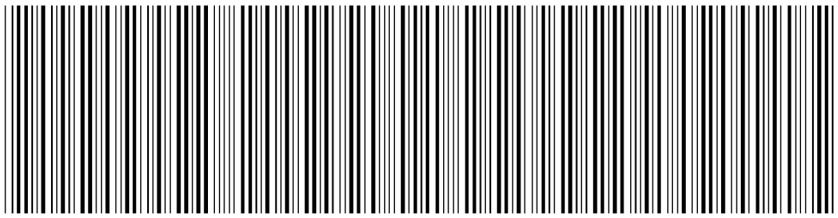


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2021030201546001

Document Date: 03-02-2021

Preparation Date: 03-03-2021

Document Type: CERTIFICATE

Document Page Count: 4

PRESENTER:

FIFTH AVENUE TITLE AGENCY INC.
1115 51 STREET
BROOKLYN, NY 11219
917-808-7020
ZONINGEXHIBITS@GMAIL.COM

RETURN TO:

FIFTH AVENUE TITLE AGENCY INC.
1115 51 STREET
BROOKLYN, NY 11219
917-808-7020
ZONINGEXHIBITS@GMAIL.COM

Borough	Block	Lot	Unit	Address
QUEENS	6176	45	Entire Lot	213-41 38TH AVENUE
Property Type: DWELLING ONLY - 1 FAMILY				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

FIFTH AVENUE TITLE AGENCY INC.
1115 51ST STREET
BROOKLYN, NY 11219

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 03-05-2021 13:38
City Register File No.(CRFN):
2021000081638



Annette McMill

City Register Official Signature

N.B. # _____

Or

ALT. # _____

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

FIFTH AVENUE TITLE AGENCY INC., as agent for Old Republic Title Insurance Company licensed to do business in the State of New York and having its principal office at 1115 51st Street, Brooklyn, New York 11219, hereby certifies that as to the land hereinafter 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 ownership of Chou Hu Estates LLC, having an address at 47-01 217th Street, Bayside, NY, 11361.

That all parties in interest consisting of 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>
Chou Hu Estates LLC	213-41 38 th Avenue Queens, NY 11361	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(s) 45 in Tax Block 6176 on the Tax Map of the City of New York, Queens County and more particularly described as follows:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

Schedule A Description

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

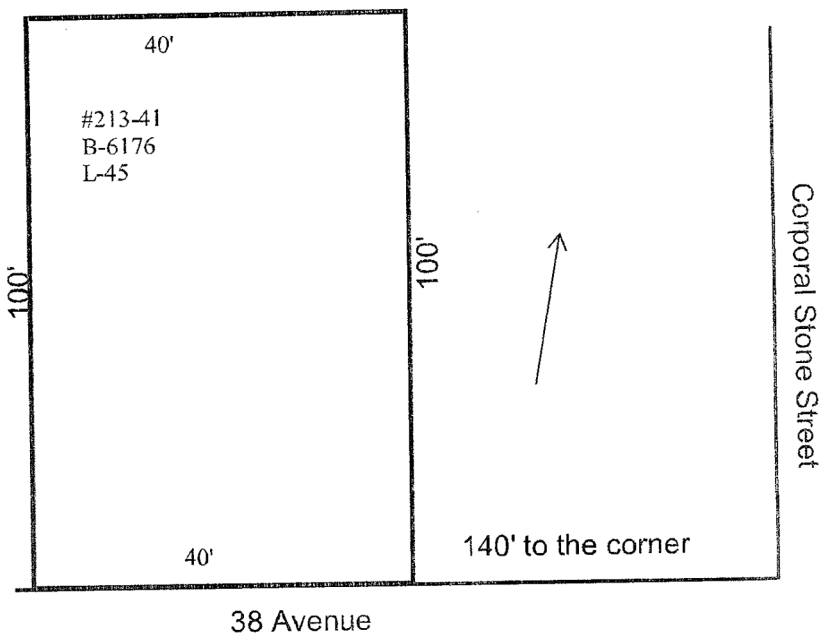
BEGINNING at a point on the northerly side of 38th Avenue (formerly known as Warburton Avenue), distant 140.00 feet westerly from the corner formed by the intersection of the westerly side of Corporal Stone Street and the northerly side of 38th Avenue;

RUNNING THENCE along the northerly side of 38th Avenue in a westerly direction, a distance of 40.00 feet to a point which is distant 124.76 feet per deed, 124.84 feet per actual measurement from the easterly side of Bell Boulevard;

THENCE northerly on a line forming an interior angle of 90 degrees with the northerly side of 38th Avenue, a distance of 100.00 feet to a point;

THENCE easterly on a line forming an interior angle of 90 degrees with the previously mentioned line, a distance of 40 feet to a point;

THENCE southerly on a line forming an interior angle of 90 degrees with the previously mentioned line, a distance of 100.00 feet to the point or place of BEGINNING.



That the said premises known as and by 213-41 38 Avenue Queens, NY, 11361 as shown on the following

SEE ATTACHED DIAGRAM

a) Show Distance from corner

Block: 6176
Lot: 45

b) Show Block and Lot numbers
and dimensions of each lot

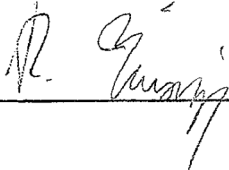
That the Zoning Lot Description and Ownership Statement contains the above Description was submitted for recording simultaneously herewith.

CERTIFIED this 02 Day of March 2021, Chou Hu Estates LLC, the applicant(s) for this certification.

NOTE: A Zoning Lot may or may not coincide with the 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 tow 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.

FIFTH AVENUE TITLE AGENCY,
INC.

BY: 

State of New York. County of Kings ss.:

On the 02 day of March, 2024 before me personally appeared

Ruchama Taussig

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/she executed the same in his/her capacity. and that by his/her signature on the instrument, the individual or the person upon behalf of which the individual acted, 'executed the instrument.



MORDECHAI TAUSSIG
NOTARY PUBLIC, State of New York
No. 01TA6349224
Qualified in Kings County
Commission Expires 10/17/2024

(Signature and office of individual taking acknowledgment)

NOTE:

Section C26- 110.2 Subdivision (a) Paragraph (I) 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 but which must be submitted with the application for the permit.

SECTION:

BLOCK:

LOT:

RECORD & RETURN TO:

Fifth Avenue Title Agency, Inc

1115 51st Street

Brooklyn, NY 11219