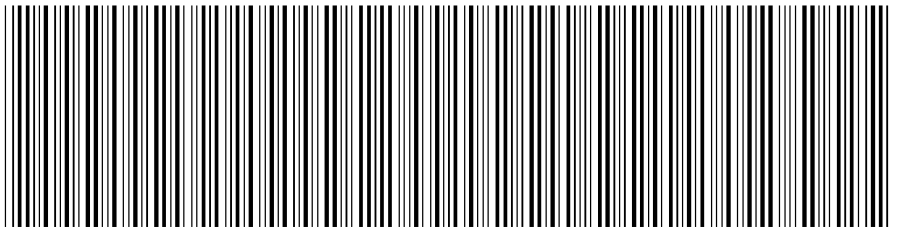


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2020122200389005005E2F04
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 4
Document ID: 2020122200389005
Document Date: 12-17-2020
Preparation Date: 12-22-2020
Document Type: ZONING LOT DESCRIPTION
Document Page Count: 3
PRESENTER:

BETTER RESEARCH LLC
1 PARAGON DRIVE - RANY-38457
SUITE 150B
MONTVALE, NJ 07645
REC@BETTERTITLERESEARCH.COM

RETURN TO:

BETTER RESEARCH LLC
1 PARAGON DRIVE - RANY-38457
SUITE 150B
MONTVALE, NJ 07645
REC@BETTERTITLERESEARCH.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	3711	40	Entire Lot	1466 WATSON AVENUE
Property Type: APARTMENT BUILDING				

CROSS REFERENCE DATA

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

PARTIES
PARTY ONE:

WATSON DEVELOPMENT LLC
1451 60TH STREET
BROOKLYN, 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

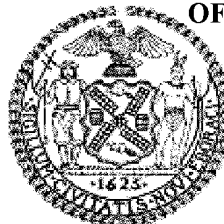
NYS Real Estate Transfer Tax:

\$ 0.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**
CITY OF NEW YORK

Recorded/Filed 12-22-2020 14:48

City Register File No.(CRFN):

2020000365576

City Register Official Signature

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

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

Watson Development LLC, having an address at 1451 60th Street, Brooklyn, NY 11219, 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 the aforementioned permit or permits pertain are shown on the Tax Map of the City of Bronx, County of Bronx, as Lot(s) 40 in Block 3711, and is more particularly described as:

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

BEGINNING at the corner formed by the intersection of the southerly side of Watson Avenue with the easterly side of Colgate Avenue;

RUNNING THENCE easterly along the southerly side of Watson Avenue, 200 feet to the westerly side of Evergreen Avenue;

THENCE southerly along the westerly side of Evergreen Avenue, 150 feet;

THENCE westerly and parallel with the southerly side of Watson Avenue, 200 feet to the easterly side of Colgate Avenue;

THENCE northerly along the easterly side of Colgate Avenue, 150 feet to the point or place of BEGINNING.

That the said premises are known as and by street address(es) 1464 Watson Avenue, Bronx, NY 10472 as shown on the DIAGRAM on the following page.

The above described zoning lot(s) are presently owned by:

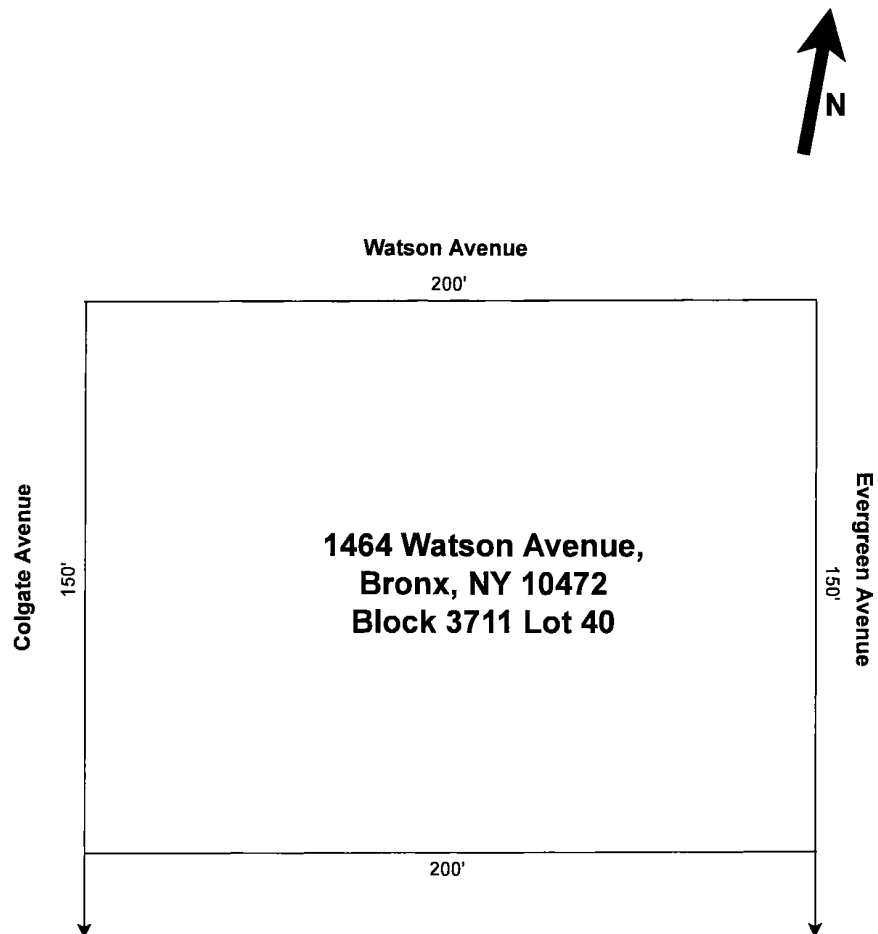
Tax Block/Lot
Block 3711,
Lot(s) 40

Name
Watson Development LLC

Address
1451 60th Street
Brooklyn, NY 11219

Zoning Diagram

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



3839 Flatlands Avenue, Suite 208
Brooklyn, NY 11234



212 Second Street, Suite 502
Lakewood, NJ 08701

IN WITNESS WHEREOF, I have executed this certificate on December 17, 2020

Watson Development LLC

BY: 

Mendel Kaff, A.S.

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF NY

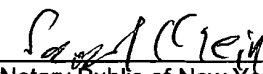
)

COUNTY OF Kings

) SS.

)

On December 17 before me, the undersigned, personally appeared Mendel Kaff 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.


Notary Public of New York – Sign Above and Affix Stamp Below

SAMUEL KLEIN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KL6394129
Qualified in Kings County
My Commission Expires 07-01-2023

NOTE: Section C26-110.2 subdivision (a) Paragraph (1) of the Administrative Code requires submission of the 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.

Record and Return to:
Riverside Abstract, LLC
3839 Flatlands Avenue, Suite 208
Brooklyn, NY 11234