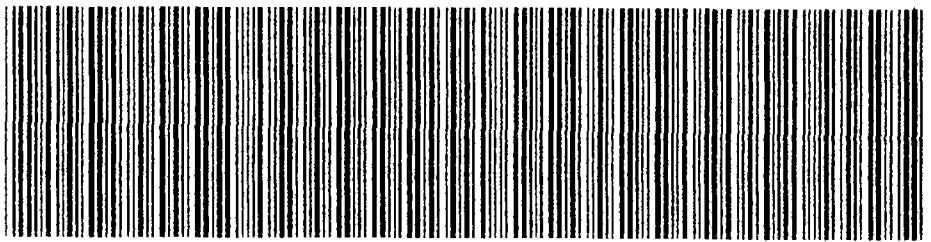


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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 4

Document ID: 2014032100085001

Document Date: 03-10-2014

Preparation Date: 04-04-2014

Document Type: SUNDRY AGREEMENT

Document Page Count: 3

PRESENTER:

CITI ABSTRACT INC. PICK UP
127-21 LIBERTY AVENUE
RICHMOND HILL, NY 11419
718-323-8100
TOM@CITIABSTRACTTITLE.COM

RETURN TO:

CITI ABSTRACT INC. PICK UP
127-21 LIBERTY AVENUE
RICHMOND HILL, NY 11419
718-323-8100
TOM@CITIABSTRACTTITLE.COM

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
BROOKLYN	1619	66	Entire Lot	591 LEXINGTON AVENUE
Property Type: DWELLING ONLY - 2 FAMILY				

CROSS REFERENCE DATA

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

PARTY 1:

ADRIANA PAUL
591 LEXINGTON AVENUE
BROOKLYN, NY 11221

PARTIES



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 04-10-2014 10:31

City Register File No.(CRFN):

2014000122105



Ganette McMill

City Register Official Signature

RESTRICTIVE DECLARATION

DECLARATION, made this ^{10th} day of March, 2014, by **ADRIANA PAUL** hereinafter referred to as the "Declarant," having an office/residing at 591 Lexington Avenue, Brooklyn, NY 11221;

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 1619 Lot 66** on the Tax Map of the City of New York, also known as **591 Lexington Avenue, Brooklyn, NY 11221**, more particularly described by metes and bounds description on Schedule A annexed hereto and by this reference made a part of hereof (hereinafter referred as "Parcel A"); and

WHEREAS, Parcel A, located 591 Lexington Avenue, Brooklyn, NY 11221, Borough of Kings is currently zoned for a two family residential building on Parcel A; and

WHEREAS, the Declarant has petitioned the New York City Department of Buildings (the "Department") to issue an approval and sign-off on plans for a cellar layout on Parcel "A" at the above location for a two family residence concerning Application No. 320889400 and to consider the bathroom as an accessory space in the cellar of the referenced 2 story brick building and to allow a three-fixture bathroom pursuant to the provisions of NYC Buildings Department Buildings Code ZR 12-10 and NYC Buildings Bulletin 2011-010; and

NOW, THEREFORE, Declarant declares, as follows:

1. Declarant, its respective heirs, legal representatives, successors, assigns, and transferees will use, sell, transfer and represent the building on Parcel A for a two family dwelling, as defined in the Zoning Resolution of the City of New York.
2. Declarant states that the cellar of this two family dwelling shall not be used for living and sleeping purposes and shall not be used as a separate dwelling unit at any time.
3. This Declaration shall become effective immediately and shall continue in effect until the Zoning Resolution of the City of New York permits otherwise.
4. This Declaration shall not be modified, amended or terminated without prior written consent of the Department.
5. The covenants set forth herein shall run with the land and be binding upon and inure to the benefits of the parties hereto and their respective heirs, legal representatives, successors, assigns, and transferees.

6. Failure to comply with the terms of this declaration may result in the revocation of a building permit or Certificate of Occupancy.
7. Declarant will record this declaration in the Office of the Register of the City of New York, Queens County prior to the approval of the application for Parcel A and the City Register File Number will thereafter be reflected on the Certificate of Occupancy.

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


ADRIANA PAUL

State of New York,
County of Kings

On the 10th day of March, in the year 2014 the undersigned, before me, the undersigned, personally appeared **ADRIANA PAUL** personally known 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.


Notary Public

CATHERINE TURNER
Notary Public, State of New York
No. 24-4628382
Qualified in Kings County
Commission Expires March 30, 2018

SEAL

Description

Underwriter No: Fidelity
Title Number: 19759 FMK

ALL THAT CERTAIN lot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, known and designated as Lot 66 in Block 1619, Section 6 on the Tax Map of the City of New York for the Borough of Brooklyn, as said Map was on 4/14/2004, being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Lexington Avenue, distant 385 feet easterly from the corner formed by the intersection of the northerly side of Lexington Avenue with the easterly side of Marcus Garvey Boulevard;

RUNNING THENCE northerly parallel with Marcus Garvey Boulevard and part of the distant through a party wall, 100 feet;

THENCE easterly parallel with Lexington Avenue, 20 feet;

THENCE southerly parallel with Marcus Garvey Boulevard and part of the distant through a party wall, 100 feet to the northerly side of Lexington Avenue;

THENCE westerly along the northerly side of Lexington Avenue 20 feet to the point or place of BEGINNING.

**THE ABOVE PREMISES IS IMPROVED
SOLELY BY A 2 FAMILY DWELLING**

