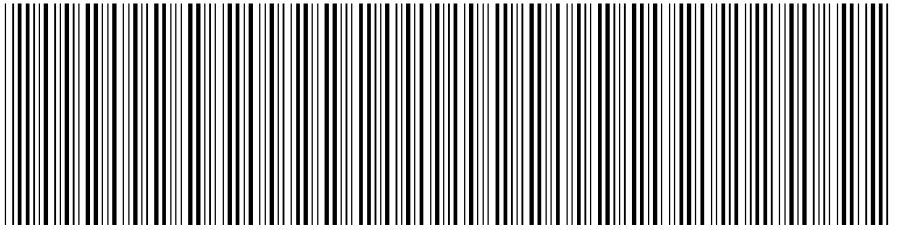


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2020072700299002

Document Date: 07-14-2020

Preparation Date: 07-27-2020

Document Type: ZONING LOT DESCRIPTION

Document Page Count: 3

PRESENTER:

FIDELITY NATIONAL TITLE INS. COMPANY
485 LEXINGTON AVENUE, 18TH FLOOR
NEW YORK, NY 10017
212-481-5858
FNTRECORDINGS@FNF.COM/ title no 55968-SS

RETURN TO:

FIDELITY NATIONAL TITLE INS. COMPANY
485 LEXINGTON AVENUE, 18TH FLOOR
NEW YORK, NY 10017

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	639	1	Entire Lot	35-01 36TH AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

PARTY ONE:

SM QOZB 1 LLC
156 WILLIAM STREET, 10TH FLOOR
NEW YORK, NY 10038

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: \$ 52.00

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 07-28-2020 10:17

City Register File No.(CRFN):

2020000212324



Annette McMill

City Register Official Signature

Certificate No. 20-7406-55968SS

**EXHIBIT III
ZONING LOT DESCRIPTION AND OWNERSHIP STATEMENT BY
BUILDING DEPARTMENT PERMIT APPLICANT**

SM QOZB 1 LLC having its principal office at 156 Williams Street, 10th floor, New York, NY 10038, 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 1 in Block 639, and is more particularly described as follows:

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

BEGINNING at the corner formed by the intersection of the Northerly side of 36th Avenue (formerly Washington Avenue) and the easterly side of 35th Street (formerly 6th Avenue or Bartow Street);

RUNNING THENCE easterly along the said northerly side of 36th Avenue, distance of 126.60 feet;

THENCE northerly at right angles to the northerly side of 36th Avenue and part of the distance through a party wall, 92.61 feet;

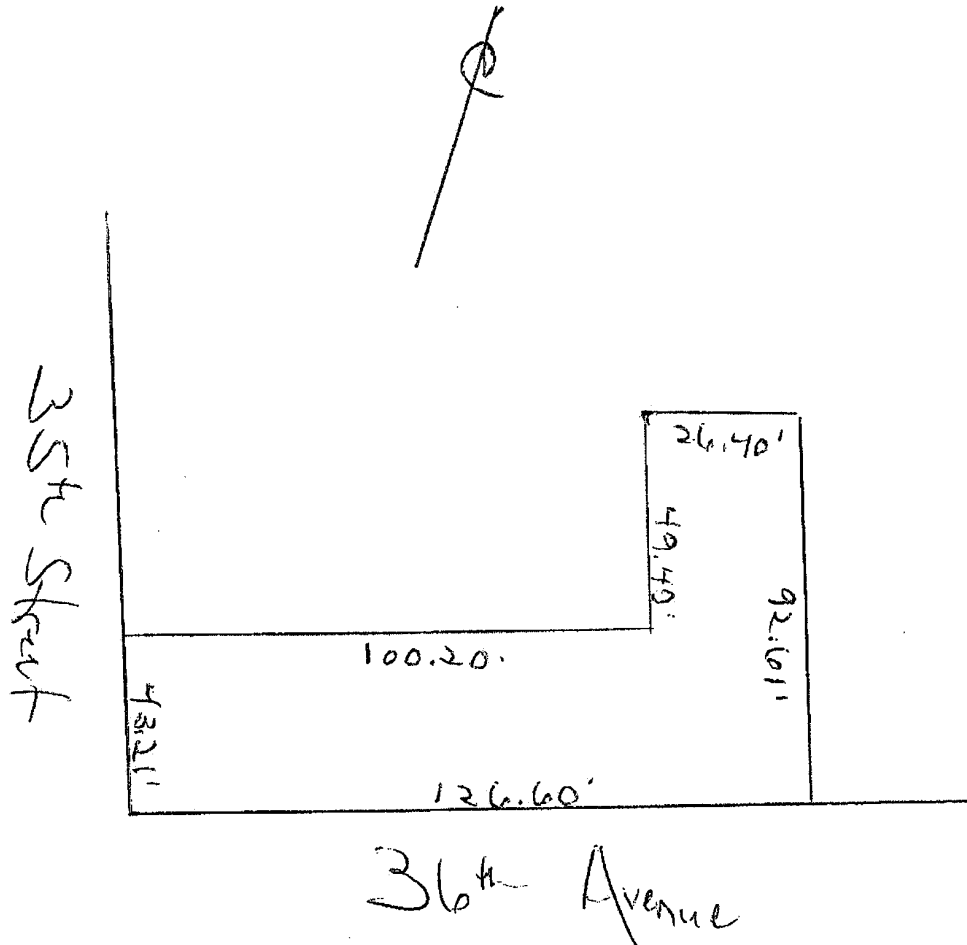
THENCE westerly and parallel with the northerly side of 36th Avenue 26.40 feet;

THENCE southerly at right angles to the proceeding course, 49.40 feet;

THENCE westerly at right angles to the easterly side of 35th Street and all of the distance through a 12 inch block party wall, 100.20 feet to the easterly side of 35th Street;

THENCE southerly along the easterly side of 35th Street 43.21 feet to the corner at the point or place of BEGINNING.

That the said premises are known as and by street address 35-01 36th Avenue, Astoria, N.Y., as shown on the following DIAGRAM:



The above described zoning lot is presently owned by:

<u>BLOCK:</u>	<u>TAX LOT:</u>	<u>NAME:</u>	<u>ADDRESS:</u>
639	1	SM QOZB 1 LLC	156 Williams Street, 10 th floor New York, NY 10038

IN WITNESS WHEREOF the applicant for permit has executed this instrument this 14th day of July, 2020

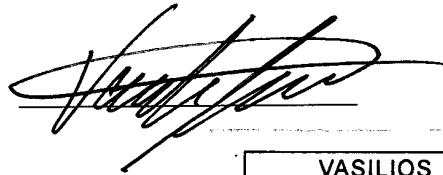
BY: [Signature]

STATE OF NEW YORK)
)
COUNTY OF QUEENS)

SS:

On the 14th day of July, 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared Halil Todic, 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.

NOTE: Section C26-110.2 subdivision (a) Paragraph (1) of the Administration 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 by which must be submitted with the application for the permit.



VASILIOS SPANOS Notary Public, State of New York Registration #02SP6122545 Qualified In Queens County Commission Expires <u>5/7/2021</u>
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