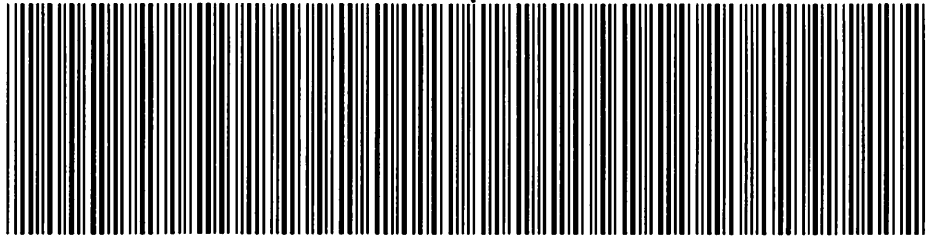


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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2018011100954001001ED1BD

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2018011100954001

Document Date: 12-28-2017

Preparation Date: 01-11-2018

Document Type: ZONING LOT DESCRIPTION

Document Page Count: 4

PRESENTER:

RIDGE ABSTRACT CORP. (WR) PICK UP
9201 4TH AVE,SUITE 502
RC3742
BROOKLYN, NY 11209
718-338-0065
RA11223@AOL.COM

RETURN TO:

ROCKAWAY BEACH CONSTRUCTION CO LLC
LILIA MOCK
377 OAK ST,SUITE 110
GARDEN CITY, NY 11530

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	8907	850	Entire Lot	54 NOEL AVENUE

Property Type: DWELLING ONLY - 2 FAMILY

CROSS REFERENCE DATA

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

PARTIES

PARTY ONE:

DAVID LUNA
54 NOEL AVE
BROOKLYN, NY 11229

☒ Additional Parties Listed on Continuation Page

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: \$ 57.00

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 01-12-2018 14:57

City Register File No.(CRFN):

2018000015745



Ganette McMill

City Register Official Signature

RC# 3742

NB# _____

OR

ALT# _____

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

DAVID LUNA AND JOANNA LUNA, HUSBAND AND WIFE HAVING AN ADDRESS AT 54 NOEL AVENUE, BROOKLYN, NY 11229. THE APPLICANTS 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 AS LOT 850 IN BLOCK 8907 AS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, KINGS COUNTY, AND IS MORE PARTICULARLY DESCRIBED AS:

SEE SCHEDULE "A" ATTACHED HERETO

THAT THE SAID PREMISES ARE KNOWN AS AND BY STREET 54 NOEL AVENUE (LOT 850 BLOCK 8907), BROOKLYN, NEW YORK 11229, AS SHOWN ON THE FOLLOWING DIAGRAM:

SEE SCHEDULE "B" ATTACHED HERETO

THE ABOVE DESCRIBED ZONING LOT IS PRESENTLY OWNED BY

<u>BLOCK</u>	<u>TAX LOT</u>	<u>NAME</u>	<u>ADDRESS</u>
8907	850	DAVID LUNA	54 NOEL AVENUE BROOKLYN, NY 11229
8907	850	JOANNA LUNA, HIS WIFE	54 NOEL AVENUE BROOKLYN, NY 11229

Ridge Abstract Corp.

SCHEDULE "A"

LEGAL DESCRIPTION FOR BLOCK 8907 LOT 850

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, COUNTY OF KINGS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF NOEL AVENUE DISTANT 245 FEET SOUTHEASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHEASTERLY SIDE OF NOEL AVENUE WITH THE SOUTHEASTERLY SIDE OF CYRUS AVENUE AS SAID AVENUES ARE LAID DOWN ON SAID MAP; RUNNING

THENCE NORTHEASTERLY PARALLEL WITH CYRUS AVENUE, 45 FEET;

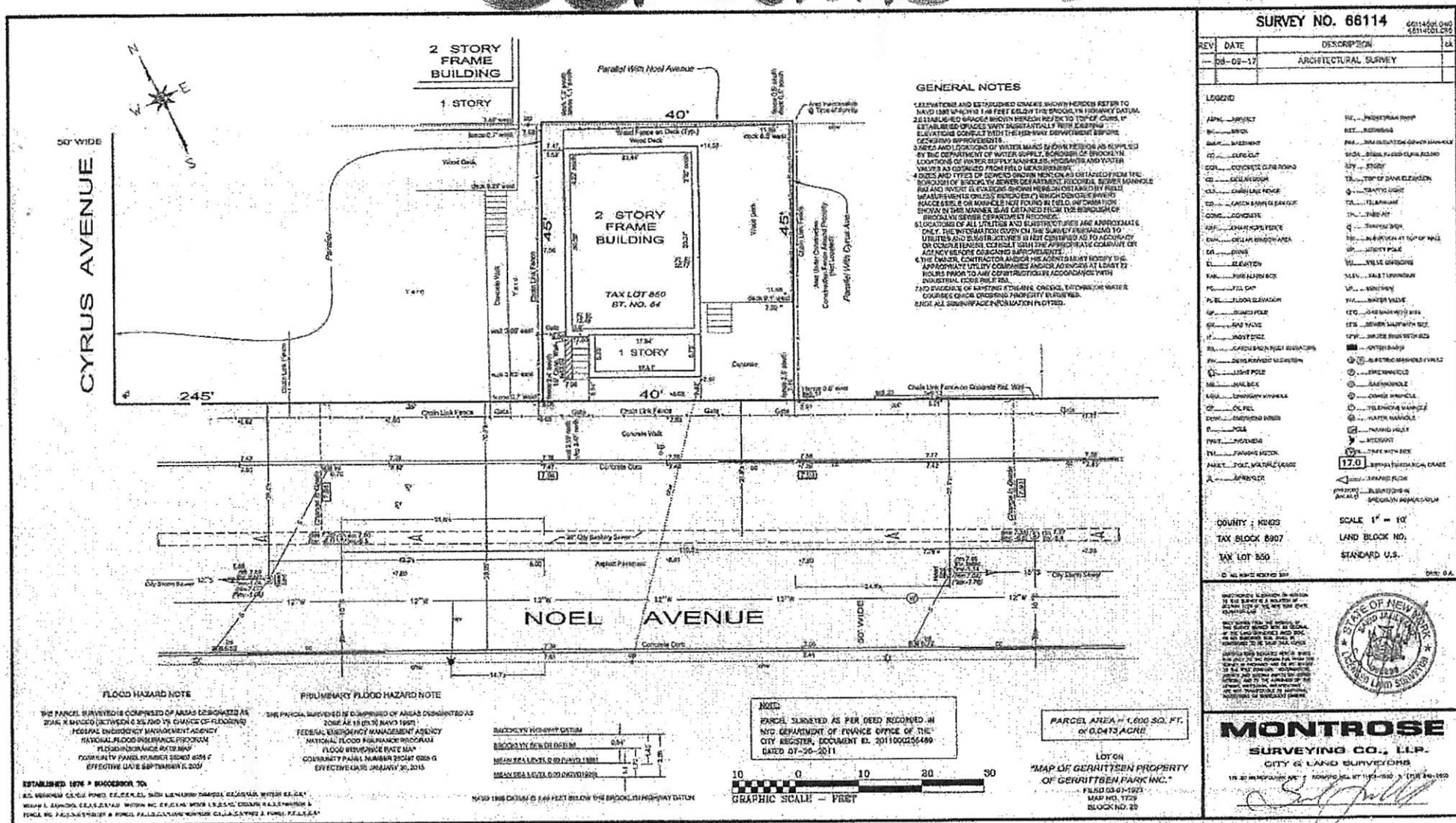
THENCE SOUTHEASTERLY PARALLEL WITH NOEL AVENUE, 40 FEET;

THENCE SOUTHWESTERLY PARALLEL WITH CYRUS AVENUE, 45 FEET TO THE NORTHEASTERLY SIDE OF NOEL AVENUE; AND

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY SIDE OF NOEL AVENUE, 40 FEET TO THE POINT OR PLACE OF BEGINNING.

Ridge Abstract Corp.

Schedule "B"



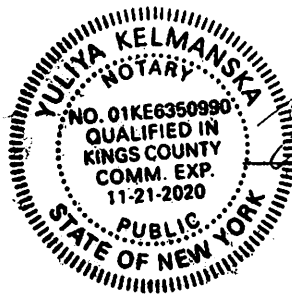
IN WITNESS WHEREOF THE APPLICANT FOR PERMIT HAS EXECUTED THE INSTRUMENT THIS
28 DAY OF December, 2017.

BY: David Luna
DAVID LUNA
Joanne Luna
JOANNE LUNA, HIS WIFE

STATE OF NEW YORK)

COUNTY OF Kings SS.:

ON THE 28 DAY OF December IN THE YEAR 2017 BEFORE ME, THE UNDERSIGNED,
PERSONALLY APPEARED David Luna and Joanne Ross-Luna, 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.



Yuliya Kelmanska

NOTE: SECTION C26-1 10.2 SUBDIVISION (A) PARAGRAPH (1) OF THE ADMINISTRATIVE CODE
REQUIRES SUBMISSION OF AN ACCURATE LOT DIAGRAM IN ACCORDANCE WITH AN ATTACHED
BOUNDARY SURVEY MADE BY A LICENSED SURVEYOR, WHICH NEED NOT BE RECORDED BUT WHICH
MUST BE SUBMITTED WITH THE APPLICATION FOR THE PERMIT.

RR: ROCKAWAY BEACH CONSTRUCTION Co., LLC
LILIA MOCK
377 OAK STREET-SUITE 110
GARDEN CITY, NY 1153

Ridge Abstract Corp.

