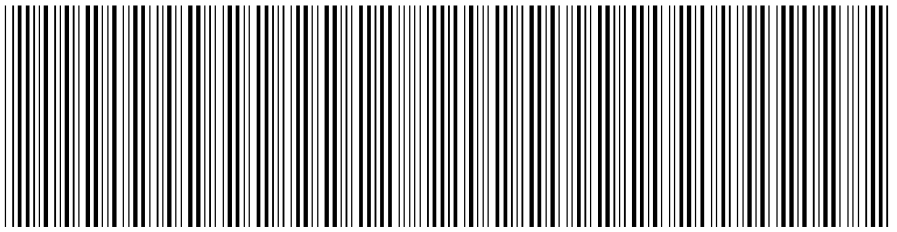


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2021070700379001

Document Date: 07-06-2021

Preparation Date: 07-07-2021

Document Type: CERTIFICATE

Document Page Count: 4

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
BRONX	2872	273	Entire Lot	1548 JESUP AVENUE
Property Type: DWELLING ONLY - 1 FAMILY				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

FIFTH AVENUE TITLE AGENCY INC.
1115 51ST 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:	\$	57.00
Affidavit Fee:	\$	0.00

Filing Fee:

	\$	0.00
NYC Real Property Transfer Tax:	\$	0.00
NYS Real Estate Transfer Tax:	\$	0.00

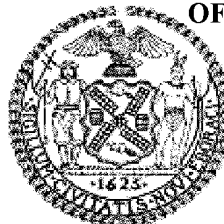
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 07-13-2021 12:10

City Register File No.(CRFN):

2021000265499



Annette McMill

City Register Official Signature

N.B. # _____

Or

ALT. # _____

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

FIFTH AVENUE TITLE AGENCY INC., as agent for Old Republic Title Insurance Company licensed to do business in the State of New York and having its principal office at 1115 51st Street, Brooklyn, New York 11219, 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 ownership 1548 Equities LLC, having an address at 1548 Jesup Avenue, Bronx, NY, 10452.

That all parties in interest consisting of 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>
1548 Equities LLC	1548 Jesup Avenue Bronx, NY 10452	FEE OWNER

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) Tentative Lot 273; New Lot 274, 275 in Tax Block 2872 on the Tax Map of the City of New York, Bronx County and more particularly described as follows:

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

Schedule A Description

BLOCK: 2872 LOT: 273

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 being more particularly bounded and described as follows.

BEGINNING at the corner formed by the intersection on the easterly side of Jesup Avenue and the southerly side of Cross Bronx Expressway.

RUNNING THENCE easterly 100 feet;

THENCE southerly parallel with Jesup Avenue 62 feet;

THENCE westerly 10 feet;

THENCE northerly parallel with Jesup Avenue 38 feet;

THENCE westerly 90 feet to the easterly side of Jesup Avenue;

THENCE northerly along the easterly side of Jesup Avenue 24 feet to the point or place of BEGINNING.

BLOCK: 2872 LOT: 274

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 being more particularly bounded and described as follows.

BEGINNING at a point on the easterly side of Jesup Avenue distant 24 feet southerly from the corner formed by the intersection of the easterly side of Jesup Avenue and the southerly side of Cross Bronx Expressway.

RUNNING THENCE easterly 90 feet;

THENCE southerly parallel with Jesup Avenue 19 feet;

THENCE westerly 90 feet to the easterly side of Jesup Avenue;

THENCE northerly along the easterly side of Jesup Avenue 19 feet to the point or place of BEGINNING.

BLOCK: 2872 LOT: 275

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 being more particularly bounded and described as follows.

BEGINNING at a point on the easterly side of Jesup Avenue distant 43 feet southerly from the corner formed by the intersection of the easterly side of Jesup Avenue and the southerly side of Cross Bronx Expressway.

RUNNING THENCE easterly 90 feet;

THENCE southerly parallel with Jesup Avenue 19 feet;

THENCE westerly 90 feet to the easterly side of Jesup Avenue;

THENCE northerly along the easterly side of Jesup Avenue 19 feet to the point or place of BEGINNING.

That the said premises known as and by 155 Girard Street, Brooklyn, NY, 11235 as shown on the following

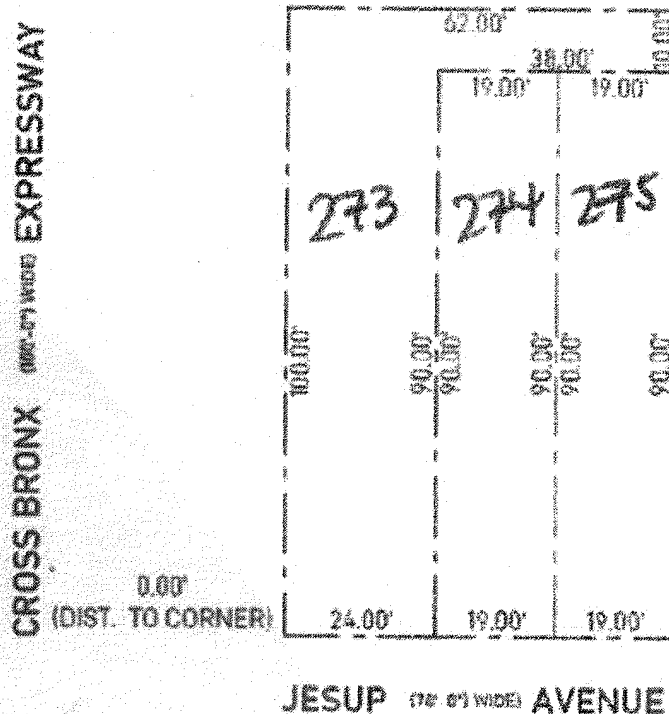
SEE ATTACHED DIAGRAM

- a) Show Distance from corner Block: 8750
 Lot: 383
- b) Show Block and Lot numbers
 and dimensions of each lot

That the Zoning Lot Description and Ownership Statement contains the above Description was submitted for recording simultaneously herewith.

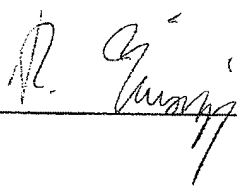
CERTIFIED this 06 Day of July, 2021, 1548 Equities LLC, the applicant(s) for this certification.

NOTE: A Zoning Lot may or may not coincide with the 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 tow or more zoning lots provided all the resulting zoning lots and all the buildings 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.

FIFTH AVENUE TITLE AGENCY,
INC.

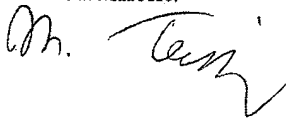
BY: 

State of New York. County of Kings ss.:

On the 06 day of July, 2020 before me personally appeared

Ruchama Taussig

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.



MORDECHAI TAUSSIG
NOTARY PUBLIC, State of New York
No. 01TA6349224
Qualified in Kings County
Commission Expires 10/17/2024

(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:

LOT:

RECORD & RETURN TO:

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