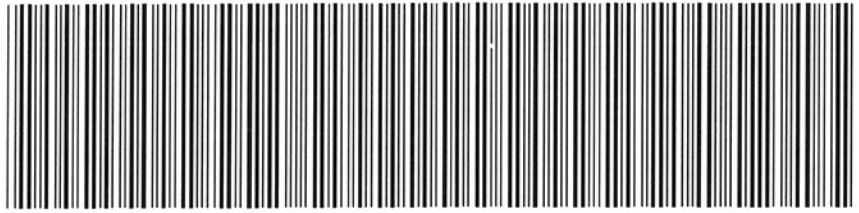


19 So. RD.

**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.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2012070301444002

Document Date: 07-02-2012

Preparation Date: 07-03-2012

Document Type: **CERTIFICATE**

Document Page Count: 2

PRESENTER:

INTRACOASTAL ABSTRACT CO., INC.
31 STEWART STREET
FLORAL PARK, NY 11001

RETURN TO:

LDP SERVICES INC
71-44 160 STREET, OFFICE 1
FRESH MEADOWS, NY 11365

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	10054	22 Partial Lot		146-17 SOUTH ROAD
Property Type: 1- 2 FAM WITH ATTCH GAR &/OR VACANT LAND				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

INTRACOASTAL ABSTRACT INC.
31 STEWART STREET
FLORAL PARK, NY 11001

FEES AND TAXES

Mortgage		Filing Fee:	
Mortgage Amount:	\$	0.00	\$ 0.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:
Exemption:			\$ 0.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:
City (Additional):	\$	0.00	\$ 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	



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

Recorded/Filed 07-09-2012 11:13

City Register File No.(CRFN):

2012000266827

G. Hill

City Register Official Signature

EXHIBIT I

CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION C OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK – AS AMENDED
EFFECTIVE AUGUST 18, 1977

Intracoastal Abstract Co., Inc., a title insurance agency licensed to do business in the State of New York and having its principle office at 31 Stewart Street, Floral Park, NY 11001, hereby certifies that as to the land hereafter 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 ownership of Country Plaza Homes, Inc.. That all the parties in interest on consisting of a "party in interest" as defined in Section 12-10, subdivision (c) 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>
Country Plaza Homes, Inc.	147-24 Hillside Avenue Jamaica, NY 11435	Fee Owner and Declarant of Easement

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid is known as Part of Tax Lot number 22 to be future lot 21 on Block 10054 on the Tax Map of the City of New York, Queens County and more particularly described as follows:

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Queens, County of Queens and State of New York bounded and described as follows:

BEGINNING at a point on the Northwestern side of South Road distant 100 feet from the corner formed by the intersection of the Northwestern side of South Road with the Southwesterly side of Waltham Street:

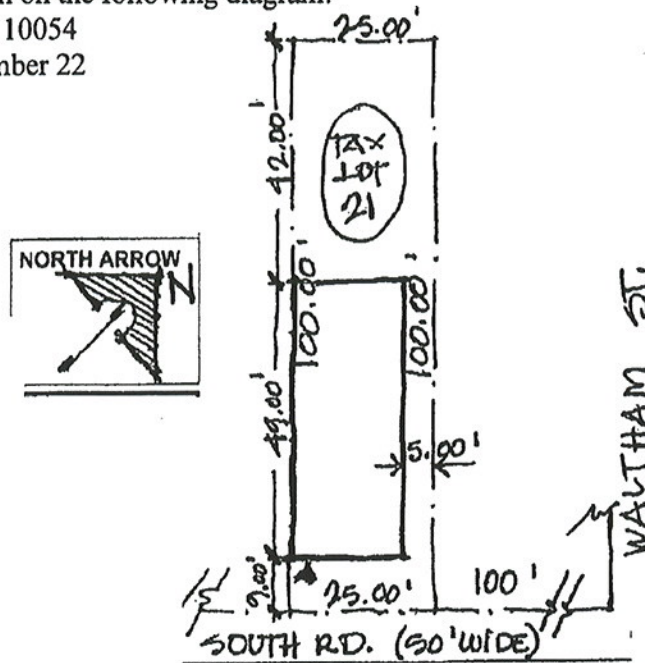
RUNNING THENCE Northwesternly 100 feet;
THENCE Southwesterly 25 feet;
THENCE Southeasterly 100 feet;
THENCE Northeasterly 25 feet;
To point of the BEGINNING.

That said premises are known as and by street address(es) 146-19 South Road in borough of Queens, NY shown on the following diagram:

BLOCK 10054

Part of Tax Lot number 22

To be future Lot 21



CERTIFIED: this day 2 of July, 2012, to Country Plaza Homes, Inc.. the applicant for the certification.

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 UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND (\$1000.00) DOLLARS.

Intracoastal Abstract Co., Inc.

BY:

PRINT NAME:

David Belbar

State of New York, County of Nassau

ss:

On the 2 day of JULY in the year 2012 before me, the undersigned, personally appeared David Belbar personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names 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.

Sworn to before me this 2 day
Of July, 2012

Notary Public

TERESA CACCIOPOLI
Notary Public, State of New York
No. 01CA8033690
Qualified in Nassau County
Commission Expires November 22, 2013

SEAL