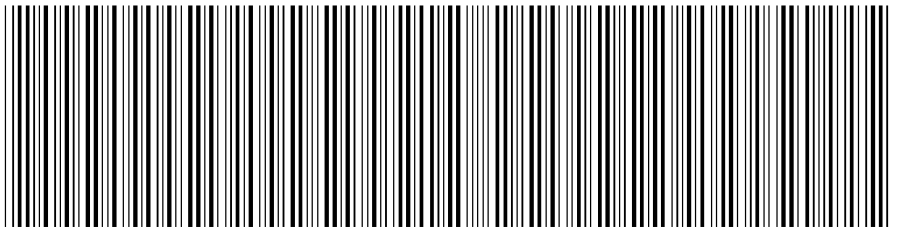


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2022012001763001

Document Date: 07-04-2019

Preparation Date: 01-24-2022

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

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	2473	73	Entire Lot	51-63 CODWISE PLACE
Property Type: DWELLING ONLY - 2 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

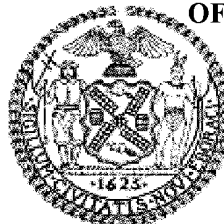
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 01-28-2022 15:23

City Register File No.(CRFN):

2022000043762



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., a title insurance company licensed to do business in the State of New York and having its principal office at 1273 46th Street, Suite 103, 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 Rong Dong, having an address at 2 West Mill Drive, 3B, Great Neck, NY 11021.

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>
Rong Dong,	51-63 Codwise Place Queens, NY 11373	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) 73 in Tax Block 2473 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 lots, pieces or parcels of land, lying and being in the Second Ward of Borough of Queens, Village of Elmhurst, County of Queens and State of New York, know and designated Block 2473, Lot 73, on a certain map entitled, "Map of Property of Mirabeau L. Towns, at Elmhurst, Second Ward, Borough of Queens, May, 1898, J.P. Jervis, C.E.," and filed in the Office of the Clerk of the County of Queens on March 31, 1900 as and by the lot number 18 and the northerly ten feet of lot number 17 which said lots when taken together as one parcel are bounded and described according to said map, as follows, to wit:

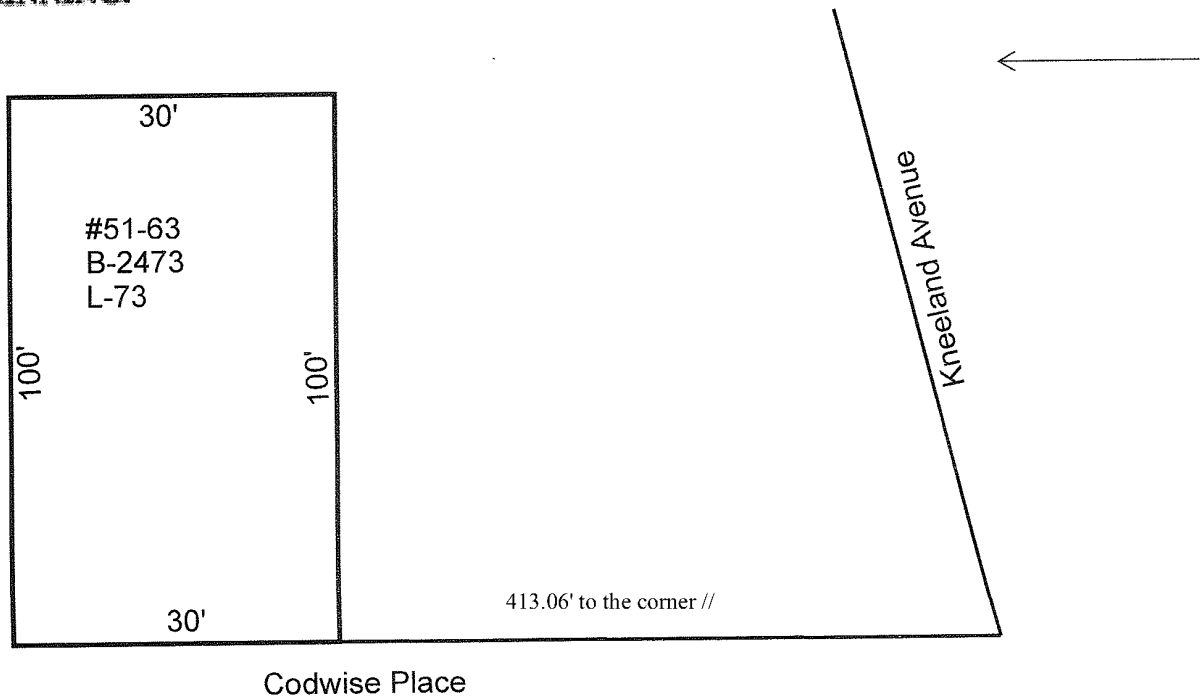
BEGINNING at a point on the easterly side of Dewey Street, to be known as Codwise Place, distant 413 feet and 3/4 inches (413.06 feet Tax Map) northerly from the corner formed by the intersection of the easterly side of Codwise Place with the northwesterly side of Kneeland Avenue

RUNNING THENCE easterly at right angles to Codwise Place, 100 feet;

THENCE northerly and parallel with Codwise Place, 30 feet;

THENCE westerly at right angles to Codwise Place, 100 feet to the easterly side of Codwise Place;

THENCE southerly along the easterly side of Codwise Place, 30 feet to the point or place of **BEGINNING**.



That the said premises known as and by 51-63 Codwise Place, Queens, NY 11373. as shown on the following

SEE ATTACHED DIAGRAM

- a) Show Distance from corner Block:2473 Lot:73
- 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 4 day of July, 2019, Rong Dong 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: Malka Singer

State of New York. County of Kings ss.:

On the 4 day of July 2019 before me personally appeared
MALKA SINGER

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
MORDECHAI TAUSSIG
NOTARY PUBLIC, State of New York
No. 01TA6349224
Qualified in Kings County
Commission Expires 10/17/2020

(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: 2473

LOT: 73

RECORD & RETURN TO:

Fifth Avenue Title Agency, Inc
1273 46th Street, Suite 103
Brooklyn, NY 11219