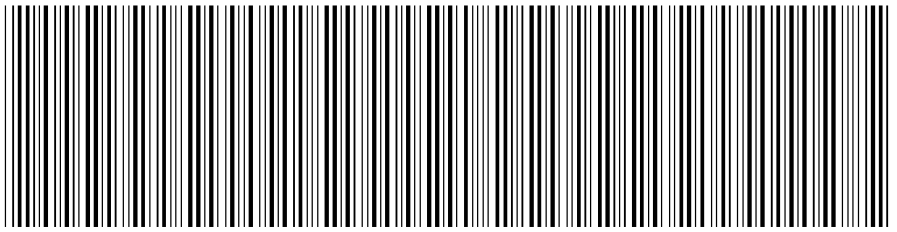


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2018082901205001

Document Date: 08-24-2018

Preparation Date: 08-29-2018

Document Type: ZONING LOT DESCRIPTION

Document Page Count: 2

PRESENTER:

LEADER ABSTRACT, INC. (PICK-UP)
87 BOWERY, SUITE 400
NEW YORK, NY 10002
212-431-6600
RECORDING@LEADERABSTRACT.COM

RETURN TO:

LEADER ABSTRACT, INC. (PICK-UP)
87 BOWERY, SUITE 400
NEW YORK, NY 10002
LEAM-180803/EL

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	2110	104	Entire Lot	465 WEST 163 STREET

Property Type: COMMERCIAL REAL ESTATE

CROSS REFERENCE DATA

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

PARTIES

PARTY ONE:

465 DEVELOPMENT GROUP LLC
106-07 NORTHERN BLVD STE MEZZ
CORONA, NY 11368

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

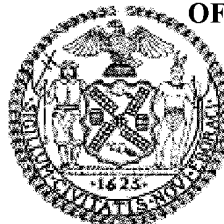
Filing Fee:

	\$	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 08-31-2018 15:07
City Register File No.(CRFN):
2018000294280



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**

465 Development Group LLC, having an office address at 106-07 Northern Boulevard, Suite Mezz, Corona, NY 11368, 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 County of New York, Borough of Manhattan, as Lot 104 in Block 2110, and is more particularly described as:

Block: 2110 Lot: 104

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

BEGINNING at the point on the northerly side of 163rd Street, distant 125 feet easterly from the corner formed by the intersection of the northerly side of 163rd Street with the easterly side of Amsterdam Avenue;

RUNNING THENCE northerly and parallel with Amsterdam Avenue, 112 feet 6 inches;

THENCE easterly and parallel with 163rd Street, 25 feet;

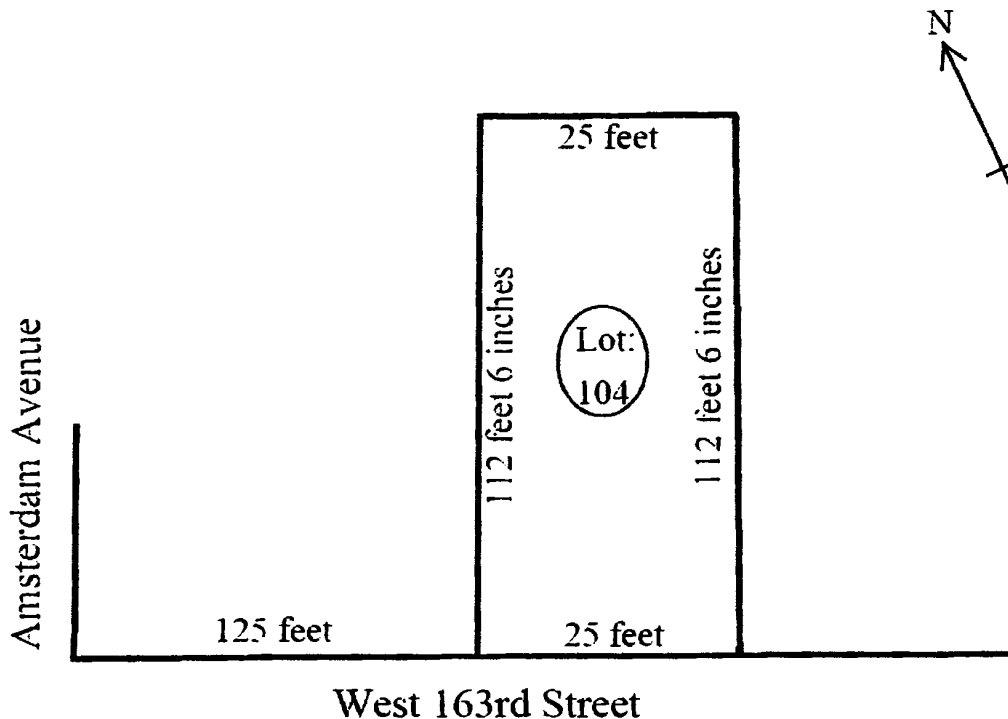
THENCE southerly again parallel with Amsterdam Avenue and part of the distance through a party wall, 112 feet 6 inches to the northerly side of 163rd Street, and

THENCE westerly along said northerly side of 163rd Street, 25 feet to the point or place of BEGINNING.

That the said premises are known as and by street address 465 West 163rd Street, New York, NY 10032, as shown on the following DIAGRAM:

Block: 2110

Lot: 104



The above described zoning lot is presently owned by

<u>BLOCK</u>	<u>LOT</u>	<u>NAME</u>	<u>ADDRESS</u>
2110	104	465 Development Group LLC	465 West 163 rd Street New York, NY 10032

IN WITNESS WHEREOF the applicant for permit has executed this instrument this 24 day of August, 2018.

465 Development Group LLC

BY:

Jason Chen, Member

STATE OF NEW YORK, COUNTY OF *Queens*

On the 24 day of August in the year 2018 before me, the undersigned, personally appeared Jason Chen, 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 his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

Willie Mae Wyatt

Notary Public, State of New York

No. 61WY465197

Qualified in Queens County

Commission Expires October 31, 2018

Willie Mae Wyatt
Notary Public