREPARED PER YOUR INSTRUCTIONS\*\***  
Apartment House Premises: 35-31 85<sup>TH</sup> STREET County: QUEENS  
JACKSON HEIGHTS, NY Apt. No. or Unit No. 4H  
Lessee (Seller): JANE DOE  
Prospective Lessee (Purchaser): \_\_\_\_\_

**Fee title to apartment house property presently vested in AFP TWENTY EIGHT CORP., by a deed from TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA. Title having been acquired by deed dated DECEMBER 15, 1997, recorded on JANUARY 7, 1998, in Reel 4771, Page 1086.**

**\*\*PLEASE NOTE: LEASEHOLD INTEREST IS VESTED IN ROOSEVELT TERRACE COOPERTIVE, INC. (SEE ATTACHED LEASE SCHEDULE).\*\***

**Sharp Research Corporation** certifies that it has made the following searches of public records in the county specified above with respect to the following name(s): ROOSEVELT TERRACE COOPERATIVE, INC., JANE DOE

**BLOCK: 1459 LOT: 1**  
**BLOCK: 1458 LOT: 20**

	RETURNS	NONE FOUND
Federal Tax Liens (County) .....		X
Federal Tax Liens (Secretary of State) .....		X
U.C.C. Financing Statements (County) .....	X	
U.C.C. Financing Statements (Secretary of State) .....	X	
Judgments and N.Y. Tax Liens (Limited to 10 year search only) (County Clerk's Office only) .....		X
Mechanic's Lien (affecting Apartment only) .....		X
Leases (affecting Apartment only) .....		X
Mortgages on Leases (affecting Apartment only) .....		X
Mortgages on Apartment House premises .....	X	
Mechanic's Lien (Apartment house premises) .....		X
Lis Pendens .....		X
LEVIES AND EXECUTIONS .....	NO SEARCHES MADE	
BANKRUPTCY SEARCH .....		X

cc:

**Sharp Research Corporation**

By:   
(Authorized Signature)

35-31 85<sup>TH</sup> STREET, JACKSON HEIGHTS, NY

---

Last Owner (Deed) - See Attached  
Fee Mortgage - Nothing Found  
Lease Search - See Attached  
Leasehold Mortgage - See Attached  
Mechanics Liens - Nothing Found  
LIS Pendens - Nothing Found  
Building Loan Search - Nothing Found  
Sidewalk Violation - See Attached  
UCC Search - See Attached

## **DEED SCHEDULE**

### **DEED**

TEACHERS INSURANCE AND ANNUITY  
ASSOCIATION OF AMERICA  
730 THIRD AVENUE  
NEW YORK, NY 10017

DATED: 12/15/97  
RECORDED: 1/07/98  
REEL: 4771  
PAGE: 1086

TO

AFP TWENTY EIGHT CORP.  
C/O UNITED CAPITAL CORP.  
9 PARK PLACE  
GREAT NECK, NY 11021

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

B. 1459 1.1  
B. 1458 1.20

THIS INDENTURE, made the 15 day of December, nineteen hundred and Ninety-Seven  
BETWEEN TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a New York  
corporation, with its offices at 730 Third Avenue, New York,  
New York 10017

party of the first part, and

APP TWENTY EIGHT CORP., a Nevada corporation, with its offices at c/o  
United Capital Corp., 9 Park Place, Great Neck, New York 11021

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars paid by the party of the second  
part, does hereby remise, release and quitclaim 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 and County of Queens, City and State of New York and  
more particularly described on Exhibit A attached hereto.

35-1196th St. Queens

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, in compliance with Section 13 of the Lien Law, hereby covenants that the party  
of the first part will receive the consideration for this conveyance and will hold the right to receive such consid-  
eration 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.

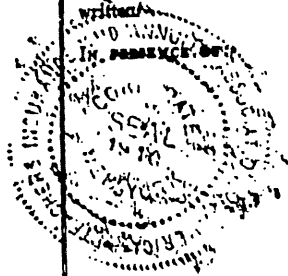
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above  
written.

TEACHERS INSURANCE AND ANNUITY  
ASSOCIATION OF AMERICA

BY: M. Pitt

REEL 4771-1085



Owner: Teachers Insurance and Annuity  
Association of America

Address: Roosevelt Terrace Cooperative, Inc.  
35-11/51 85th Street  
Jackson Heights, New York

Exhibit A  
Legal Description

(A-9)

PARCEL I:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of 35th Avenue with the easterly side of 85th Street;

RUNNING THENCE easterly along the southerly side of 35th Avenue 200 feet to the corner formed by the intersection of the southerly side of 35th Avenue with the westerly side of 86th Street;

THENCE southerly along the westerly side of 86th Street 575 feet;

THENCE westerly parallel with the southerly side of 35th Avenue 200 feet to the easterly side of 85th Street;

THENCE northerly along the easterly side of 85th Street 575 feet to the point or place of BEGINNING.

PARCEL II:

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of 85th Street distant 275 feet southerly from the corner formed by the intersection of the westerly side of 85th Street with the southerly side of 35th Avenue;

RUNNING THENCE westerly parallel with the southerly side of 35th Avenue 100 feet;

THENCE southerly parallel with the westerly side of 85th Street 300 feet;

THENCE easterly again parallel with the southerly side of 35th Avenue 100 feet to the westerly side of 85th Street;

THENCE northerly along the westerly side of 85th Street 300 feet to the point or place of BEGINNING.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

REEL 71 PG 1088

STATE OF NEW YORK, COUNTY OF

On the 12 day of December 1997, before me personally came NICHOLAS E. STOLATIS to me known, who, being by me duly sworn, did depose and say that he resides at No. 730 - 4th Ave NY NY

that he is the ASSISTANT SECRETARY of TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the day of 19 , before me personally came 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 resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

HENRY J. MALLOTT  
Notary Public in and for the State of New York  
Commission Expires May 31, 1998

Quitclaim Deed

TITLE NO.

14301171

TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA

TO

AFP TWENTY EIGHT CORP.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS  
Disseminated by  
First American Title Insurance Company  
of New York



SECTION

BOOK

LOT

COUNTY OR TOWN

1459-104  
1458-1020

Recorded At Request of  
First American Title Insurance Company of New York  
RETURN BY MAIL TO:

Samuel Ross, Esq.  
Hoffinger, Friedland, Dobrish  
110 E. 59th Street, 33rd Floor  
New York, NY 10022

Zip No.

First American Title Insurance Company of New York

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

**CITY REGISTER RECORDING AND ENDORSEMENT PAGE  
- QUEENS COUNTY -**

(This page forms part of the instrument)

Block(s) <u>1459</u> <u>1458</u> Lot(s) <u>1</u> <u>20</u> <u>3511 86 St</u> <u>3550 85 St</u>	Record & Return to: <u>Am 1005 33rd St</u> <u>110 E 31 St NY NY 10022</u> Title/Agent Company name: _____ Title Company number: <u>14301171</u>
--	--

**OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (s): 12-22-97

Mlge Tax Serial No.	
Mlge Amount	\$
Taxable Amount	\$
Exemption (✓) ...	YES <input type="checkbox"/> NO <input type="checkbox"/>
Type:	[339EE] [255] [OTHER: _____]
Dwelling Type:	[1 or 2] [3] [4 to 6] [OVER 6]
<b>TAX RECEIVED ON ABOVE MORTGAGE ▼</b>	
County (basic)	\$
City (Add'l)	\$
Spec Add'l	\$
TASF	\$
MTA	\$
NYCTA	\$
<b>TOTAL TAX</b>	\$
Apportionment Mortgage (✓)	YES <input type="checkbox"/> NO <input type="checkbox"/>

Joy A. Bobrow, City Register

City Register Serial Number * <u>001763</u>	
Indexed By (s): <u>[Signature]</u>	Verifier By (s): <u>[Signature]</u>
Block(s) and Lot(s) verified by (✓): <u>[Signature]</u>	
Address <input checked="" type="checkbox"/>	Tax Map <input type="checkbox"/>
Extra Block(s) <u>1</u>	Lot(s) <u>1</u>
Recording Fee <u>A</u>	\$ <u>39</u>
Affidavit Fee (C)	\$
TP 584/582 Fee (Y)	\$
RPTT Fee (R)	\$ <u>25</u>
HPD-A <input checked="" type="checkbox"/>	HPD-C <input type="checkbox"/>
<b>New York State Real Estate Transfer Tax ▼</b>	
\$ <u>812</u>	
Serial Number →	<b>012789</b>
<b>New York City Real Property Transfer Tax</b>	
Serial Number →	<b>000392</b>
<b>New York State Gains Tax</b>	
Serial Number →	

68016111089

68016111089

68016111089



**RECORDED IN QUEENS COUNTY  
OFFICE OF THE CITY REGISTER**

1998 JAN -7 A 10: 08

Witness My Hand and Official Seal

*Joy A. Bobrow*  
City Register

CRGFV520 BPG 1/93

## LEASE SCHEDULE

### MEMORANDUM OF GROUND LEASE

RIVERBANK REALTY CORP.

DATED: 3/31/53

RECORDED: 4/02/53

TO

LIBER: 6497

PAGE: 529

ROOSEVELT TERRACE COOPERATIVE INC.

TERM OF LEASE IS FOR 99 YEARS COMMENCING ON 3/31/1953 WITH RENEWAL RIGHTS.



## **LEASEHOLD MORTGAGE**

### **MORTGAGE**

ROOSEVELT TERRACE COOPERATIVE, INC.  
c/o MIDBORO MANAGEMENT, INC.  
333 7<sup>TH</sup> AVENUE, 5<sup>TH</sup> FLOOR  
NEW YORK, NY 10001

TO

NATIONAL CONSUMER COOPERATIVE BANK  
2011 CRYSTAL DRIVE, SUITE 800  
ARLINGTON, VA 22202

DATED AS OF: 2/26/16  
RECORDED: 3/11/16  
CRFN: 2016000087442  
AMOUNT: \$4,200,000.00  
MTG.TAX: \$0

### **ASSIGNMENT OF LEASES & RENTS**

ROOSEVELT TERRACE COOPERATIVE, INC.  
c/o MIDBORO MANAGEMENT, INC.  
333 7<sup>TH</sup> AVENUE, 5<sup>TH</sup> FLOOR  
NEW YORK, NY 10001

TO

NATIONAL CONSUMER COOPERATIVE BANK  
2011 CRYSTAL DRIVE, SUITE 800  
ARLINGTON, VA 22202

DATED AS OF: 2/26/16  
RECORDED: 3/11/16  
CRFN: 2016000087443

THIS ASSIGNMENT IS MADE FOR THE PURPOSE OF ADDITIONAL SECURITY.

### **ASSIGNMENT OF MORTGAGE**

NATIONAL CONSUMER COOPERATIVE BANK  
2011 CRYSTAL DRIVE, SUITE 800  
ARLINGTON, VA 22202

TO

NATIONAL CONSUMER BANK, NA  
2011 CRYSTAL DRIVE, SUITE 800  
ARLINGTON, VA 22202

DATED AS OF: 2/26/16  
RECORDED: 3/11/16  
CRFN: 2016000087444

ASSIGNS MORTGAGE RECORDED IN CRFN 2016000087442.

# **LEASEHOLD MORTGAGE**

-2-

## **ASSIGNMENT OF ASSIGNMENT OF LEASES & RENTS**

NATIONAL CONSUMER COOPERATIVE BANK  
2011 CRYSTAL DRIVE, SUITE 800  
ARLINGTON, VA 22202

DATED AS OF: 2/26/16  
RECORDED: 3/11/16  
CRFN: 2016000087445

TO

NATIONAL CONSUMER BANK, NA  
2011 CRYSTAL DRIVE, SUITE 800  
ARLINGTON, VA 22202

ASSIGNS ASSIGNMENT OF LEASES AND RENTS RECORDED IN CRFN 2016000087443

## **SUBORDINATION NON-DISTURBANCE & ATTORNMENT AGREEMENT**

NATIONAL CONSUMER COOPERATIVE BANK  
2011 CRYSTAL DRIVE, SUITE 800  
ARLINGTON, VA 22202

DATED AS OF: 2/24/16  
RECORDED: 4/4/16  
CRFN: 2016000116146

AND

NEW YORK SMSA LIMITED PARTNERSHIP  
D/B/A VERIZON WIRELESS  
180 WASHINGTON VALLEY ROAD  
BEDMINSTER, NJ 07921

UNRECORDED LEASE DATED 12/11/07, BETWEEN ROOSEVELT TERRACE COOPERATIVE INC. AND  
TENANT, SHALL BE SUBJECT AND SUBORDINATE TO MORTGAGE RECORDED IN CRFN  
2016000087442.

## **ASSIGNMENT OF MORTGAGE**

NATIONAL COOPERATIVE BANK, N.A.  
2011 CRYSTAL DRIVE, SUITE 800  
ARLINGTON, VA 22202

DATED AS OF: 3/29/16  
RECORDED: 9/21/16  
CRFN: 2016000329285

TO

FANNIE MAE  
5300 WISCONSIN AVENUE  
WASHINGTON, DC 20016

ASSIGNS MORTGAGE RECORDED OIN CRFN 2016000087442.

# LEASEHOLD MORTGAGE

-3-

## ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

NATIONAL COOPERATIVE BANK, N.A.  
2011 CRYSTAL DRIVE, SUITE 800  
ARLINGTON, VA 22202

DATED AS OF: 3/29/16  
RECORDED: 9/21/16  
CRFN: 2016000329286

TO

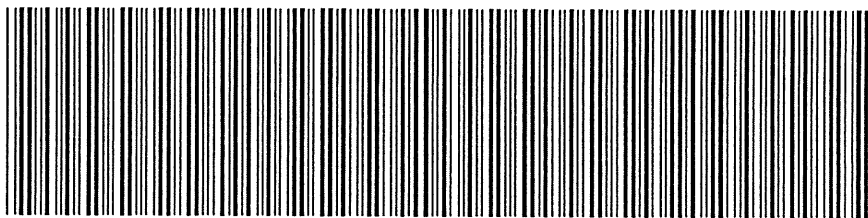
FANNIE MAE  
5300 WISCONSIN AVENUE  
WASHINGTON, D.C. 20016

ASSIGNS ASSIGNMENT OF LEASES AND RENTS RECORDED IN CRFN 2016000087443.

Control Number	1841610 01	Book Type	SIDEWALK LIEN		Judgment Type	SIDEWALK LIEN
Court Dept		Index Number	SL2718/13	Docket Number	0000	Docket Date 19-NOV-13
Effective Date	19-NOV-13	DocFee	0	Satisfaction Date		
Amount	0.00	County	QUEENS	Block	1459	Lot : 1
Debtor			Creditor			
Name	35-11 86 STREET		Name	NYC DEPT OF TRAN SPORTATION		
Address			Address			
City	00000 -		City	00000 -		
Attorney			Third			
Name			Name			
Address			Address			
City	00000 -		City	00000 -		

**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.



2007042701161001001EC147

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 3**

**Document ID:** 2007042701161001

**Document Date:** 04-27-2007

**Preparation Date:** 04-27-2007

**Document Type:** INITIAL COOP UCC1

**COOPERATIVE WITH ADDENDUM**

**Document Page Count:** 2

**PRESENTER:**

TITLEVEST AGENCY, INC/PICK UP...  
44 WALL STREET  
10TH FLOOR  
NEW YORK, NY 10005  
212-757-5800  
INFO@TITLEVEST.COM

**RETURN TO:**

TITLEVEST AGENCY, INC/PICK UP...  
44 WALL STREET  
10TH FLOOR  
NEW YORK, NY 10005  
212-757-5800  
INFO@TITLEVEST.COM

**PROPERTY DATA**

<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>Unit</b>	<b>Address</b>
QUEENS	1459	1	Entire Lot 4H	35-31 85TH STREET
<b>Property Type:</b> SINGLE RESIDENTIAL COOP UNIT				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**DEBTOR:**

~~NADIA KETRONIK~~  
35-31 85TH STREET  
JACKSON HEIGHTS, NY 11372

**SECURED PARTY:**

COUNTRYWIDE HOME LOANS, INC.  
4500 PARK GRANADA  
CALABASAS, CA 91302

**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: \$ 40.00

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 04-30-2007 13:17

City Register File No.(CRFN):

2007000223211

*Annette McMill*

**City Register Official Signature**

For Informational Purposes Only:

This UCC is indexed against the unit # under examination.

No termination is found of record as of the search date.

# UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional] Charron & Associates, PC	
B. SEND ACKNOWLEDGMENT TO: (Name and Address)  Charron & Associates, PC 534 Broadhollow Road, Suite 301 Melville, NY 11747	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

## 1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME						
OR	1b. INDIVIDUAL'S LAST NAME <b>REBECCA</b>		FIRST NAME <b>MARK</b>	MIDDLE NAME	SUFFIX	
1c. MAILING ADDRESS <b>35-31 85TH STREET</b>			CITY <b>JACKSON HEIGHTS</b>	STATE <b>NY</b>	POSTAL CODE <b>11372</b>	COUNTRY <b>USA</b>
1d. <u>SEE INSTRUCTIONS</u>	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION	1f. JURISDICTION OF ORGANIZATION	1g. ORGANIZATIONAL ID #, if any		
				<input type="checkbox"/> NONE		

## 2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME						
OR	2b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
2c. MAILING ADDRESS			CITY	STATE	POSTAL CODE	COUNTRY
2d. <u>SEE INSTRUCTIONS</u>	ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL ID #, if any		
				<input type="checkbox"/> NONE		

## 3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR(S/P)) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME <b>COUNTRYWIDE HOME LOANS, INC.</b>						
OR	3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
3c. MAILING ADDRESS <b>4500 PARK GRANADA</b>			CITY <b>CALABASAS</b>	STATE <b>CA</b>	POSTAL CODE <b>91302</b>	COUNTRY <b>USA</b>

## 4. This FINANCING STATEMENT covers the following collateral:

78 SHARES OF STOCK OF ROOSEVELT TERRACE COOPERATIVE, INC. AND PROPRIETARY LEASE BETWEEN SAID CORPORATION AND DEBTOR FOR APARTMENT 4H LOCATED AT 35-31 85TH STREET, JACKSON HEIGHTS, NY 11372. THIS FINANCING STATEMENT SHALL REMAIN EFFECTIVE UNTIL TERMINATED.

5. ALTERNATIVE DESIGNATION (if applicable):		LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING
6. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable)	7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (OPTIONAL FEE) (optional)		All Debtors		Debtor 1	Debtor 2	
8. OPTIONAL FILER REFERENCE DATA <b>CW-B</b>							

**UCC FINANCING STATEMENT COOPERATIVE ADDENDUM**

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME + PHONE OF CONTACT AT FILER (optional)

**Charron & Associates, PC**

B. SEND ACKNOWLEDGEMENT TO: (Name and Address)

Charron & Associates, PC  
534 Broadhollow Road, Suite 301  
Melville, NY 11747

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

19. Complete EITHER  
19a or 19b.

19a. This COOPERATIVE ADDENDUM  
☒ accompanies a FINANCING STATEMENT.

19b. File Number assigned to the initial FINANCING STATEMENT:

20. FIRST DEBTOR OF RECORD: (Complete either 20a or 20b, but not both.)

20a. ORGANIZATION'S NAME:

OR

20b. INDIVIDUAL'S LAST NAME:

**RETEGNY**

FIRST NAME:

**XXDX**

MIDDLE NAME:

SUFFIX:

21. FIRST SECURED PARTY OF RECORD: (Complete either 21a or 21b, but not both.)

21a. ORGANIZATION'S NAME:

**COUNTRYWIDE HOME LOANS, INC.**

OR

21b. INDIVIDUAL'S LAST NAME:

FIRST NAME:

MIDDLE NAME:

SUFFIX:

22. This COOPERATIVE ADDENDUM covers: (check one.)

☒ One COOPERATIVE INTEREST ☐ More than one COOPERATIVE INTEREST

23. Unit uses: (Check all that apply.)

☒ Residential ☐ Commercial ☐ Parking  
☐ Storage ☐ Other (If checked, complete 23a).

23a. Specify other Unit use(s):

**IMPORTANT:**

This COOPERATIVE ADDENDUM is for use when the collateral  
includes a COOPERATIVE INTEREST.

Only as to collateral which is a COOPERATIVE INTEREST, but not as to  
other collateral, the initial FINANCING STATEMENT to which this  
COOPERATIVE ADDENDUM relates shall be effective for 50 years  
from the date of filing the initial FINANCING STATEMENT.

24. COOPERATIVE UNIT REAL PROPERTY FILING DATA:

24a. ADDRESS NUMBER and STREET: (One only)

**35-31 85TH STREET**

24b. COMMUNITY (e.g., City, Town, Village or Borough):

**JACKSON HEIGHTS**

24c. COUNTY:

**QUEENS**

24d. DISTRICT:

24e. SECTION:

24f. BLOCK:

**1459**

24g. LOT:

**1**

24h. UNIT NUMBER(S) or DESIGNATION(S):

**4H**

25. Complete if applicable. (If checked, complete 26a.)

☐ The purpose of this COOPERATIVE ADDENDUM is to SUBORDINATE this security  
interest to another security interest in the same COOPERATIVE INTEREST.

26a. FILE NUMBER of security interest being given consensual priority:

27. Check if Applicable.

☐ The security agreement provides for FUTURE ADVANCES.

28. MISCELLANEOUS:

25. Name of the COOPERATIVE ORGANIZATION:

**ROOSEVELT TERRACE COOPERATIVE, INC.**

ROOSEVELT TERRACE COOPERATIVE, INC.

---

UCC (Queens County) - Nothing Found  
UCC (Dept. of State) - See Attached  
Federal Tax Lien (Queens County) - Nothing Found  
Federal Tax Lien (Dept. of State) - Nothing Found  
Parking Violation Search - Nothing Found  
Environmental Control Board - Nothing Found  
Judgments (Queens County) - Nothing Found  
Bankruptcy Search/Eastern District - Nothing Found

---

UCC Queens County indexing date as of November 10, 2016

UCC New York State indexing date as of October 31, 2016



102451

2016 FEB 29 11 30 00

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional] Phone: (800) 331-3282 Fax: (818) 662-4141	
B. SEND ACKNOWLEDGMENT TO: (Name and Address) 26553 - NCB C/O LOEB & LOEB	
CT Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071	52704403 NYNY
File with: Secretary of State, NY	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME Roosevelt Terrace Cooperative, Inc.				
OR				
1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS c/o Midboro Management, Inc., 333 7th Avenue, 5th Floor		CITY New York	STATE NY	POSTAL CODE 10001
1d. <u>SEE INSTRUCTIONS</u>		ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION CORPORATION	1f. JURISDICTION OF ORGANIZATION NY
1g. ORGANIZATIONAL ID #, if any				<input checked="" type="checkbox"/> NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME				
OR				
2b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
2d. <u>SEE INSTRUCTIONS</u>		ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION
2g. ORGANIZATIONAL ID #, if any				<input type="checkbox"/> NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME National Cooperative Bank, N.A.				
OR				
3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS 2011 Crystal Drive, Suite 800		CITY Arlington	STATE VA	POSTAL CODE 22202
				COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

1. All fixtures, machinery, equipment, engines, boilers, incinerators, building materials, appliances and goods of every nature whatsoever now or hereafter located in, on or, or used, or intended to be used in connection with the property described in Exhibit B attached hereto (the "Premises"), including, but not limited to, those for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air and light; and all elevators, and related machinery and equipment, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bathtubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, mirrors, cabinets, paneling, rugs, attached floor coverings, furniture, pictures, antennas, trees and plants, and all replacements and substitutes therefor, but not including personal property and fixtures owned by any tenant shareholder of the Debtor which according to the terms of any lease or occupancy agreement may be removed by such person at the expiration of the lease or occupancy agreement.

2. All proceeds of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of insurance and condemnation awards and any unearned premiums accrued, accruing or to accrue under any and all insurance policies now or hereafter obtained by the Debtor and real estate tax and assessment refunds and credits at any time accruing to the benefit of the Debtor or the Premises, even if relating to taxes and assessments payable for a period or periods prior to the date hereof;

3. All of Debtor's (and its successors or assigns) right, title and interest in and to all leases of the Premises or any part thereof (including, but not limited to, proprietary leases between Debtor and its tenant shareholders and any leases for commercial space in the improvements) now or hereafter entered into by Debtor; and including, without limitation, the Debtor's right, if any, to cash or securities deposited thereunder whether or not same was deposited to secure performance by the lessees of their obligations thereunder;

5. ALTERNATIVE DESIGNATION [if applicable]:		<input type="checkbox"/> LESSEE/LESSOR	<input type="checkbox"/> CONSIGNEE/CONSIGNOR	<input type="checkbox"/> BAILEE/BAILOR	<input type="checkbox"/> SELLER/BUYER	<input type="checkbox"/> AG. LIEN	<input type="checkbox"/> NON-UCC FILING
6. <input type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum [if applicable]		7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [ADDITIONAL FEE] [optional]		<input type="checkbox"/> All Debtors <input type="checkbox"/> Debtor 1 <input type="checkbox"/> Debtor 2			

8. OPTIONAL FILER REFERENCE DATA

52704403

470097990

218912-16158 - 1st

FILING OFFICE COPY - NATIONAL UCC FINANCING

FILING NUMBER: 201602290095779

Prepared by CT Lien Solutions, P.O. Box 29071,  
Glendale, CA 91209-9071 Tel (800) 331-3282

102451

2016 FEB 28 11:09:01

**UCC FINANCING STATEMENT ADDENDUM**

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

**9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT**

9a. ORGANIZATION'S NAME Roosevelt Terrace Cooperative, Inc.		
OR	9b. INDIVIDUAL'S LAST NAME	FIRST NAME MIDDLE NAME, SUFFIX

10. MISCELLANEOUS: 52704403-NY-0 26553 - NCB C/O LOEB & LOEB  
National Cooperative Bank, N.A.

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

File with: Secretary of State, NY 470097990 218912-16158 - 1st

**11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names**

11a. ORGANIZATION'S NAME			
OR	11b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME SUFFIX
11c. MAILING ADDRESS		CITY	STATE POSTAL CODE COUNTRY
11d. <u>SEE INSTRUCTIONS</u>	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION 11g. ORGANIZATIONAL ID #, if any <input type="checkbox"/> NONE

**12. ☒ ADDITIONAL SECURED PARTY'S or ☐ ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)**

12a. ORGANIZATION'S NAME National Consumer Cooperative Bank			
OR	12b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME SUFFIX
12c. MAILING ADDRESS 2011 Crystal Drive, Suite 800		CITY Arlington	STATE VA POSTAL CODE 22202 COUNTRY USA

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☐ fixture filing.

14. Description of real estate:

16. Additional Collateral description:

4. Any monies deposited by Debtor into one or more bank accounts, and any investments made by Debtor for the reserve fund or otherwise for the benefit of Debtor;

5. All utility or municipal deposits made by or on behalf of Debtor or made in connection with the Premises;

6. All plans, drawings, specifications, site plans, sketches, samples, contracts and agreements, however characterized from time to time prepared for use in connection with the construction, repair or renovation of the improvements;

7. All contracts, agreements and understandings now or hereafter entered into, relating to or involving the performance of any work, rendering of any services, and supply of any materials or the conduct of operations in and the management of the Premises including, without limitation, construction contracts, architect agreements, management agreements, options and other agreements, however characterized, affecting the Premises and/or the improvements.

This UCC-1 Financing Statement is being filed in connection with that certain First Mortgage, dated February 26, 2016, given by Debtor to Secured Party encumbering the fee estate in the Premises in the principal amount of \$4,200,000.00

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

17. Check only if applicable and check only one box.Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate18. Check only if applicable and check only one box.

☐ Debtor is a TRANSMITTING UTILITY  
☐ Filed in connection with a Manufactured-Home Transaction  
☐ Filed in connection with a Public-Finance Transaction

102451

2016 FEB 29 11:50:01

EXHIBIT B

PARCEL 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of 35<sup>th</sup> Avenue with the easterly side of 85<sup>th</sup> Street;

RUNNING THENCE easterly along the southerly side of 35<sup>th</sup> Avenue 200 feet to the corner formed by the intersection of the southerly side of 35<sup>th</sup> Avenue with the westerly side of 86<sup>th</sup> Street;

THENCE southerly along the westerly side of 86<sup>th</sup> Street 575 feet;

THENCE westerly parallel with the southerly side of 35<sup>th</sup> Avenue 200 feet to the easterly side of 85<sup>th</sup> Street; and

THENCE northerly along the easterly side of 85<sup>th</sup> Street 575 feet to the point or place of BEGINNING.

PARCEL 2

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of 85<sup>th</sup> Street distant 275 feet southerly from the corner formed by the intersection of the westerly side of 85<sup>th</sup> Street with the southerly side of 35<sup>th</sup> Avenue;

RUNNING THENCE westerly parallel with the southerly side of 35<sup>th</sup> Avenue 100 feet;

THENCE southerly parallel with the westerly side of 85<sup>th</sup> Street 300 feet;

THENCE easterly again parallel with the southerly side of 35<sup>th</sup> Avenue 100 feet to the westerly side of 85<sup>th</sup> Street; and

THENCE northerly along the westerly side of 85<sup>th</sup> Street 300 feet to the point or place of BEGINNING.

747416

2016 Apr 22 AM11:33

## UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional] Gisella Melendez 800-331-3282	
B. SEND ACKNOWLEDGMENT TO: (Name and Address)  CT Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071, USA efiling@wolterskluwer.com (Fax) 818-662-4141	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE # 201602290095779 Filedate: 29-FEB-16		1b. This FINANCING STATEMENT AMENDMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. <input type="checkbox"/>	
2. <input type="checkbox"/> TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to security interest(s) of the Secured Party authorizing this Termination Statement.			
3. <input type="checkbox"/> CONTINUATION: Effectiveness of the Financing Statement identified above with respect to security interest(s) of the Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law.			
4. <input checked="" type="checkbox"/> ASSIGNMENT (full or partial): Give name of assignee in item 7a or 7b and address of assignee in item 7c and also give name of assignor in item 9.			
5. AMENDMENT (PARTY INFORMATION): This Amendment affects <input type="checkbox"/> Debtor or <input type="checkbox"/> Secured Party of record. Check only one of these two boxes. Also check one of the following three boxes and provide appropriate information in items 6 and/or 7. <input type="checkbox"/> CHANGE name and/or address: Give current record name in item 6a or 6b; also give new name (if name change) in item 7a or 7b and/or new address (if address change) in item 7c. <input type="checkbox"/> DELETE name: Give record name to be deleted in item 6a or 6b. <input type="checkbox"/> ADD name: Complete item 7a or 7b, and also item 7c, also complete items 7d-7g (if applicable).			
6. CURRENT RECORD INFORMATION:			
6a. ORGANIZATION'S NAME			
OR	6b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME SUFFIX
7. CHANGED (NEW) OR ADDED INFORMATION:			
7a. ORGANIZATION'S NAME FANNIE MAE			
OR	7b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME SUFFIX
7c. MAILING ADDRESS 5300 Wisconsin Avenue		CITY Washington	STATE DC POSTAL CODE 20016 COUNTRY USA
7d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	7e. TYPE OF ORGANIZATION	7f. JURISDICTION OF ORGANIZATION
		7g. ORGANIZATIONAL ID #, if any None <input type="checkbox"/> NONE	
8. AMENDMENT (COLLATERAL CHANGE): check only one box. Describe collateral <input type="checkbox"/> deleted or <input type="checkbox"/> added, or give entire <input type="checkbox"/> restated collateral description, or describe collateral <input checked="" type="checkbox"/> assigned.			

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT (name of assignor, if this is an Assignment). If this is an Amendment authorized by a Debtor which adds collateral or adds the authorizing Debtor, or if this is a Termination authorized by a Debtor, check here <input type="checkbox"/> and enter name of DEBTOR authorizing this Amendment.			
9a. ORGANIZATION'S NAME NATIONAL COOPERATIVE BANK, N.A.			
OR	9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME SUFFIX

10. OPTIONAL FILER REFERENCE DATA NY-0-53610169-51442250

747416

2016 Apr 22 AM11:33

**UCC FINANCING STATEMENT AMENDMENT ADDENDUM****FOLLOW INSTRUCTIONS (front and back) CAREFULLY****11. INITIAL FINANCING STATEMENT FILE #** (same as item 1e on Amendment form)  
201602290095779 Filedate: 29-FEB-16**12. NAME OF PARTY AUTHORIZING THIS AMENDMENT** (same as item 9 on Amendment form)12a. ORGANIZATION'S NAME **NATIONAL COOPERATIVE BANK, N.A.**

OR

12b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME, SUFFIX

**13. Use this space for additional information****Other Information:****ASSIGNOR**

National Cooperative Bank, N.A.

2011 Crystal Drive, Suite 800

Arlington VA 22202 USA

None

**THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY**

JANE DOE

---

UCC (Queens County) - See Attached  
UCC (Dept. of State) - Nothing Found  
Federal Tax Lien (Queens County) - Nothing Found  
Federal Tax Lien (Dept. of State) - Nothing Found  
Parking Violation Search - Nothing Found  
Transit Adjudication Search - Nothing Found  
Environmental Control Board - Nothing Found  
Judgments (Queens County) - Nothing Found  
Bankruptcy Search/Eastern District - Nothing Found

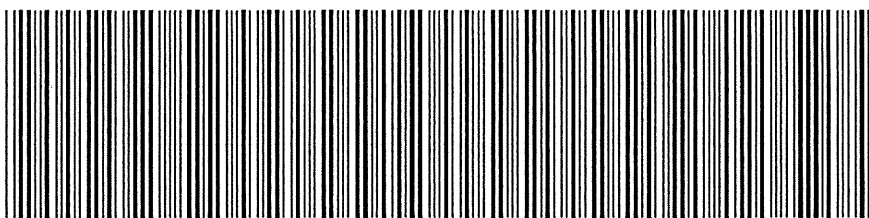
---

UCC Queens County indexing date as of November 10, 2016

UCC New York State indexing date as of October 31, 2016

**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.



2013031800938001001EDE7E

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 3**

**Document ID:** 2013031800938001  
**Document Type:** INITIAL COOP UCC1  
**Document Page Count:** 2

**Document Date:** 03-18-2013

**Preparation Date:** 03-18-2013  
**COOPERATIVE WITH ADDENDUM**

**PRESENTER:**

TITLEVEST  
44 WALL STREET TENTH FLOOR  
NEW YORK, NY 10005  
212-757-5800  
RECORDINGS@TITLEVST.COM

**RETURN TO:**

TITLEVEST  
44 WALL STREET TENTH FLOOR  
NEW YORK, NY 10005  
212-757-5800  
RECORDINGS@TITLEVST.COM

**PROPERTY DATA**

<b>Borough</b>	<b>Block</b>	<b>Lot</b>	<b>Unit</b>	<b>Address</b>
QUEENS	1459	1	Entire Lot 4H	35-31 85TH STREET
<b>Property Type:</b> SINGLE RESIDENTIAL COOP UNIT				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**DEBTOR:**

JANE DOE  
24-35 28TH STREET, APT. A1  
ASTORIA, NY 11102

**SECURED PARTY:**

EMIGRANT MORTGAGE COMPANY, INC.  
7 WESTCHESTER PLAZA  
ELMSFORD, NY 10523

**FEES AND TAXES**

<b>Mortgage</b>		<b>Filing Fee:</b>	
Mortgage Amount:	\$ 0.00		\$ 0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:			\$ 0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00		\$ 0.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
<b>TOTAL:</b>	<b>\$ 0.00</b>		
Recording Fee:	\$ 40.00		
Affidavit Fee:	\$ 0.00		

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



Recorded/Filed 03-18-2013 15:38  
City Register File No.(CRFN):  
**2013000108709**

*Annette McMill*

**City Register Official Signature**

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional] TITLEVEST 212-757-5800 RECORDINGS@TITLEVST.COM 212-757-0466	
B. SEND ACKNOWLEDGMENT TO: (Name and Address)  TitleVest Agency, Inc. 44 Wall Street Tenth Floor New York NY 10005 US	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME						
OR	1b. INDIVIDUAL'S LAST NAME DOE		FIRST NAME JANE	MIDDLE NAME	SUFFIX	
1c. MAILING ADDRESS 24-35 28TH STREET, APT. A1			CITY ASTORIA	STATE NY	POSTAL CODE 11102	COUNTRY US
1d. <u>SEE INSTRUCTIONS</u>	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION	1f. JURISDICTION OF ORGANIZATION	1g. ORGANIZATIONAL ID #, if any		
				<input type="checkbox"/> NONE		

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME						
OR	2b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
2c. MAILING ADDRESS			CITY	STATE	POSTAL CODE	COUNTRY
2d. <u>SEE INSTRUCTIONS</u>	ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL ID #, if any		
				<input type="checkbox"/> NONE		

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME EMIGRANT MORTGAGE COMPANY, INC.						
OR	3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
3c. MAILING ADDRESS 7 WESTCHESTER PLAZA			CITY ELMSFORD	STATE NY	POSTAL CODE 10523	COUNTRY US

4. This FINANCING STATEMENT covers the following collateral:

Queens Block: 1459 Lot: 1 Unit: 4H  
COOPERATIVE PROPRIETARY LEASE AND 78 SHARES OF STOCK ISSUED BY ROOSEVELT TERRACE COOPERATIVE, INC. ALLOCATED TO UNIT 4H IN THE BUILDING LOCATED AT 35-31 85TH STREET, JACKSON HEIGHTS, NY 11372.

5. ALTERNATIVE DESIGNATION (if applicable):	LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING		
6. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable)	7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (ADDITIONAL FEE) (optional)		All Debtors				Debtor 1	Debtor 2
8. OPTIONAL FILER REFERENCE DATA								



**UCC FINANCING STATEMENT COOPERATIVE ADDENDUM**

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

**A. NAME + PHONE OF CONTACT AT FILER [optional]****TITLEVEST 212-757-5800 RECORDINGS@TITLEVST.COM 212-757-0466****B. SEND ACKNOWLEDGMENT TO: (Name and Address)**

TitleVest Agency, Inc.  
44 Wall Street Tenth Floor  
New York NY 10005  
US

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

19. Complete EITHER 19a or 19b.	19a. This COOPERATIVE ADDENDUM <input checked="" type="checkbox"/> accompanies a FINANCING STATEMENT.	19b. File Number assigned to the initial FINANCING STATEMENT:	
20. FIRST DEBTOR OF RECORD: (Complete either 20a or 20b, but not both.)			
20a. ORGANIZATION'S NAME:			
OR			
20b. INDIVIDUAL'S LAST NAME: DOE		FIRST NAME: JANE	MIDDLE NAME: SUFFIX:
21. FIRST SECURED PARTY OF RECORD: (Complete either 21a or 21b, but not both.)			
21a. ORGANIZATION'S NAME: <b>EMIGRANT MORTGAGE COMPANY, INC.</b>			
OR			
21b. INDIVIDUAL'S LAST NAME:		FIRST NAME:	MIDDLE NAME: SUFFIX:
22. This COOPERATIVE ADDENDUM covers: (Check one.)			
<input checked="" type="checkbox"/> One COOPERATIVE INTEREST <input type="checkbox"/> More than one COOPERATIVE INTEREST			
23. Unit uses: (Check all that apply.)		IMPORTANT: This COOPERATIVE ADDENDUM is for use when the collateral includes a COOPERATIVE INTEREST.  Only as to collateral which is a COOPERATIVE INTEREST, but not as to other collateral, the initial FINANCING STATEMENT to which this COOPERATIVE ADDENDUM relates shall be effective for 50 years from the date of filing the initial FINANCING STATEMENT.	
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Parking <input type="checkbox"/> Storage <input type="checkbox"/> Other (If checked, complete 23a).			
23a. Specify other Unit use(s):			
24. COOPERATIVE UNIT REAL PROPERTY FILING DATA:			
24a. ADDRESS NUMBER AND STREET: (One only) <b>35-31 85TH STREET</b>		26. Complete if applicable. (If checked, complete 26a.) <input type="checkbox"/> The purpose of this COOPERATIVE ADDENDUM is to SUBORDINATE this security interest to another security interest in the same COOPERATIVE INTEREST.	
24b. COMMUNITY (e.g., City, Town, Village or Borough): <b>Queens</b>		26a. FILE NUMBER of security interest being given consensual priority:	
24c. COUNTY: <b>QUEENS</b>		27. Check if Applicable. <input type="checkbox"/> The security agreement provides for FUTURE ADVANCES.	
24d. DISTRICT:		28. MISCELLANEOUS:	
24e. SECTION:			
24f. BLOCK: <b>1459</b>			
24g. LOT: <b>1</b>			
24h. UNIT NUMBER(S) or DESIGNATION(S): <b>4H</b>			
25. Name of the COOPERATIVE ORGANIZATION: <b>ROOSEVELT TERRACE COOPERATIVE, INC.</b>			

## **TERMS AND CONDITIONS**

1. **Sharp Research Corporation** in consideration of the payment of its charges, certifies its findings herein to the applicant, upon the express understanding that liability for any damages hereunder is limited to **\$1,000.00**, which damages the parties to who this report is certified shall sustain by reason of its failure to report any recorded/filed lien or encumbrance for which a search has been made, as set forth in this report, but no claim for damages shall arise unless payment of all charges for this report has been made before such claims arise and further that the prospective purchaser, lender, lessor/lessee, his attorney or his agent had no knowledge of any lien, encumbrance, or defect not shown for which said search has been made.
2. This company shall not be responsible for any liability, damages or payment on account thereof voluntarily assumed or paid in settling any claim or suit involving matters covered hereby without its written consent.
3. Be advised that a database search by unit number (currently available only within New York, Kings, Bronx and Queens Counties) is not a conclusive search. The unit number search is speculative for various reasons such as but not limited to the following: unit numbers are not entered in a standardize format, exceed space limitations, or appear under the same block and lot covering various addresses, therefore this company shall not be held responsible for any active uniform commercial code (UCC) filings indexed solely against the unit number.
4. **NASSAU DISCLAIMER:** Nassau County Clerk's systems are using old and conflicting "As Of" dates and state that they will make no warranties or representations as to the legal sufficiency, accuracy, or reliability of data or information. The Nassau County Clerk further states that it will not be held liable for errors or omissions in connection with its data. Therefore we cannot guarantee the comprehensiveness or accuracy of Nassau County search results herein and cannot be held liable for accuracy, sufficiency and reliability as well as for errors and omissions associated with all Nassau County searches.
5. The fees payable for this report are due and payable whether or not a sale of the designated apartment occurs.

## **COOPERATIVE APARTMENT SEARCH CERTIFICATION *and* REPORT**

 **Sharp  
Research  
Corporation**

**31-10 37th AVENUE  
LONG ISLAND CITY, NEW YORK 11101**