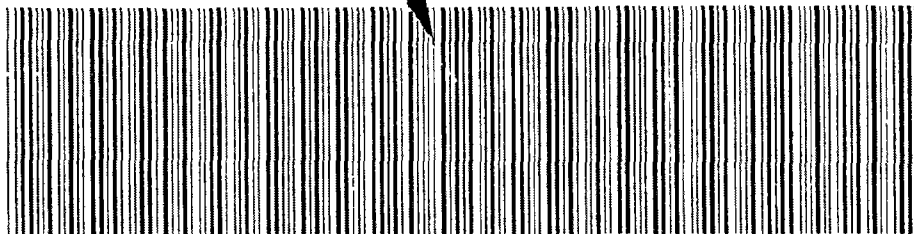


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2015110400542001

Document Date: 10-19-2015

Preparation Date: 11-04-2015

Document Type: EASEMENT

Document Page Count: 4

PRESENTER:

BARRY THOMAS
675 LEFFETS AVE
BROOKLYN, NY 11203
718-756-1344
BET675@YAHOO.COM

RETURN TO:

BARRY THOMAS
675 LEFFETS AVE
BROOKLYN, NY 11203
718-756-1344
BET675@YAHOO.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BROOKLYN	1426	65	Partial Lot	673 LEFFERTS AVE

Property Type: DWELLING ONLY - 1 FAMILY Easement

Borough	Block	Lot	Unit	Address
BROOKLYN	1426	64	Partial Lot	675 LEFFERTS AVE

Property Type: DWELLING ONLY - 1 FAMILY Easement



CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

ZALMAN SHNEUR
673 LEFFERTS AVE
BROOKLYN, NY 11203

GRANTEE/BUYER:

BARRY THOMAS
675 LEFFERTS AVE
BROOKLYN, NY 11203

☒ Additional Parties Listed on Continuation Page

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: \$ 60.00

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 11-09-2015 12:06

City Register File No.(CRFN):

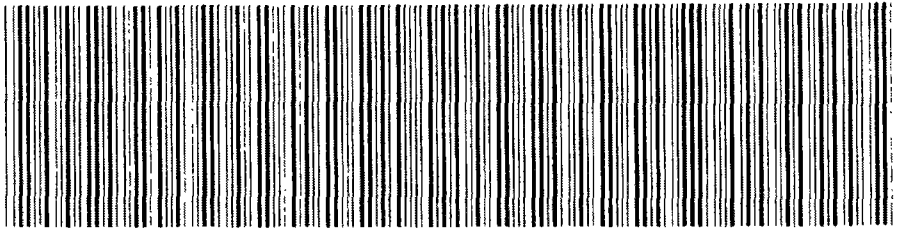
2015000398846



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2015110400542001001C9129

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2015110400542001

Document Date: 10-19-2015

Preparation Date: 11-04-2015

Document Type: EASEMENT

PARTIES

GRANTOR/SELLER:
HADDASSAH SHNEUR
673 LEFFERTS AVE
BROOKLYN, NY 11203

PARTIES

GRANTEE/BUYER:
MIRCE THOMPSON
675 LEFFERTS AVE
BROOKLYN, NY 11203

PARTY WALL EASEMENT AGREEMENT

EASEMENT AGREEMENT made this 17 day of October, 2015, between Zalman Shneur and Hadassah Shneur, hereinafter referred to as the "First Party," residing at 673 Lefferts Avenue, Brooklyn, NY 11203 and Barry Thomas and Mirco Thompson, hereinafter referred to as the "Second Party," residing at 675 Lefferts Avenue, Brooklyn, NY 11203, the "Parties."

WHEREAS, the First Party is the fee owner of certain land located in the City and State of New York, Borough of Brooklyn, designated as Block 01426 Lot 0065 on the Tax Map of the City of New York, hereinafter referred to as Parcel A and 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 Second Party is the fee owner of certain land located in the City and State of New York, Borough of Brooklyn designated as Block 01426 Lot 0066 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, Parcel A adjoins Parcel B;

WHEREAS, there is a 2 story building erected on Parcel A;

WHEREAS, the Second Party has requested the New York City Department of Buildings (the "Department of Buildings") to act upon Application No. _____ to construct [alter] a 2nd story enlargement to the existing building on Parcel B; and

WHEREAS, there presently exists a wall lying on the line dividing the parcels of land of the First Party and the Second Party, which is the Easterly wall of Parcel A and the Westerly wall of Parcel B. and

WHEREAS, the Second Party desires to use the Easterly wall of Parcel A as the wall of Parcel B, so that the wall shared by Parcels A and B is to become a party wall. The 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 wall shared by Parcels A and B shall be used and maintained as a party wall forever and the Parties 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 the wall.
2. A diagram of Parcel A and Parcel B is attached hereto as Exhibit A in the form of a plot plan with a cross-hatched portion indicating the party wall. The location of the wall is

more particularly described as follows:

BEGINNING at a point on the Northerly side of Lefferts Avenue, distant 252.93 feet from the corner of Lefferts Avenue and Albany Avenue, running parallel with Albany Avenue Street, 8'-10'4" and more particularly shown on the survey, Vincent Dicee prepared March 22, 2007, and annex hereto as Schedule C;

3. If and when the 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.

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 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 herein above written.

Zalman Shneur
Grantor
By:

H. Shneur
Grantor
By:

Garry Thompson
Grantee
By:

Garry Thompson for Mirce Thompson
Grantee
By:

Acknowledgment by individual:

STATE OF NEW YORK
COUNTY OF WINES

ss.:

M. Gansberg
MENACHEM GANSBERG
NOTARY PUBLIC, State of New York
No. 0162502416
Qualified in Kings County
Commission Expires May 10, 2019

On the 19th day of October 2015 in the year 2015 before me personally came

Zalman Shneur 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.

SEAL

Notary Public

MEMORIAL M. SANDJUNG
NOTARY PUBLIC - State of New York
No. 01CH6024416
Qualified in Kings County
Commission Expires May 10, 2019

SEAL

STATE OF NEW YORK
COUNTY OF KINGS

ss.:

On the 14th day of October in the year 2015, before me personally came Hadassah Shiner, 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

Partnership/Corporate Acknowledgment:

STATE OF NEW YORK
COUNTY OF KINGS

ss.:

On the 30th day of OCTOBER in the year 2015, before me personally came BARRY THOMAS to me known, who, being by me duly sworn, did depose and say that she/he resides in 675 DEFEETS AV BK NY 11203; that she/he is the OWNER (a member of the firm/president or other officer or director or attorney in fact duly appointed) of PARCEL B, a co-partnership/corporation described in and which executed the above instrument; and that she/he signed her/his name thereto as the act and deed of the firm/by authority of the board of directors of said corporation.

Notary Public

STATE OF NEW YORK
COUNTY OF KINGS

ss.:

On the 30th day of OCTOBER in the year 2015, before me personally came BARRY THOMAS to me known, who, being by me duly sworn, did depose and say that she/he resides in 675 DEFEETS AV BK NY 11203; that she/he is the OWNER (a member of the firm/president or other officer or director or attorney in fact duly appointed) of PARCEL B, a co-partnership/corporation described in and which executed the above instrument; and that she/he signed her/his name thereto as the act and deed of the firm/by authority of the board of directors of said corporation.

Notary Public

KHADINE C. CHARLES
Notary Public - State of New York
NO. 01CH6285671
Qualified in Kings County
My Commission Expires Jul 8, 2017

KHADINE C. CHARLES
Notary Public - State of New York
NO. 01CH6285671
Qualified in Kings County
My Commission Expires Jul 8, 2017

SEAL