

Restrictive Declaration

DECLARATION, made this 19th day of September, 2013 by Francesco Stanisci and Pasqua Stanisci, hereinafter referred to as the "Declarants" residing at 1143 82nd Street, Brooklyn, NY 11228.

WHEREAS, the Declarants are the fee owners of certain land located in the City and State of New York, Borough of Kings, designated at Block: 6290 Lot: 59 on the Tax Map of the City of New York, hereinafter referred to as Parcel A, more particularly described by a metes and bounds description set forth in Schedule A annexed hereto and by the reference made apart hereof;

WHEREAS, the Declarants have requested the New York City Department of Buildings (the "Department of Buildings") to act upon Application No. 320881872 to authorize construction of a 3 (three) piece Bathroom in the Cellar of the building located on Parcel A (the "Subject Premises") pursuant to the provisions of Section 12-10 of the Zoning Resolution of the City of New York, and

WHEREAS, the Department of Buildings, pursuant to Section 12-10 (Accessory Use) of the Zoning Resolution of the City of New York, has required the Declarants to execute and file this restrictive declaration prior to acting upon the Application and prior to issuance of the Letter of Completion.

NOW THEREFORE, in consideration of the issuance by the Department of Buildings of a BUILDING PERMIT for the Subject Premises, Declarants do hereby declare, create, impose and establish the following:

1. The Declarants reside at the Subject Premises that is a use listed in Use Group 1 of the New York City Zoning Resolution.
2. The Subject Premises will contain no more than a 3 (three) Piece bathroom in Cellar.
3. The 3 (three) piece bathroom in the cellar will be used for accessory use for the family above in connection with the Declarants' use of the Subject Premises.
4. The Cellar shall not be rented; no living, cooking or sleeping will be permitted or commercial uses in Cellar.
5. The Declaration may not be modified, amended or terminated without the prior written consent of the Department of Buildings.

6. The covenants set forth herein shall run with the land binding upon and insure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.
7. Failure to comply with the terms of this Declaration may result in the revocation of a building permit or a certificate of occupancy.
8. This Declaration shall be recorded at the county city register's (County Clerk's) office and the cross reference number and the title of Declaration shall be cited on each temporary and permanent certificate of occupancy hereafter issued to the Subject Premises.

IN WITNESS WHEREOF, Declarants have made and executed the foregoing Restrictive Declaration as of the date hereinabove written.


BY: FRANCESCO STANISCI

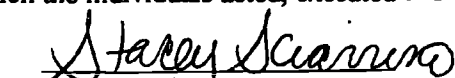

BY: PASQUA STANISCI

STATE OF NEW YORK)
)
) SS:
COUNTY OF RICHMOND)

On the 19th day of September in the year of 2013 before me, the undersigned personally appeared FRANCESCO STANISCI. Personally known to be or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity and their signatures on the instrument the individuals, or the persons on behalf of which the individuals acted, executed this instrument.

SEAL

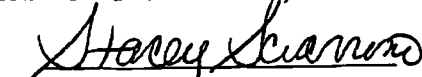
STACEY SCIARRINO
Notary Public, State of New York
No. 01SC49866654
Qualified in Richmond County
Commission Expires Sept. 23, 2017


NOTARY PUBLIC

STATE OF NEW YORK)
)
) SS:
COUNTY OF RICHMOND)

On the 19th day of September in the year of 2013 before me, the undersigned personally appeared PASQUA STANISCI. Personally known to be or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity and their signatures on the instrument the individuals, or the persons on behalf of which the individuals acted, executed this instrument.

STACEY SCIARRINO
Notary Public, State of New York
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NOTARY PUBLIC