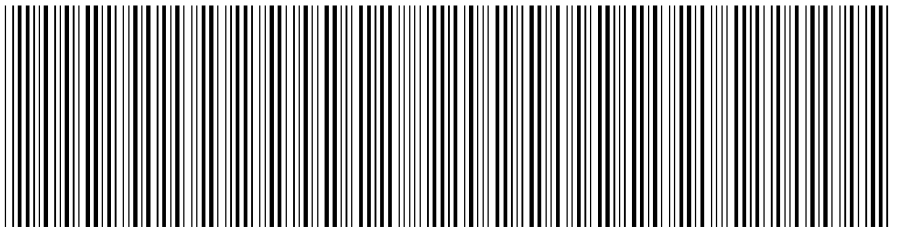


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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2019111100379002001E0891
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 5
Document ID: 2019111100379002
Document Date: 11-07-2019
Preparation Date: 11-11-2019
Document Type: ZONING LOT DESCRIPTION
Document Page Count: 4
PRESENTER:

BETTER RESEARCH LLC
1 PARAGON DRIVE - RAEX-37004
SUITE 150B
MONTVALE, NJ 07645
718-252-4200
REC@BETTERTITLERESEARCH.COM

RETURN TO:

BETTER RESEARCH LLC
1 PARAGON DRIVE - RAEX-37004
SUITE 150B
MONTVALE, NJ 07645
718-252-4200
REC@BETTERTITLERESEARCH.COM

				PROPERTY DATA	
Borough	Block	Lot		Unit	Address
QUEENS	572	40	Entire Lot		23-34 30TH AVENUE
Property Type: COMMERCIAL REAL ESTATE					

CROSS REFERENCE DATA

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

PARTIES
PARTY ONE:

D.R.G. REAL ESTATE GROUP, LLC
23-34 30TH AVENUE
LONG ISLAND CITY, 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 11-13-2019 11:08

City Register File No.(CRFN):

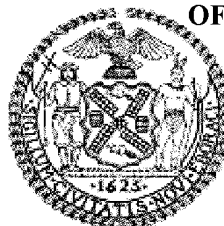
2019000368724

City Register Official Signature

EXHIBIT III

ZONING LOT CERTIFICATE AND OWNERSHIP STATEMENT
BY BUILDING DEPARTMENT PERMIT APPLICANT
AND TO BE RECORDED IN THE
COUNTY CLERK'S OR REGISTER'S OFFICE

D.R.G. Real Estate Group, LLC, a New York limited liability company, having an address at 23-34 30th Avenue, Long Island City, 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 40 in Block 572 on the Tax Map of the City of New York, Queens County, and more particularly described as:

BLOCK 572, LOT 40

ALL that certain plot, piece or parcel of land, 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 southerly side of 30th Avenue, formerly Grand Avenue, distant 66.83 feet westerly from the corner formed by the intersection of the southerly side of 30th Avenue with the westerly side of Crescent Street;

RUNNING THENCE southerly on a line forming an interior angle of 89 degrees, 28 minutes, 09 seconds with the southerly side of 30th Avenue 94.63 feet to a point, distant 87.30 feet west of the westerly side of Crescent Street measured along a line drawn parallel to and distant 94.63 feet of the southerly side of 30th Avenue;

THENCE westerly parallel with 30th Avenue, 25 feet;

THENCE northerly 94.63 feet to the southerly side of 30th Avenue, at a point, distant 25 feet west of the placing of beginning;

THENCE easterly along the southerly side of 30th Avenue, 25 feet to the point or place of BEGINNING.

That said Premises are known as and by street addresses 23-34 30th Avenue, Long Island City, New York 11102, as shown on the following Diagram:

SEE EXHIBIT A ATTACHED HERETO

<u>Name</u>	<u>Address</u>	<u>Nature of Interest</u>
D.R.G. Real Estate Group, LLC	1 Lethbridge Plaza Mahawa, NJ 07430	Fee Owner
Sterling National Bank	400 Rella Boulevard Montebello, New York 10901	Lender

IN WITNESS WHEREOF, the applicant for permit has executed this instrument this 7th day of November 2019.

D.R.G. Real Estate Group, LLC

By: Daniel Weiss, manager

Title: Manager

STATE OF NEW YORK
COUNTY OF KINGS

On the 7 day of November, 2019, before me, the undersigned, personally appeared Daniel Weiss, personally known by me or proved to me on the basis of satisfactory evidence, to be the individual whose name is subscribed to the within instrument and he acknowledged to me that he executed same in his capacity set forth above and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

AHRON WEISSMAN
Notary Public, State of New York
No. 02WE8345385 Qualified in Kings County
Commission Expires 07/25/20 23

Exhibit A

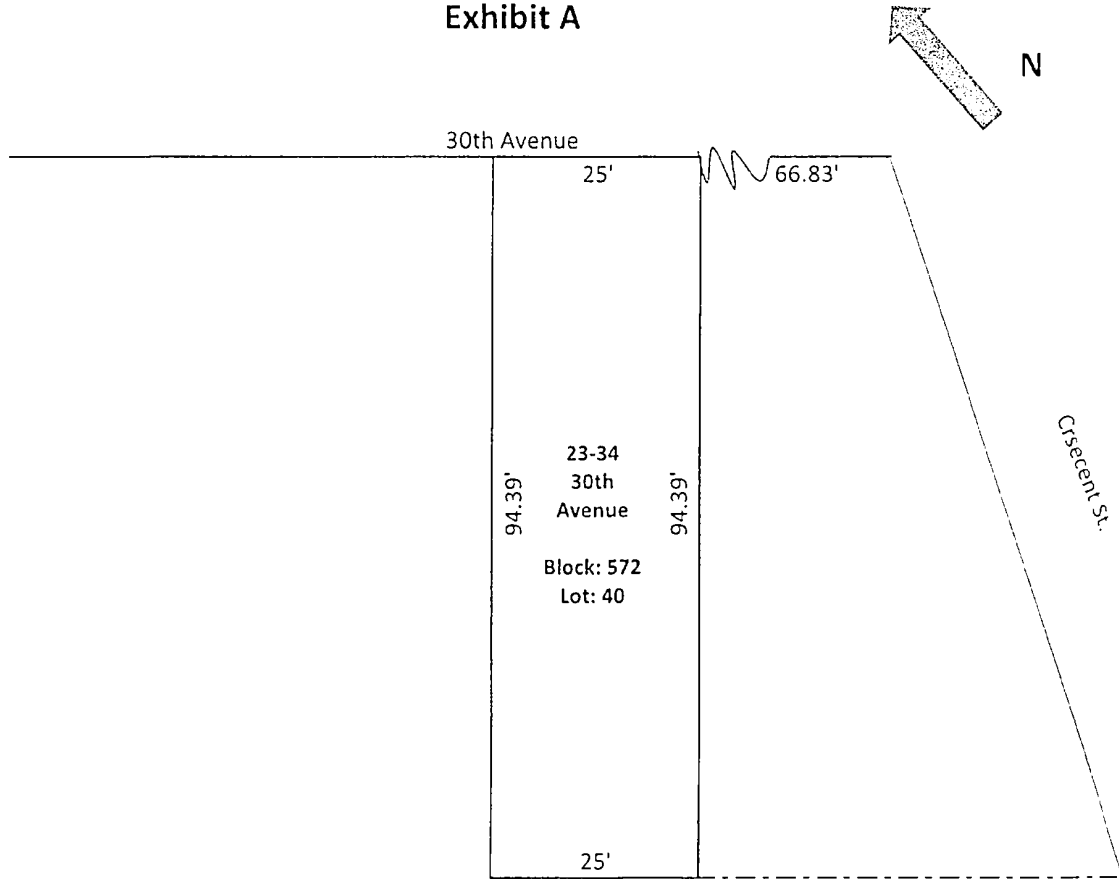


EXHIBIT A

LAND

ALL that certain plot, piece or parcel of land, 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 30th Avenue, formerly Grand Avenue, distant 66.83 feet westerly from the corner formed by the intersection of the Southerly side of 30th Avenue with the Westerly side of Crescent Street;

RUNNING THENCE Southerly on a line forming an interior angle of 89 degrees, 28 minutes 09 seconds with The Southerly side of 30th Avenue 94.39 (94.63 actual) feet to a point, distant 87.30 feet West of the Westerly side of Crescent Street measured along a line drawn parallel to and distant 94.39 feet South of the Southerly side of 30th Avenue;

THENCE Westerly parallel with 30th Avenue, 25 feet;

THENCE Northerly 94.39 (94.63 actual) feet to the Southerly side of 30th Avenue, at a point, distant 25 feet West of the place of Beginning;

THENCE Easterly along the Southerly side of 30th Avenue, 25 feet to the point or place of BEGINNING.