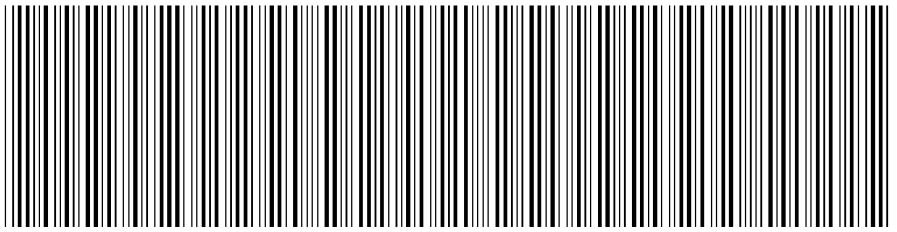


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2017121500126001001E3422

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 8

Document ID: 2017121500126001

Document Date: 11-28-2017

Preparation Date: 12-15-2017

Document Type: EASEMENT

Document Page Count: 7

PRESENTER:

MARANS WEISZ & NEWMAN LLC
29 BROADWAY
SUITE 2400
NEW YORK, NY 10006
646-568-6149
SMEDRANO@MWNLAW.COM

RETURN TO:

MARANS WEISZ & NEWMAN LLC
29 BROADWAY
SUITE 2400
NEW YORK, NY 10006
646-568-6149
SMEDRANO@MWNLAW.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	3338	33	Entire Lot	300 ST NICHOLAS AVENUE

Property Type: DWELLING ONLY - 3 FAMILY

Borough	Block	Lot	Unit	Address
BROOKLYN	3338	32	Entire Lot	298 ST NICHOLAS AVENUE

Property Type: DWELLING ONLY - 3 FAMILY

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

300 ST NICHOLAS LLC
C/O: PATOMA INC., 144 NORTH 7TH STREET, SUITE 408
BROOKLYN, NY 11249

GRANTEE/BUYER:

300 ST NICHOLAS LLC
C/O: PATOMA INC., 144 N 7TH ST STE 408
BROOKLYN, NY 11249-2920

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: \$ 75.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 100.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

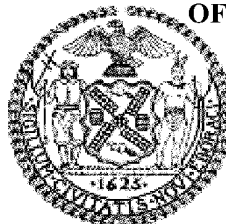
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 12-18-2017 14:24

City Register File No.(CRFN):

2017000461378



Annette McMill

City Register Official Signature

PARTY WALL EASEMENT AGREEMENT

EASEMENT AGREEMENT made this 28th day of November, 2017 by 300 St Nicholas LLC having an office at c/o Patoma, Inc., 144 North 7th Street, Suite 408, Brooklyn, New York 11249;

WHEREAS, the Owner is the fee owner of certain lands and buildings located in the City and State of New York, Borough of Brooklyn as follows: property designated as Block 3338 Lot 33 on the Tax Map of the City of New York ("Parcel A") more particularly described by a metes and bounds description set forth in Schedule A, and property designated as Block 3338 Lot 32 on the Tax Map of the City of New York ("Parcel B") more particularly described by a metes and bounds description set forth in Schedule B, and each of the Schedules are annexed hereto and made a part hereof;

WHEREAS, Parcel A adjoins Parcel B;

WHEREAS, the parties have requested the New York City Department of Buildings (the "Department of Buildings") to act upon Application No. 321193221 to construct three-story buildings on Parcel A and Parcel B; and

WHEREAS, there presently exists a wall lying on the line dividing Parcel A and B, which is the easterly wall of Parcel A (the "East A Wall"), and the owner desires to use the East A Wall as the westerly wall of Parcel B, so that East A wall is to become a party wall, and such party wall shall satisfy the construction requirements of the Administrative Code of the City of New York Section 27-332.

NOW, THEREFORE, good and valuable consideration having been paid, the Parties mutually covenant and agree for themselves, their respective heirs, legal representatives, successors and assigns, as follows:

1. The Recitals set forth above are hereby incorporated into, and made a part of this Easement Agreement.
2. The East A Wall shall be used and maintained as a party wall forever, and the owners of Parcel A and Parcel B shall be licensed and permitted to enter upon the premises of Parcels A and B to make necessary excavations for the construction, maintenance and repair of such wall. If and when such wall is rebuilt, it shall stand upon the same place and be of the same or similar materials and of the same proportions as the wall described above.
3. A diagram of Parcel A and Parcel B is attached hereto as Exhibit A in the form of a construction survey indicating the party wall.
4. This easement agreement may not be modified, amended or terminated without the prior written consent of the Department of Buildings. Further, applications for permits to demolish either of the buildings which are the subject of this agreement and/or removal

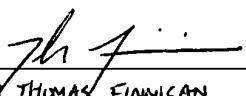
of the party wall provided for in this agreement must clearly indicate the party wall on application plans.

5. The covenants set forth herein shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.
6. Failure to comply with the terms of this easement agreement may result in the revocation of a building permit or certificate of occupancy,
7. This easement agreement shall be recorded at the city register's office and the cross-reference number and title of the easement agreement shall be cited on each temporary and permanent certificate of occupancy hereafter issued to Parcel A and Parcel B.

<Signatures on Following Page>

IN WITNESS WHEREOF, Owner has made and executed the foregoing Easement Agreement as of the date hereinabove written.

OWNER
300 ST NICHOLAS LLC

By: 
Name: THOMAS FINNICAN
Title: MANAGER

SCHEDULE A

Parcel A Description Block 3338 Lot 33

ALL that certain plot, piece or parcel, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, being more particularly described as follows:

BEGINNING at a point on the southwesterly side of Saint Nicholas Avenue, distant 50 feet southeasterly from the corner of the southwesterly side of Saint Nicholas Avenue and the southeasterly side of Linden Street;

RUNNING THENCE southeasterly and along the southwesterly side of Saint Nicholas Avenue, 25 feet to a point;

THENCE, at right angles, southwesterly and parallel to Linden Street, 100 feet to a point;

THENCE northwesterly and parallel with Saint Nicholas Avenue, 25 feet to a point;

THENCE northeasterly, 100 feet to a point on the southwesterly side of Saint Nicholas Avenue, to a point or place of BEGINNING.

FOR INFORMATION ONLY: Said premises also known as 300 Saint Nicholas Avenue, Brooklyn, NY.

SCHEDULE B

Parcel B Description
Block 3338
Lot 32

ALL that certain plot, piece or parcel, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, being more particularly described as follows:

BEGINNING at a point on the southwesterly side of Saint Nicholas Avenue, distant 25 feet southeasterly from the corner of the southwesterly side of Saint Nicholas Avenue and the southeasterly side of Linden Street;

RUNNING THENCE southeasterly and along Saint Nicholas Avenue, 25 feet to a point;

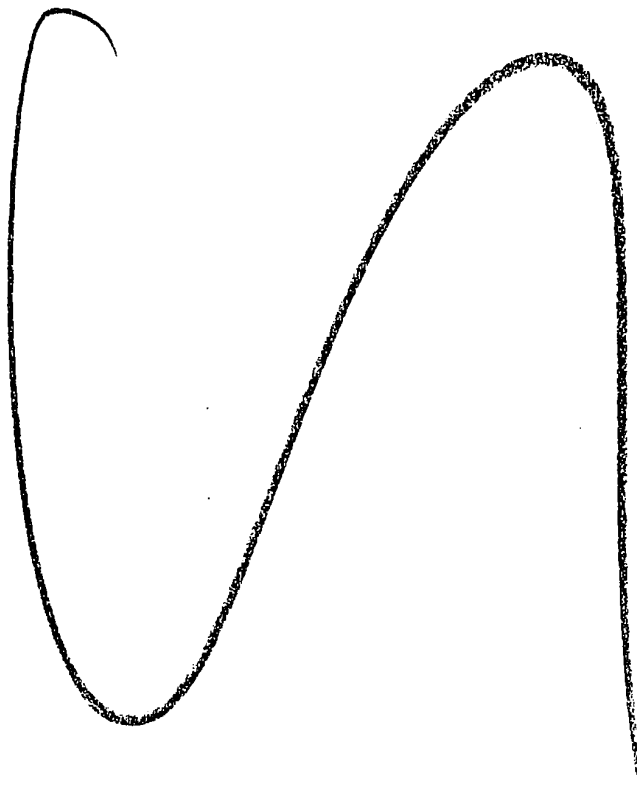
THENCE, at right angles, southwesterly and parallel to Linden Street, 100 feet to a point;

THENCE northwesterly and parallel with Saint Nicholas Avenue, 25 feet to a point;

THENCE northeasterly, 100 feet to a point on Saint Nicholas Avenue, to a point or place of BEGINNING.

FOR INFORMATION ONLY: Said premises also known as 298 Saint Nicholas Avenue, Brooklyn, NY.

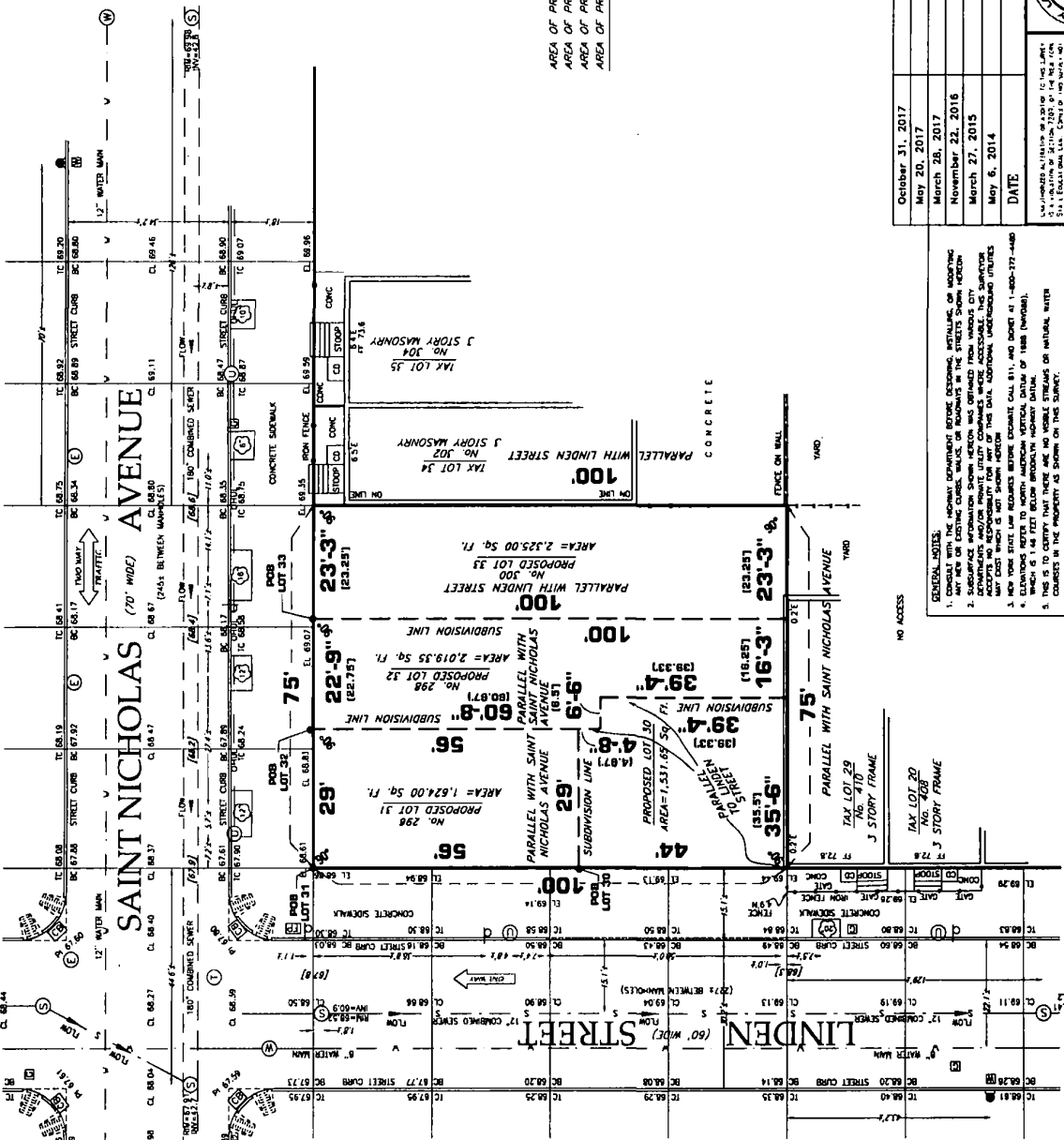
EXHIBIT A





LEGEND

- LEGAL CHARGE
- TOP OF CURB
- BOTTOM OF CURB
- CONTINUOUS
- SPOT ELEVATION
- CONCRETE
- INTERSECTION
- POINT OF INTERSECTION
- CELESTIAL DOOR
- OVERHEAD UTILITY LINES
- SEWER MANHOLE (SMH)
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- UTILITY POLE
- FIRE & POLICE CALL BOX
- WATER VALVE
- GAS VALVE
- CATCH BASIN
- STREET SIGN
- HYDRANT
- CURB CUT
- RESTROOM SHED
- TRUCK & SIZE
- DRAIN PILET
- IRON FENCE
- WOOD FENCE
- PROPERTY LINE



AREA OF PROPOSED LOT 30 = 1,531.65 Sq. Ft.
AREA OF PROPOSED LOT 31 = 1,624.00 Sq. Ft.
AREA OF PROPOSED LOT 32 = 2,019.35 Sq. Ft.
AREA OF PROPOSED LOT 33 = 2,325.00 Sq. Ft.
TOTAL AREA = 7,500.00 Sq. Ft.

Tax Block: 3338
Tax Lot: 31, 32, & 33

PROPERTY SITUATED AT
296, 298, & 300
Saint Nicholas Avenue
Borough of Brooklyn
County of Kings
City & State of New York

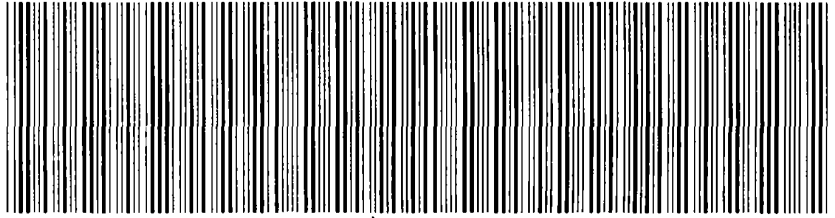
DATE	DESCRIPTION
October 31, 2017	Survey Subdivision
May 20, 2017	Survey Updated
March 28, 2017	Survey Amended
November 22, 2016	Survey Updated
March 27, 2015	Survey Amended
May 6, 2014	Topographic Survey

Reman All License No. 059457

NY Land Surveyor P.C.
Records Office: Earl B. Lovell - S.P. Belcher Inc.
77-15 164 Street Fresh Meadows, NY 11368
Tel: 718-591-8800 Tel: 718-722-1575
nylandsurveyor@gmail.com Fax: 516-400-2292
www.nylandsurveyor.com

- GENERAL NOTES:
1. ANY NEW OR EXISTING CURBS, WALLS, OR ROADWAYS IN THE STREETS SHOWN HEREON.
 2. SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY RECORDS, FIELD SURVEY, AND OTHER SOURCES. IT IS NOT GUARANTEED THAT THE INFORMATION IS COMPLETELY ACCURATE OR REPRESENTATIVE FOR ANY OF THE DATA, EXCEPT WHERE SHOWN OTHERWISE.
 3. ANY EXISTING CURB OR WALL IS NOT SHOWN HEREON.
 4. NEW YORK STATE LAW REQUIRES METER LOCATE CALL 811, AND SHOWN AT 1-800-372-4880.
 5. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STRAINS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
 6. REMEDIATION LOCATIONS, RECORDED OR UNRECORDED, NOT SHOWN HEREON.
 7. SECTIONS MADE HEREIN AT 25' INTERVALS, UNLESS OTHERWISE NOTED.
 8. CONSTRUCTION FENCE NOT SHOWN.
 9. CONSTRUCTION FENCE NOT SHOWN.

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2017121500126001001SFAA3

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2017121500126001

Document Date: 11-28-2017

Preparation Date: 12-15-2017

Document Type: EASEMENT

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
SMOKE DETECTOR AFFIDAVIT

1
2

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

State of New York }
County of } SS.:

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

300 ST NICHOLAS AVENUE

Street Address Unit/Apt.

BROOKLYN
Borough

New York,

3338
Block

33
Lot

(the "Premises");

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).

300 ST NICHOLAS LLC

By: Thomas Finnican, Member
Name of Grantor (Type or Print)

Th Finnican
Signature of Grantor

300 ST NICHOLAS LLC

By: Thomas Finnican, Member
Name of Grantee (Type or Print)

Th Finnican
Signature of Grantee

SEAL

Sworn to before me

this 14th day of December 2017

REGINA KLOSE-BRIGANTI
Notary Public, State of New York
No. 01KL6360323
Qualified in New York County
Commission Expires 08/18/2021

Regina Klose-Briganti

Sworn to before me

this 14th day of December 2017

REGINA KLOSE-BRIGANTI
Notary Public, State of New York
No. 01KL6360323
Qualified in New York County
Commission Expires 08/18/2021



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
298 ST NICHOLAS AVENUE		BROOKLYN	3338	32

**Property and Owner Information:**

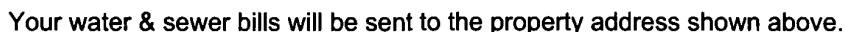
(1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 3338 LOT: 33

(2) **Property Address:** 300 ST NICHOLAS AVENUE, BROOKLYN, NY 11237

(3) Owner's Name: 300 ST NICHOLAS LLC

Additional Name:

Affirmation:



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: 7h 7 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	3338	32	298 ST NICHOLAS AVENUE	NY	NY	11237

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