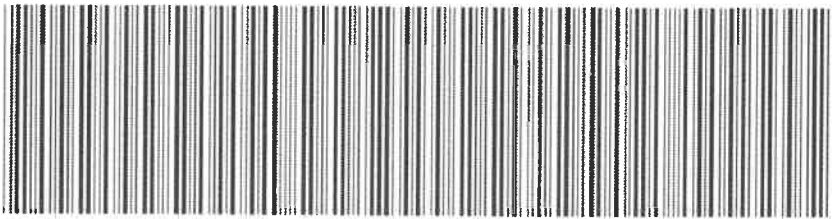


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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2020022600788001002ED2B8
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 4
Document ID: 2020022600788001
Document Date: 02-21-2020
Preparation Date: 02-26-2020
Document Type: ZONING LOT DESCRIPTION
Document Page Count: 3
PRESENTER:

EAST COAST ABSTRACT, INC. - PICKUP- TEAM
6901 JERICHO TPKE
SUITE 245
SYOSSET, NY 11791
516-794-9100
CAROLINE@ECA-ABSTRACT.COM

RETURN TO:

EAST COAST ABSTRACT, INC. - PICKUP- TEAM
6901 JERICHO TPKE
SUITE 245
SYOSSET, NY 11791
516-794-9100
CAROLINE@ECA-ABSTRACT.COM

Borough	Block	Lot	Unit	Address
QUEENS	371	33	Entire Lot	37-24 30TH STREET
Property Type: COMMERCIAL REAL ESTATE				
Borough	Block	Lot	Unit	Address
QUEENS	371	34	Partial Lot	37-28 30TH STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES
PARTY ONE:

37-26TH 30TH STREET LLC
1636 GILFORD AVENUE
NEW HYDE PARK, NY 11040

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:	\$	55.00		
Affidavit Fee:	\$	0.00		

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

Recorded/Filed 02-27-2020 15:27

City Register File No.(CRFN):

2020000076156

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

37-26 30th Street LLC, 1636 Gilford Avenue, New Hyde Park, NY 11040, an 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 City of New York, County of Queens, as Lot 33 & P/o Lot 34 (Tentative Lot 33), in Block 371 as shown on the Tax Map of City of New York, Borough of Queens and more particularly bounded and described as follows:

ALL that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Borough of Queens City and State of New York and more particularly bounded and described as follows:

BEGINNING at a point on the northwesterly side of 30th Street (1st Avenue) distant 132.305 feet northeasterly from the corner formed by the northwesterly side of 30th Street with the northeasterly side of 38th Avenue, (Freeman Avenue);

RUNNING THENCE northwesterly and parallel with the northwesterly side of 30th Street a distance of 113.63 feet to a point;

THENCE southwesterly, 16.62 feet to a point which is distant 18.34 feet on a line drawn at right angles to Old Ridge Road;

THENCE northwesterly, along the aforementioned line drawn at rights angles to Old Ridge Road, 18.34 feet to the southeasterly side of Old Ridge Road;

THENCE northeasterly along the southeasterly side of Old Ridge Road, 79.43 feet to a point;

THENCE southeasterly along a line forming an exterior angle of 86 degrees 40 minutes 13 seconds with the northwesterly side of 30th Street 114.95 feet to the northwesterly side of 30th Street; and;

RUNNING THENCE southwesterly along the northwesterly side of 30th Street 61.775 feet to the point or place of BEGINNING.

Said premises being commonly known as 37-24 30th Street, Long Island City, New York

BLOCK 371 Lot 33 & P/o Lot 34 (Tentative Lot 33)

DIAGRAM

See Annexed Diagram.

The above-described zoning lot is presently owned by:

BLOCK:	LOT:	NAME and ADDRESS:
371	33 & P/o 34 (Tentative Lot 33)	37-26 30th Street LLC, 1636 Gilford Avenue, New Hyde Park, NY 11040

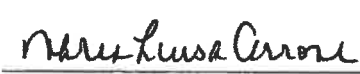
IN WITNESS WHEREOF, the applicant for permit has executed this instrument as of
February 7, 2020.

37-26 30th Street LLC


By: Robert Cerrone, Managing Member
STATE OF NEW YORK)

) ss:
COUNTY OF *Queens*)

On the 21 day of February, 2020 before me, the undersigned personally appeared Robert Cerrone, 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 same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

SEAL

MARIA LUISA CERRONE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CE6118001
Qualified in Queens County
Commission Expires November 1, 2020

DIAGRAM
Block 371 LOT 33 & A/O 34
TENTATIVE LOT 33

