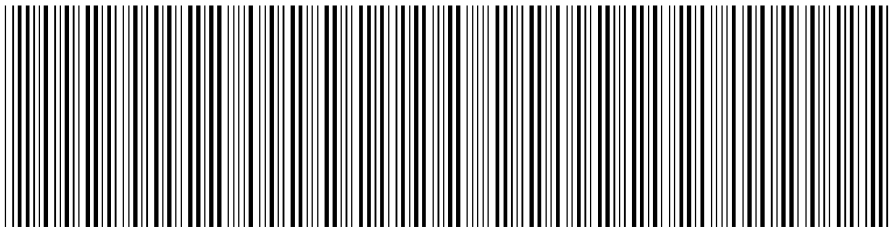


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2014032000833002001ED284

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2014032000833002

Document Date: 03-13-2014

Preparation Date: 03-24-2014

Document Type: EASEMENT

Document Page Count: 5

PRESENTER:

FEDERAL STANDARD ABSTRACT, INC. (PICK-UP)
36-36 MAIN STREET
FLUSHING, NY 11354
718-888-7778
RECORDING@FEDERALSTANDARDABSTRACT.COM

RETURN TO:

DYLAN CHAN ESQ
139 CENTER ST STE 822
NEW YORK, NY 10013
FSAR-140307Q/EL

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	5341	61	Entire Lot	N/A NORTHERN BOULEVARD

Property Type: COMMERCIAL REAL ESTATE Easement

Borough	Block	Lot	Unit	Address
QUEENS	5341	63	Entire Lot	N/A NORTHERN BOULEVARD

Property Type: COMMERCIAL REAL ESTATE Easement

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

166 NORTHERN REALTY CORPORATION
5415 8TH AVENUE
BROOKLYN, NY 11358

GRANTEE/BUYER:

166 NORTHERN REALTY CORPORATION
5415 8TH AVENUE
BROOKLYN, NY 11358

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: \$ 74.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 100.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

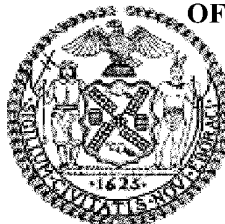
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 03-28-2014 16:18

City Register File No.(CRFN):

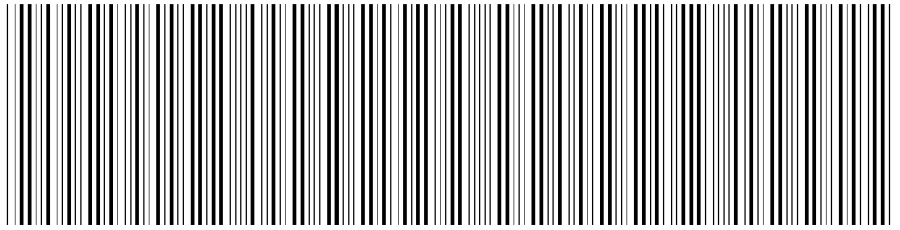
2014000108393



Annette McMill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2014032000833002001CD004

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 7

Document ID: 2014032000833002

Document Date: 03-13-2014

Preparation Date: 03-24-2014

Document Type: EASEMENT

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	5341 65 Entire Lot		N/A NORTHERN BOULEVARD
Property Type: COMMERCIAL REAL ESTATE Easement			
Borough	Block Lot	Unit	Address
QUEENS	5341 67 Entire Lot		N/A NORTHERN BOULEVARD
Property Type: COMMERCIAL REAL ESTATE Easement			
Borough	Block Lot	Unit	Address
QUEENS	5341 69 Entire Lot		N/A NORTHERN BOULEVARD
Property Type: COMMERCIAL REAL ESTATE Easement			

R & R
Dylan Chen Esq.
139 Center St Ste 822
NY, NY 10013

TSAR-1407070 #2

Declaration of Plumbing/Sewer Easement

DECLARATION, made this 13th day of March, 2014 by 166 Northern Realty Corporation, a corporation formed in the State of New York with its principal office at 5415 8th Avenue, Brooklyn, NY 11358, hereinafter referred to as the "Declarant."

WHEREAS, the Declarant is the fee owner of certain land located in the Borough of Queens, County of Queens, City of New York, and State of New York, having acquired the described property on the 20th day of August, 2012 by deed recorded on the 5th day of October, 2012 in the office of the Register of the County of Queens, State of New York in CRFN 2012000397467 as more fully described as follows:

The Property shall mean and include all that certain plots, pieces or parcels of land including the buildings and improvements thereon, situate, lying and being in the Borough of Queens, County of Queens, City of New York State of New York, known the designated on the tax map of the City of New York for the Borough of Queens as and by Block 5341 and Tax lots 61, 63, 65, 67 and 69, being more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the northerly side of Northern Boulevard and the westerly side of 167th Street; Thence along the northerly side of Northern Boulevard, North 64 degrees, 35 minutes 08 seconds West, 150 feet; Thence North 5 degrees 48 minutes 30 seconds East, 89.39 feet; Thence south 64 degrees 35 minutes 08 seconds East, 150 feet; Thence along the westerly side of 167th Street, South 5 degrees 48 minutes 30 seconds West, 89.39 feet to the point or place of BEGINNING.

WHEREAS, a "Lot" shall mean and include any one of the separate tax lots, i.e., lot 61, 63, 65, 67 and 69, constituting and forming a part of the Property.

WHEREAS, "Lots" shall mean and include all of the five lots, i.e., lot 61, 63, 65, 67 and 69.

WHEREAS, Declarant has requested the New York City Department of Buildings (the "Department of Buildings") to act upon Application 420647973, 420647982, 420647991, 420648008 and 420648017 (the "Applications") to construct new buildings on the Lots (the "Subject Premises") as shown on the plot plan annexed hereto as Schedule A;

WHEREAS, the new buildings on the Subject Premises shall be serviced by a common plumbing/sewer system including piping, sanitary and storm water drainage, sanitary facilities, water supplies and storm water and sewage disposal (the "Plumbing/Sewer System");

WHEREAS, the Plumbing/Sewer System shall be located within the bounds of the Subject Premises as such area is shown on Application plans on file with the Department of Buildings and as shown on sketches annexed hereto as Schedule B (the "Easement Area");

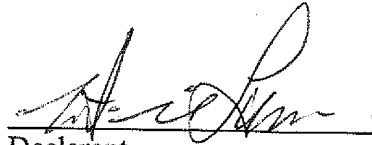
WHEREAS, Declarant wishes to insure that the use of the Subject Premises does not interfere with the installation, operation, inspection, maintenance, repair, construction and reconstruction of the Plumbing/Sewer System; and

WHEREAS, the Department of Buildings may approve the permit Applications upon the condition, inter alia, that Declarant create an easement area for the Plumbing/Sewer System for the benefit of the present and future owners of the Subject Premises in order to comply with Title 27Chapter 1 Subchapter 16 of the Administrative Code of the City of New York, "Plumbing and Gas Piping" (§ 27-896 et seq.) and Reference Standard RS-16.

NOW, THEREFORE, in consideration of the issuance by the Department of Buildings of a building permit for the Subject Premises, the Declarant for its/her/himself and heirs, successors and assigns, hereby declares as follows:

1. Purpose. Current and future owners of the Subject Premises, successors, heirs, and assigns, shall have the right at all times, to enter upon permanent Easement Area with workers, materials, vehicles and equipment for the purpose of constructing, installing, reconstructing, laying, relaying, operating, maintaining, repairing, renewing, removing and inspecting the Plumbing/Sewer System;
2. Maintenance. The owners of each and every Lot shall contribute with the owners of each and every other Lot equal to one fifth (1/5) of the cost of any material and labor used in the repair, replacement and/or maintenance of the Plumbing/Sewer System and related issues.
3. Default. The lot owner shall be responsible for the damage to the Plumbing/Sewer System in the event that the said owner, its representative(s), agent(s) and/or invitee(s), causes the damage negligently and willfully.
4. Binding effect. The covenants set forth herein shall run with the land and shall bind the Declarant, present owner(s) of the Subject Premises and any and all subsequent owners, heirs, legal representatives, successors and assigns of all or any part of the Subject Premises and/or Lots;
5. Modification. This declaration may not be amended or terminated without the prior written consent of the Department of Buildings; any modification of this declaration shall be binding only if evidenced in writing signed by each owner of the respective Lots constituting and forming a part of the Property and recorded in the city register's (county clerk's) office against all affected Lots;
6. Failure to comply with the terms of this declaration may result in the revocation of a building permit or certificate of occupancy by the Department of Buildings; and
7. This declaration shall be recorded at the city register's (county clerk's) office against all affected parcels of land and the cross-reference number and title of the declaration shall be recorded on each temporary and permanent certificate of occupancy hereafter issued to buildings located on the affected parcels and in any deed for the conveyance thereof.

In Witness, the declaration of easement has been executed on this 13th date of March, 2014, with the intent that it shall be recorded in the office of the Register of the County of Queens, State of New York.

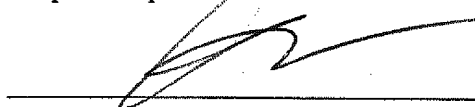


Declarant

By: Kit-Ming Lam, as President

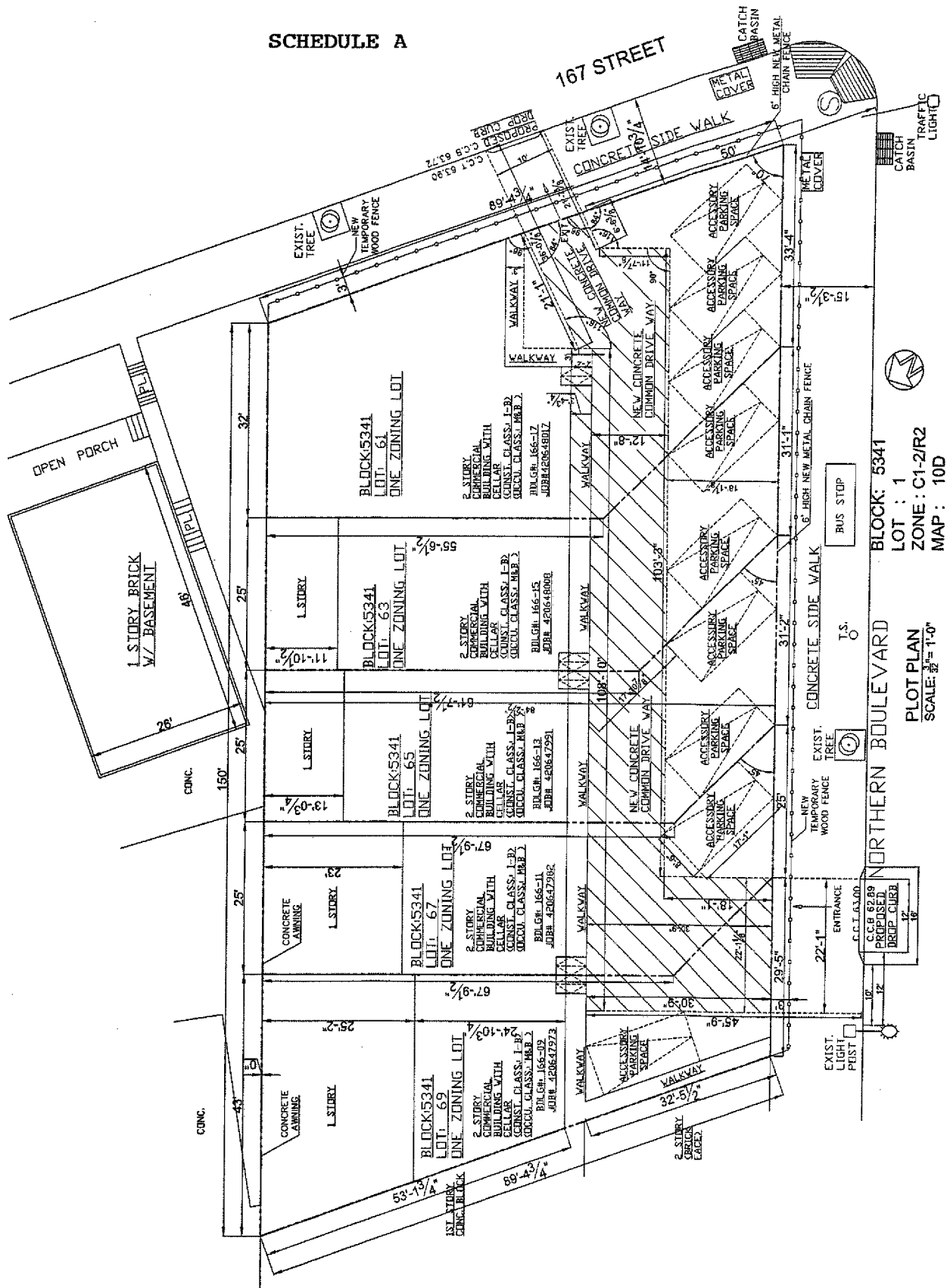
STATE OF NEW YORK :
: ss.:
COUNTY OF NEW YORK :

On the 13th day of March in the year 2014 before me, the undersigned, personally appeared Kit-Ming Lam, 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.


Notary Public

DYLAN W. CHAN
Notary Public, State of New York
No. 02ch6019321
Qualified in King County
Commission Expires February 1, 2015

167 STREET



BLOCK	5341
LOT	1
ZONE	G1-2/R2
MAP	100

167 STREET

[illegible]

CHUNG MING LI
104-11 NORTHDALE BLVD
CHASSER, NY 11749

LIQIANG
IAQ SYSTEMS INC
810 8TH AVENUE, SUITE
600 NEW YORK, NY 10018
TEL: 212-450-8943

1000

166-09 NORTHERN BLVD
166-11 NORTHERN BLVD
166-13 NORTHERN BLVD
166-15 NORTHERN BLVD
166-17 NORTHERN BLVD
ONCE A WEEK

PLUMBING
LEGEND, NOTES, SPECIFICATIONS
AND RISER DIAGRAM

NYC DOB NUMBER

21608230706

[illegible]

EWING, W.D.

SD-100

SHEET NO. 1 OF 2

100

PROPERTY LOCATION**ATTACHMENT**

Address (number and street)	Apt. No.	Borough	Block	Lot	# of Floors	Square Feet	Assessed Value of Property
N/A NORTHERN BOULEVARD		QUEENS	5341	65	0	1	
N/A NORTHERN BOULEVARD		QUEENS	5341	67	0	1	
N/A NORTHERN BOULEVARD		QUEENS	5341	69	0	1	