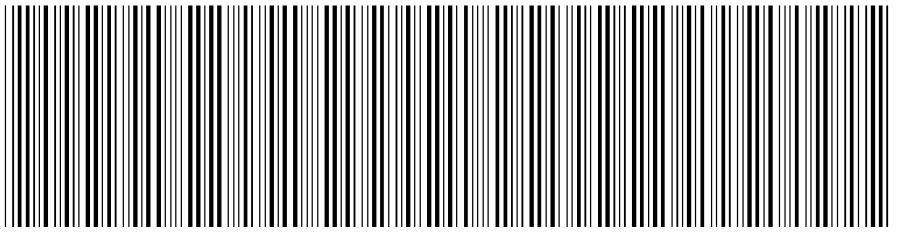


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2016031601105001

Document Date: 03-03-2016

Preparation Date: 03-22-2016

Document Type: CERTIFICATE

Document Page Count: 5

PRESENTER:

TO BE PICKED UP BY COMMONWEALTH
COMMONWEALTH LAND TITLE INSURANCE CO.
685 THIRD AVENUE, 20TH FLOOR
NEW YORK, NY 10017
212-949-0100
ROSEMARIE.TREPPIEDI@FNF.COM/NY160161

RETURN TO:

TO BE PICKED UP BY COMMONWEALTH
COMMONWEALTH LAND TITLE INSURANCE CO.
685 THIRD AVENUE, 20TH FLOOR
NEW YORK, NY 10017
212-949-0100

		PROPERTY DATA		
Borough	Block	Lot	Unit	Address
QUEENS	13100	26	Entire Lot	221-18 MERRICK BOULEVARD
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

COMMONWEALTH LAND TITLE INSURANCE
COMPANY
685 THIRD AVENUE, 20TH FLOOR
NEW YORK, NY 10017

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: \$ 62.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

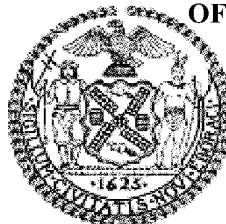
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 03-22-2016 10:12

City Register File No.(CRFN):

2016000099706



Annette McMill

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**

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a Title Insurance Company licensed to do business in the State of New York and having an office at 685 Third Avenue, 20th Floor, New York, NY, 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 block in the single ownership of 221-06 Merrick Blvd. Associates LLC and that all the parties in interest consisting of a "party of 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:

	NAME/ADDRESS	NATURE OF INTEREST
1.	221-06 Merrick Blvd. Associates LLC c/o Myron J. Berman, Esq. 370 Lexington Avenue New York, NY 10017	Fee Owner.
2.	Sterling National Bank 400 Rella Boulevard Montebello, NY 10901	Mortgagee.

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Block 13100 Lot 26 on the Tax Map of the City of New York, Queens County, and more particularly described as follows:

SEE ATTACHED SCHEDULE "A"

SCHEDULE A

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

BEGINNING at the corner formed by the intersection of the easterly side of 221st Street with the southerly side of Merrick Boulevard, as widened;

RUNNING THENCE southerly along the easterly side of 221st Street, 97.37 feet;

THENCE easterly along a line forming an exterior angle of 91 degrees 03 minutes 35 seconds with the easterly side of 221st Street, 100 feet;

THENCE southerly parallel with the easterly side of 221st Street, 100 feet;

THENCE easterly parallel with the southerly side of Merrick Boulevard, 105 feet;

THENCE northerly again parallel with the easterly side of 221st Street, 200 feet to the southerly side of Merrick Boulevard;

THENCE westerly along the southerly side of Merrick Boulevard, 108.03 feet to an angle point in said side of street;

THENCE still westerly along the southerly side of Merrick Boulevard, 97.07 feet to the corner, the point or place of BEGINNING.

That the said premises are known as and by street address(es): 221-06/18 Merrick Boulevard, Springfield Gardens, NY as shown on the following DIAGRAM:

SEE ATTACHED DIAGRAM

CERTIFIED 3/3/2016 to:

Myron J. Berman
BP Real Estate Fund, LLC
141 Eltingville Boulevard
Staten Island, NY 10312

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) DOLLARS.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

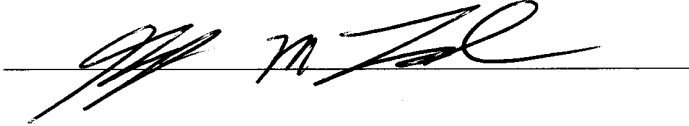


By: Francis M. Hoffman
Associate Branch Counsel

STATE OF NEW YORK, COUNTY OF NEW YORK ss:

FRANCIS M. HOFFMAN

On the 16th day of March, 2016, 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.

A handwritten signature in black ink, appearing to read 'G. M. Lake', is written over a horizontal line.

GEORGE M. LAKE
Notary Public, State of New York
No. 01LA5015882
Qualified in Suffolk County
Commission Expires August 2, 2017

DIAGRAM

