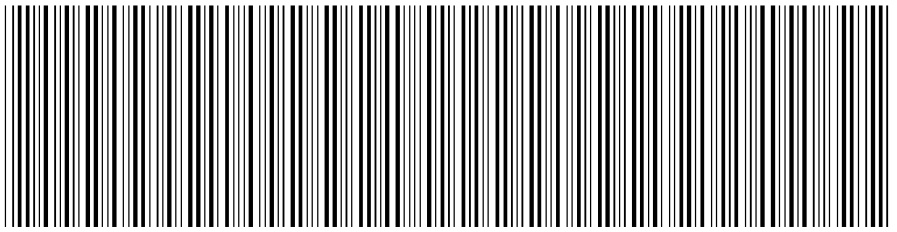


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2021052000644002

Document Date: 05-19-2021

Preparation Date: 05-20-2021

Document Type: ZONING LOT DESCRIPTION

Document Page Count: 3

PRESENTER:

FIFTH AVENUE TITLE AGENCY INC.
1115 51 STREET
BROOKLYN, NY 11219
917-808-7020
ZONINGEXHIBITS@GMAIL.COM

RETURN TO:

FIFTH AVENUE TITLE AGENCY INC.
1115 51 STREET
BROOKLYN, NY 11219
917-808-7020
ZONINGEXHIBITS@GMAIL.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	2050	160	Entire Lot	645 ST NICHOLAS AVENUE

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

PARTY ONE:

HARLEM SCHOOL OF ARTS
645 ST NICHOLAS AVENUE
NEW YORK, NY 11219

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 05-27-2021 10:19

City Register File No.(CRFN):

2021000197469



Annette McMill

City Register Official Signature

N.B. # _____
Or
ALT. # _____

EXHIBIT "III"

ZONING LOT DESCRIPTION AND OWNERSHIP STATEMENT BY
BUILDING DEPARTMENT PERMIT APPLICANT
AND TO BE RECORDED IN THE
COUNTY CLERK'S OR REGISTER'S OFFICE

HARLEM SCHOOL OF ARTS having an address at 645 St Nicholas Avenue, New York, NY, 10030 an applicant for present or future permits pursuant to the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, states that the zoning lot to which its aforementioned permit or permits pertain are shown on the Tax Map of City of New York, County of New York, as Lot(s) **160 Block 2050**, as shown on the Tax Map of the City of New York, New York County, and is more particularly described as:

SEE SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF

That the said premises are known as and by street address(es): 645 St Nicholas Avenue, New York, NY, 10030 shown on the following DIAGRAM:

- 1) Show distance from corner
- 2) Show Block and Lot numbers
and dimensions of each lot.

Schedule A Description

BLOCK 15725 LOT 26 and 30 as 1 zoning lot

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of St. Nicholas Avenue, distant 186 feet 9 inches northerly from the corner formed by the intersection of the northerly side of 141st Street with the westerly side of St. Nicholas Avenue;

RUNNING THENCE westerly parallel with the northerly side of West 141st Street, 132 feet 3 inches;

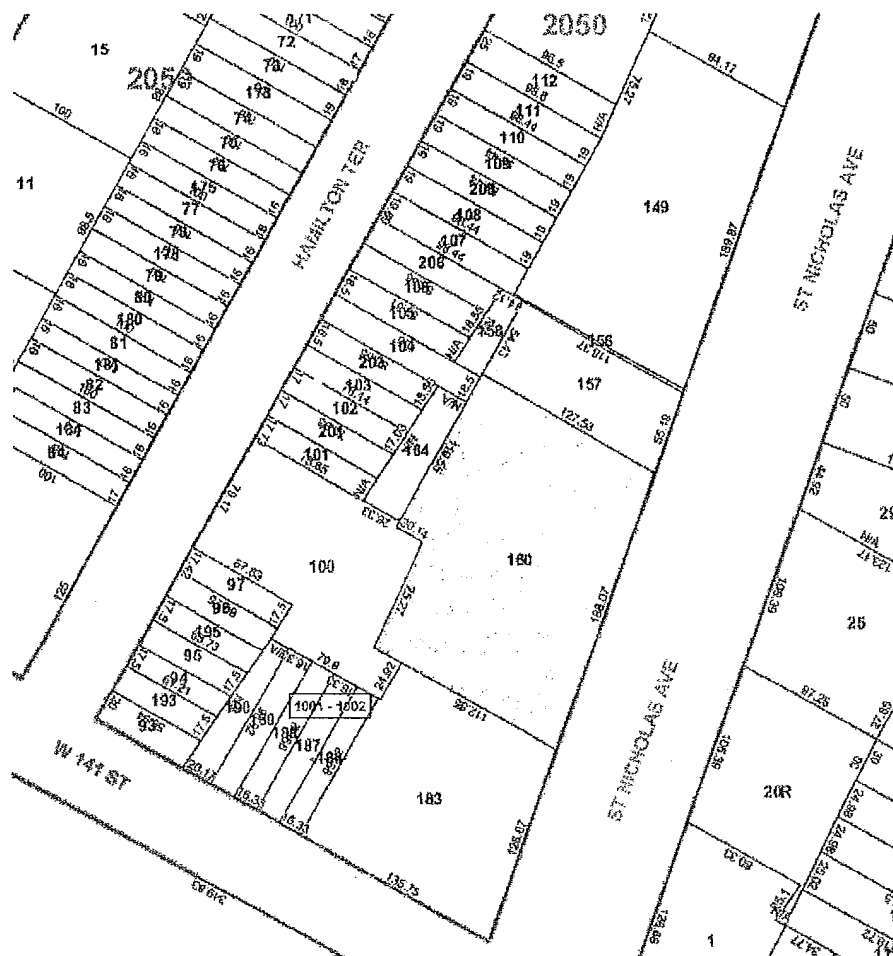
THENCE northerly on a line which forms an interior angle of 84 degrees 51 minutes 10 seconds with the last mentioned course, 75 feet 2 ¼ inches;

THENCE westerly parallel with the northerly side of 141st Street, 20 feet, 1 ½ inches to a point in a line drawn parallel with and distant 100 feet easterly from the easterly side of Hamilton Terrace;

THENCE northerly parallel with said easterly side of Hamilton Terrace 164 feet 10 inches;

Thence easterly again parallel with said northerly side of 141st Street, 118 feet 4 ¾ inches to the said westerly side of St. Nicholas Avenue;

Thence southerly along the said Westerly side of St. Nicholas Avenue, 243 feet 1 ½ inches, to the point or place of Beginning.



<u>Lot</u>	<u>Block</u>	<u>Address</u>	<u>Name</u>
160	2050	645 St Nicholas Avenue, New York, NY, 10030	HARLEM SCHOOL OF ARTS

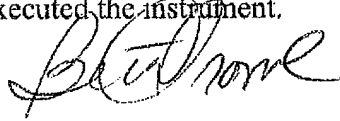
In Witness whereof the applicant has executed the foregoing instrument this 19th
day of May, 2021.


HARLEM SCHOOL OF ARTS

State of New York. County of Bronx ss.:

On the 19th day of May, 2021, before me personally appeared
Amadea Edwards, 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/she executed the same in his/her capacity,
and that by his/her signature on the instrument, the individual or the person upon behalf
of which the individual acted, 'executed the instrument.

BETH CROWE
Notary Public, State of New York
No. 01CR6317130
Qualified in Bronx County
Commission Expires December 29, 2022



(Signature and office of individual taking acknowledgment)

NOTE:

Section C26- 110.2 Subdivision (a) Paragraph (I) of the Administration Code requires
submission of an accurate Lot diagram in accordance with an attached boundary Survey
made by a licensed surveyor, which need not be recorded but which must be submitted
with the application for the permit.

SECTION:

BLOCK:2050

LOT: 160

RECORD & RETURN TO:

Fifth Avenue Title Agency, Inc.
1115 51 Street,
Brooklyn, NY 11219