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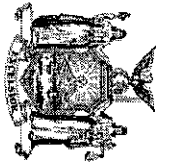
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State of New York Division of Housing and Community Renewal
Rent Registration Unit, Gertz Plaza, 92-31 Union Hall Street, Jamaica, NY 11433

Annual Registration Summary 2020

DHCR website: www.nysdcr.org

1. Building Registration Number 223967			18. Building Status Building Class ☒ Class A ☐ Class B Building Description ☐ Hotel ☐ Single Room Occupancy ☐ Garden Apartment Complex ☒ Coop / Condo Non-Evict Coop/Condo Plan Effective Date: <u>1/11/1985</u> Evict Coop/Condo Plan Effective Date: _____ Coop/Condo Plan Filed: _____ Financing Programs ☒ Sec 11-243 or 11-244 (J-51) ☐ Sec 608 of PHFL ☐ Article 11 of PHFL ☐ Article 14 & 15 of PHFL ☐ 421-g ☐ 421-a(1-15) ☐ 421-a(16) Total Number of 421-a Units: Income Restricted _____ Market Rate _____												
2. Building Street Address 1491 WEST AVE															
3. City, Town or Village BRONX		4. ZIP Code (plus 4) NY 10462													
5. County Code 60 - BRONX		5a. Municipality Code													
6. Owner's Name PARKCHESTER PRESERVATION CO.															
7. Owner's Street Address 2000 EAST TREMONT AVENUE															
8. City, Town or Village BRONX		9. State NY				10. ZIP Code 10462									
11. Telephone Number (718) 518-1000		Email Address RPIZARRO@PPMGT.NYC													
12. Managing Agent's Name PARKCHESTER PRESERVATION MGT															
13. Managing Agent's Street Address 2000 EAST TREMONT AVENUE															
14. City, Town or Village BRONX		15. State NY		16. ZIP Code 10462											
17. Telephone Number (718) 536-2000		Email Address RPIZARRO@PPMGT.NYC													
19. Types of Units in Building on April 1, 2020 <table style="width: 100%;"><thead><tr><th></th><th style="text-align: right;">Number</th></tr></thead><tbody><tr><td>* STABILIZED/ETPA (includes vacant and temporarily exempt)</td><td style="text-align: right;">7</td></tr><tr><td>RENT CONTROL</td><td style="text-align: right;">0</td></tr><tr><td>PERMANENTLY EXEMPT</td><td style="text-align: right;">49</td></tr><tr><td>TOTAL NUMBER OF APARTMENTS IN BUILDING</td><td style="text-align: right;">56</td></tr></tbody></table> * Units subject to annual administrative fee. See DHCR Policy Statement 89-7 on our website at www.nysdcr.org.							Number	* STABILIZED/ETPA (includes vacant and temporarily exempt)	7	RENT CONTROL	0	PERMANENTLY EXEMPT	49	TOTAL NUMBER OF APARTMENTS IN BUILDING	56
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RENT CONTROL	0														
PERMANENTLY EXEMPT	49														
TOTAL NUMBER OF APARTMENTS IN BUILDING	56														
20. TOTAL NUMBER OF APARTMENT FORMS SUBMITTED 7															
21. AFFIDAVIT AND CERTIFICATION I have verified that the information entered on the Annual Registration Summary and the associated Annual Apartment Registration(s) for the subject premises, to the best of my knowledge, information and belief, is true, accurate and complete. I further affirm that I am the individual owner, individual managing agent, officer or partner of the corporation/partnership of the owning entity of said premises, the authorized representative of the owning entity or managing agent of said premises and that I am authorized to sign and file this registration with the New York State Division of Housing and Community Renewal. All services furnished or which are required to be furnished to these premises/housing accommodations by any law, ordinance or regulation applicable to the premises/housing accommodations are being maintained and will continue to be maintained. Other than rent controlled or exempt apartments, one copy of the Annual Apartment Registration form will be provided to each tenant of the apartment to which said form applies in accordance with DHCR requirements. Name of Individual: Lillie Mascia Date: 5/15/2020 Status of Person Affirming: Authorized Representative Name of Corporation or Partnership: Parkchester Preservation Management LLC															



New York State Division of Housing and Community Renewal
Office of Rent Administration

2020 Registration Rent Roll Report Effective 04/01/2020 for
Registration Id Number: 223967
1491 WEST AVE
BRONX, NY 10462

Information on this report is as of December 03, 2020

The attached Registration Rent Roll report shows information on file with the NYS Division of Housing and Community Renewal (DHCR) for the above referenced building and has had its Certification of Copy of Record electronically signed by a certifying officer on all pages. The DHCR considers the entire report as having certified status.

This report was printed via the DHCR website by an owner/agent who was assigned a secure login by DHCR. The owner/agent has the ability to print the report but cannot modify the data within the report.

The apartment status section of the report indicates the reported nature of the occupancy of the apartment. The following designations are used:

RS = Rent Stabilized	RS-TE = Temporarily Exempt	RS-V = Vacant
RC = Rent Controlled	PE = Permanently Exempt	VD = Vacancy Decontrolled
RS-NH = Not For Profit Homeless Unit		

A "W" appended to the end of the rent amount indicates that the rent amount is paid weekly instead of monthly.

An "A" prefixing the apartment number indicates that an amendment to the annual apartment registration filed by the owner has been recorded.

The filing date is the date when the registration for the apartment was received by DHCR. A "NC" in this column indicates that the filing date was not recorded on the computer file.

For apartments with a status of RS-NH, the tenant name will be followed by the service provider name.

ADVISORY NOTE: This document merely reports the statements made by the owner in the registration(s) filed by such owner and does not reflect changes in rent occurring after April 1 of each year. DHCR does not attest to the truthfulness of the owner's statements or the legality of the rents reported in this document. Furthermore, this document does not necessarily reflect modifications to the lawful rent or other registration information as a result of orders issued by DHCR, or a finding that a registration has not been filed.

12/04/2020

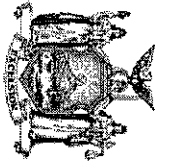
DATE

Sheila Clifton

CERTIFYING OFFICER - SHEILA CLIFTON

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Print Location: DHCR website



New York State Division of Housing and Community Renewal
Office of Rent Administration

2020 Registration Rent Roll Report Effective 04/01/2020 for
Registration Id Number: 223967
1491 WEST AVE
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Information on this report is as of December 03, 2020

Apartment Number	Apt Status	Legal Reg Rent	Preferential Rent	Actual Rent Paid	Filing Date	Tenant Name	Lease Began	Lease Ends
B1H	RS	923.52			05/15/20	ZOLTA MCCRAY	09/01/18	08/31/20
B2F	RS	1129.67			05/15/20	STEVEN ACEVEDO	11/01/18	10/31/20
B3A	RS	1058.97			05/15/20	DELEVANTE WILDMAN	11/01/19	10/31/21
B3F	RS	1113.26			05/15/20	OLIVER BAILEY	01/01/19	12/31/20
B3H	RS	1088.95			05/15/20	EVANGELINE MERCADO	11/01/18	10/31/20
B7C	RS	841.95			05/15/20	BRIDGET BURKETT	09/01/18	08/31/20
04F	RS	952.27			05/15/20	MARK WILLIAMS	03/01/19	02/28/21

Certification of Copy of Record

I am an employee of the New York State Division of Housing and Community Renewal (DHCR) and I am duly authorized by DHCR to make this certification. I certify that the foregoing is a true copy of the owner's statements made in such owner's 2020 registration(s) on file with DHCR, as recorded and maintained in the computer records of DHCR, with the exception that certain information contained in such registrations(s) may have been modified by DHCR for identification purposes only.

12/04/2020

DATE

Sheila Clifton
CERTIFYING OFFICER - SHEILA CLIFTON

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Print Location: DHCR website