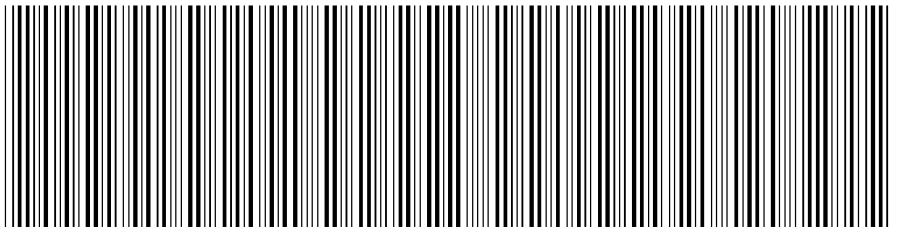


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID: 2019042600703002**

Document Date: 03-13-2019

Preparation Date: 04-26-2019

Document Type: ZONING LOT DESCRIPTION

Document Page Count: 3

**PRESENTER:**

BENCHMARK TITLE AGENCY (PICK UP BY GAIL S)  
222 BLOOMINGDALE ROAD  
SUITE 102  
WHITE PLAINS, NY 10605  
914-250-2400  
EVANBOMEL@BENCHMARKTA.COM

**RETURN TO:**

HEDWIG O'HARA, ESQ.  
171 MADISON AVENUE  
6TH FLOOR  
NEW YORK, NY 10016

**PROPERTY DATA**

|                |              |            |             |                   |
|----------------|--------------|------------|-------------|-------------------|
| <b>Borough</b> | <b>Block</b> | <b>Lot</b> | <b>Unit</b> | <b>Address</b>    |
| BRONX          | 2496         | 73         | Entire Lot  | 1159 RIVER AVENUE |

**Property Type:** COMMERCIAL REAL ESTATE

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**PARTY ONE:**

1159 RIVER AVENUE HOUSING DEVELOPMENT  
FUND CORP  
C/O COMMUNITY ACCESS, INC., 17 BATTERY PARK  
PLACE

**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

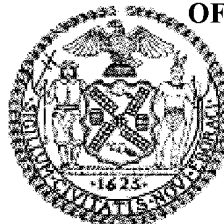
**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

Recorded/Filed 04-26-2019 15:35

City Register File No.(CRFN):

**2019000134480**



*Annette McMill*

**City Register Official Signature**

(BRS-1206188)

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

---

1159 River Avenue Housing Development Fund Corporation, c/o Community Access, Inc., 17 Battery Park Place, New York, New York 10004 an applicant(s) for present and 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 which the aforementioned permit or permits pertain are shown on the Tax Map of the City of New York, County of Bronx, as Block 2496 Lot 73 as shown on the Tax Map of the City of New York, Bronx County, and is more particularly described as follows:

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

**BEGINNING** at a point on the westerly side of River Avenue, distant 75 feet northerly from the corner formed by the intersection of the westerly side of River Avenue with the northerly side of McClellan Street;

**RUNNING THENCE** westerly parallel with the northerly side of McClellan Street, 135 feet;

**THENCE** northerly parallel with the westerly side of River Avenue, 179 feet;

**THENCE** easterly parallel with the northerly side of McClellan Street, 135 feet to the westerly side of River Avenue;

**THENCE** southerly along the westerly side of River Avenue, 179 feet to the point or place of **BEGINNING**.

That the said premises are known as and by the street address 1159 River Avenue, Bronx, NY as shown by the following:

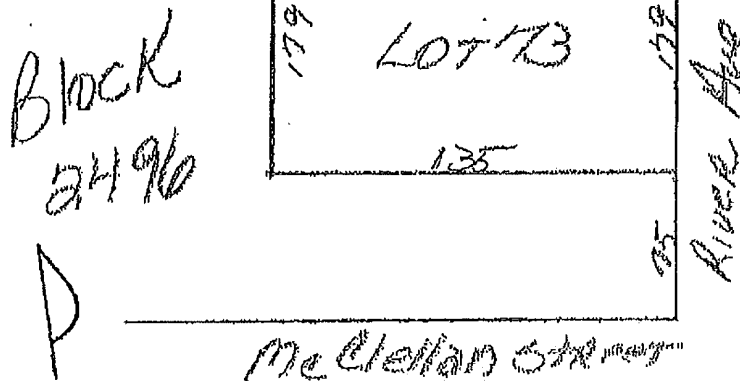
DIAGRAM

BLOCK NO. Block 2496 Lot 73

Show distance from corner.

Show Block & Lot Number/s and dimensions of each lot.

The North point of the diagram must agree with the arrow.



NOTE: A Zoning Lot may or may not coincide with a lot shown of 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 two 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.

The above described zoning lot is presently owned by:

| <u>BLOCK</u> | <u>LOT</u> | <u>NAME</u>                                            | <u>ADDRESS</u>               |
|--------------|------------|--------------------------------------------------------|------------------------------|
| Block 2496   | Lot 73     | 1159 River Avenue Housing Development Fund Corporation | 1159 River Avenue, Bronx, NY |

IN WITNESS THEREOF the applicant(s) for permit has executed the instrument this 13<sup>th</sup> day of MARCH, 2019.

1159 River Avenue Housing Development Fund  
Corporation

By: *[Signature]*

Title: SECRETARY

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF NEW YORK )

On the 13th day of March, 2019, before me, personally appeared Christopher Lacour personally known to me or proved to me on the basis of satisfactory evidence to 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.

*[Signature]*  
Notary Public - State of New York

NICHOLAS ALLIN  
Notary Public - State of New York  
NO. 01AL636319  
Qualified in Kings County  
Certificate filed in New York County  
My Commission Expires Aug 21, 2021