

CONDOMINIUM NO.: 1218

AMENDMENT TO CONDOMINIUM NO. 1218

533 48TH AVENUE CONDOMINIUM

5-33 48TH AVENUE, LONG ISLAND CITY, NEW YORK 11101

TAX BLOCK: 30

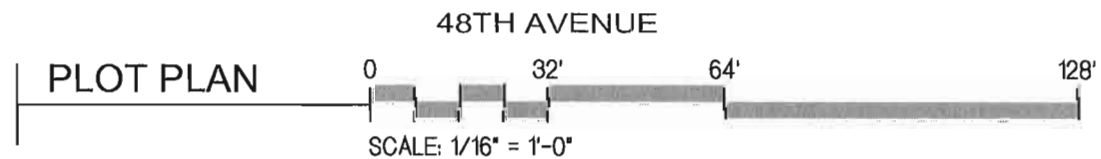
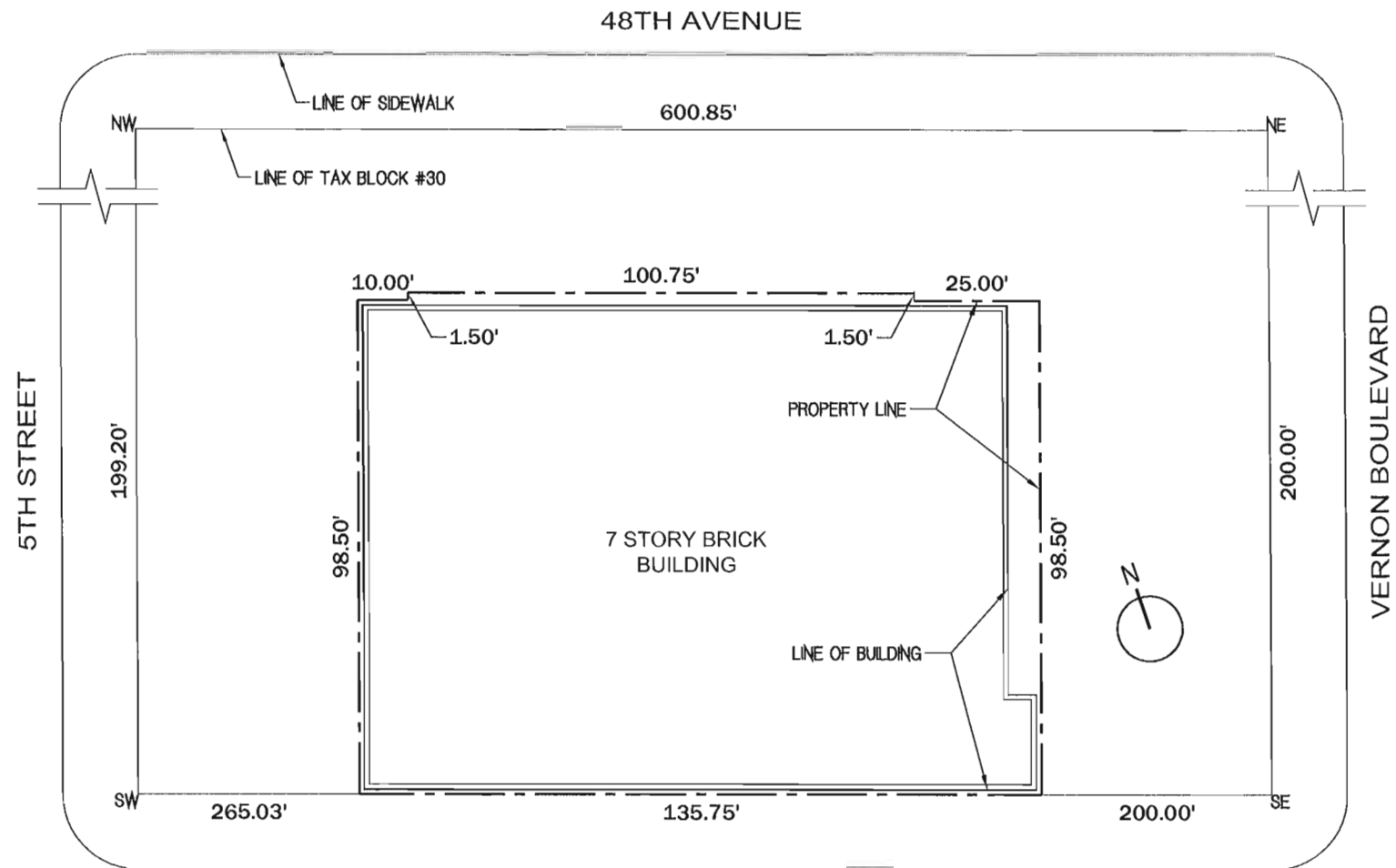
TAX LOT(S): 1301, 1343-1348 FKA LOT(S): 1301

APPROVED BY THE TAX MAP UNIT

FILED IN NEW YORK CITY LAND RECORDS DIVISION

THE LAND AFFECTED BY THE WITHIN INSTRUMENT LIES IN TAX BLOCK 30 ON THE BLOCK

MAP OF TAXES AND ASSESSMENTS IN THE BOROUGH OF QUEENS



8'-6"	ROOF	BULKHEAD
10'-2"	7TH FLOOR	
10'-0"	6TH FLOOR	
9'-10"	5TH FLOOR	
9'-10"	4TH FLOOR	
13'-0"	3RD FLOOR	
13'-0"	2ND FLOOR	
18'-0"	1ST FLOOR	
11'-9"	CELLAR	

← SHADED FLOOR(S)
AFFECTED BY AMENDMENT

CONDOMINIUM PLAN CERTIFICATION

THE TAX MAP UNIT
CITY OF NEW YORK
CERTIFIES THAT:

(A) THE ANNEXED FLOOR PLANS CONSISTING OF 8 PAGES
COVERING THE CELLAR & FIRST FLOOR IN PREMISES KNOWN AS:
533 48TH AVENUE CONDOMINIUM
5-33 48TH AVENUE, LONG ISLAND CITY, NEW YORK 11101

(B) THE LOT DESIGNATIONS FOR THE SEPARATE UNITS SHOWN THEREON
CONFORM TO THE OFFICIAL TAX LOT NUMBER DESIGNATIONS FOR
SUCH UNITS ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH
OF QUEENS

DATE: _____

TAX MAP SPECIALIST
PROPERTY DIVISION

BUILDING SUMMARY INFORMATION

TOTAL GCE SQ.FT.	-	COMMON AREA SQ.FT	-
LAND SQ.FT.	13,560.00 S.F.	BUILDING GROSS SQ.FT	-

CONDOMINIUM LOT SUMMARY INFORMATION: EXISTING

TAX LOT	UNIT NO.	UNIT AREA SQ.FT.	FLOOR NO.	TOTAL UNIT(S)	NO. BATHS	USE TYPE	NO. BEDROOMS	NO. % BATHS	LCE SQ.FT.
1301	CU	10,113.00 S.F.	FIRST FLOOR	1	N/A	COMM. UNIT	N/A	N/A	-
	PART-OF CU	4,713.00 S.F.	CELLAR		N/A	COMM. STORAGE	N/A	N/A	-
	TOTAL AREA		14,826.00 S.F.						

LEGEND USE TYPE
HOTEL
INDUSTRIAL
MISC. COMMERCIAL
OFFICE
PARKING - INDOOR
PARKING - OUTDOOR
PUBLIC ASSEMBLY
RESIDENTIAL - CO-OP
RESIDENTIAL - CONDO
RESIDENTIAL - RENTAL
STORAGE
TERRACE / GARDEN
THEATER

LEGEND			
B.R.	BEDROOM	B	BATHROOM
M.B.R.	MASTER BEDROOM	P.R.	POWDER ROOM
L.R.	LIVING ROOM	W.I.C.	WALK-IN CLOSET
D.R.	DINING ROOM	W/D.	LAUNDRY ROOM
K.	KITCHEN	HW.	HALLWAY
		L.C.E.	LIMITED COMMON ELEMENT

DIMENSIONS OF UNITS

EACH UNIT CONSISTS OF THE AREA MEASURED HORIZONTALLY FROM THE UNIT SIDE OF THE GLASS WINDOWS OF THE UNIT SIDE OF THE UNFINISHED SURFACE OF THE SHEETROCK FINISH ON THE EXTERIOR WALLS TO THE UNIT SIDE OF THE UNFINISHED SURFACE OF THE PARTITIONS SEPARATING ONE UNIT FROM ANOTHER UNIT OR FROM CORRIDORS, STAIRS, ELEVATORS AND OTHER MECHANICAL EQUIPMENT SPACES.

EACH UNIT CONSISTS OF THE AREA MEASURED VERTICALLY FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE LOWER SURFACE OF THE CONCRETE CEILING, EXCEPT THAT ANY COMMON ELEMENTS LOCATED IN ANY UNIT SHALL NOT BE CONSIDERED AS PART OF THAT UNIT.

DECLARANT:

NAME: 533 48TH AVENUE CONDOMINIUM

ADDRESS: 5-33 48TH AVENUE, LONG ISLAND CITY, NY 11101

ENGINEERS CERTIFICATION
STATE OF NEW YORK , COUNTY OF QUEENS

THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS AND APPROXIMATE DIMENSIONS OF THE UNITS AS BUILT.

EVANGELOS N. KAROUTSOS
NOTARY PUBLIC, State of New York
No. 02KA6114373
Qualified in KINGS COUNTY
Commission Expires August 16, 2028



SWORN TO BEFORE ME THIS 20th DAY OF August 2024

NDKAZALAS ARCHITECTURE PC
24-68 47 STREET, ASTORIA, NY 11103
TEL (718) 721-5839 EMAIL: nkazalas@ndkapc.com

TAX LOT CERTIFICATION

THE UNIT DESIGNATION AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

DATE: _____

TAX MAP CARTOGRAPHER: _____

BUILDING SUMMARY INFORMATION

TOTAL GCE SQ.FT.	-	COMMON AREA SQ.FT	-
LAND SQ.FT.	13,560.00 SF.	BUILDING GROSS SQ.FT	-

CONDOMINIUM LOT SUMMARY INFORMATION: PROPOSED

TAX LOT	UNIT NO.	UNIT AREA SQ.FT.	FLOOR NO.	TOTAL UNITS	NO. BATHS	USE TYPE	NO. BEDROOMS	NO. % BATHS	LCE SQ.FT.
1301	CU-1	3,389.10 SF.	FIRST FLOOR	1	N/A	COMM. UNIT	N/A	N/A	-
1343	CU-2	2,293.30 SF.	FIRST FLOOR	1	N/A	COMM. UNIT	N/A	N/A	-
1344	CU-3	1,541.20 SF.	FIRST FLOOR	1	N/A	COMM. UNIT	N/A	N/A	-
1345	CU-4	1,000.90 SF.	FIRST FLOOR	1	N/A	COMM. UNIT	N/A	N/A	-
1346	CU-5	1,826.20 SF.	FIRST FLOOR	1	N/A	COMM. UNIT	N/A	N/A	-
1347	CU-6	2,827.65 SF.	CELLAR	1	N/A	COMM. STORAGE	N/A	N/A	-
	PART-OF CU-6	62.30 SF.	FIRST FLOOR		N/A	COMM. STORAGE	N/A	N/A	-
	TOTAL CU-6 AREA 2,889.95 SF.								
1348	CU-7	1,885.35 SF.	CELLAR	1	N/A	COMM. STORAGE	N/A	N/A	-
TOTAL AREA		14,826.00 SF.							

LEGEND USE TYPE
HOTEL
INDUSTRIAL
MISC. COMMERCIAL
OFFICE
PARKING - INDOOR
PARKING - OUTDOOR
PUBLIC ASSEMBLY
RESIDENTIAL - CO-OP
RESIDENTIAL - CONDO
RESIDENTIAL - RENTAL
STORAGE
TERRACE / GARDEN
THEATER

LEGEND			
B.R.	BEDROOM	B	BATHROOM
M.BR.	MASTER BEDROOM	P.R.	POWDER ROOM
L.R.	LIVING ROOM	W.I.C.	WALK-IN CLOSET
D.R.	DINING ROOM	W/D.	LAUNDRY ROOM
K.	KITCHEN	HW.	HALLWAY
		L.C.E.	LIMITED COMMON ELEMENT

DIMENSIONS OF UNITS

EACH UNIT CONSISTS OF THE AREA MEASURED HORIZONTALLY FROM THE UNIT SIDE OF THE GLASS WINDOWS OF THE UNIT SIDE OF THE UNFINISHED SURFACE OF THE SHEETROCK FINISH ON THE EXTERIOR WALLS TO THE UNIT SIDE OF THE UNFINISHED SURFACE OF THE PARTITIONS SEPARATING ONE UNIT FROM ANOTHER UNIT OR FROM CORRIDORS, STAIRS, ELEVATORS AND OTHER MECHANICAL EQUIPMENT SPACES.

EACH UNIT CONSISTS OF THE AREA MEASURED VERTICALLY FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE LOWER SURFACE OF THE CONCRETE CEILING, EXCEPT THAT ANY COMMON ELEMENTS LOCATED IN ANY UNIT SHALL NOT BE CONSIDERED AS PART OF THAT UNIT.

DECLARANT:

NAME: 533 48TH AVENUE CONDOMINIUM

ADDRESS: 5-33 48TH AVENUE, LONG ISLAND CITY, NY 11101

ENGINEERS CERTIFICATION

STATE OF NEW YORK , COUNTY OF QUEENS

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EVANGELOS N. KAROUTSOS
NOTARY PUBLIC, State of New York
No. 02KA6114373
Qualified In KINGS COUNTY
Commission Expires August 16, 2028



SWORN TO BEFORE ME THIS 22th DAY OF August 2024

NDKAZALAS ARCHITECTURE PC
24-68 47 STREET, ASTORIA, NY 11103
TEL (718) 721-5839 EMAIL: nkazalas@ndkapc.com

TAX LOT CERTIFICATION

THE UNIT DESIGNATION AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

DATE: _____

TAX MAP CARTOGRAPHER: _____

LEGEND

COMMERCIAL UNIT(s) (CU)

GENERAL COMMON ELEMENTS (GCE)

RESIDENTIAL COMMON ELEMENT (RCE)

ABBREVIATIONS

CU- COMMERCIAL UNIT(s)

FKA- FORMERLY KNOWN AS

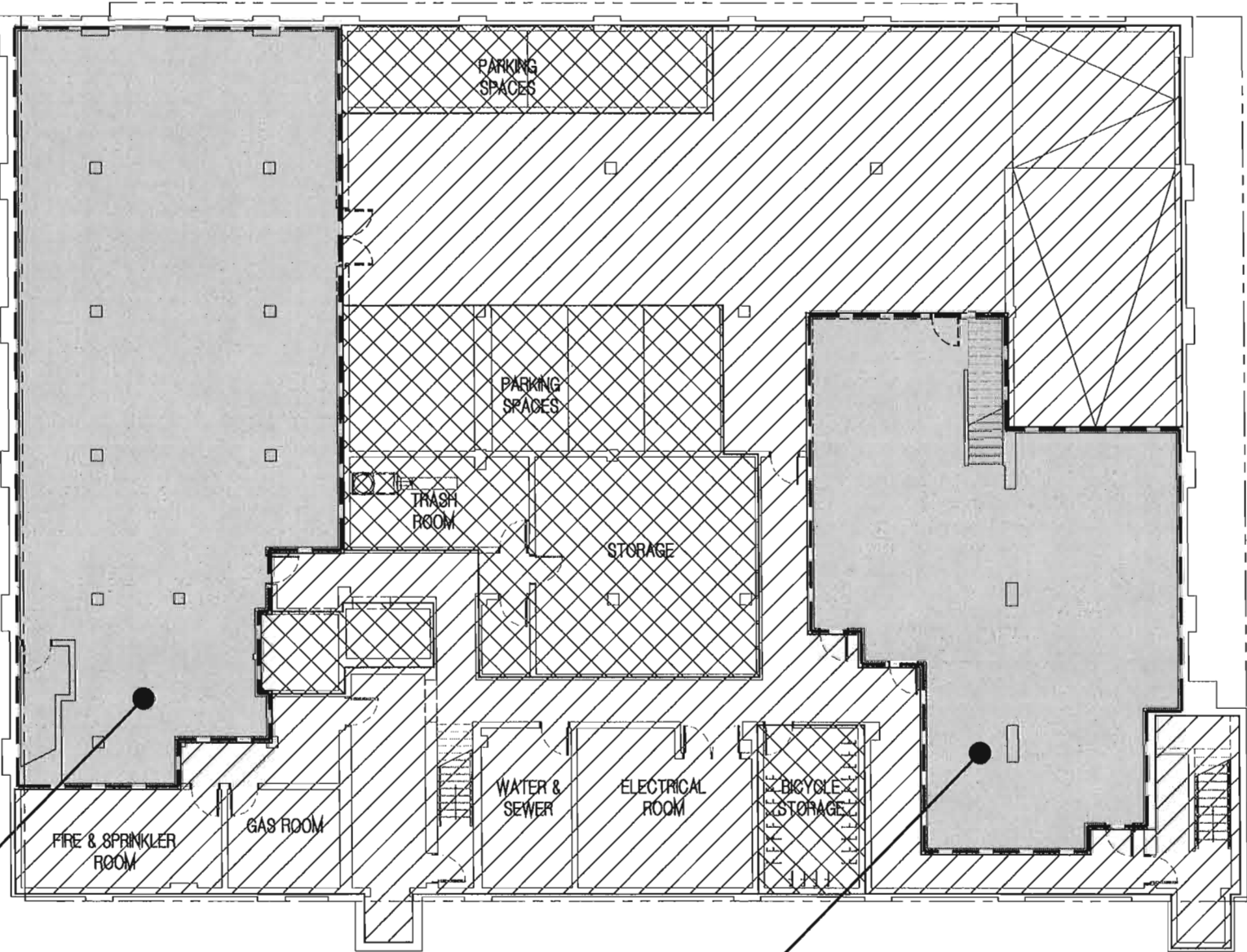
GCE- GENERAL COMMON ELEMENTS

LCE- LIMITED COMMON ELEMENTS

NKA- NOW KNOWN AS

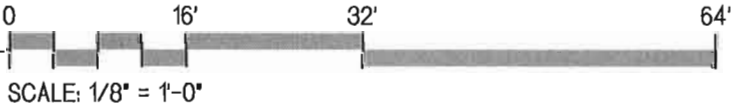
RCE- RESIDENTIAL COMMON ELEMENT

RRCE- RESTRICTED RESIDENTIAL COMMON ELEMENT



FKA UNIT: CU
FKA LOT: 1301
FLOOR AREA: 4,713.00 S.F.

EXISTING CELLAR FLOOR PLAN



UNIT	TAX LOT	SQ. FT.
CU	PART OF 1301	4,713.00 S.F.

TAX LOT	UNIT NO.	UNIT AREA SQ.FT.	FLOOR NO.	TOTAL UNIT(S)	NO. BATHS	USE TYPE	NO. BEDROOMS	NO. % BATHS	LCE SQ.FT.
1301	CU	4,713.00 S.F.	CELLAR	1	N/A	COMM. STORAGE	N/A	N/A	-

COMMON ELEMENTS	
GENERAL COMMON ELEMENTS	5,788.00 S.F.
RESIDENTIAL COMMON ELEMENTS	2,511.00 S.F.
GROSS AREA (AT THIS LEVEL)	
13,012.00 S.F.	

LEGEND

B.R. BEDROOM

M.B.R. MASTER BEDROOM

L.R. LIVING ROOM

D.R. DINING ROOM

K. KITCHEN

B. BATHROOM

P.R. POWDER ROOM

W.I.C. WALK-IN CLOSET

W/D. LAUNDRY ROOM

HW. HALLWAY

L.C.E. LIMITED COMMON ELEMENT

DIMENSIONS OF UNITS

EACH UNIT CONSISTS OF THE AREA MEASURED HORIZONTALLY FROM THE UNIT SIDE OF THE GLASS WINDOWS OF THE UNIT SIDE OF THE UNFINISHED SURFACE OF THE SHEETROCK FINISH ON THE EXTERIOR WALLS TO THE UNIT SIDE OF THE UNFINISHED SURFACE OF THE PARTITIONS SEPARATING ONE UNIT FROM ANOTHER UNIT OR FROM CORRIDORS, STAIRS, ELEVATORS AND OTHER MECHANICAL EQUIPMENT SPACES.

EACH UNIT CONSISTS OF THE AREA MEASURED VERTICALLY FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE LOWER SURFACE OF THE CONCRETE CEILING, EXCEPT THAT ANY COMMON ELEMENTS LOCATED IN ANY UNIT SHALL NOT BE CONSIDERED AS PART OF THAT UNIT.

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REGISTERED ARCHITECT

NICKOLAS D. KAZALAS

030561

STATE OF NEW YORK

EVANGELOS N. KAROUTSOS

NOTARY PUBLIC, State of New York

No. 02KA6114373

Qualified in KINGS COUNTY

Commission Expires August 16, 2028

SWORN TO BEFORE ME THIS 20th DAY

OF August 2024

NDKAZALAS ARCHITECTURE PC

24-68 47 STREET, ASTORIA, NY 11103

TEL (718) 721-5839 EMAIL: nkazalas@ndkapc.com

TAX LOT CERTIFICATION

THE UNIT DESIGNATION AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

DATE:

TAX MAP CARTOGRAPHER:

5

LEGEND

COMMERCIAL UNIT(s) (CU)

GENERAL COMMON ELEMENTS (GCE)

RESIDENTIAL COMMON ELEMENT (RCE)

ABBREVATIONS

CU- COMMERCIAL UNIT(s)

FKA- FORMERLY KNOWN AS

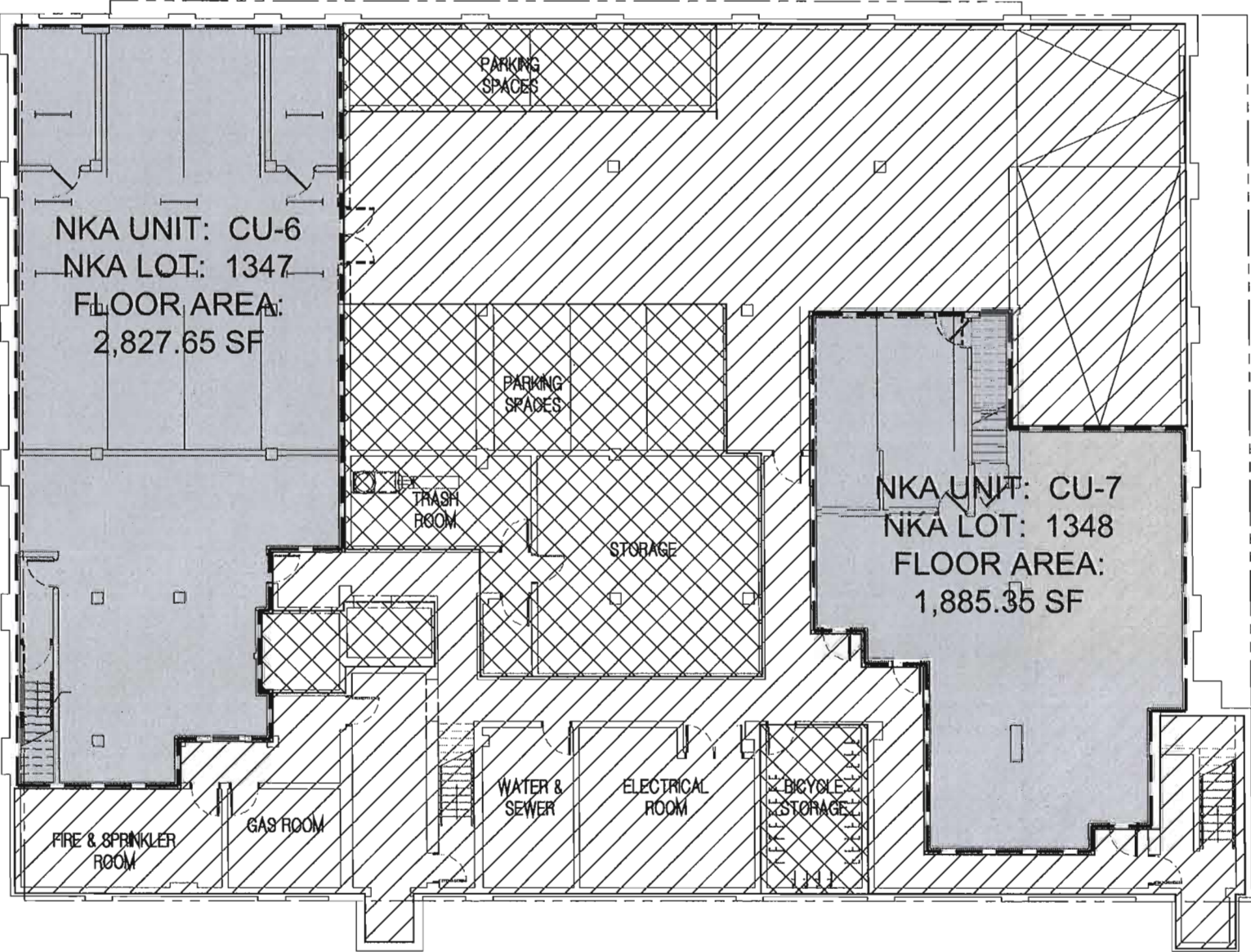
GCE- GENERAL COMMON ELEMENTS

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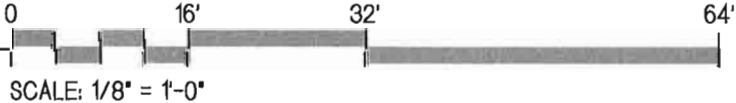
NKA- NOW KNOWN AS

RCE- RESIDENTIAL COMMON ELEMENT

RRCE- RESTRICTED RESIDENTIAL COMMON ELEMENT



PROPOSED CELLAR FLOOR PLAN



UNIT	TAX LOT	SQ. FT.
CU-6	1347	2,827.65 S.F.
CU-7	1348	1,885.35 S.F.

COMMON ELEMENTS	
GENERAL COMMON ELEMENTS	5,788.00 S.F.
RESIDENTIAL COMMON ELEMENTS	2,511.00 S.F.

GROSS AREA (AT THIS LEVEL)	13,012.00 S.F.
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TAX LOT	UNIT NO.	UNIT AREA SQ.FT.	FLOOR NO.	TOTAL UNIT(S)	NO. BATHS	USE TYPE	NO. BEDROOMS	NO. % BATHS	LCE SQ.FT.
1347	CU-6	2,827.65 S.F.	CELLAR	1	N/A	COMM. STORAGE	N/A	N/A	-
1348	CU-7	1,885.35 S.F.	CELLAR	1	N/A	COMM. STORAGE	N/A	N/A	-
TOTAL AREA		4,713.00 S.F.							

LEGEND

B.R. BEDROOM

M.BR. MASTER BEDROOM

L.R. LIVING ROOM

D.R. DINING ROOM

K. KITCHEN

B. BATHROOM

P.R. POWDER ROOM

W.I.C. WALK-IN CLOSET

W/D. LAUNDRY ROOM

HW. HALLWAY

L.C.E. LIMITED COMMON ELEMENT

DIMENSIONS OF UNITS

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STATE OF NEW YORK

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OF August 2024

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DATE: _____

TAX MAP CARTOGRAPHER: _____

LEGEND

COMMERCIAL UNIT(s) (CU)

GENERAL COMMON ELEMENTS (GCE)

RESIDENTIAL COMMON ELEMENT (RCE)

ABBREVIATIONS

CU- COMMERCIAL UNIT(s)

FKA- FORMERLY KNOWN AS

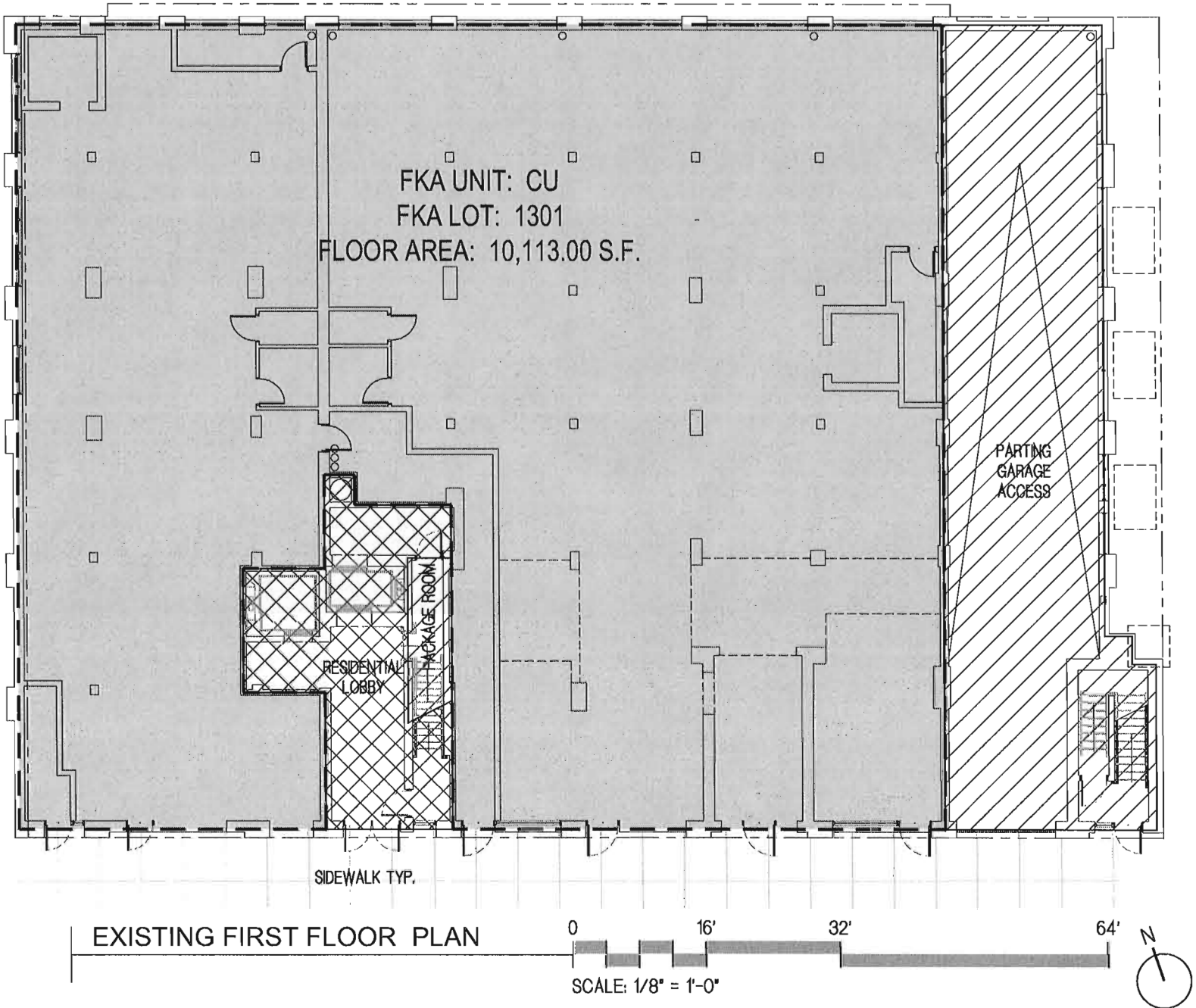
GCE- GENERAL COMMON ELEMENTS

LCE- LIMITED COMMON ELEMENTS

NKA- NOW KNOWN AS

RCE- RESIDENTIAL COMMON ELEMENT

RRCE- RESTRICTED RESIDENTIAL COMMON ELEMENT



LEGEND

B.R. BEDROOM

M.B.R. MASTER BEDROOM

L.R. LIVING ROOM

D.R. DINING ROOM

K. KITCHEN

B. BATHROOM

P.R. POWDER ROOM

W.I.C. WALK-IN CLOSET

W/D. LAUNDRY ROOM

HW. HALLWAY

L.C.E. LIMITED COMMON ELEMENT

DIMENSIONS OF UNITS

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EACH UNIT CONSISTS OF THE AREA MEASURED VERTICALLY FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE LOWER SURFACE OF THE CONCRETE CEILING, EXCEPT THAT ANY COMMON ELEMENTS LOCATED IN ANY UNIT SHALL NOT BE CONSIDERED AS PART OF THAT UNIT.

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TAX LOT CERTIFICATION

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DATE: _____

TAX MAP CARTOGRAPHER: _____

UNIT	TAX LOT	SQ. FT.
CU	PART OF 1301	10,113.00 S.F.
COMMON ELEMENTS		
GENERAL COMMON ELEMENTS		2,081.35 S.F.
RESIDENTIAL COMMON ELEMENTS		650.65 S.F.
GROSS AREA (AT THIS LEVEL)		12,845.00 S.F.

TAX LOT	UNIT NO.	UNIT AREA SQ.FT.	FLOOR NO.	TOTAL UNIT(S)	NO. BATHS	USE TYPE	NO. BEDROOMS	NO. % BATHS	LCE SQ.FT.
1301	CU	10,113.00 S.F.	FIRST FLOOR	1	N/A	COMM. UNIT	N/A	N/A	-

7

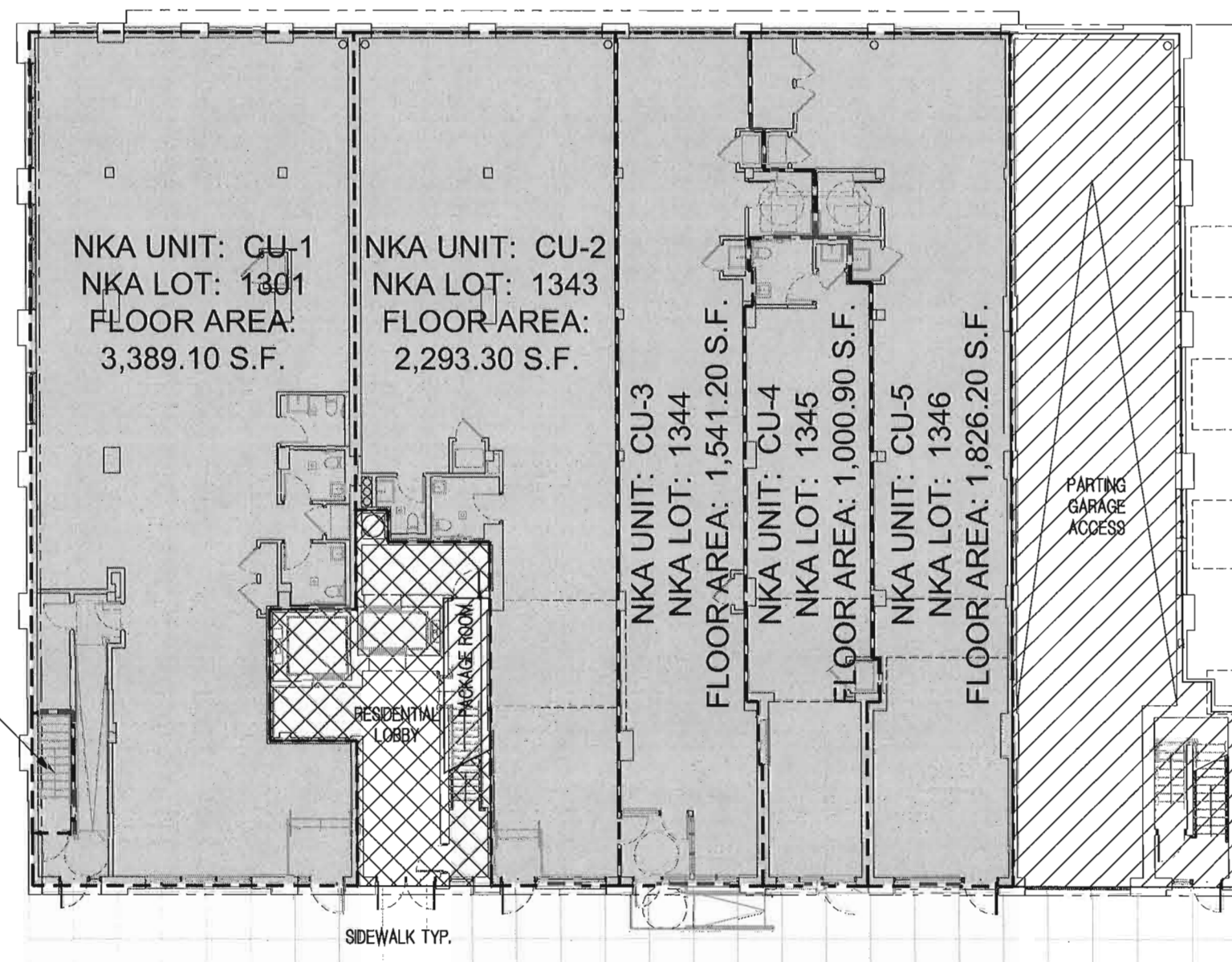
LEGEND

COMMERCIAL UNIT(s) (CU)	
GENERAL COMMON ELEMENTS (GCE)	
RESIDENTIAL COMMON ELEMENT (RCE)	

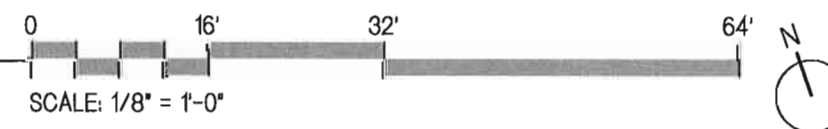
ABBREVIATIONS

CU-	COMMERCIAL UNIT(s)
FKA-	FORMERLY KNOWN AS
GCE-	GENERAL COMMON ELEMENTS
LCE-	LIMITED COMMON ELEMENTS
NKA-	NOW KNOWN AS
RCE-	RESIDENTIAL COMMON ELEMENT
RRCE-	RESTRICTED RESIDENTIAL COMMON ELEMENT

PORION OF:
NKA UNIT: CU-6
NKA LOT: 1347
FLOOR AREA: 62.30 SF



PROPOSED FIRST FLOOR PLAN



UNIT	TAX LOT	SQ. FT.
CU-1	1301	3,389.10 S.F.
CU-2	1343	2,293.30 S.F.
CU-3	1344	1,541.20 S.F.
CU-4	1345	1,000.90 S.F.
CU-5	1346	1,826.20 S.F.
CU-6	1347	62.30 S.F.

COMMON ELEMENTS	
GENERAL COMMON ELEMENTS	2,081.35 S.F.
RESIDENTIAL COMMON ELEMENTS	650.65 S.F.

GROSS AREA (AT THIS LEVEL)	12,845.00 S.F.
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TAX LOT	UNIT NO.	UNIT AREA SQ.FT.	FLOOR NO.	TOTAL UNITS	NO. BATHS	USE TYPE	NO. BEDROOMS	NO. % BATHS	LCE SQ.FT.
1301	CU-1	3,389.10 S.F.	FIRST FLOOR	1	N/A	COMM. UNIT	N/A	N/A	-
1343	CU-2	2,293.30 S.F.	FIRST FLOOR	1	N/A	COMM. UNIT	N/A	N/A	-
1344	CU-3	1,541.20 S.F.	FIRST FLOOR	1	N/A	COMM. UNIT	N/A	N/A	-
1345	CU-4	1,000.90 S.F.	FIRST FLOOR	1	N/A	COMM. UNIT	N/A	N/A	-
1346	CU-5	1,826.20 S.F.	FIRST FLOOR	1	N/A	COMM. UNIT	N/A	N/A	-
	PART-OF CU-6	62.30 S.F.	FIRST FLOOR		N/A	COMM. STORAGE	N/A	N/A	-
TOTAL AREA		10,113.00 S.F.							

LEGEND

B.R.	BEDROOM	B	BATHROOM
M.B.R.	MASTER BEDROOM	P.R.	POWDER ROOM
L.R.	LIVING ROOM	W.I.C.	WALK-IN CLOSET
D.R.	DINING ROOM	W.D.	LAUNDRY ROOM
K.	KITCHEN	HW.	HALLWAY
		L.C.E.	LIMITED COMMON ELEMENT

DIMENSIONS OF UNITS

EACH UNIT CONSISTS OF THE AREA MEASURED HORIZONTALLY FROM THE UNIT SIDE OF THE GLASS WINDOWS OF THE UNIT SIDE OF THE UNFINISHED SURFACE OF THE SHEETROCK FINISH ON THE EXTERIOR WALLS TO THE UNIT SIDE OF THE UNFINISHED SURFACE OF THE PARTITIONS SEPARATING ONE UNIT FROM ANOTHER UNIT OR FROM CORRIDORS, STAIRS, ELEVATORS AND OTHER MECHANICAL EQUIPMENT SPACES.

EACH UNIT CONSISTS OF THE AREA MEASURED VERTICALLY FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE LOWER SURFACE OF THE CONCRETE CEILING, EXCEPT THAT ANY COMMON ELEMENTS LOCATED IN ANY UNIT SHALL NOT BE CONSIDERED AS PART OF THAT UNIT.

DECLARANT:

NAME: 533 48TH AVENUE CONDOMINIUM
ADDRESS: 5-33 48TH AVENUE, LONG ISLAND CITY, NY 11101

ENGINEERS CERTIFICATION
STATE OF NEW YORK, COUNTY OF QUEENS

THIS IS TO CERTIFY THAT THIS IS AN ACCURATE COPY OF A PORTION OF THE PLANS OF THE BUILDING AS FILED WITH AND APPROVED BY THE DEPARTMENT OF BUILDINGS, CITY OF NEW YORK, AND FULLY AND FAIRLY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATIONS AND APPROXIMATE DIMENSIONS OF THE UNITS AS BUILT.



EVANGELOS N. KAROUTSOS
NOTARY PUBLIC, State of New York
No. 02KA6114373
Qualified in KINGS COUNTY
Commission Expires August 16, 2028

SWORN TO BEFORE ME THIS 20th DAY OF August 2024

NDKAZALAS ARCHITECTURE PC
24-68 47 STREET, ASTORIA, NY 11103
TEL (718) 721-5839 EMAIL: nkazalas@ndkapc.com

TAX LOT CERTIFICATION

THE UNIT DESIGNATION AND THE TAX LOT NUMBERS SHOWN HEREON CONFORM TO THE OFFICIAL TAX LOT NUMBERS SHOWN ON THE TAX MAP OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN.

DATE: _____

TAX MAP CARTOGRAPHER: _____