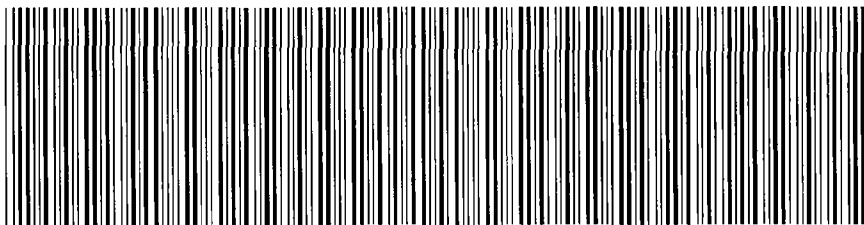


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2016042100965001001E8ECA

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2016042100965001

Document Date: 04-21-2016

Preparation Date: 04-21-2016

Document Type: SUNDRY MISCELLANEOUS

Document Page Count: 3

PRESENTER:

ASHTON SINGH
133-37 129 STREET
SOUTH OZONE PARK, NY 11420
718-322-7252
NYVIOLATIONS@GMAIL.COM

RETURN TO:

NYC VIOLATIONS REMOVAL ENT INC.
118-20 ROCKAWAY BLVD
SOUTH OZONE PARK, NY 11420
718-322-7252
NYVIOLATIONS@GMAIL.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	11788	16	Entire Lot	133-37 129 STREET
Property Type: DWELLING ONLY - 1 FAMILY				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

ASHTON SINGH
133-37 129 STREET
SOUTH OZONE PARK, NY 11420

DEPT BLDGS Job No. 421308917



Scan Code ESHS1742759

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 04-28-2016 11:36

City Register File No.(CRFN):

2016000147298



Gianette McMill

City Register Official Signature

SINGLE FAMILY RESTRICTIVE DECLARATION

DECLARATION, made this 2nd day of April, 2016, by ASHTON SINGH
hereinafter referred to as the "Owner" of 133-37 129 STREET and "Declarant," residing at
133-37 129 ST, SOUTH OZONE PARK, NY, 11420.

WHEREAS, the Declarant is the fee owner of certain property located in the City and State of New York, Borough of QUEENS, designated as Tax Block 11788 Lot 16 on the Tax Map of the City of New York, hereinafter referred to as Parcel A, more particularly described by a metes and bound description set forth in Schedule A annexed hereto and by this reference made part thereof.

WHEREAS, the Declarant has requested the New York City Department of Buildings to act upon and to authorize construction of a three-fixture bathroom in the cellar of a one-family dwelling located on the subject premises to be used as accessory spaces not for dwelling purposes pursuant to the provisions of New York City Zoning Resolution ("ZR") Section 12-10 (definition, "Floor Area"), and the provisions of Building Bulletin 2011-010 Technical, issued on April 14, 2011.

WHEREAS, the Department of Buildings, pursuant to buildings bulletin 2011-010, has required Declarant to execute and file this restrictive declaration prior to acting upon the Application and prior to the issuance of a Letter of Completion.

NOW THEREFORE, in consideration of the issuance by the Department of Buildings of a building permit for the Subject premises, Declarant does hereby declare, create, impose and establish the following:

1. The Declarant uses and occupies the cellar at the subject Premises that is an accessory use listed in and accessory to Use Group 2 of the New York City Zoning Resolution;
2. The Subject Premises will be occupied and maintained as one-family dwelling;
3. The cellar at the subject Premises will not be used for living, sleeping, cooking, separate rental or any illegal residential conversions;
4. The creation or maintenance of the three-fixture bathroom in the cellar of the subject Premises in connection with illegal residential conversion shall subject the owner of the building to violations and fines pursuant to section AC 28-210, of the Administrative Code;
5. The Declarant has established or provided the following conditions of the cellar of the subject premises in order to comply with the requirement set forth in Building Bulletin 2011-010:
 - A. The cellar is open without partitions except closures for:
 - a. A boiler room
 - b. A laundry room
 - B. The cellar is connected via an unenclosed stair to the residence above except for the door at the top of the stairs.
 - C. The cellar has direct access to the outdoors via stairs and an operable door;

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

Ashton Singh
Declarant/Owner

By:

STATE OF NEW YORK)

COUNTY OF QUEENS) ss.:

Venessa Sammy
Notary Public



SEAL

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, 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 Easterly side of 129th Street, distant 200 feet Northerly from the corner formed by the intersection of the Easterly side of 129th Street with the Northerly side of 135th Avenue;

RUNNING THENCE Easterly at right angles to 129th Street, 100 feet;

THENCE Northerly parallel with 129th Street, 40 feet;

THENCE Westerly again at right angles to 129th Street, 100 feet to the Easterly side of 129th Street;

THENCE Southerly along the Easterly side of 129th Street, 40 feet to the point or place of BEGINNING.

SAID premises being know as 133-37 129th Street, South Ozone Park, New York.

TO BE USED ONLY WHEN THE ACKNOWLEDGEMENT IS MADE IN NEW YORK STATE

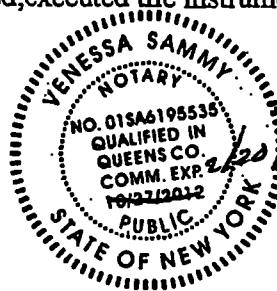
State of New York

County of

QUEENS

On the 21ST day of APRIL in the year 2016 before me, the undersigned Notary Public in and for said State, personally appeared ASHTON SINGH, 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.

SEAL



[Signature]
(Signature and office of individual taking acknowledgement)

Notary expires:

TO BE USED ONLY WHEN THE ACKNOWLEDGEMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) Of:

SS:

On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared _____, 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 signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

_____ in _____
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgement was taken)

(Signature and office of individual taking acknowledgement)

Notary expires: