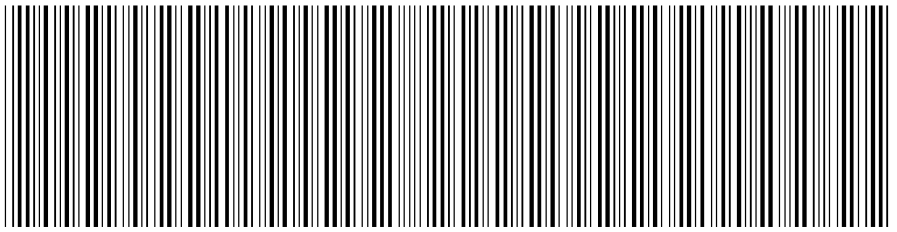


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2017061201374001

Document Date: 06-12-2017

Preparation Date: 06-12-2017

Document Type: CERTIFICATE

Document Page Count: 2

PRESENTER:

A & D BUILDING SOLUTIONS
73-15 174 STREET
FRESH MEADOWS, NY 11366
917-945-1075
andbuildingsolutions@gmail.com

RETURN TO:

A & D BUILDING SOLUTIONS
73-15 174 STREET
FRESH MEADOWS, NY 11366
917-945-1075
andbuildingsolutions@gmail.com

		PROPERTY DATA		
Borough	Block	Lot	Unit	Address
BRONX	2519	17	Entire Lot	1305 SHAKESPEARE AVENUE
Property Type: 1-3 FAMILY WITH STORE / OFFICE				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

INTRACOASTAL ABSTRACT CO. INC
31 STEWART STREET
FLORAL PARK, NY 11001

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: \$ 47.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

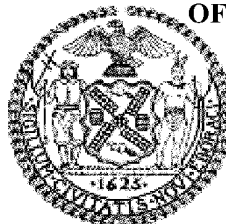
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 06-13-2017 15:04

City Register File No.(CRFN):

2017000218701



Annette McMill

City Register Official Signature

EXHIBIT "I"

CERTIFICATION PURSUANT OF 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

INTRACOASTAL ABSTRACT CO. INC., a title insurance agency licensed to do business in the State of New York and having its principal office at 31 Stewart Street, Floral Park, NY 11001, hereby certifies that as the land hereafter described being a tract of land, either un subdivided or consisting of the two or more lots of record, contiguous for a minimum of ten linear feet located within a single block in the single ownership of PROPERTY REHAB. INC 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.

<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
PROPERTY REHAB. INC	88-10 136 th Street Richmond Hill, NY 11418	Fee Owner

The subject tract of the land with respect to which the fore-going parties are the parties in interest as aforesaid, is known as Tax Lot Number(s) 17 in Block 2519 On the Tax Map of the City of New York, BRONX County and 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 Shakespeare Avenue distant 60.86 feet southerly from the corner formed by the southerly side of Corporal Irwin Fischer Place (formally Highbridge Avenue) with the westerly side of Shakespeare Avenue as said Avenue and place are shown on the final city map:

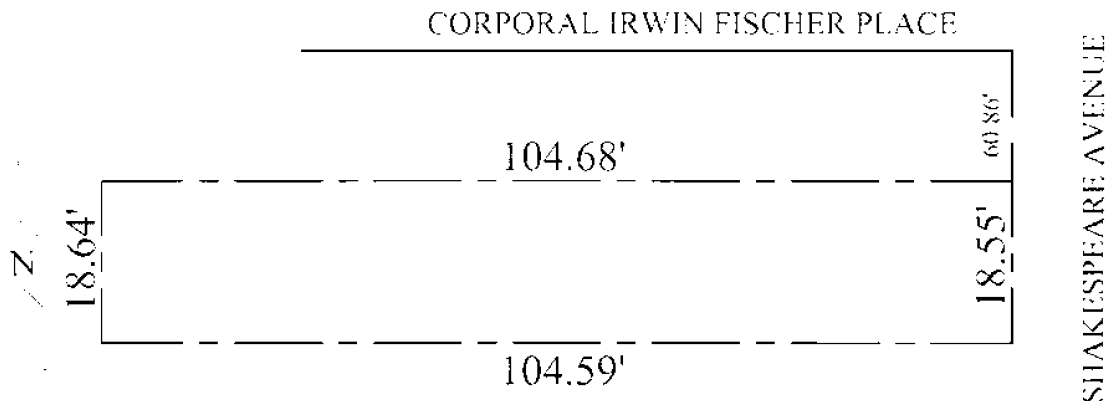
RUNNING THENCE westerly at right angles to the westerly side of Shakespeare Avenue and part of the distance through a party wall, 104.68 feet:

THENCE southerly on a course having an interior angle with the last mentioned course of 89 degrees 42 minutes 49 seconds a distance of 18.64 feet:

THENCE easterly and part of the distance through a party wall, at right angles to the westerly side of Shakespeare Avenue 104.59 feet to the westerly side of Shakespeare Avenue:

THENCE northerly along the westerly side of Shakespeare Avenue 18.55 feet to the point or place of BEGINNING..

That the said premises are known as and by street address 1305 SHAKESPEARE AVENUE in BOROUGH of BRONX, NY shown on the following DIAGRAM



CERTIFIED THIS ✓ DAY OF JUNE, 2017 TO PROPERTY REHAB, INC

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 on any recorded subdivided plot into or deed. A Zoning Lot may be provided all the resulting zoning lots 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 the thousand (\$1,000.00) dollars.

INTRACOASTAL ABSTRACT CO. INC

BY: David Gelbard, Vice President

STATE OF NEW YORK
COUNTY OF NASSAU) SS.:

On the 12th day of JUNE, 2017, before me, the undersigned Notary Public in and for said State, personally appeared DAVID GELBARD personally known to me or approved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instruments and acknowledge to me that he/she 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.

Sworn to before me this 12th day OF JUNE, 2017

Shauna Lee Ramos
Notary Public

SHAUNA LEE RAMOS
Notary Public - State of New York
NO. 01RA6236683
Qualified in Queens County
My Commission Expires 3/12/2019