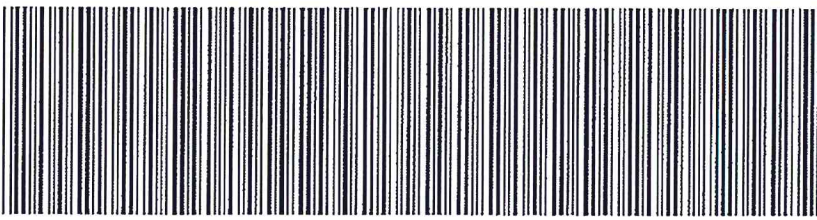


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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2018052401014002001EC714

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 9

Document ID: 2018052401014002

Document Date: 08-26-2016

Preparation Date: 05-24-2018

Document Type: ZONING LOT DESCRIPTION

Document Page Count: 7

PRESENTER:

CORNERSTONE LAND ABSTRACT
248-52 JERICHO TURNPIKE
CL-14445-K
BELLEROSE VILLAGE, NY 11001
516-327-5400
LAURIE@CLTITLE.COM

RETURN TO:

BEHNAME KAHEN, ESQ.
186-07 UNION TURNPIKE
FLUSHING, NY 11366

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	3131	35	Entire Lot	31 FAYETTE STREET
Property Type: DWELLING ONLY - 3 FAMILY				
Borough	Block	Lot	Unit	Address
BROOKLYN	3131	23	Entire Lot	802 FLUSHING AVENUE
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

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

PARTIES

PARTY ONE:
ELIZABETH DEJESUS
31 FAYETTE STREET
BROOKLYN, NY 11206

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	\$ 0.00
Exemption:			\$ 0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	\$ 0.00
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:	\$ 75.00		
Affidavit Fee:	\$ 0.00		

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

CITY OF NEW YORK

Recorded/Filed 05-30-2018 12:10

City Register File No.(CRFN):

2018000179442

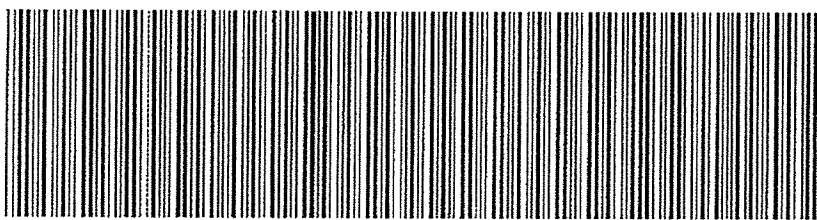


Annette McMill

City Register Official Signature

EXHIBIT IV

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2018052401014002001CC594

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 9

Document ID: 2018052401014002

Document Date: 08-26-2016

Preparation Date: 05-24-2018

Document Type: ZONING LOT DESCRIPTION

PARTIES

PARTY ONE:

802 FLUSHING LLC

45 N. STATION PLAZA, SUITE 315

GREAT NECK, NY 11021

**DECLARATION
OF
ZONING LOT RESTRICTIONS**

Date August 26 2016

Premises: 31 Fayette St
Brooklyn New York
Block: 3131
Lot: 3 5

County: Kings

Premises: 802 Flushing Avenue
Brooklyn New York
Block: 3 1 3 1
Lot: 2 3

County: Kings

Record and Return to:
Behnam Kahen Esq.

183-07 Union Turnpike
Flushing New York 11366

DECLARATION OF ZONING LOT RESTRICTIONS

1. Elizabeth Dejesus, having an address at 31 Fayette Street Brooklyn , New York ("Transferor"), and 802 Flushing LLC New York limited liability company, having an address at 45 N Station Plaza suite 315 Great Neck N.Y ("Transferee") (Transferor and Transferee being sometimes hereinafter collectively called the "Declarants") constituting the "parties in interest" (excepting those parties waiving their respective rights to join herein) as defined in Section 12-10(d) of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended from time to time (the "Zoning Resolution"), with respect to Tax Lots 66, 67, 68, 69 and 70 in Block 837 on the Tax Map of the City of New York, County of New York (collectively, the "Property"), as more particularly described in the Exhibit A attached hereto, do hereby declare that the following tracts of land are to be treated as one zoning lot for the purposes of and in accordance with the provisions of the aforementioned Zoning Resolution:

- (a) 31 Fayette Street Brooklyn New York (Tax lot 35);
- (b) 802 Flushing Avenue Brooklyn N.Y (Tax Lot 23)

2. The aforementioned parcels are contiguous for more than ten (10) linear feet. The said parcels are located within a single block.

3. This Declaration shall run with the land affected hereby and shall be binding upon every party having any right, title or interest therein or any part thereof.

4. No breach by any party to this Declaration, or any agreement ancillary hereto, shall have any effect on the treatment of the Property as one zoning lot for purposes of the Zoning Resolution, and the Property shall be treated as one zoning lot unless such zoning lot is subdivided in accordance with the provisions of the Zoning Resolution.

5. Declarants each agree to execute, acknowledge and deliver, within ten (10) days after written notice from each other, such further instruments, and take such other or further actions, as may be reasonably required in order to carry out and effectuate the intent and purpose of this Declaration.

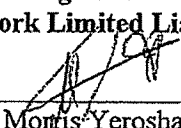
6. This Declaration shall be recorded in the Conveyances Section of the Office of the City Register for New York County in accordance with the provisions of Section 12-10 of the Zoning Resolution.

7. This Declaration may be executed in counterparts, but all counterparts shall constitute but one and the same document.

IN WITNESS WHEREOF, each of the Declarants has caused its respective duly authorized representative to execute and deliver this instrument this 26 day of August 2016.

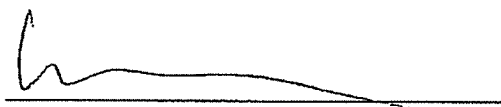

Name: Elizabeth Dejesus

802 Flushing LLC a
New York Limited Liability Company

By: 
Name : Morris Yeroshalmy
Title:
Managing Member

State of New York)
)
County of Queens) ss.:

On the 26 day of August in the year 2016 before me, the undersigned, personally appeared Mavis Yeloshkova, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



BEHAM KAMEN
Notary Public State of New York
No. 02KA6050495
Qualified in Nassau County
Commission Expires November 06, 2018



State of New York)
)
County of Queens) ss.:

On the 26 day of August in the year 2016 before me, the undersigned, personally appeared Elizabeth D. Davis, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



BEHAM KAMEN
Notary Public State of New York
No. 02KA6050495
Qualified in Nassau County
Commission Expires November 06, 2018

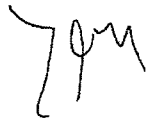


EXHIBIT A

LEGAL DESCRIPTION
(Block 3131, Tax Lot 23 and 35)

SCHEDULE A
OWNER'S PARCEL

[]

The subject tract of land with respect to the forgoing parties are the parties of interest as aforesaid, is Known as Current Tax Lot 35 in Block 3131 on the tax map of the Borough and County of Kings , city and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the northwesterly side of Fayette Street distant northeasterly 319 feet, 10 ½ inches from the corner formed by the intersection of the northwesterly side of Fayette Street with the northeasterly side of Broadway;

RUNNING THENCE northwesterly and parallel with Broadway, 76 feet more or less to the Centre of the block;

THENCE easterly along the Centre of the block in a diagonal line to land now or late of Raimund Wallman and Elizabeth Schwinn about 20 feet;

THENCE southeasterly and again parallel with Broadway along said last mentioned land 68 feet more or less to the northwesterly side of Fayette Street;

THENCE southwesterly along said Fayette Street, 18 feet 10 ½ inches to the point or place

Said premises being known as 31 Fayette Street, Brooklyn New York Block 313 Lot 35 Kings County

SCHEDULE A
DEVELOPER'S PARCEL

[

The subject tract of land with respect to the forgoing parties are the parties of interest as aforesaid, is Known as Current Tax Lot 23 in Block 3131 on the tax map of the Borough and County of Kings, city and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Flushing Avenue distant 104 feet 3 inches westerly from the corner formed by the intersection of the southerly side of Flushing Avenue with the westerly side of Beaver Street;

RUNNING THENCE southerly 67 feet 4 $\frac{3}{4}$ inches;

Thence westerly in a straight line 46 feet to a point distant 73 feet 11 $\frac{1}{4}$ inches to the southerly side of Flushing Avenue;

THENCE northerly at right angles to Flushing Avenue 73 feet 11 $\frac{1}{4}$ inches to the southerly side of Flushing Avenue

SAID PREMISES being known as 802 Flushing Avenue, Brooklyn, New York block 3131 Lot 23 Kings County.