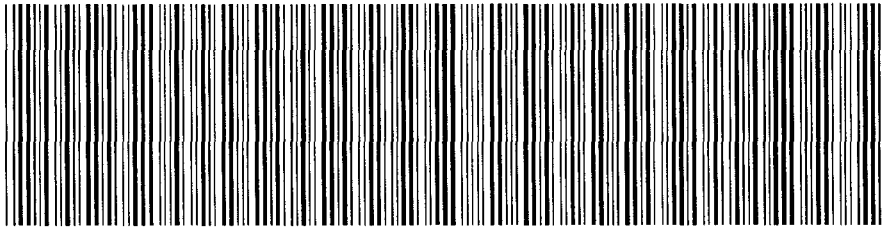


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2013100101113001
Document Type: CERTIFICATE
Document Page Count: 3

Document Date: 10-01-2013

Preparation Date: 10-01-2013

PRESENTER:

TABRIZ GROUP DESIGN
117 81ST AVENUE
KEW GARDENS, NY 11415
718-263-4567
MENDOZA.ALLAN718@GMAIL.COM

RETURN TO:

TABRIZ GROUP DESIGN
117 81ST AVENUE
KEW GARDENS, NY 11415
718-263-4567
MENDOZA.ALLAN718@GMAIL.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	3397	19	Entire Lot	524 EAST 236TH STREET

Property Type: APARTMENT BUILDING



SC222531395 Scan Code

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:
MUTUAL LAND ABSTRACT, LLC
1125 EAST 28TH STREET
BROOKLYN, NY 11210

FEES AND TAXES

Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	\$ 0.00
Exemption:		NYS Real Estate Transfer Tax:	\$ 0.00
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		

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

CITY OF NEW YORK
Recorded/Filed 10-18-2013 14:31
City Register File No.(CRFN):
2013000431523



Annette M Hill

City Register Official Signature

NEW BUILDING APPLICATIONS #: 210011878

EXHIBIT I
CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION D OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
CITY OF NEW YORK - AS AMENDED
EFFECTIVE AUGUST 18, 1968

MUTUAL LAND ABSTRACT, LLC a title company licensed to do business in the State of New York and having its principal offices at 1125 EAST 287TH ST. BLDG. 1 hereby certifies that as to the land hereinafter described, being a tract of land either unsubdivided 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 EAST 236TH STREET REALTY LLC ; that all parties of interest constituting party as defined in Section 12-10, subdivision (d) 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>
EAST 236 TH STREET REALTY LLC	524 EAST 236 TH STREET BRONX NY 10470	FEE OWNER

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Tax Lot Number(s): 19 in Block 3397 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 Queen, City and State of New York, bounded and described as follows:

BEGINNING at the SOUTH side of EAST 236TH distant 93.93' corner SOUTHWEST of the corner of the intersection of SOUTH of 236TH STREET and side of WEST of WEBSTER AVENUE.

RUNNING THENCE WEST 43.75'

RUNNING THENCE SOUTH 100.00'

RUNNING THENCE EAST 43.75'

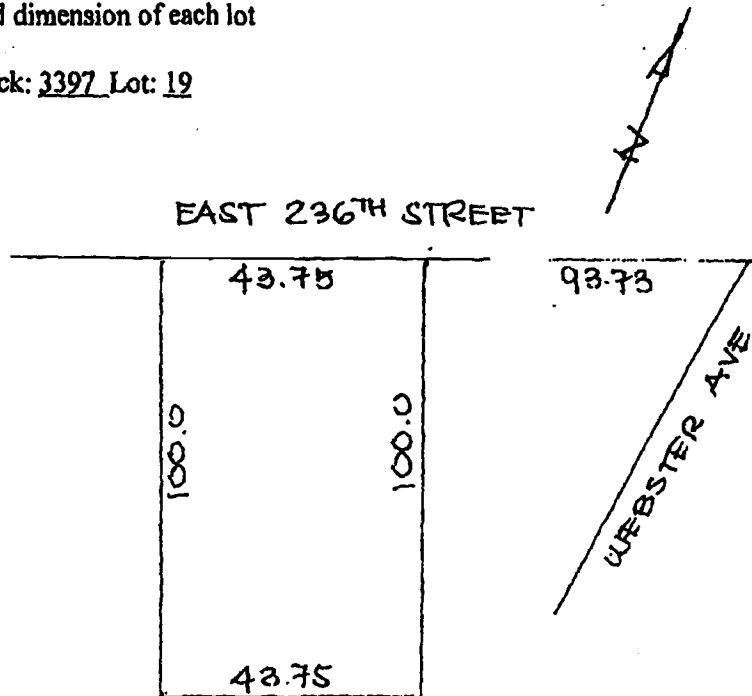
RUNNING THENCE NORTH 100.00'

FAILURE TO COMPLY WITH THE TERMS OF THIS DECLARATION MAY RESULT IN THE REVOCATION OF A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY.

That the said premises are known as and by the street address: 524 EAST 236TH STREET BRONX NY 10470 as shown on the following diagram:

- 1) Show distance from corner
- 2) Show block and lot numbers
And dimension of each lot

Block: 3397 Lot: 19



The North point of the diagram must agree with the arrow.

FAILURE TO COMPLY WITH THE TERMS OF THIS DECLARATION MAY RESULT IN THE REVOCATION OF A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY.

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.

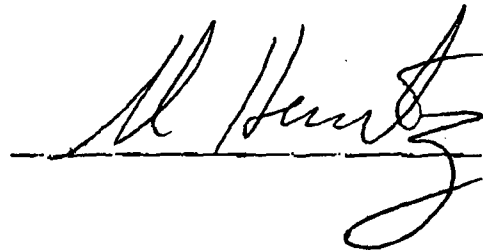
THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDESTANDING THAT LIABILITY HEREBUNDER IS LIMITED TO ONE THOUSAND (\$1,000.00) DOLLARS.

(THE TITLE COMPANY NAME)

State here

Mutual Land Abstract, LLC
1125 East 28th Street
Brooklyn, NY 11210
Tel: 718-253-4444
Fax: 718-338-1533

BY:



Mutual Land Abstract, LLC
1125 East 28th Street
Brooklyn, NY 11210
Tel: 718-253-4444
Fax: 718-338-1533

SEAL

FAILURE TO COMPLY WITH THE TERM OF THIS DECLARATION MAY RESULT IN THE REVOCATION OF A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY

TO BE USED ONLY WHEN THE ACKNOWLEDGEMENT IS MADE IN NEW YORK STATE

State of New York, County of Queens:

On the 1 day of Oct in the year 2013, before me, the undersigned, personally appeared X SOL HERSKOWITZ
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.

ADRIANE BARONGI
NOTARY PUBLIC STATE OF NEW YORK
NO. 01BA4973446
QUALIFIED IN QUEENS COUNTY
COMMISSION EXPIRES 10 22 14

Adriane Barongi

FAILURE TO COMPLY WITH THE TERM OF THIS DECLARATION MAY RESULT IN THE
REVOCATION OF A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY