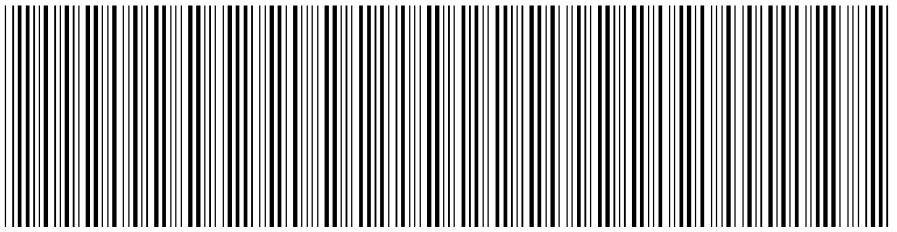


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 11

Document ID: 2020071500804001

Document Date: 07-10-2020

Preparation Date: 07-15-2020

Document Type: EASEMENT

Document Page Count: 9

PRESENTER:

LEGAL ABSTRACT, LLC
1981 MARCUS AVENUE, SUITE C114
SS-10010852-Q
LAKE SUCCESS, NY 11042
516-327-4500
@TITLESR.US

RETURN TO:

JASON J. GEORGE, ESQ.
C/O WASHINGTON GEORGE PLLC
29-28 41ST AVENUE
LONG ISLAND CITY, NY 11101

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	532	28	Entire Lot	14-24 31ST ROAD

Property Type: DWELLING ONLY - 3 FAMILY

Borough	Block	Lot	Unit	Address
QUEENS	532	29	Entire Lot	N/A 31ST ROAD

Property Type: GARAGE, 1 OR 2 FAMILY ONLY

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

14-24 LOT 29 LLC
14-24 31ST ROAD
ASTORIA, NY 11106

GRANTEE/BUYER:

SAJMIR OSMANAJ
14-24 31ST ROAD
ASTORIA, NY 11106

☒ 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: \$ 85.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 100.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

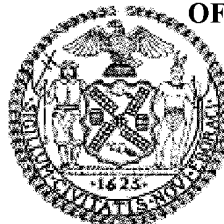
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 07-15-2020 17:26

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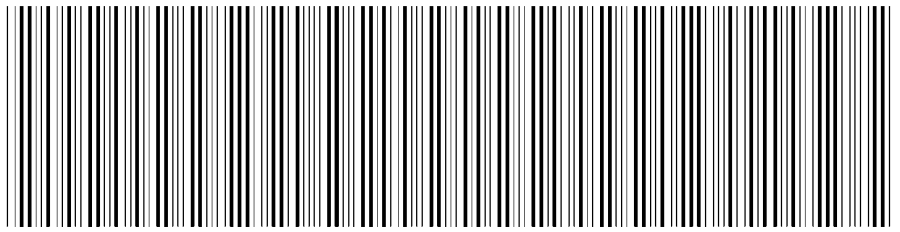
2020000201447



Annette McMill

City Register Official Signature

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



2020071500804001002CB6AC

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 11

Document ID: 2020071500804001

Document Date: 07-10-2020

Preparation Date: 07-15-2020

Document Type: EASEMENT

PARTIES

GRANTEE/BUYER:

KOSTA KAMBERIS
14-24 31ST ROAD
ASTORIA, NY 11106

GRANTEE/BUYER:

BESNIK CELA
14-24 31ST ROAD
ASTORIA, NY 11106

DRIVEWAY EASEMENT AGREEMENT

EASEMENT AGREEMENT, made this 10th day of July, 2020, between **14-24 Lot 29 LLC**, hereinafter referred to as "**Party A**," having an address at **14-24 31st Road, Astoria, NY 11106 (Block: 532 Lot: 29)** and **Sajmir Osmanaj, Kosta Kamberis and Besnik Cela**, hereinafter referred to as "**Party B**," having an address at **14-24 31st Road, Astoria, NY 11106 (Block: 532 Lot: 28)**, collectively, the "Parties."

WHEREAS, Party A is the fee owner of certain land located in the City and State of New York, Borough of Queens, designated as **Block 532 Lot 29** 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, Party B is the fee owner of certain land located in the City and State of New York, Borough of Queens, designated as **Block 532 Lot 28** 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 31st Road for pedestrian and motor vehicle use;

WHEREAS, the Parties have requested the New York City Department of Buildings (the "Department of Buildings") to act upon Application No(s). **420667022** and **440590950** to give an easement to Lot 28 and to give an easement to Lot 29, respectively;

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 their respective parking spaces via ingress and egress to and from 31st Road for pedestrian and motor vehicle use; and

WHEREAS, the diagrams 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 31st Road for pedestrian and motor vehicle use, **8' feet in width and 73'6" feet in length**,

BEGINNING at a point on the southwesterly side of 31st Road, said point being distant 221.35 feet southeasterly from the corner formed by the intersection of the southeasterly side of 14th Street with the southwesterly side of 31st Road;

RUNNING THENCE southeasterly along the southwesterly side of 31st Road, a distance of 8 feet to a point;

THENCE southwesterly along a line at right angles to the southwesterly side of 31st Road, a distance of 73 feet 6 inches;

THENCE northwesterly along a line at right angles to the last mentioned course, a distance of 8 feet to a point;

RUNNING THENCE northeasterly along a line at right angles to the southwesterly side of 31st Road, a distance of 73 feet 6 inches to the southwesterly side of 31st Road, the point or place of BEGINNING.

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.

Signature Page Follows

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

Party A: 1424 Lot 29 LLC

Party B:

By: [Signature]
By: Sajmir Osmanaj

By: [Signature]
By: Sajmir Osmanaj

By: [Signature]
By: Kosta Kamberis

By: [Signature]
By: Kosta Kamberis

By: [Signature]
By: Besnik Cela

By: [Signature]
By: Besnik Cela

Acknowledgment by individual:

STATE OF NEW YORK)

COUNTY OF Queens) ss.:

On the 10th day of July in the year 2020, before me personally came Sajmir Osmanaj, 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 [Signature]

JASON J. GEORGE
Notary Public, State of New York
Reg. No. 02GE6378767
Qualified in Queens County
Commission Expires 07-30-2022

STATE OF NEW YORK)

COUNTY OF Queens) ss.:

On the 10th day of July in the year 2020, before me personally came Kosta Kamberis, 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 [Signature]

JASON J. GEORGE
Notary Public, State of New York
Reg. No. 02GE6378767
Qualified in Queens County
Commission Expires 07-30-2022

STATE OF NEW YORK)

COUNTY OF Queens) ss.:

On the 10th day of July in the year 2020, before me personally came Besnik Cela, 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 [Signature]

JASON J. GEORGE
Notary Public, State of New York
Reg. No. 02GE6378767
Qualified in Queens County
Commission Expires 07-30-2022

Partnership/Corporate Acknowledgment:

STATE OF NEW YORK)

COUNTY OF Queens) ss.:

On the 10th day of July in the year 2020, before me personally came Sajma Osman to me known, who, being by me duly sworn, did depose and say that she/he resides in 2626 18th St Astoria NY 1102; that she/he is the member (a member of the firm/president or other officer or director or attorney in fact duly appointed) of 14-24 Lot 29 LLC, 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.

Jason J. George
Notary Public

JASON J. GEORGE
Notary Public, State of New York
Reg. No. 02GE6378767
Qualified in Queens County
Commission Expires 07-30-2022

STATE OF NEW YORK)

COUNTY OF Queens) ss.:

On the 10th day of July in the year 2020, before me personally came Kosta Kamberis to me known, who, being by me duly sworn, did depose and say that she/he resides in 20-31 37th St Astoria NY 1102; that she/he is the member (a member of the firm/president or other officer or director or attorney in fact duly appointed) of 14-24 Lot 29 LLC, 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.

Jason J. George
Notary Public

JASON J. GEORGE
Notary Public, State of New York
Reg. No. 02GE6378767
Qualified in Queens County
Commission Expires 07-30-2022

STATE OF NEW YORK)

COUNTY OF Queens) ss.:

On the 10th day of July in the year 2020, before me personally came Bisniti Celu to me known, who, being by me duly sworn, did depose and say that she/he resides in 22 Prestwick Terrace, Glen Cove NY 11542; that she/he is the member (a member of the firm/president or other officer or director or attorney in fact duly appointed) of 14-24 Lot 29 LLC, 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.

Jason J. George
Notary Public

JASON J. GEORGE
Notary Public, State of New York
Reg. No. 02GE6378767
Qualified in Queens County
Commission Expires 07-30-2022

BUILDING DEPARTMENT PURPOSES ONLY
LOT AREA=2251.8 SQ.FT.

ALL ELEVATIONS SHOWN REFER TO NAVD 88 DATUM.

SITE PLAN

Easement Description

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

BEGINNING at a point on the southwesterly side of 31st Road, said point being distant 221.35 feet southeasterly from the corner formed by the intersection of the southeasterly side of 14th Street with the southwesterly side of 31st Road;

RUNNING THENCE southeasterly along the southwesterly side of 31st Road, a distance of 8 feet to a point:

THENCE southwesterly along a line at right angles to the southwesterly side of 31st Road, a distance of 73 feet 6 inches;

THENCE northwesterly along a line at right angles to the last mentioned course, a distance of 8 feet to a point:

RUNNING THENCE northeasterly along a line at right angles to the southwesterly side of 31st Road, a distance of 73 feet 6 inches to the southwesterly side of 31st Road, the point or place of BEGINNING.

Stewart Title Insurance Company

**SCHEDULE A
DESCRIPTION OF PREMISES**

Title No.: **LGL-19-1001950-Q**

ALL that certain plot, piece or parcel of land, situate lying and being in the First Ward of the Borough of Queens, City and State of New York, known and designated by the Lot Number Twenty Eight in Block Five Hundred Thirty Two (532) on a map entitled "Map of lots situated at Astoria, Long Island City, Borough of Queens, formerly of Samuel Stevens, deceased, Byran K. Stevens, deceased, and Frederick W. Stevens, to be sold by direction of the United Trust Company of New York" surveyed by Leonard C. L. Smith, June 1, 1921 and filed in the Queens County Clerk's Office July 11, 1921 as Map No. 4015.

DESCRIPTION

Stewart Title Insurance Company

**SCHEDULE A
DESCRIPTION OF PREMISES**

Title No.: **LGL-19-1001951-Q**

ALL that certain plot, piece or parcel of land, situate lying and being in the First Ward of the Borough of Queens, City and State of New York, known and designated by the Lot Number Twenty Nine in Block Five Hundred Thirty Two (532) on a map entitled "Map of lots situated at Astoria, Long Island City, Borough of Queens, formerly of Samuel Stevens, deceased, Byran K. Stevens, deceased, and Frederick W. Stevens, to be sold by direction of the United Trust Company of New York" surveyed by Leonard C. L. Smith, June 1, 1921 and filed in the Queens County Clerk's Office July 11, 1921 as Map No. 4015.

DESCRIPTION