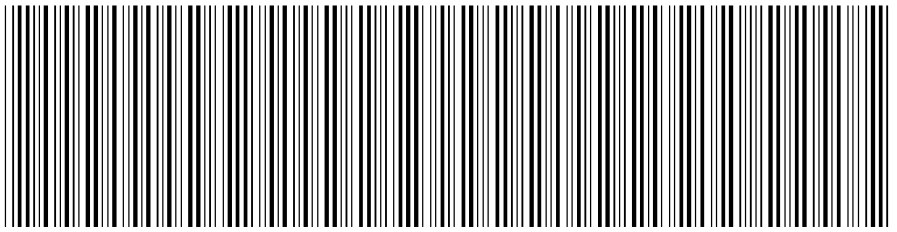


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2022071200710002

Document Date: 06-29-2022

Preparation Date: 07-12-2022

Document Type: ZONING LOT DESCRIPTION

Document Page Count: 4

PRESENTER:

71198863/1594782
STEWART TITLE INSURANCE COMPANY
711 WESTCHESTER AVENUE, SUITE 302
WHITE PLAINS, NY 10604
914-993-9393
NYMETRORECORDINGS@STEWART.COM

RETURN TO:

71198863/1594782
STEWART TITLE INSURANCE COMPANY
711 WESTCHESTER AVENUE, SUITE 302
WHITE PLAINS, NY 10604
914-993-9393
NYMETRORECORDINGS@STEWART.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	1489	11	Entire Lot	1510 BROADWAY
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

PARTY ONE:

1510 BROADWAY LLC
438 FIFTH AVENUE, SUITE 100
PELHAM, NY 10803

☒ Additional Parties Listed on Continuation Page

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:	\$	57.00
Affidavit Fee:	\$	0.00

Filing Fee:

	\$	0.00
NYC Real Property Transfer Tax:	\$	0.00
NYS Real Estate Transfer Tax:	\$	0.00

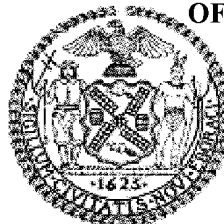
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 07-18-2022 08:14

City Register File No.(CRFN):

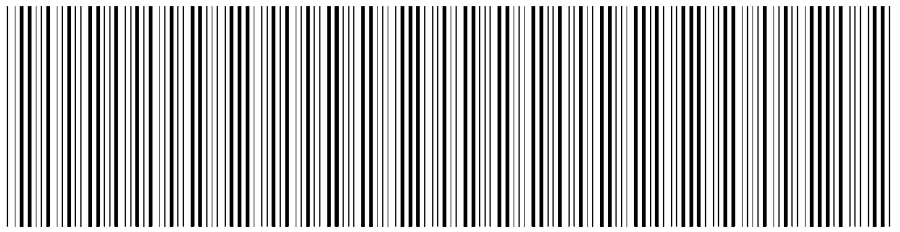
2022000283840



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2022071200710002001C327E

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2022071200710002

Document Date: 06-29-2022

Preparation Date: 07-12-2022

Document Type: ZONING LOT DESCRIPTION

PARTIES

PARTY ONE:

1510 BROADWAY HOUSING DEVELOPMENT FUND
COMPANY
80 JAMAICA AVENUE
BROOKLYN, NY 11207

EXHIBIT III

**ZONING LOT DESCRIPTION AND OWNERSHIP STATEMENTS BY
BUILDING DEPARTMENT PERMIT APPLICANT
AND TO BE RECORDED IN THE
COUNTY CLERK'S OR REGISTER'S OFFICE**

1510 Broadway LLC, having an address of 438 Fifth Avenue, Suite 100, Pelham, NY 10803, and 1510 Broadway Housing Development Fund Company, Inc., having an address of 80 Jamaica Avenue, Brooklyn, New York 11207. Applicants for present or future permits pursuant to the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended states that the zoning lot to which the aforementioned permit or permits pertain are shown on the Tax Map of the City of New York, County of Kings, as Lot(s) 11 in Block 1489 as shown on the Tax Map of the City of New York, Kings County, and are more particularly described as:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southeasterly side of Jefferson Avenue with the northeasterly side of Saratoga Avenue;

RUNNING THENCE southeasterly along the northeasterly side of Saratoga Avenue 133 feet 0 inches to the land now or formerly Safi Naziemul;

THENCE southeasterly parallel or nearly so to the southwesterly side of Broadway 9 feet 8 ¼ inches to a point;

THENCE northeasterly at right angles or nearly so to Broadway and along the lands now or formerly Safi Naziemul 29 feet 0 inches (28 feet 0 inches per Tax Map) to a point;

THENCE continuing along the lands now or formerly Safi Naziemul southeasterly parallel or nearly so to Broadway 114 feet 3 inches to a point on the northwesterly side of Hancock Street;

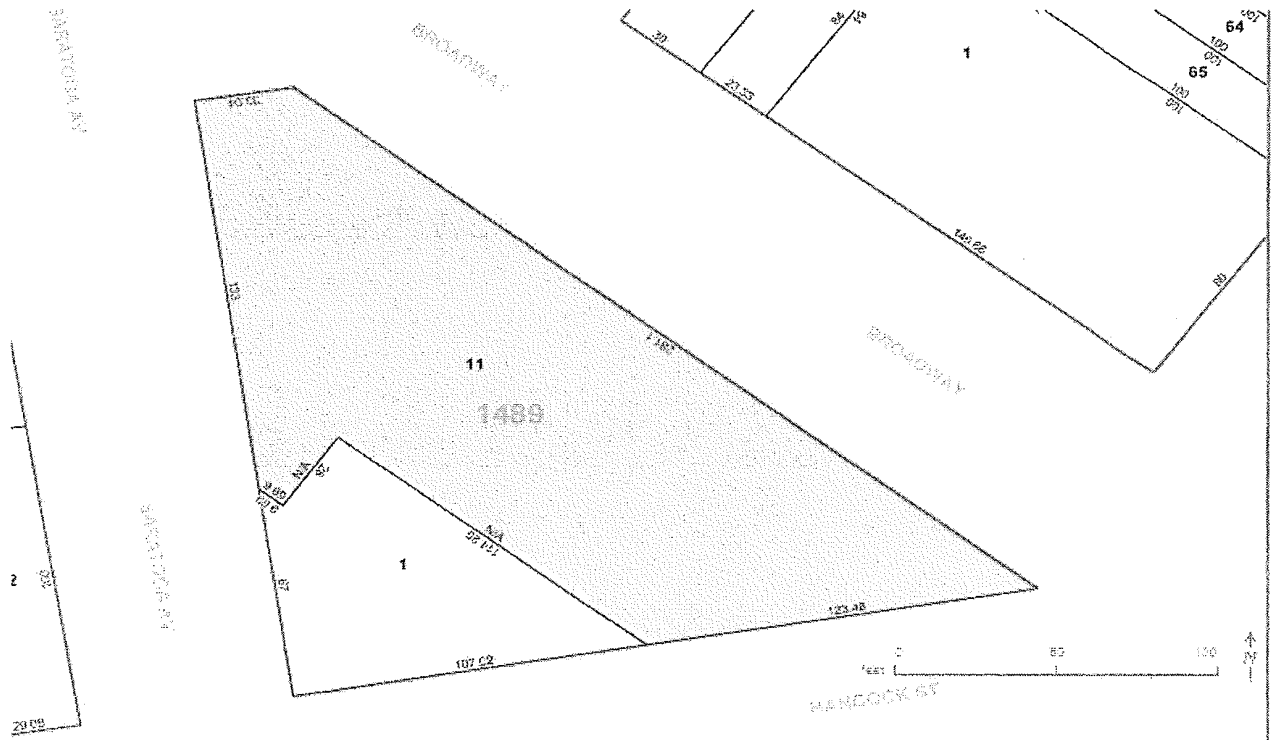
THENCE northeasterly along the northwesterly side of Hancock Street 123 feet 5 ¾ inches to the intersection of the northwesterly side of Hancock Street and the southwesterly side of Broadway;

THENCE northwesterly along the southwesterly side of Broadway 281 feet 1 ¼ inches to the corner formed by the intersection of the southwesterly side of Broadway with the southeasterly side of Jefferson Avenue;

THENCE southwesterly along the southeasterly side of Jefferson Avenue 33 feet 0 ½ inches to the point or place of BEGINNING.

Title No. 71198863

That the said premises are known as and by street address of 1510 Broadway, Brooklyn, New York, as shown on the following diagram:



Title No. 71198863

The above described zoning lot is presently owned by:

<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
1) 1510 Broadway Housing Development Fund Company, Inc	80 Jamaica Avenue, Brooklyn, New York 11207	Fee Owner
2) 1510 Broadway LLC	438 Fifth Avenue, Suite 100 Pelham, NY 10803	Beneficial Owner

In Witness Whereof the Applicant for permit has executed this Instrument this 29 day of June, 2022.

1510 BROADWAY LLC

By: 1510 Broadway Managers LLC,
its Managing Member
By: MacQuesten Broadway Partners LLC,
its Managing Member

By: [Signature]
Rella Fogliano, Manager

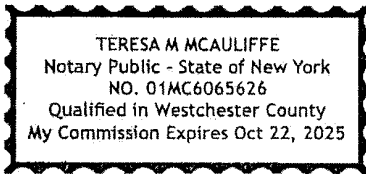
1510 BROADWAY HOUSING
DEVELOPMENT FUND COMPANY, INC.

By: _____
Laura Sanzel, President

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

On the 29th day of June, 2022 before me, the undersigned, personally appeared RELLA FOGLIANO, 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.

[Signature]
Notary Public



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

On the _____ day of June, 2022 before me, the undersigned, personally appeared _____, 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.

Notary Public

Title No. 71198863

The above described zoning lot is presently owned by:

<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
1) 1510 Broadway Housing Development Fund Company, Inc	80 Jamaica Avenue, Brooklyn, New York 11207	Fee Owner
2) 1510 Broadway LLC	438 Fifth Avenue, Suite 100 Pelham, NY 10803	Beneficial Owner

In Witness Whereof the Applicant for permit has executed this Instrument this 29 day of June, 2022.

1510 BROADWAY LLC

By: 1510 Broadway Managers LLC,
its Managing Member
By: MacQuesten Broadway Partners LLC,
its Managing Member

By: _____
Rella Fogliano, Manager

1510 BROADWAY HOUSING
DEVELOPMENT FUND COMPANY, INC.

By: _____
Laura Sanzel, President

**This remote notarial act
involved the use of
communication technology.**

STATE OF NEW YORK :
COUNTY OF New York : ss.:

On the 29 day of June, 2022 before me, the undersigned, personally appeared Laura Sanzel, 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.

Notary Public

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

MELANIE MCFARLANE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC6429359
Qualified in Westchester County
Commission Expires 2/14/26

On the _____ day of June, 2022 before me, the undersigned, personally appeared _____, 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.

Notary Public