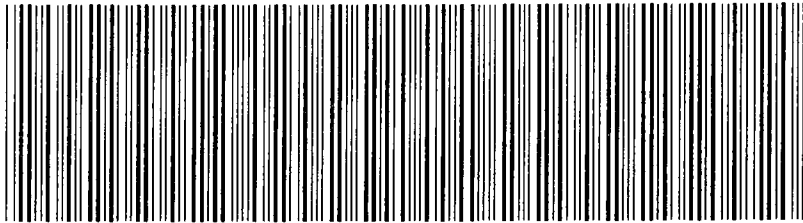


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2011032800596001001EAE3



RECORDING AND ENDORSEMENT COVER PAGE

PAC

Document ID: 2011032800596001

Document Date: 03-08-2011

Preparation Date: C

Document Type: EASEMENT

Document Page Count: 6

PRESENTER:

HOME ABSTRACT CORP. (PICK UP REJECTIONS)
AS AGENT FOR STEWART TITLE INSURANCE CO.
8225 THIRD AVENUE HAC11-04-0593
BROOKLYN, NY 11209
718-680-4663
info@homeabstractcorp.com

RETURN TO:

HENRY CAMUSO ESQ
8225 THIRD AVENUE
BROOKLYN, NY 11209

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
BROOKLYN	4452	929	Entire Lot	N/A SCHROEDERS AVENUE
Property Type: DWELLING ONLY - 1 FAMILY				
Borough	Block	Lot	Unit	Address
BROOKLYN	4452	930	Entire Lot	N/A SCHROEDERS AVENUE
Property Type: DWELLING ONLY - 1 FAMILY				
x Additional Properties on Continuation Page				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:

NEHEMIAH HOUSING DEVELOPMENT FUND CO.,
INC.
551 VANDALIA AVENUE
BROOKLYN, NY 11239

GRANTEE/BUYER:

NEHEMIAH HOUSING DEVELOPMENT FUND CO.,
INC.
551 VANDALIA AVENUE
BROOKLYN, NY 11239

FEES AND TAXES

Mortgage		Filing Fee:	
Mortgage Amount:	\$ 0.00	\$	100.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:		\$	0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00	\$	0.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 82.00		
Affidavit Fee:	\$ 0.00		

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

Recorded/Filed 03-30-2011 16:21

City Register File No.(CRFN):

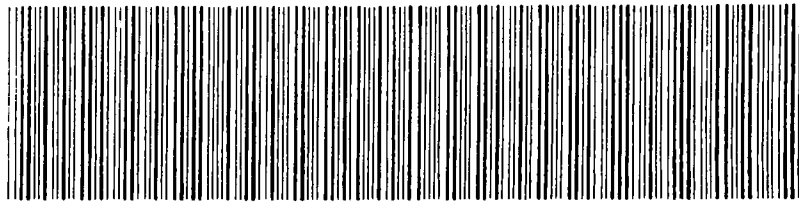
2011000114711



Annette M. Hill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2011032800596001001CAC63

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 8

Document ID: 2011032800596001

Document Date: 03-08-2011

Preparation Date: 03-28-2011

Document Type: EASEMENT

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	4452	931	Entire Lot	N/A SCHROEDERS AVENUE

Property Type: DWELLING ONLY - 1 FAMILY

Borough	Block	Lot	Unit	Address
BROOKLYN	4452	932	Entire Lot	N/A SCHROEDERS AVENUE

Property Type: DWELLING ONLY - 1 FAMILY

Borough	Block	Lot	Unit	Address
BROOKLYN	4452	933	Entire Lot	N/A SCHROEDERS AVENUE

Property Type: DWELLING ONLY - 1 FAMILY

Borough	Block	Lot	Unit	Address
BROOKLYN	4452	934	Entire Lot	N/A SCHROEDERS AVENUE

Property Type: DWELLING ONLY - 1 FAMILY

GANG SEWER SYSTEM RESTRICTIVE DECLARATION

DECLARATION, made this 8th day of March, 2011, by Nehemiah Housing Development Fund Co., Inc, hereinafter referred to as the "Declarant", having an office at 551 Vandalia Avenue, Brooklyn, NY 11239.

WHEREAS, the Declarant is the fee owner of certain land located in the City and State of New York, Borough of Brooklyn, designated as Block 4452 Lots 929, 930, 931, 932, 933, and 934 hereinafter referred to as the "Development Parcel"; and

WHEREAS, Declarant has requested the New York City Department of Buildings (the "Department of Buildings") to act upon Application Numbers (the "Applications") per Schedule A annexed hereto and by this reference made a part hereof to construct new buildings on the Development Parcel.

WHEREAS, the new buildings on the Subject Premises shall be serviced by a gang sewer system (the "Gang Sewer System");

WHEREAS, the Gang Sewer System shall be located within the bounds of the Subject Premises as such area is shown on Application plans on file with the Department of Buildings and as shown on the sketch annexed hereto as Schedule B (the "Easement Area") and as described by metes and bounds as set forth in Schedule C annexed hereto; and

WHEREAS, Declarant wishes to insure that the use of the Subject Premises does not interfere with the installation, operation, inspection, maintenance, repair, construction and reconstruction of the Gang Sewer System; and

WHEREAS, the Department of Buildings may approve the permit Applications upon the condition, *inter alia*, that Declarant create an easement area for the Gang Sewer System for the benefit of the present and future owners of the Subject Premises in order to comply with Title 27 Chapter 1 Subchapter 16 of the Administrative Code of the City of New York, "Plumbing and Gas Piping" (§ 27-896 *et seq.*) and Reference Standard RS-16.

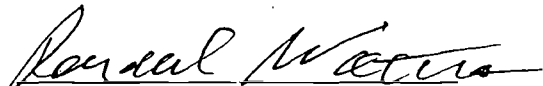
NOW, THEREFORE, in consideration of the issuance by the Department of Buildings of building permits for the Subject Premises, the Declarant for itself, its heirs, successors and assigns, hereby declares as follows:

1. Current and future owners of the Subject Premises, as well as the Spring Creek Nehemiah Homeowners Association, their successors, heirs, and assigns, shall have the right at all times, to enter upon permanent Easement Area with workers, materials, vehicles and equipment for the purpose of constructing, installing, reconstructing, laying, relaying, operating, maintaining, repairing, renewing, removing and inspecting the Gang Sewer System;

2. The Easement Area and Gang Sewer System shall be maintained and kept in good repair;
3. The Easement Area and Gang Sewer System shall be kept free and clear of any and all obstructions;
4. Any nuisance due to the use of the Gang Sewer System that would have an adverse effect on the health, safety, and welfare of the City of New York shall be promptly abated;
5. The covenants set forth herein shall run with the land and shall bind the Declarant, present owner(s) of the Subject Premises and any and all subsequent owners, heirs, legal representatives, successors and assigns of all or any part of the Subject Premises;
6. This Declaration may not be amended or terminated without the prior written consent of the Department of Buildings;
7. Failure to comply with the terms of this Declaration may result in the revocation of a building permit or certificate of occupancy by the Department of Buildings;
8. This declaration shall be recorded at the City Register's Office against all affected parcels of land and the cross-reference number and title of the declaration shall be recorded on each temporary and permanent certificate of occupancy hereafter issued to buildings located on the affected parcels and in any deed for the conveyance thereof.

IN WITNESS WHEREOF, Declarant has made and executed the foregoing declaration as of the date hereinabove written.

Nehemiah Housing Development Fund Co., Inc.



Declarant

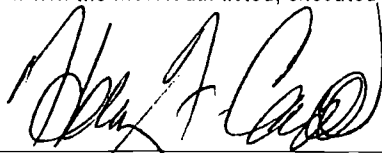
By: Ronald Waters, General Manager

STATE OF NEW YORK)

) ss.:

COUNTY OF KINGS)

On the 5th day of March, in the year 2011, before me, the undersigned, personally appeared Ronald Waters, 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

HENRY F. CAMUSO
Notary Public, State of New York
No. 02CA4875447

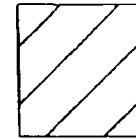
Qualified in KINGS County
Commission Expires OCTOBER 14, 2014

SEAL

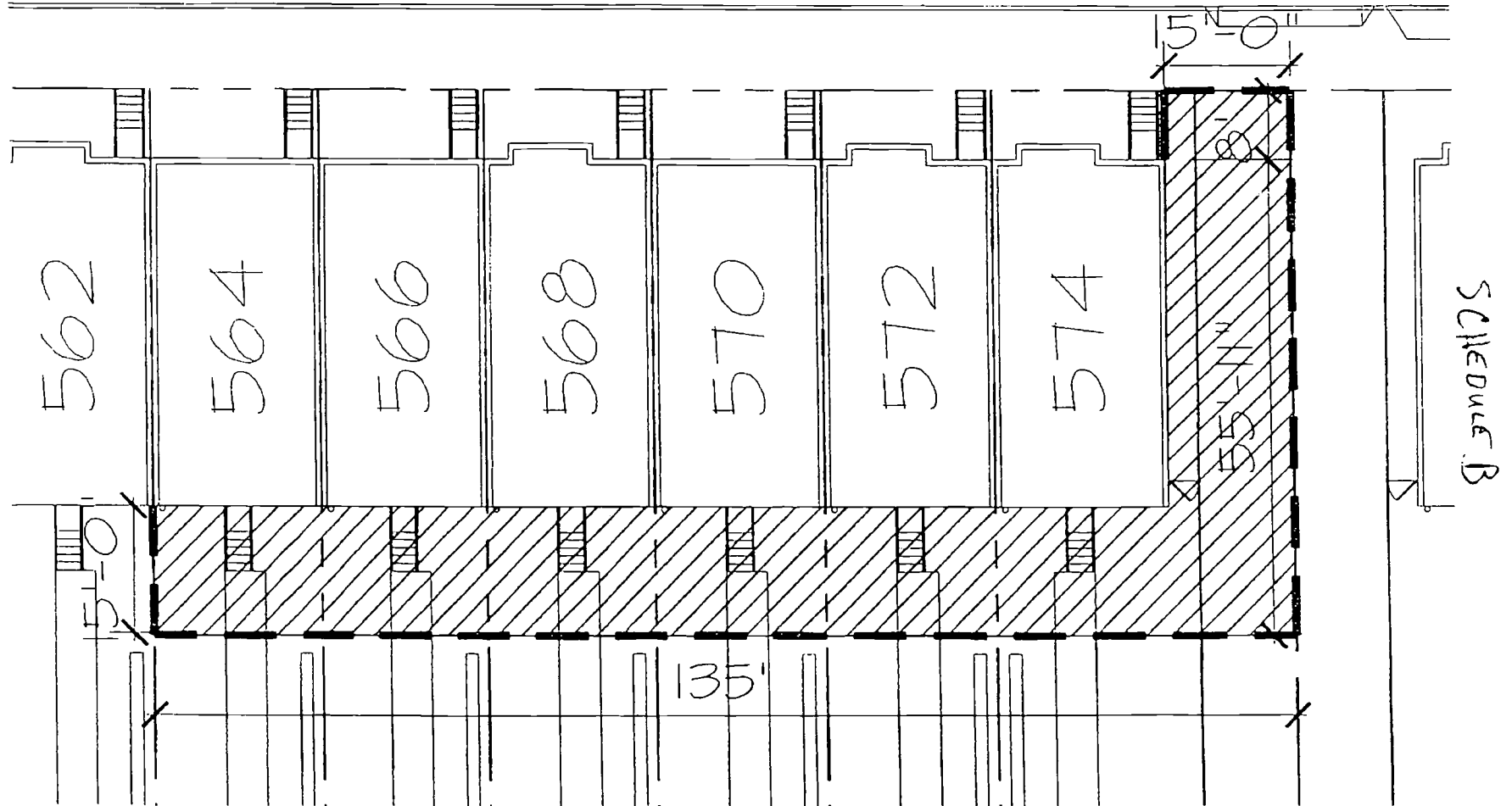
SCHEDULE A

<u>Address</u>	<u>Block</u>	<u>Tentative Lot</u>	<u>DOB Number</u>
564 Schroeders Avenue	4452	929	320019458
566 Schroeders Avenue	4452	930	320019467
568 Schroeders Avenue	4452	931	320019476
570 Schroeders Avenue	4452	932	320019485
572 Schroeders Avenue	4452	933	320019494
574 Schroeders Avenue	4452	934	320019500

SCHROEDERS AVE



AREA OF EASEMENT



1 GANG SEWER PLAN
SCALE: 1/32" = 1'-0"

540 = HOUSE NUMBER

Schedule C

(718) 366-4832
(718) 875-7580

FAX (718) 366-4835
E-MAIL: info@BLDSURVEY.com

BARTLETT, LUDLAM & DILL ASSOCIATES
Land & City Surveyors Since 1809
72-41 COOPER AVENUE, GLENDALE, N.Y. 11385

Order No. 110694-A1
January 17, 2011

Proposed Description
Gang Sewer Easement

BEGINNING at a point on the southerly side of Schroeders Avenue (50 feet wide) distant 505 feet 9 inches easterly from the corner formed by the intersection of the southerly side of Schroeders Avenue with the easterly side of Elton Street (80 feet wide) as said streets are shown on the Borough of Brooklyn, Office of the President, Topographical Bureau, Map No. Y-2705, dated September 4, 2008.

RUNNING THENCE southerly und parallel with the easterly side of Elton Street, 63 feet 11 inches;

THENCE westerly and parallel with the southerly side of Schroeders Avenue, 135 feet;

THENCE northerly and parallel with the easterly side of Elton Street, 15 feet;

THENCE easterly and parallel with the southerly side of Schroeders Avenue, 120 feet;

THENCE northerly and parallel with the easterly side of Elton Street, 48 feet 11 inches to the southerly side of Schroeders Avenue;

THENCE easterly along the southerly side of Schroeders Avenue, 15 feet to the point or place of
BEGINNING

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
) SS.:
County of)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

N/A SCHROEDERS AVENUE

Street Address		Unit/Apt.	
<u>BROOKLYN</u>	New York, <u>4452</u>	<u>929</u>	(the "Premises");
Borough	Block	Lot	

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

[Signature]
Name of Grantor (Type or Print)
[Signature]
Signature of Grantor

[Signature]
Name of Grantee (Type or Print)
[Signature]
Signature of Grantee

Sworn to before me
this 25 date of March 19 2011

GREGORY DADDONA
Notary Public, State of New York
No. 01DA6136859
Qualified in Kings County
Commission Expires 11/14/2009



Sworn to before me
this 25 date of March 18 2011

GREGORY DADDONA
Notary Public, State of New York
No. 01DA6136859
Qualified in Kings County
Commission Expires 11/14/2009

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES

**Applicable properties compliant with the
Smoke Detector requirement**

Street Address	Unit/Apt	Borough	Block	Lot
N/A SCHROEDERS AVENUE		BROOKLYN	4452	930
N/A SCHROEDERS AVENUE		BROOKLYN	4452	931
N/A SCHROEDERS AVENUE		BROOKLYN	4452	932
N/A SCHROEDERS AVENUE		BROOKLYN	4452	933
N/A SCHROEDERS AVENUE		BROOKLYN	4452	934

2011032500159101



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 4452 LOT: 929
- (2) Property Address: N/A SCHROEDERS AVENUE, BROOKLYN, NY 00000
- (3) Owner's Name: NEHEMIAH HOUSING DEVELOPMENT FUND CO., INC.
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: _____ Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
BROOKLYN	4452	930	N/A SCHROEDERS AVENUE	NY	NY	00000
BROOKLYN	4452	931	N/A SCHROEDERS AVENUE	NY	NY	00000
BROOKLYN	4452	932	N/A SCHROEDERS AVENUE	NY	NY	00000
BROOKLYN	4452	933	N/A SCHROEDERS AVENUE	NY	NY	00000
BROOKLYN	4452	934	N/A SCHROEDERS AVENUE	NY	NY	00000

201103250015910101