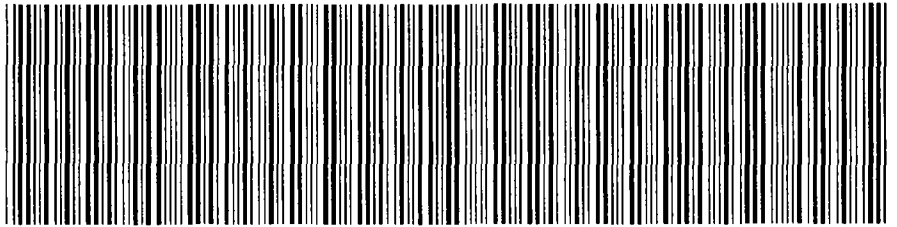


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2016051000863001

Document Date: 05-06-2016

Preparation Date: 09-07-2016

Document Type: EASEMENT

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PRESENTER:

CONTINENTAL ABSTRACT LLC P/U DENNISE
ANTEQUERA
900 STEWART AVENUE, SUITE 130
LB
GARDEN CITY, NY 11530
516-248-1180

RETURN TO:

LAURIE BAKHCHI, ESQ
900 STEWART AVENUE, SUITE 130
GARDEN CITY, NY 11530



PROPERTY DATA				
Borough	Block	Lot	Unit	Address
QUEENS	10163	86	Entire Lot	104-84 165 STREET
Property Type: DWELLING ONLY - 1 FAMILY Easement				
Borough	Block	Lot	Unit	Address
QUEENS	10163	87	Entire Lot	0 104-86 165TH STREET
Property Type: DWELLING ONLY - 1 FAMILY				

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

10484 165 STRRET LLC
225-10 JERICHO TURNPIKE
FLORAL PARK, NY 11001

GRANTEE/BUYER:

10484 165 STREET LLC
225-10 JERICHO TURNPIKE
FLORAL PARK, NY 11001

FEES AND TAXES

Mortgage :			Filing Fee:	
Mortgage Amount:	\$	0.00	\$	100.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:	
Exemption:			\$	0.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00	\$	0.00
Spec (Additional):	\$	0.00	RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK Recorded/Filed 09-13-2016 16:29 City Register File No.(CRFN): 2016000318416 <i>Ganette McMill</i> City Register Official Signature	
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
TOTAL:	\$	0.00		
Recording Fee:	\$	50.00		
Affidavit Fee:	\$	0.00		



DECLARATION OF EASEMENT

This Declaration made this 6 day of May 2016 by 10484 165 Street LLC, having principal offices at 225-10 Jericho Turnpike, Floral Park, New York 11001 (hereinafter referred to as the "Declarant")

WHEREAS, Declarant is the current fee owner of the premises particularly described on Schedule A annexed hereto which are currently designated as Block 10163 Lots 86 and 89 on the New York City Land and Tax Map for the County of Queens.

AND WHEREAS, Declarant is currently in the process of further subdividing the aforementioned tax lots 86 and 89 into 3 tax lots to be known and designated as new tax lots 86, 87, and 89.

AND WHEREAS, new proposed tax lot 87 will require an additional area for the parking of 2 passenger cars, in addition to the property currently proposed for new tax lot 87.

AND WHEREAS, new proposed tax lot 86 has additional area available for the use of future owners of proposed new tax lot 87 for parking as aforementioned.

Now therefore; by this instrument, an easement for the parking of passenger motor vehicles is hereby created in favor of the future owners, their guests and licensees in and over the following described portion of proposed new tax lot 86:

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

BEGINNING at a point on the Westerly Side of 165th Street, distant 766.41' Southerly from the corner formed by the intersection of the said Westerly side of 165th Street and the Southerly side of South Road,

RUNNING THENCE, Westerly, at right angles to 165th Street, 19.50';

THENCE, Southerly and parallel with 165th Street 8.50';

THENCE, Easterly, at right angles to 165th Street 19.50' to the Westerly side of 165th Street;

THENCE, Northerly, along the Westerly side of 165th Street 8.50' to the point or place of BEGINNING.

This Parking Easement shall run with the land and inure to the benefit of the future fee owners of proposed tax lot 87, their heirs, successors and or assigns.

10484 165 Street LLC

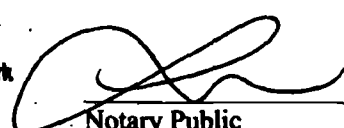
State of New York, County of Queens:

By:  Itamar Bruhim member

On the 6 day of May in the year 2016 before me, the undersigned, personally appeared **Itamar Bruhim** of ~~10484 165 Street LLC~~, 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.

SEAL

Laurie Bakhti
NOTARY PUBLIC, State of New York
No. 01BA6154530
Qualified in Queens County
Commission Expires Oct. 23, 2018


Notary Public

Schedule A Description

Title Number EVECH24570NYQ

All that certain plot, piece or parcel of land situate, lying and being in the former Village of Jamaica, County of Queens, City and State of New York, and in the Fourth Ward of the Borough of Queens being the southerly 10 feet of Lots 29, all of Lots Nos. 30 and 31 and the northerly 20 feet of Lots No. 32 on a certain entitled, "Map of Property in the Village of Jamaica, Queens County, belonging to the Estate of John Case, deceased," filed in the Office of the County Clerk, County of Queens, now Register, on March 26, 1893 as Map No. 1159 and more particularly bounded and described as follows:

BEGINNING at a point on the westerly line of Highview Avenue (165th Street) distant 766.14 feet southerly from the corner formed by the intersection of the westerly line of Highview Avenue with the southeasterly line of South Street (now Road) after widening;

Running thence southerly along Highview Avenue, 80 feet;

Thence westerly across Lot No. 32 at right angles to Highview Avenue, 100 feet to the westerly boundary line of the premises shown on said Map;

Thence northerly along said boundary line parallel with Highview Avenue, 80 feet;

Thence easterly across Lot No. 29, 100 feet to the westerly line of Highview Avenue at the point or place of BEGINNING