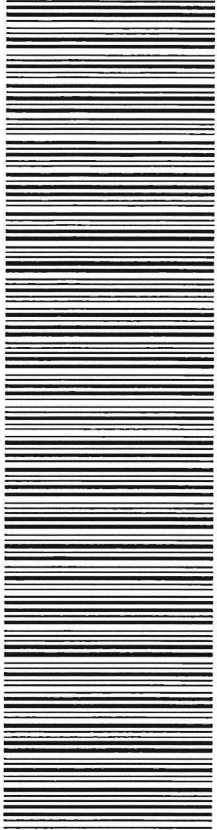


NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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RECORDING AND ENDORSEMENT COVER PAGE PAGE 1 OF 4	
Document ID: 2021041400917001	Document Date: 03-01-2021
Document Type: CERTIFICATE	Preparation Date: 04-14-2021
Document Page Count: 3	

PRESENTER:

TITLEVEST AGENCY
110 EAST 42ND STREET, 10TH FLOOR
RNY794557
NEW YORK, NY 10017
212-757-5800
RECORDINGS@TITLEVEST.COM

RETURN TO:

TITLEVEST AGENCY
110 EAST 42ND STREET, 10TH FLOOR
RNY794557
NEW YORK, NY 10017
212-757-5800
RECORDINGS@TITLEVEST.COM

Borough	Block	Lot	PROPERTY DATA
MANHATTAN	2014	29	Unit Address

701 LENOX AVENUE

Property Type: COMMERCIAL REAL ESTATE

CRFN	or	DocumentID	or	Year	Reel	Page	or	File Number
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CROSS REFERENCE DATA

PARTIES

PARTY 1:
FIRST AMERICAN TITLE INSURANCE COMPANY
110 EAST 42ND STREET,, 10TH FLOOR
NEW YORK, NY 10017

PARTY 2:
703 LENOX, LLC
133 NORFOLK STREET
BROOKLYN, NY 11235

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:	\$	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 04-21-2021 09:40
City Register File No (CRFN):
2021000143075

Caratta M. Hill

City Register Official Signature

EXHIBIT I
CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION C OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK – AS AMENDED
EFFECTIVE AUGUST 18, 1977

TITLEVEST AGENCY LLC, a wholly owned subsidiary of FIRST AMERICAN TITLE INSURANCE COMPANY, licensed to do business in the State of New York and having its principal office at 110 East 42nd Street, 10th Floor New York, NY 10017, hereby certifies that as to the land hereinafter described being a tract of land, either unsubdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block in the single ownership of 703 LENOX, LLC, and that all the parties in interest constituting a "party in interest" as defined in Section 12-10, subdivision (c) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
703 LENOX, LLC	133 Norfolk Street New York, NY	Fee Owner
NEW YORK COMMUNITY BANK	One Jericho Plaza Jericho, NY	Mortgagee
CRIMINAL COURT OF THE CITY OF NY	100 Centre St New York, NY	Judgment Creditor
ENVIRONMENTAL CONTROL BOARD OF THE CITY OF NY	59 Maiden Lane 28th Floor New York, NY	Judgment Creditor

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid is known as Tax Lot Number 29 in Block 2014 on the Tax Map of the City of New York, New York County, and more particularly described in Schedule "A" annexed.

That the said premises are known as and by street address 701 Lenox Avenue, New York, NY as shown on following diagram:

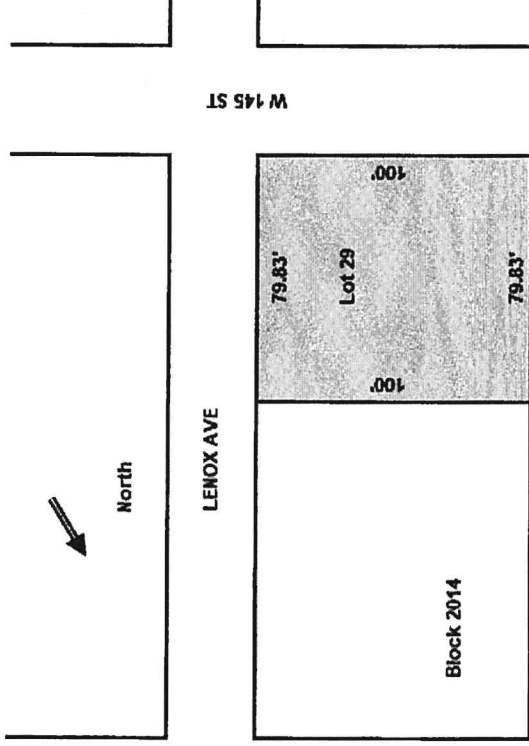


EXHIBIT "I" CERTIFICATION PURSUANT TO ZONING LOT SUBDIVISION C OF SECTION 12-10 OF THE ZONING RESOLUTION OF DECEMBER 15, 1961 OF THE CITY OF NEW YORK - AS AMENDED EFFECTIVE AUGUST 18, 1977

701 LENOX AVENUE, NEW YORK, NY

CERTIFIED this 1st day of March 2021 to 703 LENOX, LLC, the applicant for this certification.

NOTE: A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots provided all the resulting zoning lots and all buildings thereon shall comply with applicable provisions of the zoning lot resolution.

NOTE: This certification does not include the holder of any unrecorded interest in all or substantially all of such tract of land which would be superior to and adversely effected by the development thereof.

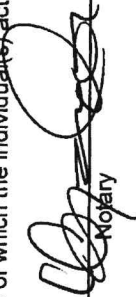
THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND (\$1,000.00) DOLLARS.

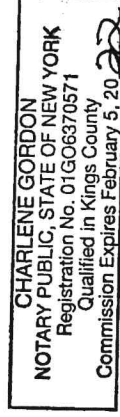
FIRST AMERICAN TITLE INSURANCE COMPANY
By TITLEVEST AGENCY LLC

By 
Nicole Blache

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

On the 14th day of April 2021, before me, the undersigned, personally appeared Nicole Blache 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 on behalf of which the individual(s) acted, executed the instrument.


Notary



SCHEDULE A LEGAL DESCRIPTION:

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

BEGINNING at the corner formed by the intersection of the westerly side of Lenox Avenue, with the northerly side of 145th Street;

RUNNING THENCE northerly along the westerly side of Lenox Avenue 79 feet 10 inches;

THENCE westerly and parallel with 145th Street 100 feet;

THENCE southerly and parallel with Lenox Avenue 79 feet 10 inches to the northerly side of 145th Street;

THENCE easterly along said northerly side of 145th Street 100 feet to the point or place of BEGINNING.