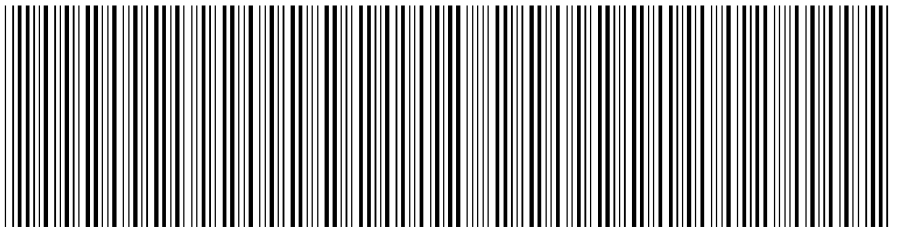


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2020102000993002

Document Date: 10-20-2020

Preparation Date: 11-11-2020

Document Type: CERTIFICATE

Document Page Count: 3

PRESENTER:

BETTER RESEARCH LLC
1 PARAGON DRIVE - BREX-39002
SUITE 150B
MONTVALE, NJ 07645
718-252-4200
REC@BETTERTITLERESEARCH.COM

RETURN TO:

BETTER RESEARCH LLC
1 PARAGON DRIVE - BREX-39002
SUITE 150B
MONTVALE, NJ 07645
REC@BETTERTITLERESEARCH.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	377	66	Entire Lot	243 EAST 7TH STREET
Property Type: DWELLING ONLY - 3 FAMILY				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

BR TITLE GROUP, LLC
3839 FLATLANDS AVENUE, SUITE 208
BROOKLYN, NY 11234

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 11-17-2020 15:27
City Register File No.(CRFN):
2020000321115



Annette McMill

City Register Official Signature

N.B. No.: _____
or
ALT. No.: _____

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

BR Title Group, LLC, a title agency and authorized signatory of Fidelity National Title Insurance Company, a title insurance company licensed to do business in the State of New York and having its principal office at 3839 Flatlands Avenue, Suite 208, Brooklyn, NY 11234 hereby certifies that as to the land hereafter 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 243 East 7th Street Owner LLC 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>
243 East 7th Street Owner LLC,	64 Second Avenue, 2nd Floor New York, NY 10003	Fee Holder
CIT Bank, N.A.	11 West 42nd Street New York, NY 10036	Mortgagee

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(s) 66 in Block 377, shown on the Tax Map of the City of New York, New York County and more particularly described as follows:

All that certain plot, piece or parcel of land, 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 northerly side of East 7th Street distant in a westerly direction 519 feet 09 inches from the corner formed by the intersection of the northerly side of 7th Street and the westerly side of Avenue D;

RUNNING THENCE northerly and parallel with Avenue D 97 feet 06 inches to the center line of the block;

THENCE westerly along said center line of the block and on a line parallel with East 7th Street 24 feet 05 inches;

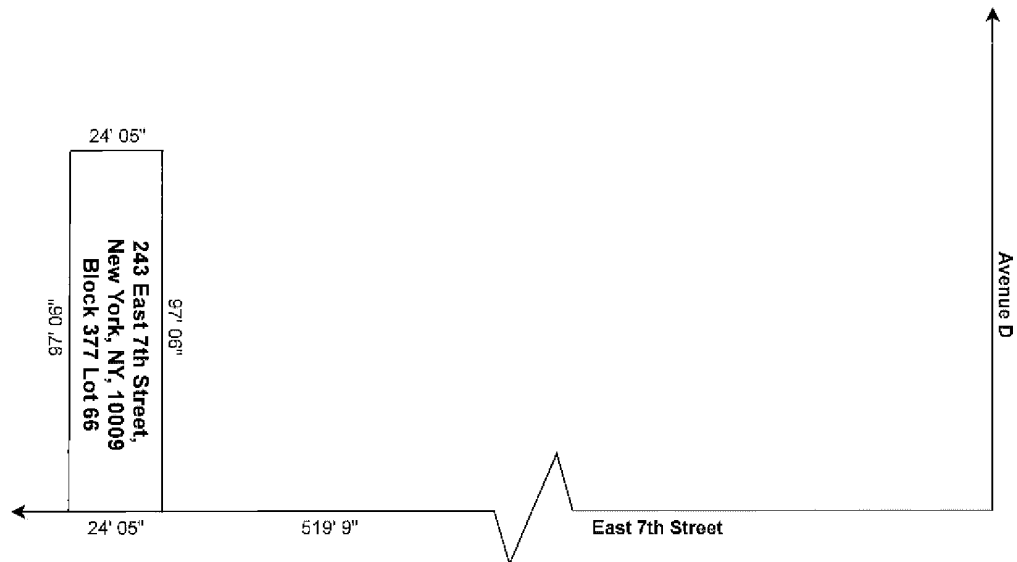
THENCE southerly along said Lot No. 69 on a line parallel with said Avenue D 97 feet 06 inches to the northerly side of East 7th Street;

THENCE easterly along the northerly side of East 7th Street 24 feet 05 inches to the point or place of BEGINNING.

The distance from corner, Block/Lot Numbers and dimensions of (each) lot are shown on the diagram on the following page.

Zoning Diagram

Note: The north point of the diagram must agree with the arrow





3839 Flatlands Avenue
Suite 208
Brooklyn, NY 11234
P. 718.504.5779
F. 718.889.7466

CERTIFIED October 20th 2020 to 243 East 7th Street Owner 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 sub-division plot or deed. A Zoning lot may be subdivided into two or more zoning lots provided all the resulting zoning lots and all the building thereon shall comply with the applicable provisions of the zoning lot resolution.

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.

IN WITNESS WHEREOF, I have executed this certificate on 10-20-2020


Mordechai Polak, Director of Operations
BR Title Group, LLC
Yoel Zigelbaum, VP

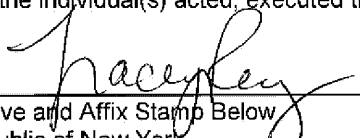
A.A.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF New York)
COUNTY OF Kings) SS.

On the 10-20-2020 before me, the undersigned, personally appeared Yoel Zigelbaum 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 upon behalf of which the individual(s) acted, executed the instrument.

T.R.


Sign Above and Affix Stamp Below
Notary Public of New York

Record and Return to:
BR Title Group, LLC
3839 Flatlands Avenue, Suite 208
Brooklyn, NY 11234

