



Madison Abstract

500 Summit Lake Drive, Suite 150, Valhalla, NY 10595 • Phone No. (914) 725-7200 • Fax No. (914) 725-7724

APPLICANT Title Number BX 18 19792

Alan Merovitch, Esq. Law Office of Alan Merovitch 3 Elm Avenue Somers, NY 10589 Reference: EE 4621 Furman LLC from Marciano	Phone: (914) 699-6052 Fax: (914) 699-1769 Email: amerovitch@hotmail.com
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REPORTS HAVE BEEN SENT TO

<u>Copy To</u> Jonathan Sepowitz ER Holdings, LLC 2 Manhattanville Rd, Ste 403 Purchase, NY 10577 (914) 285-1430x103 * FAX (914) 992-7854 E-Mail: jsepowitz@nyrm.net	<u>Sellers Attorney</u> Paul I. Horowitz, Esq. 22 West First Street Suite 521 Mount Vernon, NY 10550 (914) 699-5637 * FAX (914) 667-5960 E-Mail: hawklawny@aol.com
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PROPERTY INFORMATION

4621 Furman Avenue, Bronx, NY 10470
 County: Bronx City: New York
 Tax ID Sec. 17 Block 5087 Lot 16

PARTIES

Owner(s): Gaetano Marciano and Rosemarie Ferraro Marciano
 Buyer(s): EE 4621 Furman LLC

SERVICES

Housing and Building Violation Report, Fire Department Report, Emergency Repair Lien Report, Street Report (NYC), Highway Department Report, Certificate of Occupancy

TITLE POLICIES

Owners Policy:	\$550,000.00	Fee Simple	Fee Premium:	\$2,194.00
Underwriter:	Fidelity National Title Insurance Company			



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Title No.: BX 18 19792
 Client: Alan Merovitch, Esq.
 Applicant: EE 4621 Furman LLC
 Reference: EE 4621 Furman LLC from Marciano
 Premises: 4621 Furman Avenue, Bronx, NY 10470 Sec. 17 Block 5087 Lot 16
 Owners: Gaetano Marciano and Rosemarie Ferraro Marciano
 Buyers: EE 4621 Furman LLC

GOOD FAITH ESTIMATE

Closing Date: 02/06/2020 at 11:00 AM

COMPANY CHARGES	BUYER(S)	SELLER(S)	LENDER	TITLE POLICIES AND INFORMATION
Policy Premiums				<ul style="list-style-type: none"> • Fee Simple Policy for \$550,000.00 (Premium \$2,194.00) • Underwriter Compensation \$438.80, Title Agent Compensation \$1,755.20 • Property Type is Residential Two Family Dwelling • Closer is Tricia Reyes • Underwriter: Fidelity National Title Insurance Company • + items are subject to NYS Sales Tax • Closing Location: Paul I. Horowitz, Esq. 22 West First Street Suite 521 Mount Vernon, NY 10550
Owners Policy Premium	\$2,194.00			
Endorsements				
Owners TIRSA Policy Authentication				
Recording Taxes				
Transfer Tax New York State (TP584)		\$2,200.00		
Transfer Tax New York City (RPT)		\$7,837.50		
Recording Fees				
Deed	\$250.00			
Escrows				
Other Charges				
Municipal Searches - City +	\$335.00			
Survey	\$150.00			
Sales Tax Westchester - Mount Vernon - 8.375%	\$28.06			
TOTAL CHARGES:	\$2,957.06	\$10,037.50	\$0.00	

DISCLOSURE INFORMATION

IMPORTANT: The Good Faith Estimate quoted herein is made in accordance with our standard charges published at our corporate offices. The division of total insurance premiums between the Underwriter and this Company (as agent) is also disclosed herein above. Please visit our corporate offices for additional information.

Role of the Title Agent: Madison Abstract is a title insurance agency responsible for underwriting, processing, closing and issuing a title insurance policy to insure title to the property referenced above. Madison Abstract is an independent agent of the title insurance underwriter insuring the transaction and neither company has ownership interest in the other. The agent / underwriter compensation is provided above and cannot be altered.



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Ancillary and Discretionary Charges: This Good Faith Estimate (GFE) may also provide ancillary products and services which are necessary in connection with the issuance of title insurance and/or discretionary products and services which have been required by a party to the transaction. Both ancillary and discretionary products and services are disclosed therein as provided under NYS DFS Regulation 206 Section 35.6(a) and are in accordance with the published rates and fees of Madison Abstract which can be found at our corporate offices.

Charges Subject to Change: This is a Good Faith Estimate (GFE) only and charges are subject to change. This GFE includes only charges which could be determined as of the GFE date above. Charges may change at any time at or prior to closing due to factors disclosed by the title insurance commitment, changes in the transaction details and/or other factors. An updated GFE may be obtained at any time by contacting the issuing company at (914) 725-7200 or info@madisonabstract.com.



CERTIFICATE OF TITLE

Fidelity National Title Group

Certifies to Alan Merovitch, Esq.

that an examination of title to the premises described in Schedule A has been made in accordance with its usual procedure and agrees to issue its standard form of insurance policy in the amounts set forth in Schedule A insuring title and the marketability thereof, after the closing of the transaction in conformance with procedures approved by the Company excepting (a) all loss or damage by reason of the estates, interests, defects, objections, liens, encumbrances and other matters set forth herein that are not disposed of to the satisfaction of the Company prior to such closing or issuance of the policy (b) any question or objection coming to the attention of the Company before the date of closing, or if there be no closing, before the issuance of said policy.

This Certificate shall be null and void (1) if the fees therefor are not paid (2) if the prospective insured, his attorney or agent makes any untrue statement with respect to any material fact or suppresses or fails to disclose any material fact or if any untrue answers are given to material inquiries by or on behalf of the Company (3) upon delivery of the policy. Any claim arising by reason of the issuance hereof shall be restricted to the terms and conditions of the standard form of insurance policy. If the title, interest or lien to be insured was acquired by the prospective insured prior to delivery hereof, the Company assumes no liability except under its policy when issued.

THIS CERTIFICATE IS INTENDED FOR LAWYERS ONLY. SUCH EXCEPTIONS AS MAYBE SET FORTH HEREIN MAY AFFECT MARKETABILITY OF TITLE. YOUR LAWYER SHOULD BE CONSULTED BEFORE TAKING ANY ACTION BASED UPON THE CONTENTS HEREOF. THE COMPANY'S REPRESENTATIVE AT THE CLOSING HEREUNDER MAY NOT ACT AS LEGAL ADVISOR TO ANY OF THE PARTIES OR DRAW LEGAL INSTRUMENTS FOR THEM. SUCH REPRESENTATIVE IS PERMITTED TO BE OF ASSISTANCE ONLY TO AN ATTORNEY. IT IS ADVISABLE TO HAVE YOUR ATTORNEY PRESENT AT THE CLOSING.

IF ANY OF THE CLOSING INSTRUMENTS WILL BE OTHER THAN COMMONLY USED FORMS OR CONTAIN UNUSUAL PROVISIONS, THE CLOSING CAN BE SIMPLIFIED AND EXPEDITED BY FURNISHING THE COMPANY WITH COPIES OF THE PROPOSED DOCUMENTS IN ADVANCE OF CLOSING.

Dated 9 A.M. 1/1/2020

Section 17 Block 5087 Lot 16

Redated 9 A.M.

On the land/tax map of the County of Bronx



Madison Abstract, Inc.
670 White Plains Road, Suite 121
Scarsdale, NY 10583

Fidelity National Title Group

(914) 725-7200 * Fax (914) 725-7724

Authorized Signatory

Yaritza Ruiz will be pleased to confer on any questions concerning this certificate.

IF THE INSURED CONTEMPLATES MAKING IMPROVEMENTS TO THE PROPERTY COSTING MORE THAN TWENTY PER CENTUM OF THE AMOUNT OF INSURANCE TO BE ISSUED HEREUNDER, WE SUGGEST THAT THE AMOUNT OF INSURANCE BE INCREASED TO COVER THE COST THEREOF; OTHERWISE, IN CERTAIN CASES THE INSURED WILL BECOME A CO-INSURER.

The following matters are expressly excluded from the coverage of our standard form of policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to the Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest [or interest of the mortgagee] insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditor's rights laws that is based on; (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or (ii) the transaction creating the estate or interest [or interest of the mortgagee] insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure;
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.[For mortgage policies add] (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination, or (iii) [see (4)(ii)(a) and (b), above]
5. [applicable to mortgage policies only] Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

Our policy will except from coverage any state of facts which an accurate survey might show, unless survey coverage is ordered. When such coverage is ordered, this certificate will set forth the specific survey exceptions which we will include in our policy. Whenever the word "trim" is used in any survey exceptions from coverage, it shall be deemed to include roof cornices, show window cornices, lintels, sills, window trim, entrance trim, bay window cornices, moldings, belt courses, water tables, keystones, pilasters, porticos, balconies all of which project beyond the street line.

In certain areas, our policy will except from coverage any state of facts which a personal inspection might disclose unless survey coverage is ordered. In these cases a specific exception will appear in this certificate.

Our examination of the title includes a search for any unexpired financing statements which affect fixtures and which have been properly tiled and indexed pursuant to the Uniform Commercial Code in the office of the recording officer of the county in which the real property lies.

No search has been made for other financing statements because we do not insure title to personal property. We will on request, in connection with the issuance of a title insurance policy, prepare such search for an additional charge. Our liability in connection with such search is limited to \$1,000.00.

Fidelity National Title

CERTIFICATION

Effective Date: **1/1/2020**

	<u>PROPOSED INSURED</u>	<u>POLICY AMOUNT</u>
ALTA OWNER'S POLICY 2006:	EE 4621 Furman LLC	\$550,000.00

The estate or interest in the land described or referred to in this Title Certificate and covered herein is: **FEE SIMPLE**

Title to said estate or interest in said land at the effective date hereof is vested in:

GAETANO MARCIANO AND ROSEMARIE FERRARO MARCIANO, husband and wife

SOURCE OF TITLE: Deed made by Giovannino Marciano and Loreta Marciano dated 10/11/05 recorded 10/27/05 in CRFN 2005000601565 in the Office of the New York City Register, Bronx County, New York.

Recertified Date: ____/____/____

Title Recertified In:

The land referred to in this Title Certificate is described as follows:

SCHEDULE "A" HEREIN

Premises: **4621 Furman Avenue, Bronx, NY 10470**
County: **Bronx**
City: **New York**
Tax ID: **Section 17 Block 5087 Lot 16**

For Clearance click: Clearance@MadisonAbstract.com



Title Number: BX 18 19792

SCHEDULE A
Amended 1/25/2019

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, being the residue of Lot 430 on a certain map entitled, "Map of Washingtonville, situated in the Township of Eastchester, Westchester County, New York, surveyed and laid out into lots by August Kurth, C.E. & S, dated, Brooklyn and West Mount Vernon, December 15, 1853" and filed in the Office of the Register of Westchester County at White Plains, New York, October 19, 1894 as Map No. 223 and more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Furman Avenue, distant 217.69 feet (per deed) 217.40 feet (per survey) northerly from the corner formed by the intersection of the westerly side of Furman Avenue with the northerly side of East 240th Street;

RUNNING THENCE westerly on a line forming an angle on its southerly side with the westerly side of Furman Avenue of 94 degrees 26 minutes 34 seconds, a distance of 84.17 feet;

THENCE northerly at right angles to the first course, 39.22 feet;

THENCE easterly parallel with the first course, 81.13 feet to the westerly side of Furman Avenue;

THENCE southerly along the westerly side of Furman Avenue, 39.34 feet to the point or place of **BEGINNING**.

BEING AND INTENDED to be the same premises conveyed to the party of the first part by deed dated 10/11/05 recorded 10/27/05 in the Office of the City Register, County of Bronx, State of New York in CRFN 2005000601565.

For Clearance click: Clearance@MadisonAbstract.com



Title Number: **BX 18 19792**

SCHEDULE B
AMENDED 1/28/20

Hereinafter set forth are additional matters which will appear in our policy as exceptions from coverage unless disposed of to our satisfaction prior to the closing or delivery of the policy.

DISPOSITION

1. Taxes, tax liens, tax sales, water rates, sewer and assessments set forth in schedule herein.
2. Mortgages returned herein (**0**). Detailed statement herein.
3. Rights of tenants in possession, if any.
- Amd 4. Survey exceptions set forth herein.
1/28
5. Covenants, conditions, easements, leases, agreements of record, if any: **NONE**
6. The certified owners **Gaetano Marciano and Rosemarie Ferraro Marciano** have been run for Judgments, Federal Tax Liens, Lis Pendens, Mechanics Liens, Uniform Commercial Code liens (Environmental Control Board liens, Transit Adjudication Bureau liens and Parking Violation Bureau liens NEW YORK CITY ONLY) for the sole purpose of the disposition of possible liens, which may affect any further real property proceedings. The following has been found of record: **NOTHING FOUND**
- Amd 7. We have run BANKRUPTCY and PATRIOT Searches against **EE 4621 Furman LLC, Gaetano Marciano and Rosemarie Ferraro Marciano** with the following result: **NOTHING FOUND**
1/28
8. Proof is required to show that the person(s) executing the deed or mortgage at closing are the same person(s) as certified herein.
9. Proof required to show that the Owner(s)/Borrower(s)/Purchaser(s) has/have not been known by any other name(s). If he/she/they has/have been known by any other name(s), Company **MUST** be advised immediately.
- Omit 10. Exact location, distances and dimensions of the premises cannot be certified in the absence of a satisfactory survey of said tax lot.
1/28

For Clearance click: Clearance@MadisonAbstract.com



Title Number: **BX 18 19792**

Fidelity National Title

SCHEDULE B *continued*

INFORMATIONAL ITEMS

Any municipal searches reported herein are furnished "FOR INFORMATION ONLY". They are not insured and the company assumes no liability for the accuracy thereof.

Section 1105 of the New York State Tax Law requires the collection of sales and use tax upon all municipal searches. This tax will be reflected on our title bill for all applicable searches. The percentage of tax implemented for calculations is determined by the place of closing.

Satisfactory proof by Affidavit **MUST** be furnished showing whether any work has been performed upon the premises by the City, or any demand made by the City for any work, that may result in charges by any of the following agencies:

- a) The New York City Department of Rent and Housing Maintenance, Emergency Services;
- b) The New York City Department of Environmental Protection for Water Tap closing or any related work;
- c) The New York City Department of Buildings, whether or not such charges are liens against which this Policy insures;
- d) The New York City Department of Health, whether or not such charges are liens against which this Policy insures.

If a multiple dwelling (3 families or more) – A "Preliminary Residential Property Transfer Form" as published by the Department of Housing, Preservation and Development of the City of New York. NOTE: In New York City ownership registration is required for all Multiple Dwellings, i.e.. 3 families or more, NYC Adm. Code Sec. 27-2097(b)(1); AND for all Non-multiple Dwellings, i.e.. 1-2 family dwellings, if the owners reside outside the City of New York, NYC adm. Code Sec. 27-2097(b)(2). Only one property may be registered on each form, therefore, the use of several forms will be required if the instrument to be recorded affects more than one property.

If a non-multiple dwelling – An Affidavit executed by the purchaser stating that the deed; lease or memorandum of lease does not affect a multiple dwelling.

Tax Map designation **MUST** appear on all closing instruments.

Identification of all parties **MUST** be provided at closing.

Subject to possible escrow fees.

Satisfactory Proof by Affidavit must be furnished stating whether any work has been performed at the premises described in Schedule "A" by the New York City Department of Health, or the Department of Environmental Protection for water tap closings or related work, whether or not the charges therefore are presently liens.

For Clearance click: Clearance@MadisonAbstract.com



Title Number: **BX 18 19792**

Fidelity National Title

SCHEDULE B *continued*

Satisfactory Proof by Affidavit must be furnished stating whether any work has been performed at the premises described in Schedule "A" with regard to Section 26-128 & Section 27-4029.1 of the Administrative Code of the City of New York, created tax liens for unpaid inspection and permit fees, respectively billed by the Building Department and the Fire Department, regardless of the fact that said fees may not be entered in the NYC Department of Finance.

FOR INFORMATION ONLY: The Company only conducts a search in the New York City Department of Finance for entries pertaining to emergency response costs relative to hazardous substances, which may, thereafter become a lien pursuant to New York City Administrative Code Section 24-605.

The Transit Adjudication Board Judgment Book is illegible/destroyed and cannot be searched, if any. Therefore, an Affidavit and Indemnity as to knowledge of any Transit Adjudication Board Judgments must be furnished to the Company.

For Fee Policy: Policy will except any rent stabilization fees not transferred to the NYC Department of Finance as of date of closing. Company will order Rent Stabilization Fee Search upon request.

Policy excepts any loss, claim, or damage for any unpaid fee or charge claimed by the Building Department and the Fire Department for inspections performed or permits issued prior to the date of closing but entered in the records of the NYC Department of Finance after the date of closing.

ALL checks in excess of \$500.00 for payment at closing MUST be Certified or Bank Check payable to Madison Abstract, Inc. unless other arrangements have been made with the Company, prior to closing.

The New York State Department of Taxation and Finance is requiring all title companies to impose the applicable sales tax on certain information searches at the time of closing. Further clarification will be provided upon request.

Company assumes no liability for any water/meter/frontage charges unless a final reading has been requested and obtained from the Department of Environmental Protection. FAILURE TO OBTAIN a final reading will result in adjournment of closing or purchasers assumption of charges.

Properties NOT YET CONVERTED to METERED WATER BILLING: In the event that a water meter has not yet been converted, DEP will be charging a 100% surcharge. Company will pick up same at time of closing if DEP shows the property is subject to same. Further clarification will be provided upon request.

The Contract of Sale must be produced at or prior to closing for consideration by the company. Additional exceptions may be raised.

For Clearance click: Clearance@MadisonAbstract.com



Title Number: **BX 18 19792**

Fidelity National Title

MORTGAGE SCHEDULE PAGE 1 OF 1

DISPOSITION

NO OPEN MORTGAGES OF RECORD

Title Company will require a written payoff statement prior to closing

These mortgage returns, unless the mortgage is to be insured, will appear as exceptions from coverage. The information set forth herein is obtained from the recorded instrument. Sometimes the provisions of a mortgage may be modified by agreements which are not recorded. We suggest that you communicate with the mortgagee if you desire any additional information. If there has been a change in the owners and holders of the mortgage, such information should be furnished to us promptly to enable further searches to be made.



Title Number: **BX 18 19792**

Fidelity National Title

SURVEY READING

Variations between fences, rail, steps, turf, walls and lines of record title;

One (1) story block building encroaches onto premises from the south up to 15.6’;

Container encroaches onto premises from the south by an unspecified amount;

Chain link fence on 15” stucco wall encroaches onto Furman Avenue up to 1.4’;

Chain link fence on 10” concrete wall encroaches onto Furman Avenue up to 1.1’;

Wood fence creates possible out of possession of up to 1.1’ of land along the southwesterly line.

Company does not insure the bed of land between said encroachments and lines of record title;

As shown on Survey made by Perfect Point Surveying dated 1/18/19.

FOR MORTGAGE POLICY ONLY: Policy insures against monetary loss or damage sustained by the Insured by reason of the above referenced variations and/or projections and by reason of the enforced removal of the above encroachments.

FOR INFORMATION PURPOSES ONLY (NOT FOR POLICY OR INSURANCE PURPOSES):

Premises are improved by: Two (2) story frame with basement dwelling No. 4621; one (1) story, steps, roof over and concrete at west; wood fence, rail and container at southwest; chain link fence on 10” concrete wall and one (1) story block at south; platform with steps, steps, and turf at east.

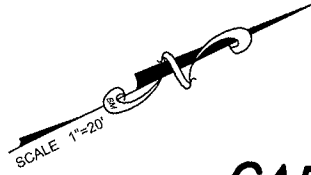


JOB NO. BX 5087-16-TT

DATE: JANUARY 18, 2019

TITLE SURVEY

THIS SURVEY IS PREPARED FOR TITLE PURPOSES ONLY, AND ONLY FOR THE PERSONS FOR WHOM IT WAS PREPARED. IT IS NOT VALID FOR CONSTRUCTION OR ANY OTHER PURPOSE.

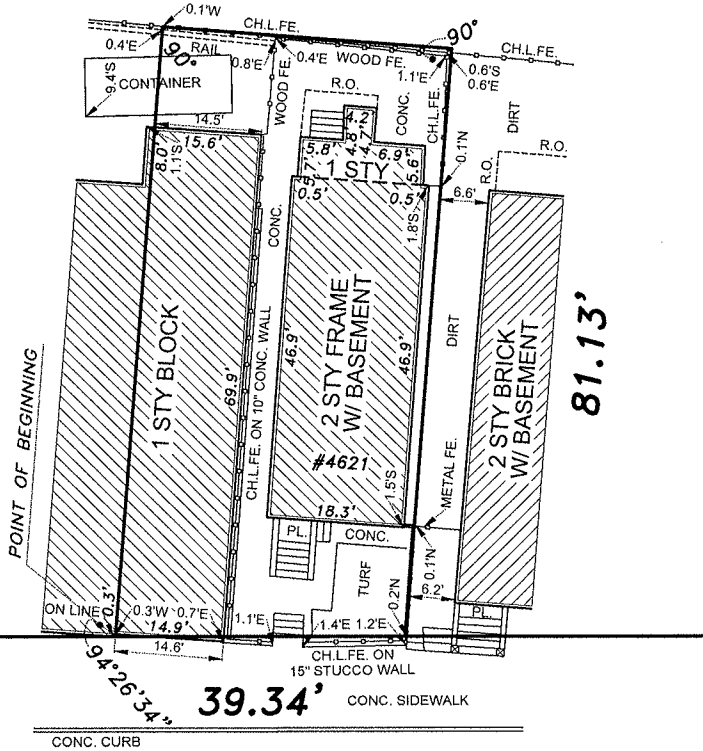


GARDEN IRR. WIDTH CLOSED AND DISCONTINUED **PLACE**
 39.22'

EAST 240TH STREET
 60' WIDE

217.69' (DESCR.)
 217.40' (ACT.)

84.17'



81.13'

FURMAN 60' WIDE **AVENUE**

FILED MAP INFO:

All that certain plot, piece or parcel of land, situate, lying and being in the Borough of County of the Bronx, City and State of New York, being the residue of 430 on a certain map entitled, "Map of Washingtonville, situated in the Township of Eastchester, Westchester County, New York", surveyed and laid out into lots by August Kurth, C.E. & S., dated Brooklyn and West Mount Vernon, December 15, 1853, filed in the Office of the Register of Westchester County, at White Plains, New York, October 19, 1894, as Map No. 223, and more particularly bounded.

SYMBOLS AND ABBREVIATIONS

PLATFORM PL. or PLTF.	ROOF OVER R.O.	MONITORING WELL M.W.
BASEMENT ENTRANCE B.E.	FIRE ESCAPE F.E.	TRAFFIC LIGHT T.L.
CELLAR ENTRANCE C.E.	UTILITY POLE U.P.	LIGHT L.
AIR WAY A.W.	PARKING METER P.M.	STREET LIGHT S.L.P.
CONCRETE CONC.	OIL FILL O.F.	FIRE HYDRANT H.D.
OVERHANG O.H.	CURB AND CURB CUT C.C.	SIAMESE CONNECTION S.C.
AIR CONDITION AC	OVERHEAD SERVICE O.S.	SHUT OFF VALVE S.O.V.
METAL MET.	CABLE TV MANHOLE C.T.V.M.	HANDICAPPED PARKING H.P.
NORTH OF PROPERTY LINE N	MANHOLES M.H.	EXISTING TREE E.T.
SOUTH OF PROPERTY LINE S	CATCH BASIN C.B.	DRAINS DR.
EAST OF PROPERTY LINE E	EXISTING ELEVATIONS E.L.	FENCE F.
WEST OF PROPERTY LINE W	CITY ESTABLISHED GRADES C.E.G.	BAY WINDOW B.W.

4621 FURMAN AVENUE, BRONX, BRONX CO., NY



PERFECT POINT
 LAND SURVEYING RT
 brooklyn • queens • manhattan • bronx
 staten island • nassau
 phone: (718) 474-7700
 fax: (718) 872-9699
 info@ppsurveying.com
 www.ppsurveying.com

DATE: JANUARY 18, 2019

N.Y.S. L.L.S. 049644

SEC. BLOCK 5087 LOT 16

GUARANTEED TO Fidelity National Title;
 Madison Abstract, Inc.;
 BX 18 19792 - 4621 Furman LLC;

TITLE NO. BX 18 19792

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



The unpaid taxes, water rates, assessments, and other matters relating to taxes which are liens at the date of this certificate are set forth below.

TAX AND WATER SEARCH

Company: **MADISON ABSTRACT INC.**
Title: **BX1819792A**
County: **BRONX**
Block: **5087** Lot: **16**
Premises: **4621 FURMAN AVENUE**
Building Class: **B2 - TWO FAMILY FRAME**

SWIS Code: **600100**
Sec: **17** Vol: **09**
Tax Rate: **20.919**
Adjusted Tax Rate: **21.167**
Tax Class: **1**

Lot Size: **39.25 X 84.08**
Assessed Owner: **MARCIANO, GAETANO**
2019/2020 FINAL

Transitional Land	\$	8,249.00	Actual Land	\$	10,140.00
Transitional Total	\$	21,624.00	Actual Total	\$	26,580.00
Transitional Exempt	\$	0.00	Actual Exempt	\$	0.00

Disposition: Returns: Page 1 of 2

2019/2020 2ND HALF (OR 3RD AND 4TH QUARTERS IF APPLICABLE) REAL ESTATE CHARGES HAVE BEEN CHANGED TO REFLECT THE TAX RATE REVISION.

2019/2020 TAXES

1ST QTR. DUE: 07/01 \$1,130.89 PAID 06/27/19
 2ND QTR. DUE: 10/01 \$1,130.89 PAID 09/30/19
 3RD QTR. DUE: 01/01 \$1,157.69 PAID 12/30/19
 4TH QTR. DUE: 04/01 \$1,157.69 OPEN

CIS ACCOUNT #0000222076001

METER #3809 09/30/19 TO 12/09/19 ENT. 12/10/19 FINAL READING AMOUNT BILLED \$341.03

SPECIAL FEE ENT. 12/1/019 AMOUNT BILLED \$25.00

\$366.03 PAID 12/31/19 (UNOFFICIAL)

TOTAL DUE ON ACCOUNT \$-0-

WATER/SEWER BILLINGS SUBJECT TO A FINAL METER READING AND OR A FRONTAGE RECONCILIATION INSPECTION. A FINAL READING/INSPECTION SHOULD BE REQUESTED PRIOR TO CLOSING.

PLEASE BE ADVISED THE DEPARTMENT OF FINANCE HAS IMPLEMENTED A NEW TAX SYSTEM, THIS SYSTEM HAS NOT BEEN UPDATED TO INCLUDE ALL MISCELLANOUS CHARGES. IT IS POSSIBLE THAT ADDITIONAL CHARGES MAY BE DUE AND OWING ON THIS PROPERTY. EXPRESS RESEARCH SERVICES ASSUMES NO LIABILITY TO ANY CHARGES NOT CURRENTLY POSTED THAT MAY BE POSTED AT A LATER DATE AND BACK DATED.

SUBJECT TO CONTINUATION PRIOR TO CLOSING

NOTHING ELSE FOUND ON CITY'S RECORDS AS OF: **January 19, 2020**

NOTE: ANY PAYMENTS MADE AFTER: **November 01, 2019** ARE SUBJECT TO COLLECTION

THEREFORE CANCELLED CHECKS MUST BE REQUESTED AT CLOSING.

Express Reseach Services shall bear no liability for erroneous or inaccurate information provided by New York City agencies including but not limited to errors due to loading, key entry, processing, data communication, hardware or software problems or the backdating of any information. Responsibility limited to those items and installments that are liens as of the date of this report and reflected on the public records. Recent payments reflected may be subject to collection. Tax Search does not cover any part of the streets on which the premises to be insured about; nor does it cover Vault Charges and additional charges due to building purpose charges for unfixed frontage. Tax exemptions noted above may be restored on the date of conveyance or upon death of the record owner. Please request the seller or borrower to have receipted bills available at closing.



The unpaid taxes, water rates, assessments, and other matters relating to taxes which are liens at the date of this certificate are set forth below.

TAX AND WATER SEARCH

Disposition: Returns: Page 2 of 2

REQUEST CANCELLED CHECKS AT CLOSING. EXPRESS RESEARCH WILL NOT BE LIABLE IF CLOSER DOES NOT OBTAIN A COPY OF THE CANCELLED CHECK(S) OR COLLECT FUNDS IN ESCROW TO HOLD FOR ANY UNOFFICIAL PAYMENTS.

COUNTY OF BRONX TAX COLLECTOR:	CITY WATER COLLECTOR:
NYC DEPARTMENT OF FINANCE	NYC WATER BOARD
P.O. BOX 680	P.O. BOX 11863
NEWARK, NJ 07101-0680	NEWARK, NJ 07101-8163
212-639-9675	718-595-7000

NOTE: Taxing Authority information is provided for informational purposes only. No liability assumed. It is recommended you contact the above collectors prior to sending payment to confirm taxes are still payable to the above locations.

SUBJECT TO CONTINUATION PRIOR TO CLOSING

NOTHING ELSE FOUND ON CITY'S RECORDS AS OF: January 19, 2020

NOTE: ANY PAYMENTS MADE AFTER: November 01, 2019 ARE SUBJECT TO COLLECTION

THEREFORE CANCELLED CHECKS MUST BE REQUESTED AT CLOSING.

Express Research Services shall bear no liability for erroneous or inaccurate information provided by New York City agencies including but not limited to errors due to loading, key entry, processing, data communication, hardware or software problems or the backdating of any information. Responsibility limited to those items and installments that are liens as of the date of this report and reflected on the public records. Recent payments reflected may be subject to collection. Tax Search does not cover any part of the streets on which the premises to be insured about; nor does it cover Vault Charges and additional charges due to building purpose charges for unfixed frontage. Tax exemptions noted above may be restored on the date of conveyance or upon death of the record owner. Please request the seller or borrower to have receipted bills available at closing.

THIS SEARCH PREPARED FOR EXCLUSIVE USE BY MADISON ABSTRACT INC.

DOC ID: BX1819792A TX



142 Remington Boulevard, Suite 1
Ronkonkoma, NY 11779
Tel: (631) 393-0405
Fax: (631) 467-6750

CERTIFICATE OF OCCUPANCY SEARCH

TITLE #: MADI BX1819792

DATE: 12/31/2018

PREPARED FOR: MADISON ABSTRACT INC.

ORDER ID: BX1819792 CO

PREMISES: 4621 FURMAN AVENUE

COUNTY: BRONX

DISTRICT:

SECTION:

BLOCK: 5087

LOT: 16

No Certificate of Occupancy issued according to Building Department Index records. The following information has been found.

Old building erected prior to enforcement of Certificate of Occupancy regulations.

ATTACHED FIND A COPY OF THE NEW YORK CITY REAL PROPERTY ASSESSMENT DATA SHOWING THE HOUSE WAS BUILT IN 1899 AS A TWO FAMILY DWELLING.

THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED AND THAT THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION CONTAINED HEREIN. NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY. THIS SEARCH PREPARED FOR EXCLUSIVE USE BY MADISON ABSTRACT INC.
DOC ID: BX1819792 CO

RPAD Printout
12/30/2018

Sec 17 Vol 09 Boro 2 Block 5087 Lot 16

Owner **MARCIANO, GAETANO**

Address **4621 FURMAN AVENUE** Apt Zip **10470**

Bldg Cls **B2** Tax Class **1**

*** **ACTUAL VALUES** *** Exm Cls Number of Exceptions **0.00000** ValRef **0**

	<u>AV LAND</u>	<u>AV TOTAL</u>	<u>EX LAND</u>	<u>EX TOTAL</u>	New Lot	Drop Lot	Ap. Boro	Ap. Block	Ap. Lot	Ap. Ease	Ap. Date	Ex. Inds.
18/19	10140	20400	0	0	0	0	0					
17/18	9685	21433	0	0								

*** **TRANSITIONAL VALUES** ***

18/19	10140	20400	0	0							00/00/0000	
17/18	9685	21433	0	0								

*** **EXEMPTION VALUES** ***

Actual Exempt Trans. Exempt Ovr Name City Code State Code

YrBuilt	1899	Ext	Low House Number	4621		
Bldgs	1.000		High House Number	4621		
Story	2.00					
CoopApts						
Units	2.000					
Bldg Front	0018.00		Irreg	I	Condo Number	.0000
Bldg Depth	0047.00		Corner		Com Int Bldg	.000000000
Lot Front	0039.25		Zoning	M1-1	Com Int Land	.000000000
Lot Depth	0084.08		Reuc			
Land Area	3354					



142 Remington Boulevard, Suite 1
Ronkonkoma, NY 11779
Tel: (631) 393-0405
Fax: (631) 467-6750

HOUSING AND BUILDING DEPARTMENT SEARCH

TITLE # MADI BX1819792 DATE: 12/31/2018
PREMISES: 4621 FURMAN AVENUE
COUNTY: BRONX
BLOCK: 5087 LOT: 16
MDR #:

A search of the records of the Department of Buildings, and the Rent and Housing Maintenance Department of the City of New York was made on 12/31/2018 and the following violations were reported pending:

BUILDING DEPARTMENT: POSTING DATE: 07/08/2018

A search conducted by the Building Department shows NO VIOLATIONS.

RENT AND HOUSING MAINTENANCE DEPARTMENT:

A search of the Rent and Housing Department shows NO VIOLATIONS.

BUILDING CLASSIFICATION: PD

Multiple Dwelling _____
Not a Multiple Dwelling _____ **X**

IMPORTANT NOTICE ABOUT SEARCH INFORMATION ABOVE

EXPRESS RESEARCH SERVICES DOES HEREBY CERTIFY THAT THE RECORDS OF THE ABOVE GOVERNMENT AGENCIES WERE EXAMINED AND THAT THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION CONTAINED THEREIN.

NOTE: SEARCH IS PERFORMED BY CITY EMPLOYEES - LIABILITY IS LIMITED TO PRICE OF SEARCH.

EXPRESS RESEARCH SERVICES IS SUBMITTING THIS REPORT FOR INFORMATION PURPOSES ONLY. NO LIABILITY IS ASSUMED HEREUNDER. THIS SEARCH DOES NOT INCLUDE OTHER AGENCIES VIOLATIONS.

THIS SEARCH PREPARED FOR EXCLUSIVE USE BY MADISON ABSTRACT INC.

DOC ID: BX1819792 HB



142 Remington Boulevard, Suite 1
Ronkonkoma, NY 11779
Tel: (631) 393-0405
Fax: (631) 467-6750

EMERGENCY REPAIR SEARCH

TITLE # MADI BX1819792
PREMISES: 4621 FURMAN AVENUE
COUNTY: BRONX
DIST:
BLOCK: 5087

DATE: 12/31/2018

SECT:
LOT: 16

THIS SECTION FOR OFFICE USE ONLY

The search of the last printed lien book reveals the following repair money due:

DATE: 10/08/2018

AMOUNT: 0.00

The result of the work-in-progress search reveals that:

- No Emergency Repairs have been given out at the above-captioned premises subsequent to the above lien date.
- The attached Emergency Repairs have been given out at the above-captioned premises and are not posted in the last printed lien book:
- HPD lien records reflect property on Demolition Seal up listings.
- HPD records reflect property listed on Relocation of Tenants listings.
- Alternative Enforcement Program - Local Law #29/2007

FOR FURTHER DETAILS CONTACT HPD AT 100 GOLD STREET, NEW YORK, NY. IT IS RECOMMENDED TO ORDER A PAYOFF LETTER PRIOR TO CLOSING.

THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED AND THAT THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION CONTAINED HEREIN. NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATIC PURPOSES ONLY.

Express Research shall bear no liability for erroneous or inaccurate information provided by the Department of Finance or Housing Preservation and Development including but not limited to errors due to loading, key entry, processing, data communications, hardware or software problem or the backdating of information. Responsibility limited to those items and installments that are liens as of the date of this report and reflected on the public records. Recent payments reflected may be subject to collection.



Fire Department of the City of New York 42 Remington Boulevard, Suite 1
 Ronkonkoma, NY 11779
 Bureau of Fire Prevention
 250 Livingston Street
 Brooklyn, N.Y. 11201-5884
 Tel: (631) 393-0405
 Fax: (631) 467-6750

RECORD SEARCH REQUEST

Mail to:

Express Research Services
142 Remington Boulevard, Suite 1
Ronkonkoma, NY 11779

Title #: MADI BX1819792

The undersigned requests the following information re: Premises

4621 FURMAN AVENUE

BRONX

ADDRESS

BOROUGH

- 1. Record of existing Fire Department Violations _____ Fee: \$10.00
- 2. Record of Permit for _____ Fee: \$10.00
- 3. Other _____ Fee: \$10.00

State applicants interest in or relations to premises:

Total Fee: _____

(The City of New York is not being sued nor is there any intention to sue the City of New York)

Signed: **EXPRESS RESEARCH SERVICES**

Date: **December 31, 2018**

Do not write below this line

Gentlemen:

In reply to your request concerning the premises mentioned above, please be advised that as of 9 A.M.,
11/05/2018 our records show the following:

NO VIOLATIONS
BUREAU OF FIRE PREVENTION
FIRE DEPT., CITY OF N.Y.

VIOLATIONS RECORDED ABOVE ARE ONLY THOSE WHICH ARE A MATTER OF RECORD IN HEADQUARTERS OF THE DIVISION OF FIRE PREVENTION, AND MAY NOT INCLUDE VIOLATIONS ISSUED BY LOCAL UNITS.

EXPRESS RESEARCH SERVICES CORPORATION IS SUBMITTING THIS REPORT FOR INFORMATION PURPOSES ONLY. LIABILITY IS LIMITED TO ERRORS AND OMISSIONS OF INFORMATION PROPERLY INDEXED, FILED AND RECORDED WITH THE ABOVE GOVERNMENTAL AGENCIES.



142 Remington Boulevard, Suite 1
Ronkonkoma, NY 11779
Tel: (631) 393-0405
Fax: (631) 467-6750

HIGHWAY VIOLATION SEARCH

TITLE # MADI BX1819792

DATE: 12/31/2018

PREMISES: 4621 FURMAN AVENUE

COUNTY: BRONX

DISTRICT:

SECTION:

BLOCK: 5087

LOT: 16

KINDLY CONDUCT A SEARCH IN YOUR DEPARTMENT FOR ANY VIOLATIONS AGAINST THE ABOVE PREMISES.

SIDEWALK VIOLATIONS: 11/27/1995

VERY TRULY YOURS,

BY: EXPRESS RESEARCH SERVICES

ANY RELEASE OR DISMISSAL OF VIOLATION DOES NOT ENTITLE PROPERTY OWNERS TO A CANCELLATION OF BILLS ON RECORD IN THE OFFICE OF THE CITY COLLECTOR.

THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED AND THAT THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION CONTAINED HEREIN. NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

THIS SEARCH PREPARED FOR EXCLUSIVE USE BY MADISON ABSTRACT INC.
DOC ID: BX1819792 HI



142 Remington Boulevard, Suite 1
Ronkonkoma, NY 11779
Tel: (631) 393-0405
Fax: (631) 467-6750

STREET REPORT

TITLE # MADI BX1819792

DATE: 12/31/2018

PREMISES: 4621 FURMAN AVENUE

COUNTY: BRONX

BLOCK: 5087

LOT: 16

FURMAN AVENUE - MAPPED AT 60' COMMISSIONER REPORT CONFIRMED 6/8/1920

EAST 240TH STREET - MAPPED AT 50' COMMISSIONER REPORT CONFIRMED 6/29/1931

EAST 241ST STREET - MAPPED AT 80' TITLE VESTED 2/1/1932

VERY TRULY YOURS,

BY: EXPRESS RESEARCH SERVICES

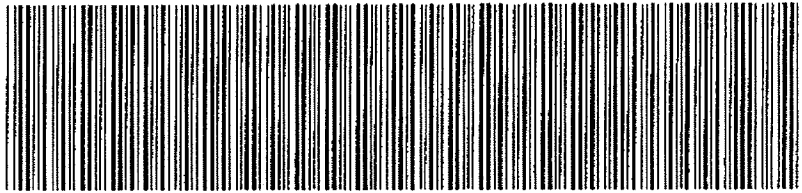
THE RECORDS OF THE ABOVE GOVERNMENTAL AGENCY WERE EXAMINED AND THAT THE INFORMATION REPORTED ABOVE IS A TRUE AND ACCURATE ABSTRACT OF THE INFORMATION CONTAINED HEREIN. NO LIABILITY IS ASSUMED. THIS REPORT IS SUBMITTED FOR INFORMATION PURPOSES ONLY.

THIS SEARCH PREPARED FOR EXCLUSIVE USE BY MADISON ABSTRACT INC.

DOC ID: BX1819792 ST

**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.



2005101800072001001E822C

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2005101800072001 Document Date: 10-11-2005 Preparation Date: 10-18-2005
 Document Type: DEED
 Document Page Count: 3

<p>PRESENTER: COMMONWEALTH LAND TITLE INSURANCE COMPANY 1399 FRANKLIN AVENUE GC05304077 PICK-UP RSR GARDEN CITY, NY 11530 516-742-7474</p>	<p>RETURN TO: MICHAEL KEESEE 327 IRVING AVENUE PORT CHESTER, NY 10573</p>
--	---

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	5087	16	Entire Lot	4621 FURMAN AVENUE
Property Type: DWELLING ONLY - 2 FAMILY				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES


<p>GRANTOR/SELLER: GIOVANNINO MARCIANO 439 HARRISON AVENUE HARRISON, NY 10528</p>	<p>GRANTEE/BUYER: GAETANO MARCIANO 71 TAMARACK ROAD RYE BROOK, NY 10573</p>
---	---

Additional Parties Listed on Continuation Page

FEES AND TAXES			
Mortgage			
Mortgage Amount:	\$	0.00	Recording Fee: \$ 52.00
Taxable Mortgage Amount:	\$	0.00	Affidavit Fee: \$ 0.00
Exemption:			NYC Real Property Transfer Tax Filing Fee: \$ 75.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax: \$ 800.00
City (Additional):	\$	0.00	
Spec (Additional):	\$	0.00	
TASI:	\$	0.00	
MTA:	\$	0.00	
NYCTA:	\$	0.00	
Additional MRT:	\$	0.00	
TOTAL:	\$	0.00	

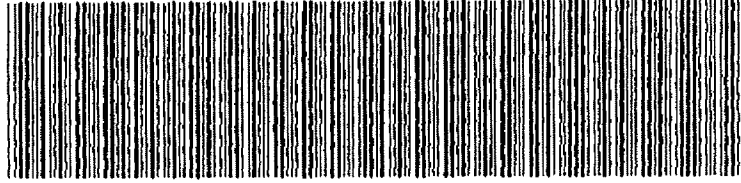
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 10-27-2005 12:18
 City Register File No. (CRFN): 2005000601565



Annette McMill
 City Register Official Signature

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



2005101800072001001C80AC

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 5

Document ID: 2005101800072001
Document Type: DEED

Document Date: 10-11-2005

Preparation Date: 10-18-2005

PARTIES

GRANTOR/SELLER:

LORETA MARCIANO
439 HARRISON AVENUE
HARRISON, NY 10528

PARTIES

GRANTEE/BUYER:

ROSEMARIE FERRARO MARCIANO
71 TAMARACK ROAD
RYE BROOK, NY 10573

Mortgage and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-- THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

\$ 800.00

THIS INDENTURE, made the 11th day of ~~September~~ ^{October}, in the year 2005

BETWEEN GIOVANNINO MARCIANO AND LORETA MARCIANO
439 HARRISON AVENUE
HARRISON, NEW YORK 10528

party of the first part, and GAETANO MARCIANO AND ROSEMARIE FERRARO ^{MARCIANO} ~~husband & wife~~
71 Tamaraek Road, Rye Brook, New York 10573

party of the second part.

WITNESSETH, that the party of the first part, in consideration of
Two Hundred Thousand (\$200,000.00) dollars
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors
and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being
in the SEE ATTACHED SCHEDULE A

*Premises are same as described in the deed
recorded in reel 325 ps 467.*

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads
abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and
rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the
party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said
premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will
receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied
first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the
improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it
read "parties" whenever the sense of this indenture so requires

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Giovanni Marciano
Giovanni Marciano
Loreta Marciano
Loreta Marciano

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of *Westchester* ss:

On the *11th* day of *OCT* in the year *2005*, before me, the undersigned, personally appeared *GIOVANNINO MARLIANO AND LORETTA MARLIANO*

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.

MICHAEL F. KEESSE
NOTARY PUBLIC, State of New York
No. 46-98470
Qualified in Westchester County
Commission Expires *5/31/09* **SEAL**

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they resides in

of the place of residence is in a city, include the street and street number if any, thereof, that he/she/they know(s)

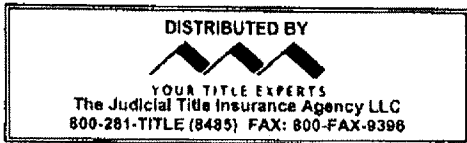
to be the individual described in and who executed the foregoing instrument, that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

Bargain and Sale Deed
With Covenants

Title No. *GC 053 04077*

TO



ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , 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.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , 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), 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, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION: 17
BLOCK 50K7
LOT 16
COUNTY OR TOWN: Bronx

RETURN BY MAIL TO:

*MICHAEL KEESSE
327 IRVING AVE
PORT CHESTER NY 10573*

Title No: GC05304077

SCHEDULE A - DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Bronx, City and State of New York, being the residue of Lot 430 on a certain map entitled, Map of Washingtonville, situated in the Township of Eastchester, Westchester County, New York, surveyed and laid out into lots by August Kurth, C.E. & S., dated Brooklyn and West Mount Vernon, December 15, 1853", and filed in the Office of the register of Westchester County, at White Plains, New York, October 19, 1894 as Map No. 223, and more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Furman Avenue distant 216.69 feet northerly from the corner formed by the intersection of the westerly side of Furman Avenue with the northerly side of East 240th Street;

RUNNING THENCE westerly on a line forming an angle on its southerly side with the westerly side of Furman Avenue of 94 degrees 26 minutes 34 seconds, a distance of 84.17 feet;

RUNNING THENCE northerly at right angles to the first course, 39.22 feet;

RUNNING THENCE easterly parallel with the first course, 81.13 feet to the westerly side of Furman Avenue;

RUNNING THENCE southerly along the westerly side of Furman Avenue, 39.34 feet to the point or place of BEGINNING.

Certificate of Title

Madison Abstract, Inc.

670 White Plains Road Suite 121 Scarsdale, NY 10583 (914) 725-7200 (914) 725-7724

BANKRUPTCY REPORT

TITLE NO. BX 18 19792

A search has been made for bankruptcy filing in the SOUTHERN and/or EASTERN Districts only under the following name(s):

OWNER(S): Gaetano Marciano and Rosemarie Ferraro Marciano
NO RECORDS QUALIFY

PURCHASER(S): EE 4621 Furman LLC
TO FOLLOW

Dated: 1/1/2020

Madison Abstract, Inc.

Madison Abstract, Inc.

670 White Plains Road Suite 121 Scarsdale, NY 10583 (914) 725-7200 Fax (914) 725-7724

PATRIOT SEARCH REPORT

TITLE NO. BX 18 19792

A search of the “Specially Designated Nationals and Blocked Persons List” published by the Department of Treasury, Office of Foreign Assets Control, has returned the following results:

OWNER(S): Gaetano Marciano and Rosemarie Ferraro Marciano

The above name(s) does not match any record found.

The above name(s) were found on the Specially Designated Nationals and Blocked Persons List. If additional research is required to determine appropriate course of action, please contact the “Office of Foreign Assets Control – Compliance Program Division” at 1-800-540-6322.

PURCHASER(S): EE 4621 Furman LLC

The above name(s) does not match any record found.

The above name(s) were found on the Specially Designated Nationals and Blocked Persons List. If additional research is required to determine appropriate course of action, please contact the “Office of Foreign Assets Control – Compliance Program Division” at 1-800-540-6322.

TO FOLLOW

Dated: 1/1/2020

Madison Abstract, Inc.