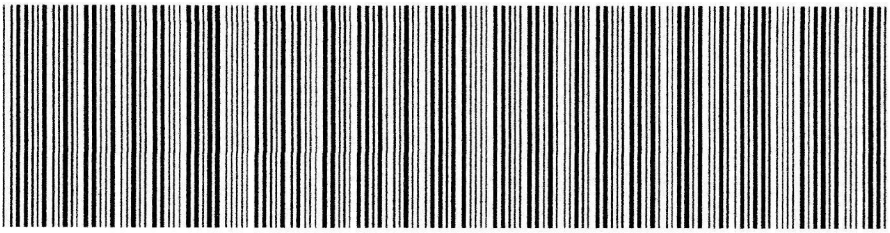


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2020030900176001
Document Type: CERTIFICATE
Document Page Count: 3

Document Date: 02-28-2020

Preparation Date: 03-09-2020

PRESENTER:

REGAL TITLE AGENCY (PICK-UP)
90 BROAD STREET, 18TH FLOOR
NEW YORK, NY 10004
212-269-5900
MYOUNG@REGALNYC.COM

RETURN TO:

MARCIA BLACKWOOD
3033 FISH AVENUE
BRONX, NY 10469
Inv-20-10105

Borough

BRONX

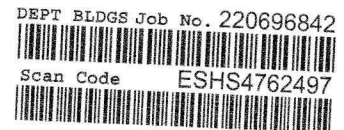
Block Lot

4590 51 Entire Lot

PROPERTY DATA

Unit Address
3033 FISH AVENUE

Property Type: DWELLING ONLY - 1 FAMILY



CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

REGAL ABSTRACT CORP.
90 BROAD STREET, 18TH FLOOR
NEW YORK, NY 10004

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 03-09-2020 10:38

City Register File No.(CRFN):

2020000088116



Annette McMill

City Register Official Signature

Ctsy: 10105

DEPT BLDGS Job No. 220696842



Scan Code ESHS6484803

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

REGAL ABSTRACT CORP., acting for and as a policy writing agent for **STEWART TITLE INSURANCE COMPANY**, a title insurance company licensed to do business in the State of New York, and having its principal place of business at 90 Broad Street, New York, NY 10004, hereby certifies that as to the land hereafter 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 single ownership of **Marcia Blackwood and Lloyd Blackwood aka Fred Lloyd Blackwood** that all the 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:

NAME	ADDRESS	NATURE OF INTEREST
Marcia Blackwood and Lloyd Blackwood aka Fred Lloyd Blackwood	3033 Fish Avenue Bronx, NY 10469	Fee Interest

The Subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Lot 51 in Block 4590 on the tax Map of the City of New York, County and Borough of Bronx, and more particularly described as follows:

ALL that certain plot, piece or parcel of land with buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, known and designated as lot No. 272 as shown on a certain map entitled "Map of 1716 Lots, Property of Eastchester Syndicate Company. Located on Eastchester Road, Gun Hill Road, Burke Avenue, Allerton Avenue, Mace Avenue and adjoining and intersecting streets and avenues, Borough of Bronx" made by George C. Hollerith. June 17, 1920 and filed in the Office of the Register Bronx County July 29th, 1920. Section 1: No. 400 and Section 2: No 401 and more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Fish Avenue, distant 102.20 feet southerly from the corner formed by the intersection of the westerly side of Fish Avenue with the southerly side of Gun Hill Road;

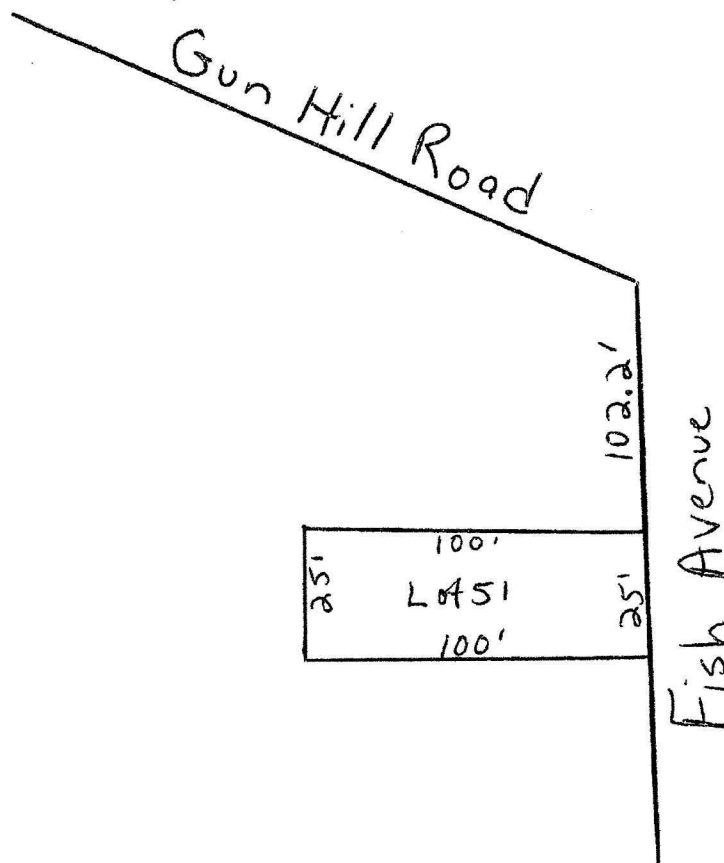
RUNNING THENCE westerly at right angles to Fish Avenue, 100 feet;

THENCE southerly and parallel with Fish Avenue, 25 feet;

THENCE easterly at right angles to Fish Avenue, 100 feet to the westerly side of Fish Avenue;

THENCE northerly along the westerly side of Fish Avenue, 25 feet to the point or place of BEGINNING.

The aforesaid premises is known as and by the street address 3033 Fish Avenue and Block 4590 Lot 51 on the tax map of the City of New York for the Borough of Bronx (Bronx County), as shown on the following diagram:



Date: as of February 28, 2020
New York, New York

NOTE: 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 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 THE LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND (\$1, 000.00) DOLLARS.

REGAL ABSTRACT CORP., POLICY WRITING
AGENT FOR STEWART TITLE INSURANCE
COMPANY



THOMAS P. TAFURI, SECRETARY-TREASURER

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

On the 28th day of February in the year 2020 before me, the undersigned, personally appeared Thomas P. Tafuri, 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.



DANA MARIE SURACE
Notary Public, State of New York
No. 01D16091202
Qualified in Kings County
Commission Expires April 28, 2023

Block: 4590
Lot: 51
County: Bronx

Record and Return:
Marcia Blackwood
3033 Fish Avenue
Bronx, NY 10469