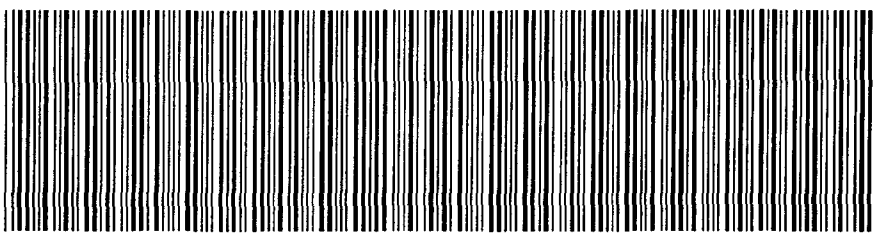


#2233

ExH 111

**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.



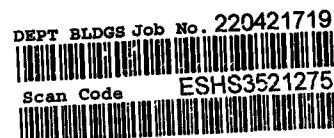
2015040900385001002E444A

**RECORDING AND ENDORSEMENT COVER PAGE****PAGE 1 OF 5****Document ID:** 2015040900385001**Document Date:** 03-25-2015**Preparation Date:** 04-19-2015**Document Type:** ZONING LOT DESCRIPTION**Document Page Count:** 4**PRESENTER:**

RICHMOND RECORDING  
135-10 LIBERTY AVENUE  
HOLD FOR PICK UP  
RICHMOND HILL, NY 11419  
718-323-8080  
TOM@CITIABSTRACTTITLE.COM

**RETURN TO:**

RICHMOND RECORDING  
135-10 LIBERTY AVENUE  
HOLD FOR PICK UP  
RICHMOND HILL, NY 11419  
718-323-8080  
TOM@CITIABSTRACTTITLE.COM



| Borough | Block | Lot | Unit       | Address            |
|---------|-------|-----|------------|--------------------|
| BRONX   | 5134  | 15  | Entire Lot | 2231 BOLLER AVENUE |

**Property Type:** RESIDENTIAL VACANT LAND

| Borough | Block | Lot | Unit       | Address            |
|---------|-------|-----|------------|--------------------|
| BRONX   | 5134  | 14  | Entire Lot | 2233 BOLLER AVENUE |

**Property Type:** RESIDENTIAL VACANT LAND**CROSS REFERENCE DATA**

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

**PARTIES****PARTY ONE:**

UNITED RS LLC  
106-04 142ND STREET  
QUEENS, NY 11435

**FEES AND TAXES**

|                               |          |                                        |         |
|-------------------------------|----------|----------------------------------------|---------|
| <b>Mortgage:</b>              |          | <b>Filing Fee:</b>                     |         |
| Mortgage Amount:              | \$ 0.00  |                                        | \$ 0.00 |
| Taxable Mortgage Amount:      | \$ 0.00  | <b>NYC Real Property Transfer Tax:</b> |         |
| Exemption:                    |          |                                        | \$ 0.00 |
| <b>TAXES: County (Basic):</b> | \$ 0.00  | <b>NYS Real Estate Transfer Tax:</b>   |         |
| City (Additional):            | \$ 0.00  |                                        | \$ 0.00 |
| Spec (Additional):            | \$ 0.00  |                                        |         |
| TASF:                         | \$ 0.00  |                                        |         |
| MTA:                          | \$ 0.00  |                                        |         |
| NYCTA:                        | \$ 0.00  |                                        |         |
| Additional MRT:               | \$ 0.00  |                                        |         |
| <b>TOTAL:</b>                 | \$ 0.00  |                                        |         |
| Recording Fee:                | \$ 60.00 |                                        |         |
| Affidavit Fee:                | \$ 0.00  |                                        |         |


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

Recorded/Filed 04-29-2015 08:59

City Register File No.(CRFN):

2015000142519

City Register Official Signature

**APPLICATION ## 220421700, 220416468, 220421719 & 220416459  
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**

**UNITED RS LLC** located at 106-04 142nd Street, Queens, NY 11435, applicant for present and future permits pursuant to zoning resolution of the Zoning Resolution of the City of New York, effective December 15, 1961, and as subsequently amended states the zoning lot to which the aforementioned permit or permits pertain is shown on the Tax Map of the City of New York, Borough and County of Bronx as **Block 5134 Lots 15 & 14** known as **2231 Boller Avenue, Bronx, NY 10475** and **2233 Boller Avenue, Bronx, NY 10475**, respectively and are presently owned by:

| <u><b>NAME</b></u>   | <u><b>Address</b></u>                        | <u><b>Nature of Interest</b></u>   |
|----------------------|----------------------------------------------|------------------------------------|
| <b>UNITED RS LLC</b> | <b>106-04 142nd Street, Queens, NY 11435</b> | <b>100% Fee Owner of both lots</b> |

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid is now known as Zoning and Tax Lot Numbers **15 & 14** in **Block 5134** on the Tax Map of the City of New York, Bronx County and more particularly described as two Zoning Lots as follows:

**Current Zoning and Tax Lot # 15**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 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 Boller Avenue, distant 20 feet southerly from the corner formed by the intersection of the westerly side of Boller Avenue with the southerly side of Stillwell Avenue:

RUNNING THENCE westerly parallel Stillwell Avenue, 95 feet;

THENCE southerly parallel with Boller Avenue, 50 feet;

THENCE easterly parallel with Stillwell Avenue, 95 feet to the westerly side of Boller Avenue;

THENCE northerly along the westerly side of Boller Avenue, 50 feet to the point or place of BEGINNING.

Premises known as 2231 Boller Avenue, Bronx, NY 10475

**Current Zoning and Tax Lot # 14**

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

BEGINNING at the corner formed by the intersection of the westerly side of Boller Avenue with the southerly side of Stillwell Avenue:

RUNNING THENCE westerly along the southerly side of Stillwell Avenue, 95 feet;

THENCE southerly parallel with Boller Avenue, 20 feet;

THENCE easterly parallel with Stillwell Avenue, 95 feet to the westerly side of Boller Avenue;

THENCE northerly along the westerly side of Boller Avenue, 20 feet to the point or place of BEGINNING.

Premises now known as 2233 Boller Avenue, Bronx, NY 10475

**Proposed Zoning and Tax Lot # 15**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 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 Boller Avenue, distant 20 feet southerly from the corner formed by the intersection of the westerly side of Boller Avenue with the southerly side of Stillwell Avenue:

RUNNING THENCE westerly parallel Stillwell Avenue, 95 feet;

THENCE southerly parallel with Boller Avenue, 50 feet;

THENCE easterly parallel with Stillwell Avenue, 95 feet to the westerly side of Boller Avenue;

THENCE northerly along the westerly side of Boller Avenue, 50 feet to the point or place of BEGINNING.

Premises to be known as 2231 Boller Avenue, Bronx, NY 10475

**Proposed Zoning and Tax Lot # 14**

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

BEGINNING at the corner formed by the intersection of the westerly side of Boller Avenue with the southerly side of Stillwell Avenue:

RUNNING THENCE westerly along the southerly side of Stillwell Avenue, 95 feet;

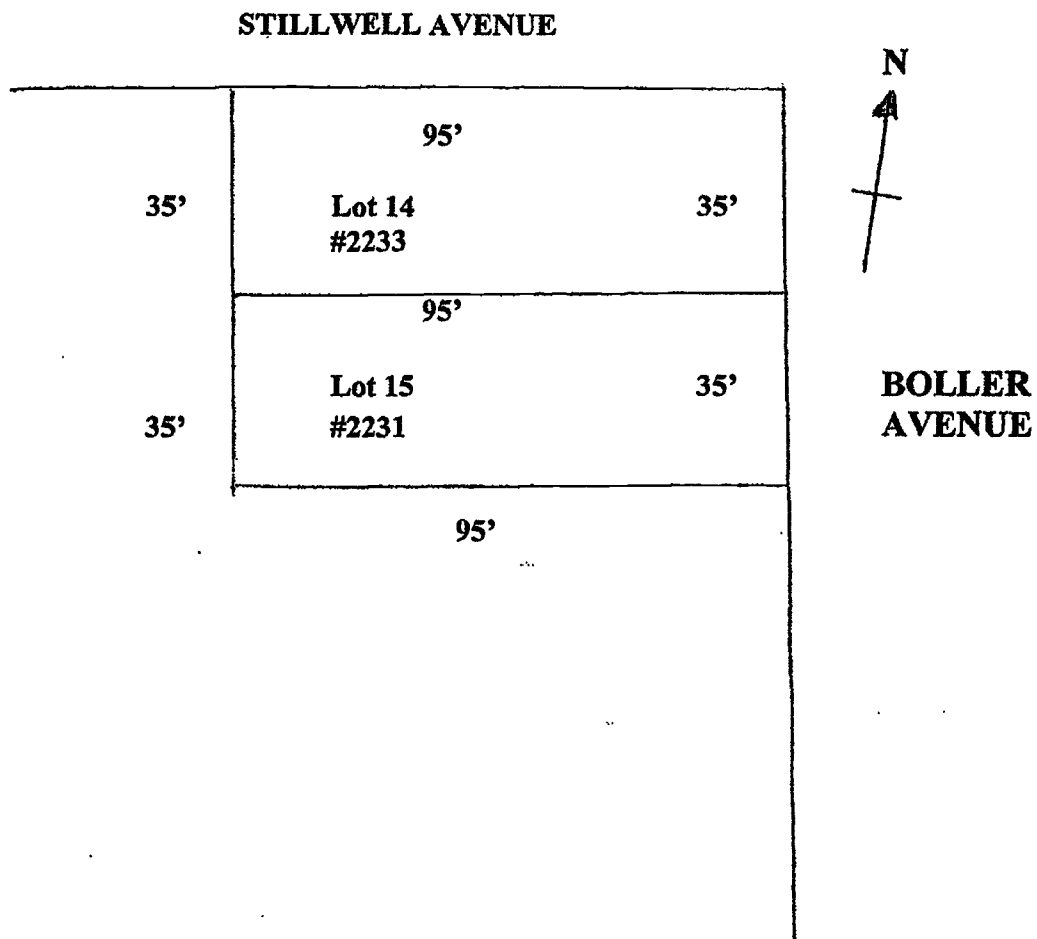
THENCE southerly parallel with Boller Avenue, 20 feet;

THENCE easterly parallel with Stillwell Avenue, 95 feet to the westerly side of Boller Avenue;

THENCE northerly along the westerly side of Boller Avenue, 20 feet to the point or place of BEGINNING.

Premises to be known as 2233 Boller Avenue, Bronx, NY 10475

That said addresses to be known as 2231 Boller Avenue, Bronx, NY 10475 (Lot 15) and 2233 Boller Avenue, Bronx, NY 10475 (Lot 14) are shown in the diagram:



  
\_\_\_\_\_  
**UNITED RS LLC**

by Satroghaun Singh

State of New York, County of Queens

On the 25th day of March 2015 before me, the undersigned, personally appeared **Satroghaun Singh**, the managing member of **UNITED RS LLC** 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 the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_

Signature and office of individual  
taking the acknowledgment

**RONALD BARILLAS**  
NOTARY PUBLIC, State of New York  
01BA6053911  
Qualified in Queens County  
Commission Expires Jan. 22nd 2019

