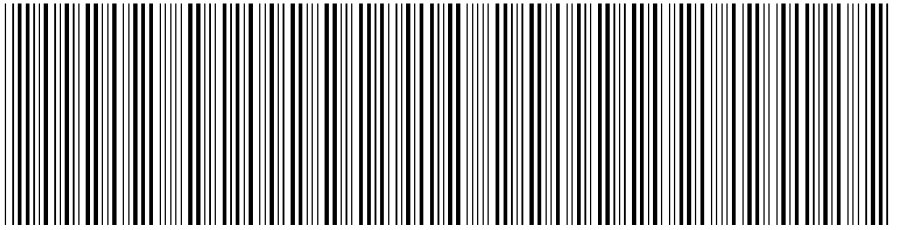


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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2023042000163002001EDA6E

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2023042000163002

Document Date: 04-19-2023

Preparation Date: 04-20-2023

Document Type: ZONING LOT DESCRIPTION

Document Page Count: 5

PRESENTER:

ROMANICK & SKOLNICK, PLLC
142 JORALEMON STREET
MA-40148-OR-K
BROOKLYN, NY 11201

RETURN TO:

ROMANICK & SKOLNICK, PLLC
142 JORALEMON STREET
MA-40148-OR-K
BROOKLYN, NY 11201

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	1030	59	Entire Lot	359 13TH STREET

Property Type: DWELLING ONLY - 3 FAMILY

CROSS REFERENCE DATA

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

PARTIES

PARTY ONE:

359 13TH LLC
190 5TH AVENUE
BROOKLYN, NY 11217

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: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

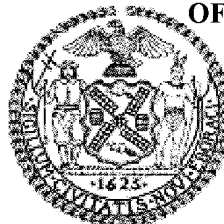
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 04-20-2023 16:16

City Register File No.(CRFN):

2023000097769



Annette McMill

City Register Official Signature

EXHIBIT "III"

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

359 13TH LLC., having a principal office at 190 5TH AVENUE, Brooklyn NY, an applicant 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, is now known as current Lot 59 in Block 1030, as shown on the Tax Map of the City of New York Kings County, and is more particularly described as:

See Attached Schedule "A"

That the said premises are known as and by street address 359 13th Street, Brooklyn NY as shown on the following Diagram:

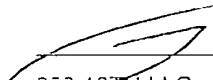
Failure to comply with the terms of this declaration may result in the revocation of a building permit or certificate of occupancy.

The said tax lots shall form individual zoning lots as per 12-10ZR.

The above described zoning lots are presently owned by:

Block	Lot	Name
1030	59	359 13TH LLC

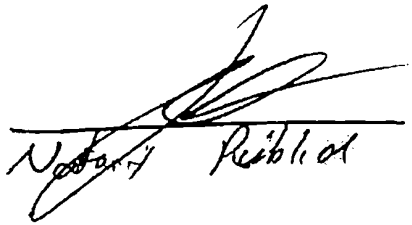
Dated 4/19/2023


359 13TH LLC
Todd Schwartz, Authorized Signatory

State of New York
County of *Nassau*

SS:

On the *19th* day of *April* in the year *2023* before
me, the undersigned, personally appeared *Todd Schwartz*
personally known to me or proved to me on the basis of satisfactory evidence to be the individual
whose name is subscribed to the within instrument and acknowledged to me that he executed the
same in his capacity, and that by this signature on the instrument, the individual or the person
upon behalf of which acted, executed the instrument.


Jonathan C. Skolnick

Jonathan C. Skolnick
Notary Public, State of New York
Registration No. 02SK6117021
Qualified in Nassau County
Commission Expires October 12, 2024

MILLENNIUM ABSTRACT CORP.

as agent for
Old Republic National Title Insurance Company

Schedule "A" (Description)

Title Number: **MA-40148-OR-K**

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, known and designated as and by Lot #322 on a certain map entitled, "Map of part of the Richard Berry Farm at Gowanus" surveyed by John S. Stoddard, January 1849, and filed in the Kings County Register's Office on May 11, 1849 as Map #378, which said lot is bounded Southwesterly by 13th Street, Northwesterly by Lot #321 on said map, Northeasterly by Lot 294 on said map, Southeasterly by Lot 323 on said map and which said premises are more particularly bounded and described as follows:

BEGINNING at a point on the Northeasterly side of 13th Street, distant 347 feet 10-1/2 inches Northwesterly from the corner formed by the intersection of the Northeasterly side of 13th Street with the Northwesterly side of 7th Avenue;

RUNNING THENCE Northeasterly parallel with 7th Avenue, 100 feet;

THENCE Northwesterly parallel with 13th Street, 25 feet;

THENCE Southwesterly parallel with 7th Avenue, 100 feet to the Northeasterly side of 13th Street;

THENCE Southeasterly along the Northeasterly side of 13th Street, 25 feet to the point or place of BEGINNING.

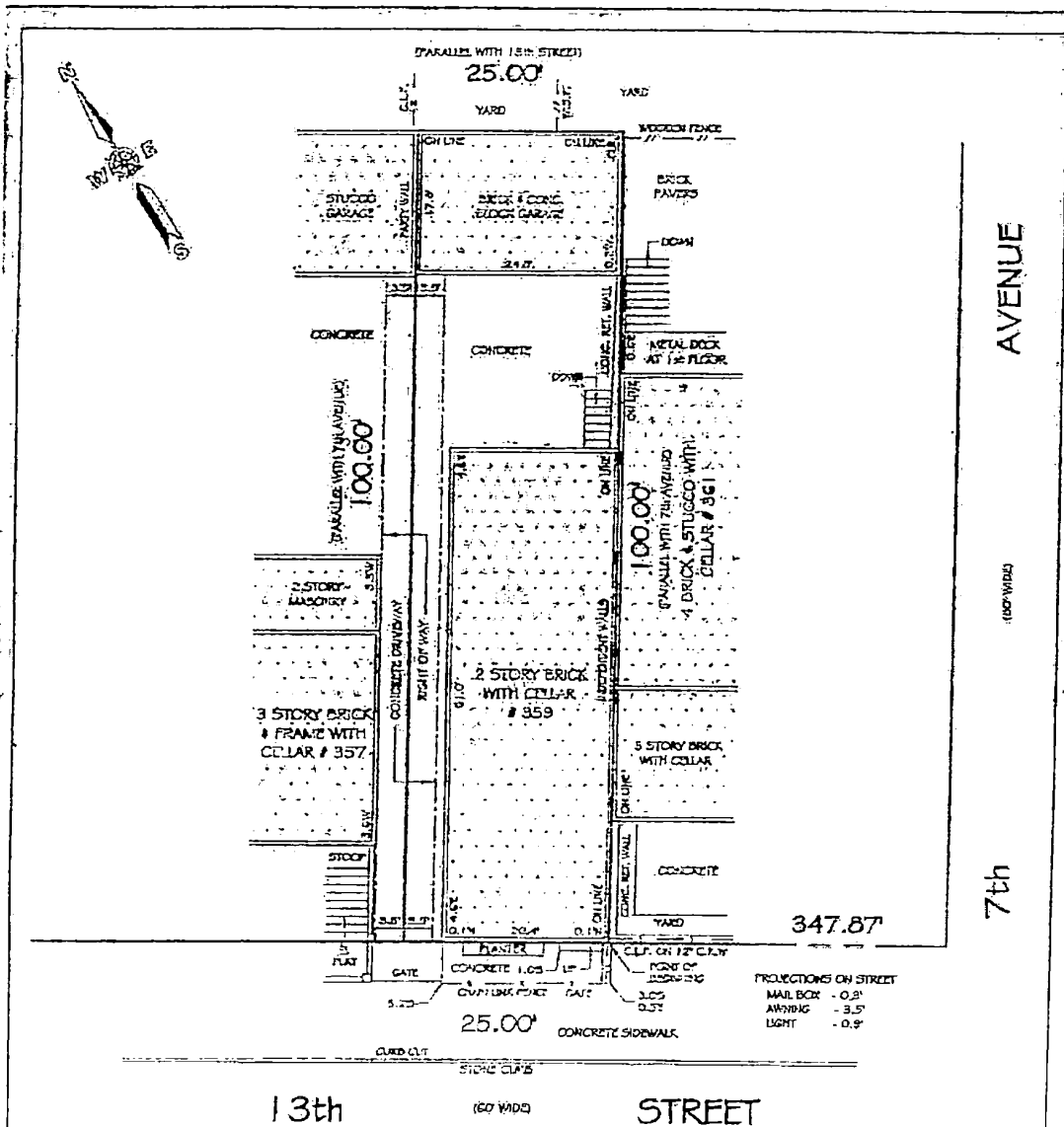
TOGETHER with an Easement over the most Southeasterly 3 feet 6 inches of the premises adjoining on the Northwest.

SUBJECT to an Easement over the most Northwesterly 3 feet 6 inches of the premises herein described for use as a driveway for ingress and egress to and from the garage built or to be built in the rear of said premises for pleasure vehicles only.

FOR CONVEYANCING ONLY:

TOGETHER with all the right, title and interest, if any of the party of the first part, of, in and to the any streets and roads abutting the above described premises.

Premises commonly known as 359 13th Street, Brooklyn, NY 11215, Section Block 1030 and Lot 59.



Filed Map
 Situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, known and designated as and by Lot #322 on a certain map entitled, "Map of part of the Richard Barry Town of Gowanus" surveyed by John S. Stoddard, January 1849, and filed in the Kings County Register's Office on May 11, 1849 as Map #378, which said lot is bounded Southwesterly by 13th Street, Northwesterly by Lot #321 on said map, Northeasterly by Lot 294 on said map, Southeasterly by Lot 323

- NOTES:
1. THIS SURVEY WAS PREPARED ONLY FOR ARAN SCOTT AND IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY AND IS SUBJECT TO WHATEVER MORE COMPLETE TITLE SEARCH MAY REVEAL.
 2. NO GUARANTEE IS MADE BY THIS MAP AS TO THE EXISTENCE OR NONEXISTENCE OF ANY EASEMENTS OF RECORD THAT MIGHT AFFECT SUBJECT PROPERTY, UNLESS SURVEYOR HAS BEEN SO INSTRUCTED BY THE CLIENT AND HAS FURNISHED TO THE SURVEYOR A DESCRIBING DEED FOR SUCH EASEMENT.
 3. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
 4. IT IS A VIOLATION OF SECTION 2403 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.
 5. ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS.
 6. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
 7. ALL ELEVATIONS SHOWN ON THIS SURVEY REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988.

LEGEND: C.B. - CELLAR DOOR
 D.P. - OPEN PORCH
 W.S.F. - WOODEN STOCKADE FENCE
 C.R.W. - CONCRETE RETAINING WALL
 C.B.C. - CONCRETE BLOCK CURB
 C.B.W. - CONCRETE BLOCK WALL
 C.B.F. - CHAIN LINK FENCE
 N. - NORTH, S. - SOUTH, E. - EAST, W. - WEST

SCALE 1" = 16'
 AREA OF PROPERTY 2,500.0 SQ. FT.
 ORIGINAL SIZE IN INCHES

TITLE SURVEY

CERTIFIED TO:
 FIRST REPUBLIC BANK, A CALIFORNIA CORPORATION, ISADA.
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 MILLENNIUM ABSTRACT CORP
 ARAN SCOTT

ANASTASIA I. PARSATOON
 LAND SURVEYING, P.C.
 1800 JEROME TURNPIKE, SUITE 207
 NEW YORK PARK, NY 11040
 TELEPHONE 517-7116665
 EMAIL: ANIDRAFTING@YAHOO.COM
 © ALL RIGHTS RESERVED 2022

TAX MAP
 SECTION
 BLOCK 1000
 LOT 58
 BOROUGH OF BROOKLYN
 COUNTY OF KINGS
 STATE OF NEW YORK

ANASTASIA I. PARSATOON
 NEW YORK LICENSE # 001