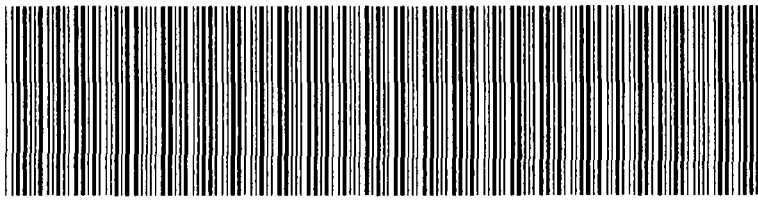


NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.	 2016021100840001001E15C7															
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PRESENTER: SHARON CHIN 699 EAST 37TH STREET BROOKLYN, NY 11203	RETURN TO: SHARON CHIN 699 EAST 37TH STREET BROOKLYN, NY 11203															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Borough</th> <th style="text-align: left;">Block</th> <th style="text-align: left;">Lot</th> <th style="text-align: left;">Unit</th> <th style="text-align: left;">Address</th> </tr> </thead> <tbody> <tr> <td>BROOKLYN</td> <td>4971</td> <td>61</td> <td>Entire Lot</td> <td>699 EAST 37TH STREET</td> </tr> <tr> <td colspan="5">Property Type: DWELLING ONLY - 2 FAMILY</td> </tr> </tbody> </table>		Borough	Block	Lot	Unit	Address	BROOKLYN	4971	61	Entire Lot	699 EAST 37TH STREET	Property Type: DWELLING ONLY - 2 FAMILY				
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PARTY 1: SHARON CHIN 699 EAST 37TH STREET BROOKLYN, NY 11203																
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: \$ 52.00 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 02-18-2016 16:52 City Register File No.(CRFN): 2016000055242   City Register Official Signature															



CELLAR (THREE-PIECE BATHROOM) RESTRICTIVE DECLARATION

DECLARATION, made this 10 day of February, 2016, by acting individually and as Owner, Sharon Chin of 699 East 37th Street, Brooklyn NY 11203, hereinafter referred to as the "Declarant," residing at 699 East 37th Street, Brooklyn, NY 11203.

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 #4971, Lot #61 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 this reference made part hereof.

WHEREAS, the Declarant has requested the New York City Department of Buildings (the "Department of Buildings") to act upon and to authorize construction of a three-fixture bathroom in the cellar of a two-family dwelling located on Parcel A (the "Subject Premises") to be used as accessory spaces not for dwelling purposes pursuant to the provisions of New York City Zoning Resolution ("ZR") Section 12-10 (Definition, "Floor Area"), and the provisions of Building Bulletin 2011-010- Technical, issued on April 14, 2011.

WHEREAS, the Department of Buildings, pursuant to Building Bulletin 2011-010, has required Declarant to execute and file this restrictive declaration prior to acting upon the Application and prior to the issuance of a Letter of Completion.

NOW, THEREFORE, in consideration of the issuance by the Department of Buildings of a building permit for the Subject Premises, Declarant does hereby declare, create, impose and establish the following:

1. The Declarant uses and occupies the cellar at the Subject Premises that is an accessory use listed in and accessory to Use Group 2 of the New York City Zoning Resolution;
2. The Subject Premises will be occupied and maintained as a two-family dwelling;
3. The cellar at the Subject Premises will not be used for living, sleeping, cooking, separate rental or any illegal residential conversion;
4. The creation or maintenance of a three-fixture bathroom in the cellar of the Subject Premises in connection with illegal residential conversion shall subject the owner of the building to violations and fines pursuant to section AC 28-210 of the Administrative code;
5. The Declarant has established or provided the following conditions of the cellar of the Subject Premises in order to comply with the requirement set forth in Building Bulletin 2011-010:
 - A. The cellar is open without partitions except enclosures for:
 - a. A boiler room
 - b. A laundry room
 - B. The cellar is connected via an unenclosed stair to the residence above except for a door at the top of the stair;
 - C. The cellar has direct access to the outdoors via stairs and an operable door;

- D. The cellar is equipped with smoke and carbon monoxide detectors;
 - E. The cellar does not contain any other fixtures of roughing for the future fixtures; however, laundry (slop) sinks, washers, gas dryers and related piping shall be permitted;
 - F. The boiler room shall be enclosed with one-hour fire-rated construction and properly ventilated.
- 6. This declaration may not be modified, amended or terminated without the prior written consent of the Department of Buildings;
 - 7. 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;
 - 8. Failure to comply with the terms of this declaration may result in the revocation of a building permit or letter of completion; and
 - 9. This declaration shall be recorded at the City Register's (county clerk's) office against all affected parcels of land and in any deed for the conveyance thereof.

IN WITNESS WHEREOF, Declarant has made and executed the foregoing restrictive declaration as of the date herein written above

Sharon Chin

Declarant

By: Sharon Chin

STATE OF NEW YORK,

COUNTY OF KINGS

On this 10 day of February in the year 2016, before me, the undersigned, personally appeared [Declarant] Sharon Chin, 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

Rochelle Lieberman
Notary Public

SEAL
ROCHELLE LIEBERMAN
Notary Public - State of New York
Not. No. 23486
My Comm. Expires 12/31/17