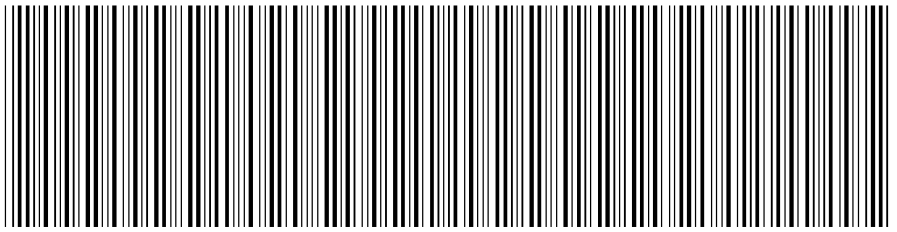


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2020062501059004

Document Date: 06-25-2020

Preparation Date: 06-25-2020

Document Type: CERTIFICATE

Document Page Count: 3

PRESENTER:

MILLENNIUM ABSTRACT, CORP.
35 NORTH TYSON AVENUE
MAC-11149
FLORAL PARK, NY 11001
516-355-0800
CAMBROSIO@MABSTRACT.COM

RETURN TO:

BCD EQUITIES LLC
147-18 HILLSIDE AVENUE
JAMIACA, NY 11435

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	15758	20	Entire Lot	24-29 BEACH CHANNEL DRIVE
Property Type: RESIDENTIAL VACANT LAND				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

MILLENNIUM ABSTRACT CORP.
35 NORTH TYSON AVENUE
FLORAL PARK, NY 11001

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 06-30-2020 09:06

City Register File No.(CRFN):

2020000185742



Annette McMill

City Register Official Signature

DOB JOB # 421763924

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

MILLENNIUM ABSTRACT CORP. as agent for Old Republic Title Insurance Company, a title insurance company licensed to do business in the state of New York and having its principal office 35 North Tyson Avenue Floral Park, NY 11001 , hereby certifies that as to the land hereafter described being a tract of land, either un-subdivided or consisting of two or more lots of record, contiguous for a minimum of ten linear feet, located within a single block, that all parties in interest constituting a “party in 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:

<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
BCD EQUITIES LLC	147-18 Hillside Ave Jamaica, NY 11435	Fee Owner

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 21 (part of old lot 20) in Block 15758, on the Tax Map of the City of New York, Queens County and more particularly described as on Zoning Lot as follows:

BEGINNING at a point on the Southerly side of Beach Channel Drive, distant 246.32 feet Easterly from the corner formed by the intersection of the Easterly side of Beach 25th Street with the Southerly side of Beach Channel Drive;

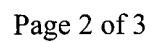
RUNNING THENCE Southerly at a right angle to Beach Channel Drive 108.15 feet to a point on the Northerly side of Rockaway Freeway (formerly the land of the Long Island Railroad);

THENCE Easterly along said Northerly side of Rockaway Freeway, 25.12 feet;

THENCE Northerly at a right angle to Beach Channel Drive, 105.71 feet to the Southerly side of Beach Channel Drive;

THENCE Westerly along the Southerly side of Beach Channel Drive, 25.00 feet to the point or place of BEGINNING.

2429 Beach Channel Drive, Far Rockaway NY as shown on the following **Diagram**:



NOTE: A zoning lot may or may not coincide with a lot 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 building thereon shall comply with the applicable provisions of the zoning lot resolution.

CERTIFIED this 25 of June 2020 to BCD EQUITIES LLC. the applicant for this certification.

THIS CERTIFICATION IS MADE FOR AND ACCEPTED BY THE APPLICANT UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS LIMITED TO ONE THOUSAND (\$1,000.00) DOLLARS. FAILURE TO COMPLY WITH THE TERMS OF THIS DECLARATION MAY RESULT MAY RESULT IN THE REVOCATION OF A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY.

BY: MILLENNIUM ABSTRACT CORP
As agent for OLD REPUBLIC TITLE INSURANCE COMPANY.

State of New York, County of Nassau

On the 25 day of June, in the year 2020 before me, the undersigned, personally appeared Matthew Abdo personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(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.

Signature and office of individual
taking acknowledgment

RONNIE SIMMON
Notary Public, State of New York
No. 01516096319
Qualified in Queens County
Commission Expires Jan. 21, 20 23