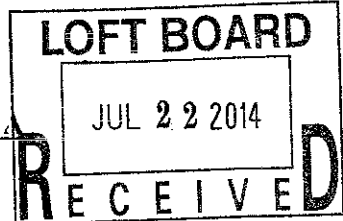


#3

ID#47801



**MDL SECTION 286 (12) SALES RECORD - PART A**

Please print or type the following information:

1. (a) 144 Spencer

Address of Premises

518

Location of Unit

91

Total Number of Residential Units at the premises as of Date of this Filing (Including Unit for which Sales Record is Being Filed)

30034

IMD Registration Number

6/9/14

Date of Sale

201-221,301-321,401-421,501-505,518,601-811

Location of Residential Units as of Date of this Filing.

(b) Ahmet Onur

Occupant from whom purchase made

Not Known

New Telephone No.

Not Known

New Address

(c) 144 Spencer Realty Corp.

Owner

718-625-2000

Telephone No.

144 Spencer Street

Business Address

Brooklyn NY, 11205

**ATTACH A COPY OF ANY AND ALL DOCUMENTARY PROOF OF THE SALE**  
(Note: Purchase Price May Be Redacted or Removed)

d. Has the Loft Board ever made a finding that any occupant(s) of the unit for which the Sales Record is being filed were harassed by any owner, lessee, agent, or other person having control of such IMD unit?

☐

YES

☒

NO

If yes, what is the number of the Loft Board Order containing the finding of harassment.

LBO #

c. Has the Loft Board ever issued an order terminating such harassment finding?

☐

YES

☐

NO

If yes, what is the number of the Loft Board Order terminating the finding.

LBO #

2. The following section must be completed only if the unit is to remain residential:

a. Is the IMD unit for which the Sales Record is being filed subject to rent regulation under any other law, rule or regulation?

☐

YES

☒

NO

If yes, what is the relevant regulation or law?

3. The following section must be completed only if the unit is to be converted to non-residential use [Note: DECLARATION OF INTENT, PART C, ALSO MUST BE COMPLETED AND NOTARIZED]

a.

New Non-Residential Tenant  
(If Known)

Telephone Number

b. List below any fixtures which have been removed:

Fixtures

Disposition



ATTACH A COPY OF NEW OR PROPOSED LEASE, IF ANY, FOR THE UNIT BEING SOLD.

I hereby swear that all the information provided in the foregoing Sale of Rights Disclosure Form is true.

Gerard Proefriedt  
PRINT NAME

Gerard Proefriedt - Attorney  
SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE (Circle One)  
(If owner is not a natural person, the signer must state his/her relationship to the owner. If signer is not the owner, state relationship to owner and/or premises.)

Sworn to before me this 21st

day of July 2014

[Signature]  
NOTARY PUBLIC

SHARYN A KAPLAN  
Notary Public, State of New York  
Qualified in New York County  
No. 02KA5066067  
Commission Expires Oct. 27, 2014

I hereby certify that I have read the foregoing Sales Record and that to the best of my knowledge and belief it accurately reflects the sale which occurred.

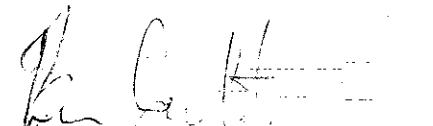
[Signature]  
SIGNATURE OF OCCUPANT WHO SOLD RIGHTS


AHMET F. ONUR  
PRINT NAME OF OCCUPANT

## AGREEMENT

This Agreement made the 9th day of June, 2014 between 144 Spencer Realty Corp ("Owner") and Ahmet Dur ("Tenant") with regard to unit 518 in the building at 144 Spencer Street, Brooklyn New York, whereas Owner and Tenant hereby agree as follows;

1. Owner agrees to purchase and Tenant agrees to sell any and all of Tenant's rights in the unit described above and to surrender possession of same to Owner.
2. In consideration for such sale Owner agrees to pay Tenant the sum of \$ \_\_\_\_\_ receipt of which is hereby acknowledged by Tenant.

  
\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Tenant