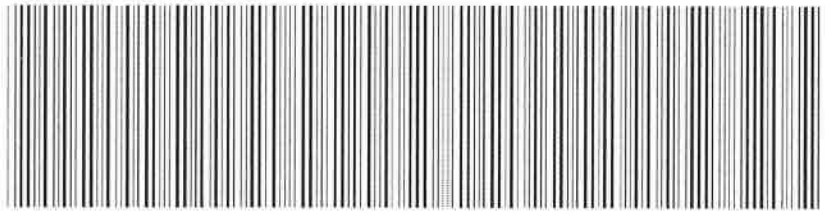


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2020091500513001003EAC7E

RECORDING AND ENDORSEMENT COVER PAGE**PAGE 1 OF 4****Document ID: 2020091500513001****Document Date: 08-28-2020****Preparation Date: 09-15-2020****Document Type: CERTIFICATE****Document Page Count: 3****PRESENTER:**

EASTCOR LAND SERVICES
9 PARK PLACE
ECR19382BX
GREAT NECK, NY 11021
516-828-1661
PAUL@EASTCORTITLE.COM

RETURN TO:

EASTCOR LAND SERVICES
9 PARK PLACE
GREAT NECK, NY 11021

Borough

BRONX

Block Lot

2562 84 Entire Lot

PROPERTY DATA**Unit Address**

711 EAST 133 STREET

Property Type: 4 FAMILY WITH STORE / OFFICE**CROSS REFERENCE DATA**

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

PARTIES**PARTY 1:**

FIRST AMERICAN TITLE INSURANCE COMPANY
901 SHERIDAN AVENUE, SUITE# 301
BRONX, NY 10451

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 09-15-2020 14:38

City Register File No.(CRFN):

2020000258483



Annette M. Hill

City Register Official Signature

ELR 193822 Aa

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 18TH, 1977

JA 498 E. 166TH STREET, LLC
~~The Title Group~~ as agent for First American Title Insurance Company, a title insurance company licensed to do business in the State of New York and having its principal office at 901 Sheridan Avenue, Suite 301 Bronx NY 10451, hereby certifies that as to the land hereafter described being a tract of land, either unsub divided 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 498 E. 166 Street LLC that all the parties in interest constituting 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>
498 E 166 Street LLC	711 East 133rd Street Bronx, NY 10456	Fee Owner

The subject tract of land with respect to which of the foregoing parties are the parties in interest as aforesaid; is known as Tax Lot Number: 84 in Block: 2562 on the Tax map of the City of New York, Bronx County and more particularly described as follows: (Full Metes and Bounds Description)

BEGINNING at the point on the Northerly side of East 133rd Street which point is opposite the center of the party wall or partition, distant Easterly 191.67 feet from the corner formed by the intersection of the Northerly side of East 133rd Street with the Easterly side of Triborough Bridge Approach as shown on the Final Maps of the City of New York

RUNNING THENCE Northerly parallel with the Easterly side of said Triborough Bridge approach and partly through the center of said party wall or partition 103.57 feet to the center line of the Block;

THENCE Easterly along said center line, parallel or nearly so, with the Northerly side of East 133rd street, 16.667 feet

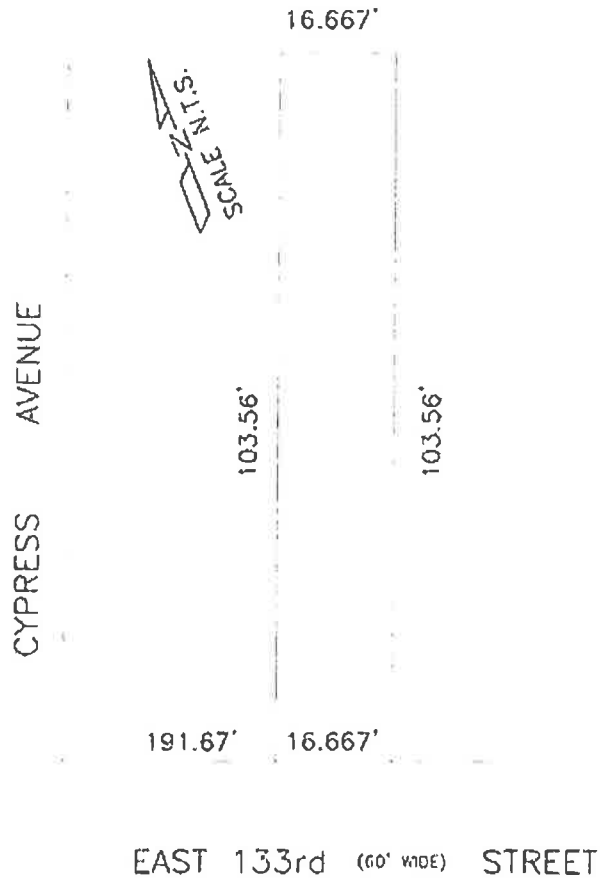
THENCE Southerly again parallel with the Easterly side of said Triborough Bridge Approach and partly through the center of a former party wall or partition, 103.56 feet to the Northerly side of east 133rd Street aforesaid;

THENCE Westerly along said Northerly side of East 133rd Street, 16.667 feet to the point or place of BEGINNING

That the said premises are known as and by street address(es):

711 East 133rd Street, Bronx, NY

Block: 2562, Tax Lot: 84 as shown on the following diagram.



That the Zoning Lot Description and Ownership Statement containing the above description was

Recorded on the _____ day of _____, 20____ in Record Book at

Page _____, CERTIFIED this _____ day of _____ to

_____, the applicant for this certification.

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 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.

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.

FIRST AMERICAN TITLE INSURANCE COMPANY
 448 E 166th Street LLC
 By Joseph Abramov, Member

STATE OF NEW YORK)
 : ss
 COUNTY OF Bronx)

On the 28th day of August in the year 2020, before me, the undersigned personally appeared Joseph Abramov, personally known to me or proved to 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 by his/her/their signature(s) on the instrument, the individual(s), or the person on the behalf of which the individual(s) acted, executed the instrument.


 Notary Public

SAMIRA J LACAYO
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01LA6342100
 Qualified In Bronx County
 My Commission Expires ~~05-16-2022~~ 06-22-2024

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FAILURE TO COMPLY WITH THE TERMS OF THIS CERTIFICATION MAY RESULT IN THE REVOCATION OF THE BUILDING DEPARTMENT PERMIT OR CERTIFICATE OF OCCUPANCY