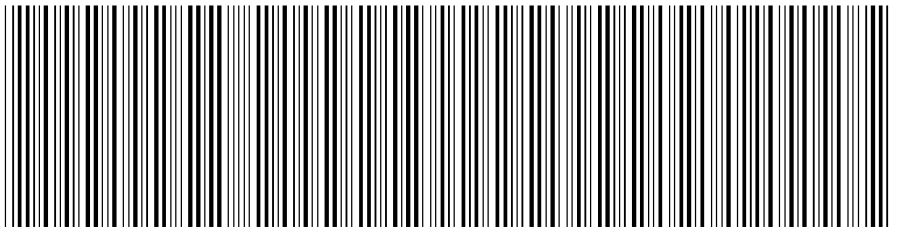


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2020030200414001

Document Date: 02-21-2020

Preparation Date: 03-02-2020

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Document Page Count: 4

PRESENTER:

TITLE ONE ABSTRACT SERVICES,
INC(2567EASCHESTERRD)
AS AGENT FOR OLD REPUBLIC TITLE INS CO.
269 86TH STREET
BROOKLYN, NY 11209
718-745-0024

RETURN TO:

JOHN E HALKIAS ESQ
305 NORTHERN BOULEVARD
SUITE 103
GREAT NECK, NY 11021

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	4480	55	Entire Lot	2567 EASTCHESTER ROAD

Property Type: RESIDENTIAL VACANT LAND

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

RAJA RIZWAN
307 WINDING FARM ROAD
ARDSLEY, NY 10502

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

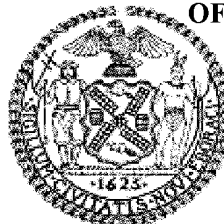
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 03-03-2020 09:27

City Register File No.(CRFN):

2020000080226



Annette McMill

City Register Official Signature

PARTY WALL RESTRICTIVE DECLARATION

DECLARATION, made this 21 day of February, 2020, by RAJA RIZWAN
hereafter referred to as the "Declarant," having an office/residing at
307 Winding Farm Road, Ardsley, NY 10502.

WHEREAS, the Declarant is the fee owner of certain land located in the City of New York, Borough of Bronx, designated as Tax Lot(s) 4480 in Tax Block 55 on the current Tax Map of the City of New York, more particularly described by metes and bounds description on Schedule A annexed hereto, hereinafter described as the "Premises;" and

WHEREAS, the Premises is to be developed with 2 adjoining residential buildings (the "Buildings") that share walls (the "Party Walls"), and which Party Walls are more particularly described by metes and bounds set forth in Schedule A annexed hereto and/or depicted in a diagram annexed hereto as Schedule in the form of a plot plan with cross-hatched portion indicating the area of the Party Walls;

WHEREAS, the Declarant has applied to the New York City Department of Buildings (the "Department") for permits in connection with Application Nos. _____ to construct the Buildings and has indicated which of those Buildings will have Party Walls on the annexed Schedule ____;

NOW, THEREFORE, Declarant declares as follows:

1. This Declaration shall apply to each of the Buildings on Schedule ____ wherein it has been indicated that such Building will have Party Walls;
2. Declarant states that each such Building having a Party Wall will be subject to the terms and provisions of Section 28-301.1 of the 2014 Building Code and either Section 27-332 of the 1968 Building Code or Section BC 706 of the 2008 or 2014 Building Code, as applicable;
3. The Party Walls shall be used and maintained as party walls forever and Declarant and Declarant's heirs, legal representatives, successors, assigns and transferees shall be licensed and permitted to enter into the Buildings to make necessary excavations for the construction, maintenance and repair of the Party Walls;
4. The Party Walls, or portion or portions thereof, shall not be demolished, removed or altered without prior Department approval of an application for permit to demolish either of the Buildings and/or alter or remove all or part of the Party Walls, and application plans must clearly indicate the existing and proposed condition of the Party Walls;
5. This Declaration will not be considered to diminish or change any of the duties, rights or obligations of the Declarant or Declarant's heirs, legal representatives, successors, assigns and transferees under the common law, custom, usage and practice, as same pertain to party walls, except however the provisions of Sections 28-301.1 of the 2014 Building Code and Section 27-332 or Section BC 706, as applicable, to the extent that they are different, shall always control and be binding;

Revised 8/2016

6. This Declaration may not be modified, amended or terminated without the prior written consent of the Department;
7. This Declaration shall run with the land and be binding upon and inure to the benefits of the Declarant and Declarant's heirs, legal representatives, successors, assigns and transferees;
8. Failure to comply with the terms of this Declaration may result in the denial or revocation of building permits or certificates of occupancy for the Buildings; and
9. This Declaration shall be recorded in the county register's (county clerk's) office against all affected parcels of land and the cross reference number and title of the Declaration shall be cited on each temporary and permanent certificate of occupancy hereafter issued to the Buildings and in any deed for the conveyance thereof.

IN WITNESS WHEREOF, Declarant has made and executed the foregoing Party Wall Restrictive Declaration as of the date hereinabove written.



Declarant
By: Raja Rizwan

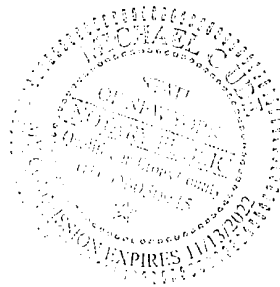
STATE OF NEW YORK)
COUNTY OF New York) ss.:

On the 27th day of February, in the year 2020, before me, the undersigned, personally appeared [Declarant] RAJA RIZWAN, 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.



Notary Public

MICHAEL C UDE
STATE OF NEW YORK NOTARY PUBLIC
QUALIFIED IN BRONX COUNTY
01UD6050945
MY COMMISSION EXPIRES 11/13/2022



**SCHEDULE A
PROPOSED NEW LOT 55**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, and designated as lots numbers 1163 and 1165 as shown on a "Map of 1716 lots property of Eastchester Syndicate Company, located on Eastchester Road, Gunhill Road, Durke Avenue, Allerton Avenue, Mace Avenue and adjoining and interacting streets and avenue, Borough of Bronx, City of New York, made by George C. Hollerith, 176 Broadway, New York, June 17th, 1920, and filed in the office of the Register of the County of the Bronx, on July 29, 1920, Section 1 of said map being filed as Map Number 400, and Section 2 of said map being filed as Map Number 401", and said lots when taken together as one parcel are more particularly bounded and described as follows;

BEGINNING at a point on the westerly side of Eastchester Road distant 100.15 feet southerly from the corner formed by the intersection of the westerly side of Eastchester road and the southerly side of Allerton Avenue;

RUNNING THENCE westerly parallel with the southerly side of Allerton Avenue 100 feet;

THENCE southerly parallel with the westerly side of Eastchester road 25 feet;

THENCE easterly again parallel with the southerly side of Allerton Avenue 100 feet to the westerly side of Eastchester Road and;

THENCE northerly along the westerly side of Eastchester Road 25 feet to the point or place of BEGINNING.

END OF SCHEDULE A

Premises known as **Block 4480 NEW Lot 55 OUT OF OLD LOT 55, Tax Map of the Borough and County of Bronx.**

NOTE: Lot and Block are shown for information purposes only.

**SCHEDULE A
PROPOSED NEW LOT 56**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, and designated as lots numbers 1163 and 1165 as shown on a "Map of 1716 lots property of Eastchester Syndicate Company, located on Eastchester Road, Gunhill Road, Durke Avenue, Allerton Avenue, Mace Avenue and adjoining and interacting streets and avenue, Borough of Bronx, City of New York, made by George C. Hollerith, 176 Broadway, New York, June 17th, 1920, and filed in the office of the Register of the County of the Bronx, on July 29, 1920, Section 1 of said map being filed as Map Number 400, and Section 2 of said map being filed as Map Number 401", and said lots when taken together as one parcel are more particularly bounded and described as follows;

BEGINNING at a point on the westerly side of Eastchester Road distant 125.15 feet southerly from the corner formed by the intersection of the westerly side of Eastchester road and the southerly side of Allerton Avenue;

RUNNING THENCE westerly parallel with the southerly side of Allerton Avenue 100 feet;

THENCE southerly parallel with the westerly side of Eastchester road 25 feet;

THENCE easterly again parallel with the southerly side of Allerton Avenue 100 feet to the westerly side of Eastchester Road and;

THENCE northerly along the westerly side of Eastchester Road 25 feet to the point or place of BEGINNING.

END OF SCHEDULE A

Premises known as **Block 4480 NEW Lot 56 OUT OF OLD LOT 55, Tax Map of the Borough and County of Bronx.**

NOTE: Lot and Block are shown for information purposes only.