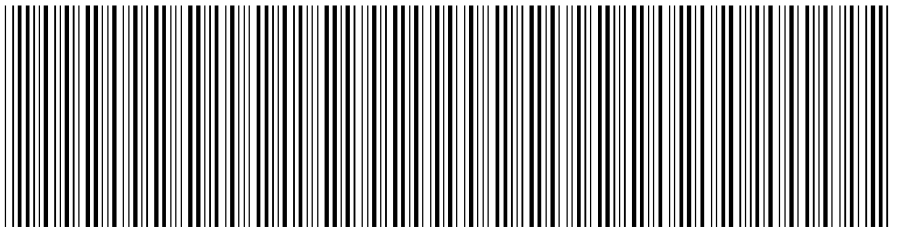


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2020090901088001

Document Date: 09-09-2020

Preparation Date: 09-09-2020

Document Type: CERTIFICATE

Document Page Count: 3

PRESENTER:

COMPLETE CONDO SERVICE-PICK UP
610 BROADWAY
BROOKLYN, NY 11206
718-875-9100
ACRIS@COMPLETECONDOSERVICE.COM

RETURN TO:

COMPLETE CONDO SERVICE-PICK UP
610 BROADWAY
BROOKLYN, NY 11206
718-875-9100
ACRIS@COMPLETECONDOSERVICE.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	3382	9	Entire Lot	505 FAIRVIEW AVENUE
Property Type: OTHER				
Borough	Block	Lot	Unit	Address
QUEENS	3382	7	Entire Lot	507 FAIRVIEW AVENUE
Property Type: OTHER				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

RIDGE ABSTRACT CORP.
9201 4TH AVENUE SUITE 502
BROOKLYN, NY 11209

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:	\$	55.00
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 09-11-2020 09:17
City Register File No.(CRFN):
2020000254187



Annette McMill

City Register Official Signature

N.B.# _____

Or

ALT# _____

EXHIBIT "II"

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

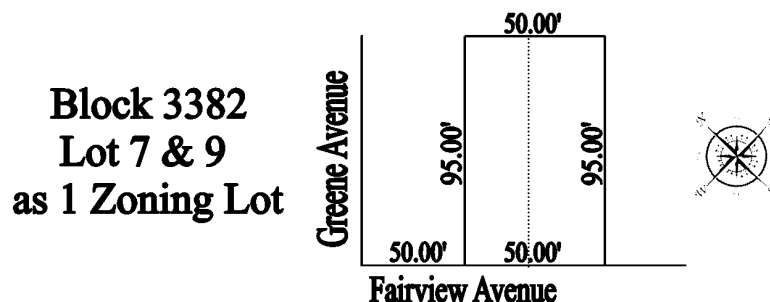
RIDGE ABSTRACT CORP., a title agent for Commonwealth Land Title Insurance Company which is licensed to do business in the State of New York, having its principal office at **9201 4th Avenue Suite 502, Brooklyn, New York 11209** hereby certifies that as to the land hereafter described being a tract of 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 **505 & 507 Fairview Avenue (7 & 9 as 1 zoning Lot on Block 3382) as 1 Zoning Lot; Queens, New York 11385**, that all parties in interest consisting of a "party in interest" as defined in Section 12-10, subdivision (d) 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>
Tov Towers, LLC	99 Taaffe Place Brooklyn, New York 11205	Fee Owner Lot 7
Lazer Mauskopf	99 Taaffe Place Brooklyn, New York 11205	Fee Owner Lot 9
TD Bank, N.A.	2035 Limestone Road Wilmington, DE 019808	Mortgagee Lot 9

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Tax Lot Number **7 & 9 as 1 zoning Lot; as 1 Zoning Lot** in Block **3382** on the Tax Map of the City of **New York, Queens** County and more particularly described as follows:

SEE SCHEDULE A ATTACHED HERETO

that the said premises are known as and by street **505 & 507 Fairview Avenue (7 & 9 as 1 zoning Lot on Block 3382) as 1 Zoning Lot; Queens, New York 11385**, as shown on the following diagram:



That the Zoning Lot Description and Ownership Statement containing the above description is being recorded simultaneously herewith.

CERTIFIED this 9th day of Sept, 2020 to **Tov Towers, LLC and Lazer Mauskopf** the applicant for this 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 (\$1,000.00) DOLLARS.

RIDGE ABSTRACT CORP. REPRESENTING
COMMONWEALTH LAND TITLE INSURANCE CO.

BY: 
CHRISTOPHER M. BECK, V.P.

STATE OF NEW YORK
COUNTY OF Kings) ss.:

On the 9th day of Sept in the year 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared **CHRISTOPHER M. BECK** 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 the 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

ANDREW F. NUNZIATO
Notary Public, State of New York
No. 01NU4910721
Qualified in Nassau County
Commission Expires Nov. 09, 2021

SCHEDULE A

**LEGAL DESCRIPTION FOR BLOCK 3382
7 & 9 as 1 zoning Lot AS 1 ZONING LOT**

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**, City and State of **New York**, bounded and described as follows:

BEGINNING at a point on the northeasterly side of Fairview Avenue distant 50.00 feet southeasterly from the corner formed by the intersection of the northeasterly side of Fairview Avenue with the southeasterly side of Graham Avenue;

THENCE northeasterly, approximately parallel with Graham Avenue, 95.00 feet;

THENCE southeasterly, approximately parallel with Fairview Avenue, 50.00 feet;

THENCE southwesterly, approximately parallel with Graham Avenue, 95.00 feet;

THENCE northwesterly, along with the northeasterly side of Fairview Avenue 50.00, to the point or place of **BEGINNING**.