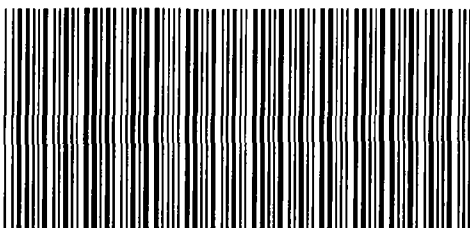


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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2016020200682002001E3B33

DEPT BLDGS

321275017

Job Number

SC140905006

Scan Code

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 9

Document ID: 2016020200682002

Document Date: 11-08-2015

Preparation Date: 02-02-2016

Document Type: EASEMENT

Document Page Count: 8

PRESENTER:

ABCENGR
8534 GRAND AVE
ELMHURST, NY 11313
515-203-9410
ANQIW05@GMAIL.COM

RETURN TO:

HUI ZENG
8534 GRAND AVE
ELMHURST, NY 11373
515-203-9410
ANQIW05@GMAIL.COM

Borough

Block Lot

PROPERTY DATA

Unit Address

BROOKLYN

6170

33

Partial Lot

1662 70 STREET

Property Type: 1-2 FAMILY DWELLING WITH ATTACHED GARAGE Easement

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

JACK TSE
1662 70 STREET
BROOKLYN, NY 11204

GRANTEE/BUYER:

LIUJIN YONG
1660 70 STREET
BROOKLYN, NY 11204

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: \$ 77.00

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 02-10-2016 15:00

City Register File No.(CRFN):

2016000046317



Quanta McMill

City Register Official Signature

DRIVEWAY EASEMENT AGREEMENT

EASEMENT AGREEMENT, made this 8th day of November, 2015, between **Jack Tse and Wendy Tsz Wal Chu**, hereinafter referred to as "Grantor," having an office/residing at 1662 70th Street, Brooklyn, NY 11204 and **Yong Liu and Mei Yun Wu**, hereinafter referred to as "Grantee," having an office/residing at 1660 70th Street, Brooklyn, NY 11204, collectively, the "Parties."

WHEREAS, the Grantor is the fee owner of certain land located in the City and State of New York, Borough of **Brooklyn**, designated as **Block 6170 Lot 33** 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 a part hereof;

WHEREAS, the Grantee is the fee owner of certain land located in the City and State of New York, Borough of **Brooklyn**, designated as **Block 6170 Lot 32** on the Tax Map of the City of New York hereinafter referred to as Parcel B, more particularly described by a metes and bounds description set forth in Schedule B annexed hereto and by this reference made a part hereof;

WHEREAS, the Parties are desirous of creating a permanent easement for the purpose of permitting and enabling present and future owners of Parcels A and B, their heirs, successors and assigns to pass over the lands of both Parcels A and B for the purpose of ingress and egress to and from the front of 70th Street [location of ingress and egress route (e.g., front, rear)] of said parcels for pedestrian and motor vehicle use;

WHEREAS, the Parties have [Grantor/Grantee have] requested the New York City Department of Buildings (the "Department of Building") to act upon Application No(s). 321275017 [and 321241429] to construct/alter Garages;

WHEREAS, the Department of Buildings may approve the Application(s) upon the condition that the Parties create a permanent easement for the benefit of present and future owners of Parcels A and B, such that the owners shall have access to required parking, pursuant to Zoning Resolution of the City of New York Section §25-22 and New York City Administrative Code Section §27-291; and

WHEREAS, a diagram marked Schedule C showing the two above referenced properties, the boundaries of each and a cross-hatched portion indicating the area of the driveway (the "Easement Area") is attached hereto and made a part hereof, said Easement Area being more particularly described by a metes and bounds description set forth in Schedule D annexed hereto and by this reference made a part hereof.

NOW, THEREFORE, good and valuable consideration having been paid, the Parties hereby agree as follows:

1. The Easement Area shall be used to permit and enable present and future owners of said parcels, their heirs and assigns to pass over the lands of Parcels A and B for the purpose of ingress and egress to and from the front 70th Street [location of ingress and egress route (e.g, front, rear)] of said parcels for pedestrian and motor vehicle use.

2. The Easement Area shall at all times be maintained and kept clear and unobstructed.

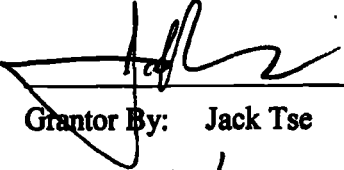
3. This easement agreement may not be modified, amended or terminated without the prior written consent of the Department of Buildings.

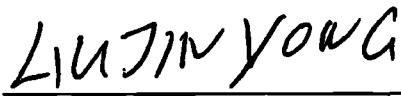
4. The covenants set forth herein shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

5. Failure to comply with the terms of this easement agreement may result in the revocation of a building permit or certificate of occupancy.

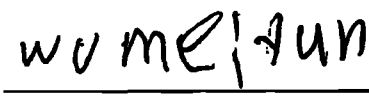
6. This easement agreement shall be recorded at the county city register's (county clerk's) office and the cross-reference number and title of the easement agreement shall be cited on each temporary and permanent certificate of occupancy hereafter issued to Parcels A and B.

IN WITNESS WHEREOF, Parties have made and executed the foregoing easement agreement as of the date hereinabove written.


Grantor By: Jack Tse


Grantor By: Yin Yong Liu


Grantor By: Wendy Tsz Wai Chu


Grantor By: Mei Yun Wu

Acknowledgment by individual:

STATE OF NEW YORK)
COUNTY OF Kings) ss.:

On the 8th day of November in the year 2015, before me personally came **Jack Tse** to me personally known and known to me or proved to me on the basis of satisfactory evidence to be the same person described in and who executed the foregoing instrument, and she/he acknowledged to me that she/he executed the same.


Notary Public

SHUI KAM LEI, NOTARY PUBLIC
State of New York, NO. 01LE6161424
Qualified in Kings County
Commission Expires February 28, 2019

SEAL

Acknowledgment by individual:

STATE OF NEW YORK)
COUNTY OF Kings) ss.:

On the 8th day of November in the year 2015, before me personally came **Wendy Tsz Wai Chu**, to me personally known and known to me or proved to me on the basis of satisfactory evidence to be the same person described in and who executed the foregoing instrument, and she/he acknowledged to me that she/he executed the same.


Notary Public

SHUI KAM LEI, NOTARY PUBLIC
State of New York, NO. 01LE6161424
Qualified in Kings County
Commission Expires February 28, 2019

SEAL

STATE OF NEW YORK)
COUNTY OF Kings ss.:

On the 8th day of November in the year 2015, before me personally came Jin Yong Liu, to me personally known and known to me or proved to me on the basis of satisfactory evidence to be the same person described in and who executed the foregoing instrument, and she/he acknowledged to me that she/he executed the same.

Shui Kam Lei

Notary Public

SEAL

SHUI KAM LEI, NOTARY PUBLIC
State of New York, NO. 01LE6161424
Qualified in Kings County
Commission Expires February 26, 20 19

STATE OF NEW YORK)
COUNTY OF Kings) ss.:

On the 8th day of November in the year 2015, before me personally came Mei Yun Wu, to me personally known and known to me or proved to me on the basis of satisfactory evidence to be the same person described in and who executed the foregoing instrument, and she/he acknowledged to me that she/he executed the same.

Shui Kam Lei

Notary Public

SHUI KAM LEI, NOTARY PUBLIC
State of New York, NO. 01LE6161424
Qualified in Kings County
Commission Expires February 26, 20 19

SEAL

Schedule A Description

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

BEGINNING at a point on the southerly side of 70th Street, distant 240 feet westerly from the corner formed by the intersection of the westerly side of 17th Avenue, with the southerly side of 70th Street;

RUNNING THENCE southerly and parallel with 17th Avenue, 100 feet;

RUNNING THENCE westerly and parallel with 70th Street, 30 feet;

RUNNING THENCE northerly and parallel with 17th Avenue, 100 feet to the southerly side of 70th Street; and

THENCE running easterly along the southerly side of 70th Street, 30 feet to the point or place of BEGINNING.

Block: 6170

Lot: 33

SCHEDULE B DESCRIPTION

ALL that certain piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the shown in the distinguished as part of lots No. 249 and 250 on a certain map entitled "Map of Homewood, situated in the Thirtieth Ward, City of Brooklyn" etc., and filed in the Office of the Register of Kings County on the second day of August, 1897, as Map No. 1310, the same being bounded and described as follows;

BEGINNING at a point on the southerly side of Seventieth Street, distant two hundred and seventy (270) feet from the corner formed by the intersection of the westerly side of Seventeenth Avenue with the southerly side of Seventieth Street; and

RUNNING THENCE southerly and parallel with Seventeenth Avenue one hundred (100) feet;

THENCE westerly and parallel with Seventieth Street thirty (30) feet;

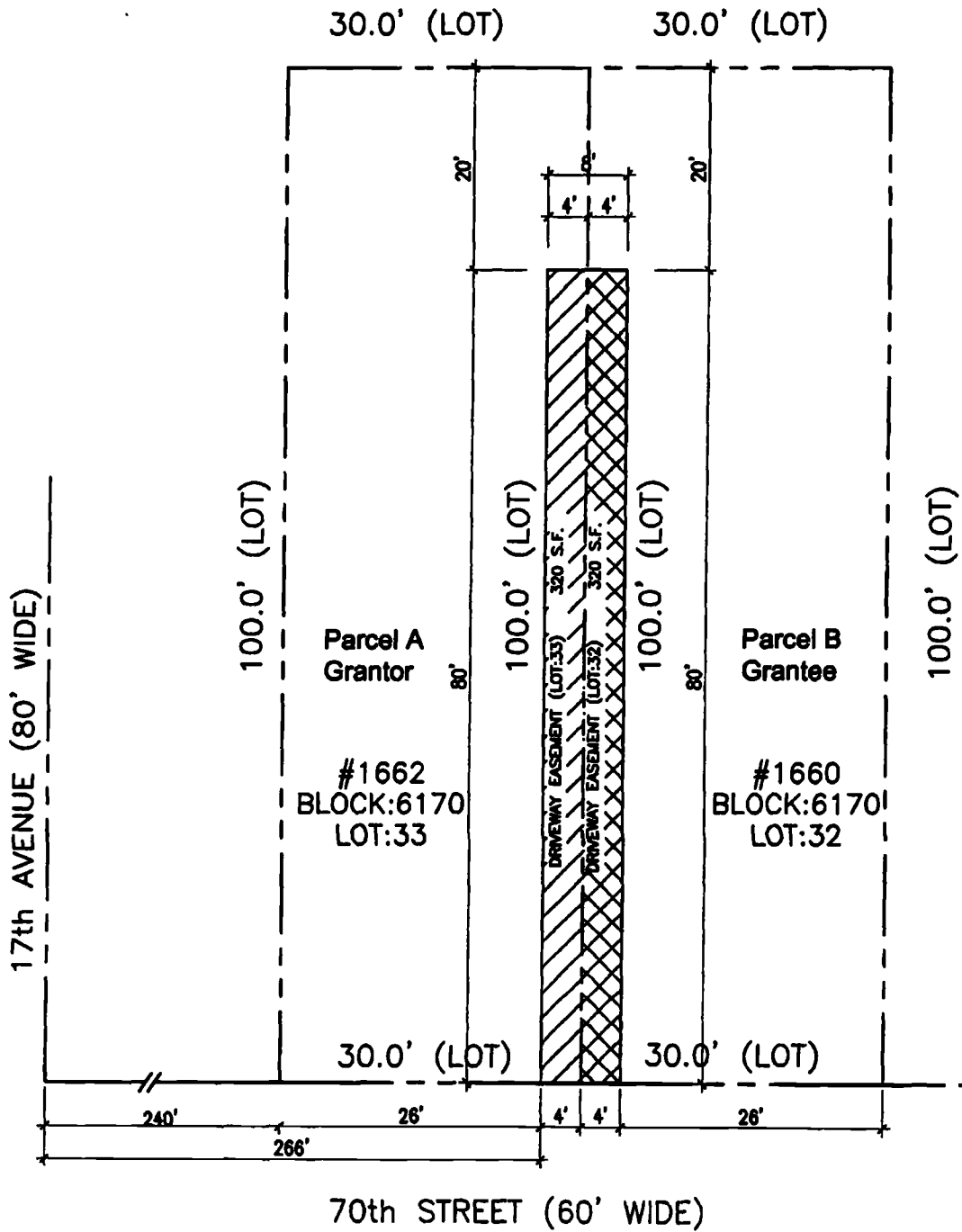
THENCE northerly and parallel with Seventeenth Avenue one hundred (100) feet;

THENCE easterly along said southerly side of Seventieth Street thirty (30) feet to the point or place of BEGINNING.

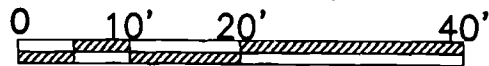
Block: 6170

Lot: 32

SCHEDULE C



PLOT PLAN



Schedule D Description

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

BEGINNING at a point on the southerly side of 70th Street, distant 266 feet westerly from the corner formed by the intersection of the westerly side of 17th Avenue, with the southerly side of 70th Street;

RUNNING THENCE southerly and parallel with 17th Avenue, 80 feet;

RUNNING THENCE westerly and parallel with 70th Street, 8 feet;

RUNNING THENCE northerly and parallel with 17th Avenue, 80 feet to the southerly side of 70th Street; and

THENCE running easterly along the southerly side of 70th Street, 8 feet to the point or place of BEGINNING.