

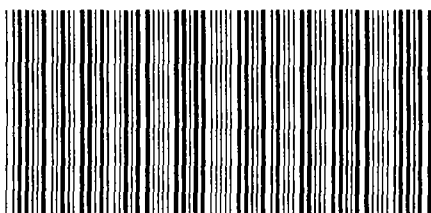
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**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

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Document ID: 2016030900676001

Document Date: 03-04-2016

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PRESENTER:

JUDICIAL RESEARCH - PICKUP
800 WESTCHESTER AVENUE
25486 EF LT
RYE BROOK, NY 10573
914-381-6700
CHALPIN@JUDICIALTITLE.COM

RETURN TO:

JUDICIAL RESEARCH - PICKUP
800 WESTCHESTER AVENUE
25486 EF LT
RYE BROOK, NY 10573
914-381-6700
CHALPIN@JUDICIALTITLE.COM

Borough	Block	Lot	Unit	Address
BRONX	5431	19	Entire Lot	3677-83 EAST TREMONT AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

JUDICIAL TITLE INSURANCE AGENCY LLC
800 WESTCHESTER AVENUE
RYE BROOK, NY 10573

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: \$ 57.00

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 03-21-2016 09:51

City Register File No.(CRFN):

2016000097328



Gianetta M. Hill

City Register Official Signature

EXHIBIT 1
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

The Judicial Title Insurance Agency LLC, a title company licensed to do business in the State of New York, having its principal office at 800 Westchester Avenue, Rye Brook, N.Y. 10573 hereby certifies that as to the land hereafter described, being a tract of land, either un-subdivided 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 **3600 Tremont Associates, Inc.** 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:

NAME	ADDRESS	NATURE OF INTEREST
3600 Tremont Associates, Inc.	12 Water Street, Suite 204 White Plains, NY 10601	Fee owner
Signature Bank	68 South Service Road Melville, NY 11747	Mortgagee

The subject tract of land with respect to which the foregoing parties are parties in interest as aforesaid is known as **Tax Lot 19 in Block 5431** on the tax map of the City of New York and County of **Bronx**, and more particularly bounded and described as follows:

SEE SCHEDULE A

That the said premises is known as and by the street address **3677-3683 East Tremont Avenue, Bronx, NY** as shown on the following diagram:

SEE SCHEDULE B

THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT THE LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND DOLLARS.

Exhibit I and II Ack.

Certified this 4th day of March, 2016 to 3600 Treiment Associates, Inc
the applicant for this certification.

The Judicial Title Insurance Agency LLC



By: Vincent Morano, Vice President

State of New York
County of Westchester

On the 4th day of March, 2016 before me, the undersigned, personally appeared, Vincent Morano, 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 executed the same in his capacity and that by his signature on the instrument the individual or person upon behalf of which the individual acted, executed the instrument.



Notary Public

LOUIS M. LEONARDI
Notary Public, State of New York
No. 01LE8180397
Qualified in Putnam County
Commission Expires Feb. 25, 2018

Block: 5431
Tax Lot: 19
County: Bronx

Record and Return to:

The liability assumed hereunder is limited to the fee paid for the title search. No insurance or other guarantee of title, express or implied, is granted herein.

JUDICIAL RESEARCH CORP.**Title Number: JR-091709-B****SCHEDULE A**

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

BEGINNING at a point on the easterly side of East Tremont Avenue, distant 202.05 feet southerly from the corner formed by the intersection of the easterly side of East Tremont Avenue and the southerly side of Philip Avenue;

RUNNING THENCE easterly along a line forming an interior angle of 81 degrees 49 minutes 40 seconds with the easterly side of East Tremont Avenue, 125.98 feet;

THENCE southerly at right angles to the last mentioned course, 50 feet;

THENCE easterly at right angles to the last mentioned course, 25 feet;

THENCE southerly at right angles to the last mentioned course, 75.00 feet;

THENCE westerly at right angles to the last mentioned course, 133.03 feet to the easterly side of East Tremont Avenue;

THENCE northerly along the easterly side of East Tremont Avenue, 126.28 feet to the point or place of BEGINNING.

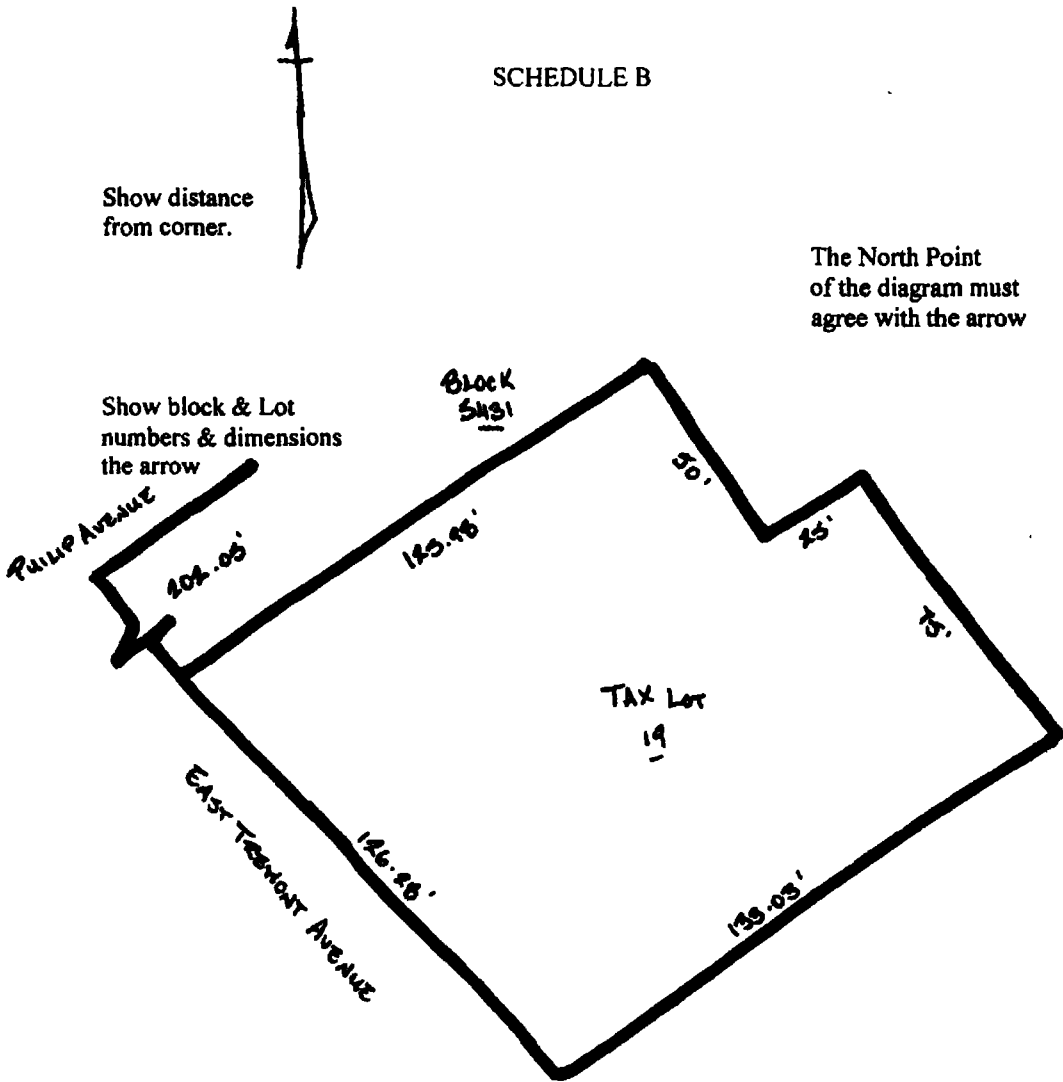
**FOR
CONVEYANCING
ONLY**

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

Page 1 of 1

Exhibit B "Map"



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 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 the buildings thereon shall comply with applicable provisions of the zoning lot resolution.