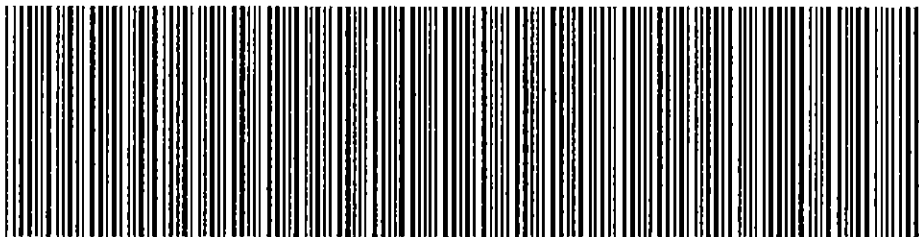


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2019100200605002

Document Date: 08-27-2019

Preparation Date: 10-02-2019

Document Type: ZONING LOT DESCRIPTION

Document Page Count: 4

PRESENTER:

GOTHAM ABSTRACT & SETTLEMENT, LLC
370 LEXINGTON AVENUE, SUITE 800
GA-1091
NEW YORK, NY 10017
212-767-0707
RECORDINGS@GOTHAMABSTRACT.COM

RETURN TO:

GOTHAM ABSTRACT & SETTLEMENT, LLC
370 LEXINGTON AVENUE, SUITE 800
GA-1091
NEW YORK, NY 10017
212-767-0707
RECORDINGS@GOTHAMABSTRACT.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	861	52	Entire Lot	2614 HOYT AVENUE SOUTH
Property Type: 4-6 FAMILY WITH STORE / OFFICE				

CROSS REFERENCE DATA

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

PARTIES

PARTY ONE:

GRG HOYT AVE REALTY LLC
28-21 ASTORIA BLVD, UNIT PH3
ASTORIA, NY 11102

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: \$ 57.00

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 10-04-2019 13:36

City Register File No.(CRFN):

2019000322689



Gina M. Hill

City Register Official Signature

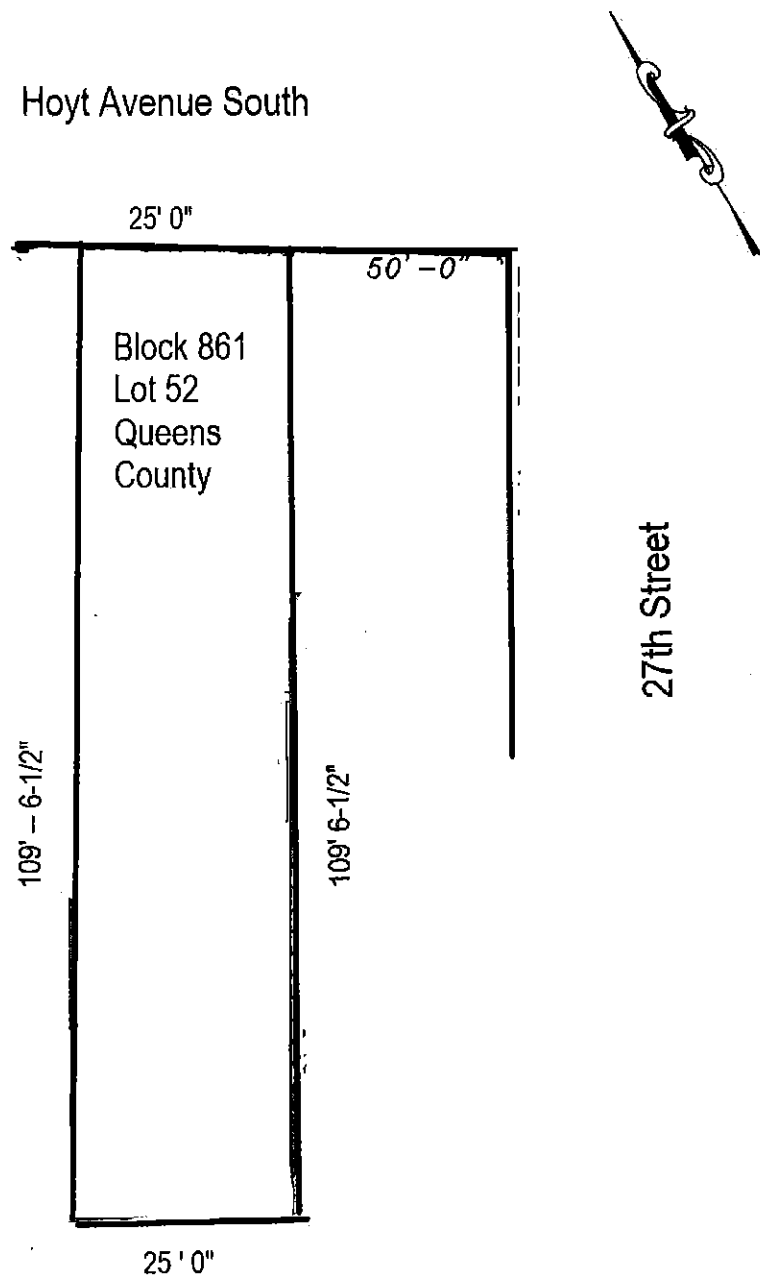
N.B.# _____
Or
ALT # 421737829

EXHIBIT III
ZONING LOT DESCRIPTION AND OWNERSHIP STATEMENT
BY BUILDING DEPARTMENT PERMIT APPLICANT
(TO BE RECORDED IN THE COUNTY CLERK'S OR REGISTER'S OFFICE)

Vito Giannola, a member of, GRG Hoyt Ave Realty LLC, a New York limited liability company having its principal office at 28-21 Astoria Blvd., PH3, Astoria, New York 11102 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 52 in Block 861** as shown on the Tax Map of the City of New York, **Queens County**, and is more particularly described in Schedule A attached hereto.

That the said premises are known as and by street addresses 26-14 Hoyt Avenue South, Astoria, New York 11102 as shown on the following diagram:

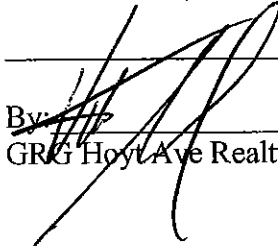
NOTE: Section C26-110.2 Subdivision (a) Paragraph (1) of the Administrative Code requires submission of an accurate lot diagram in accordance with an attached boundary survey made by a licensed surveyor, which need not be recorded but which must be submitted with the application for the permit.



The above described zoning lot is presently owned by:

BLOCK	LOT	NAME	ADDRESS
861	52	GRG Hoyt Ave Realty LLC	28-21 Astoria Blvd. Unit PH3 Astoria, New York 11102

IN WITNESS WHEREOF the applicant for permit has executed this instrument this ____ day of August 27, 2019.

By  Vito Giannola
GRG Hoyt Ave Realty LLC

STATE OF NEW YORK,
COUNTY OF

On the 23 day of August in the year 2019, before me, the undersigned, Vito Giannola 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 on behalf of which the individual(s) acted, executed the instrument.


NOTARY PUBLIC

ARIELLA T. GASNER
Notary Public, State of New York
Registration #02GA6219506
Qualified in ~~Queens~~ Queens County
My Commission Expires 3/29/22

Exhibit A

LEGAL DESCRIPTION

TAX LOT INFORMATION:

Block: 861
Lot: 52
County: Queens

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

BEGINNING at a point on the southerly side of Hoyt Avenue, distant 50 feet westerly from the corner formed by the intersection of the southerly side of Hoyt Avenue with the westerly side of Goodrich Street (now known as 27th Street);

RUNNING THENCE Westerly along the southerly side of Hoyt Avenue, 25 feet;

THENCE Southerly parallel with 27th Street and part of the distance through a party wall, 109 feet 6 ½ inches;

THENCE Easterly parallel with Hoyt Avenue, 25 feet;

THENCE Northerly parallel with 27th Street, 109 feet 6 ½ inches to the point or place of BEGINNING.