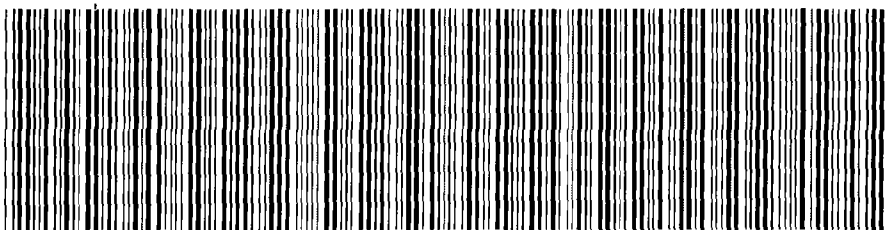


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2016041300157001

Document Date: 03-11-2016

Preparation Date: 05-03-2016

Document Type: SUNDRY AGREEMENT

Document Page Count: 5

PRESENTER:

KCT & ASSOCIATES INC/MS-16126
28 ELIZABETH STREET, 2ND FLOOR
MS-
NEW YORK, NY 10013
212-528-3338
GROUP@KCTABSTRACT.COM

RETURN TO:

KCT & ASSOCIATES INC/MS-16126
28 ELIZABETH STREET, 2ND FLOOR
MS-
NEW YORK, NY 10013
212-528-3338
GROUP@KCTABSTRACT.COM

Borough

Block Lot

PROPERTY DATA

Unit Address

QUEENS

3079 61 Entire Lot

62-77 BOOTH STREET

Property Type: DWELLING ONLY - 1 FAMILY

DEPT BLDGS Job No. 421038585



CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

AMBERT GEE
62-77 BOOTH STREET
REGO PARK, NY 11374

☒ 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: \$ 62.00

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 05-05-2016 14:27

City Register File No.(CRFN):

2016000155795



Quentin M. Hill

City Register Official Signature

CELLAR RESTRICTIVE DECLARATION

DECLARATION, made this 11 day of March, 2016 at Brooklyn, N.Y.

WHEREAS, Declarant is the fee owner of certain real property ("the Premises") in the City of New York, Borough of Queens designated as Block 3079, Lot 61 on the Tax Map of the City of New York, Known as 62-77 Booth Street, Rego Park, N.Y. and more particularly described in Exhibit A (metes and bounds description) and Exhibit B attached hereto as the pilot plan indicating the size and location of the three fixture bathroom installation, which includes a shower, toilet and lavatory in the cellar of the premises.

WHEREAS, the Premises is located in a R3A zoning district and has a principal use which consists of a residential dwelling.

WHEREAS, the New York City Department of Buildings, pursuant to section 12-10 of the Zoning Resolution ("ZR") has required the Declarant to execute and record this restrictive declaration prior to acting upon Application No. , an Alt type 2 application to install a three fixture bathroom installation, which includes a shower, toilet and lavatory in the cellar of a one or two family dwelling

NOW, THEREFORE, Declarant does hereby declare the following:

1. The use of the cellar will prohibit living, sleeping, cooking or separate rental.
2. If the Declarant fails to honor this declaration , the Declarant consents to allow the City to enter onto Declarant's property and to remove the three fixture bathroom installation and the Declarant agrees to reimburse the City of New York for all costs associated with such removal.

Nothing contained herein shall limit the City from exercising any other remedies available by law at such time as the adjudication or determination is made.

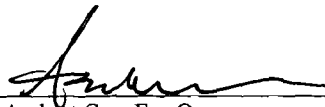
3. This declaration may not be modified, amended or terminated without the prior written consent of the Department.

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.

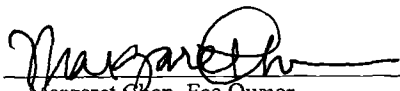
5. The failure to comply with the terms of this declaration may result in the denial or revocation of a permit or certificate of occupancy.

IN WITNESS WHEREOF, Grantor has made and executed the foregoing Restrictive Declaration as of the date hereinabove written.

DECLARANT:



Ambert Gee, Fee Owner



Margaret Chen, Fee Owner

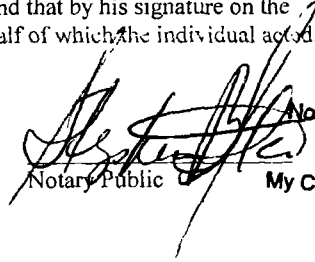
ACKNOWLEDGMENT

STATE OF NEW YORK

COUNTY OF ~~KINGS~~

SS:

On the day of March., 2016 before me, the undersigned, a notary public in and for the State of New York, personally appeared Ambert Gee, personally known to me or proved 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 executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public
STEPHANIE B. STAES
Notary Public, State of New York
Qualified in Kings County
No. 01ST6299433
My Commission Expires 03/24/2018

STATE OF NEW YORK

COUNTY OF ~~KINGS~~

SS:

On the day of March., 2016 before me, the undersigned, a notary public in and for the State of New York, personally appeared Margaret Chen, personally known to me or proved 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 she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

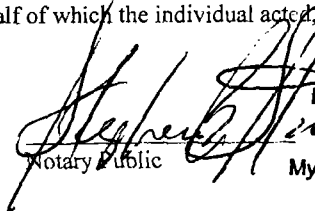

Notary Public
STEPHANIE B. STAES
Notary Public, State of New York
Qualified in Kings County
No. 01ST6299433
My Commission Expires 03/24/2018

Exhibit A

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Title Number: 14FR-Q-008705

SCHEDULE A

PROPERTY DESCRIPTION

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Second Ward of the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Booth Street, distant two hundred sixty four (264) feet westerly from the corner formed by the intersection of the northerly side of Booth Street with the westerly side of 63rd Avenue, as said Street and Avenue are shown upon the topographical map of the Borough of Queens;

RUNNING THENCE northerly parallel with 63rd Avenue, one hundred (100) feet;

THENCE westerly parallel with Booth Street, twenty four (24) feet;

THENCE southerly parallel with 63rd Avenue, one hundred (100) feet to the northerly side of Booth Street;

THENCE easterly along the northerly side of Booth Street, twenty four (24) feet to the point or place of BEGINNING.

FOR INFORMATION ONLY:

SAID PREMISES being known as 62-77 Booth Street, Rego Park, New York 11374.

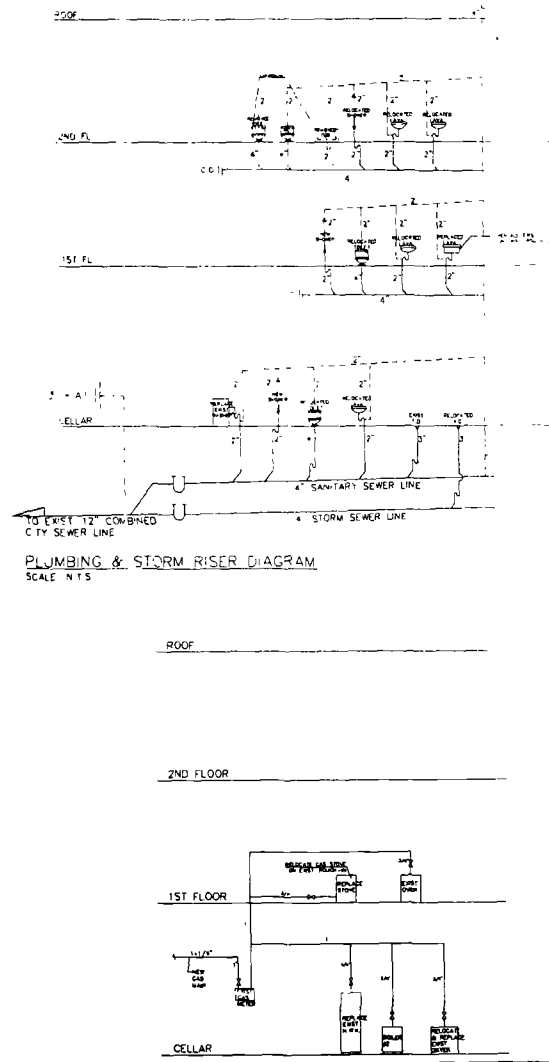
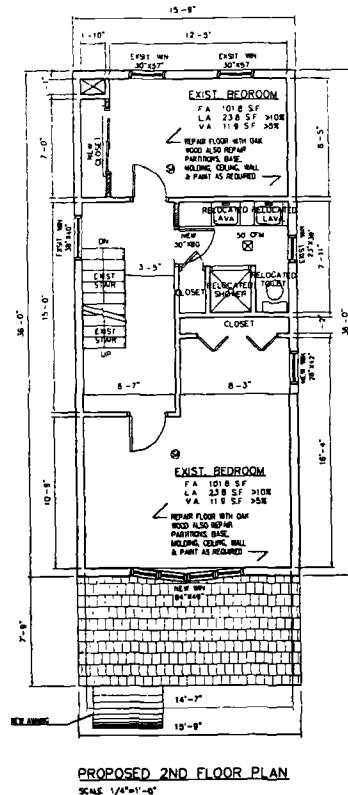
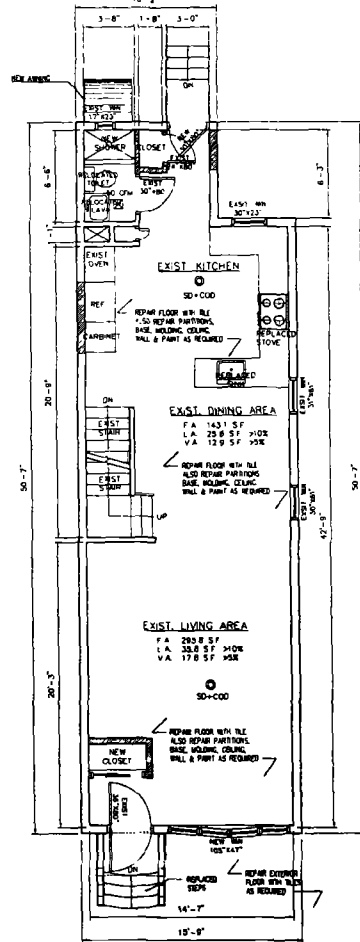
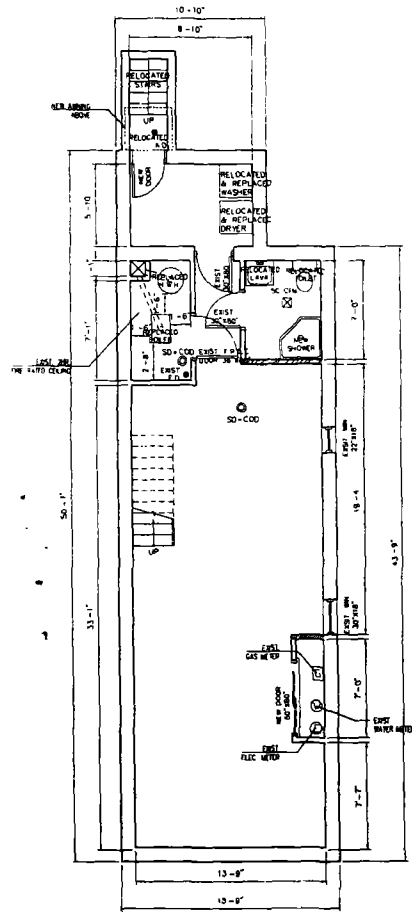
Block: 3079

Lot: 61

FOR CONVEYANCE ONLY:

Together with the right, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof. TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

EXHIBIT "B"



GAS RISER DIAGRAM
SCALE N.T.S.

COMPANY	
S.A. BUILDING SYSTEM SOLUTIONS 241 36TH AVENUE BROOKLYN, NY 11234 TEL: (718) 714-7200 FAX: (718) 714-7200	
ARCHITECT	
SAMUEL CHOI 241 36TH AVENUE BROOKLYN, NY 11234 TEL: (718) 714-7200 FAX: (718) 714-7200	
CLIENT	
REVISIONS	
NO.	DESCRIPTION
The reproduction of this drawing or the use of ideas and arrangements located on this drawing without the written approval of this office is prohibited. Unless dimensions are otherwise indicated, the contractor shall verify dimensions and conditions at the job and report discrepancies to the Architect prior to the start of the work.	
JOB NO.	
421038585	
PROJECT	
62-77 BOOTH ST QUEENS, NY 11374	
DRAWING TITLE	
PROPOSED ELEVATIONS, DEMOLITION PLANS, ROOF PLANS & DETAILS	
SEAL AND SIGNATURE	
ISSUED 01/04/16 PROJECT NO 62-77 DRAWN BY YH CHECK BY WH SCALE AS NOTED DWG NO A-003.03	
SHEET 3 OF 6	