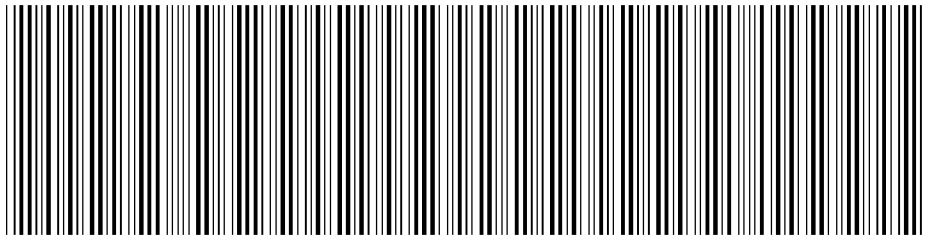


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2013071101710001001EDB1A

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2013071101710001

Document Date: 07-10-2013

Preparation Date: 07-11-2013

Document Type: ZONING LOT DESCRIPTION

Document Page Count: 2

PRESENTER:

ROTHKRUG, ROTHKRUG & SPECTOR, LLP
55 WATERMILL LANE
SUITE 200
GREAT NECK, NY 11021
516-487-2252
SIMON@RRSLAWLLP.COM

RETURN TO:

ROTHKRUG, ROTHKRUG & SPECTOR, LLP
55 WATERMILL LANE
SUITE 200
GREAT NECK, NY 11021
516-487-2252
SIMON@RRSLAWLLP.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	2045	59	Entire Lot	306 WEST 148 STREET
Property Type: RESIDENTIAL VACANT LAND				

CROSS REFERENCE DATA

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

PARTIES

PARTY ONE:

306 WEST 148TH STREET, LLC
217-07 MERRICK BOULEVARD, SUITE 204
LAURELTON, NY 11413

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: \$ 47.00

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 07-17-2013 10:13

City Register File No.(CRFN):

2013000281128



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 CITY REGISTER'S
OFFICE

306 West 148th Street, LLC, a New York limited liability company with an office at 217-07 Merrick Boulevard, Suite 204, Laurelton, NY 11413, an applicant for present or future permits pursuant to the Zoning Resolution of the City of New York, effective December 15, 1961, as 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, New York County as Tax Lot 59 in Block 2045 and more particularly described as follows:

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

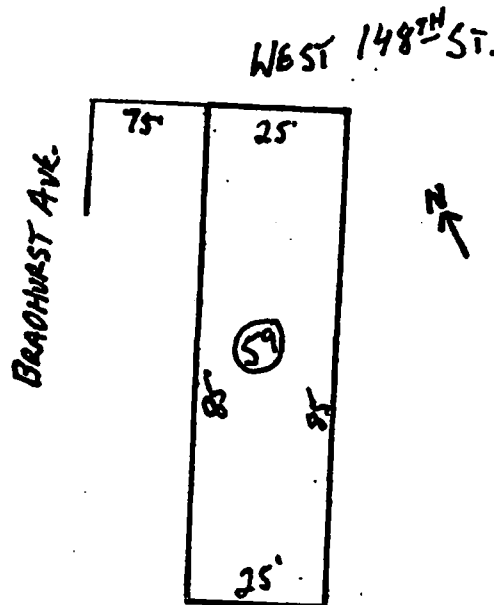
BEGINNING at a point on the southerly side of West 148th Street distant 75.0 feet from the corner formed by the intersection of the southerly side of West 148th Street and the easterly side of Bradhurst Avenue; Running Thence southerly and parallel to Bradhurst Avenue 85.0 feet to a point; Thence easterly and parallel to West 148th Street 25.0 feet; Thence northerly again parallel with Bradhurst Avenue 85.0 feet to a point on the southerly side of West 148th Street; Thence westerly along the southerly side of West 148th Street, 25.0 feet to the point or place of BEGINNING.

That said premises are to be known as and by street addresses:

<u>Block</u>	<u>Lot</u>	<u>Address</u>
2045	59	306 West 148 th Street

Diagram:

Block 2045



No work shall be done to any building without taking into consideration the entire zoning lot and first make application to the Department of Buildings.

Failure to comply with the terms of this Declaration may result in the revocation of the Building Permit or the Certificate of Occupancy.

The above described zoning lot is presently owned by:

NAME	ADDRESS	BLOCK	LOTS
306 West 148 th Street, LLC	217-07 Merrick Blvd Laurelton, NY 11413	2045	59

IN WITNESS WHEREOF, the applicant for permit has executed this instrument this ____ day of July, 2013.

306 West 148th Street, LLC


Alexis McSween, Member

State of New York, County of Queens: .ss:

On the 10 day of July, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Alexis McSween, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual or the persons upon behalf of which in the individuals acted, executed the instrument.


Notary Public

SEAL
SIMON H. ROTHKRUG
Notary Public, State of New York
No. 02RO4853928
Qualified in Nassau County
Commission Exp. July 31, 2017