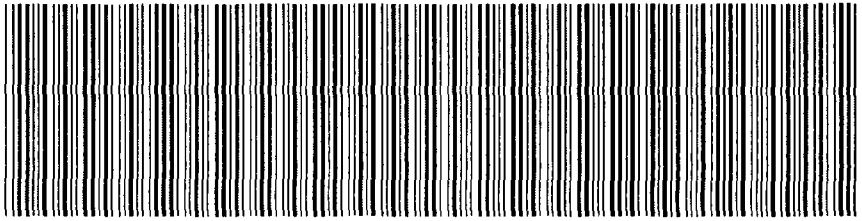


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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.



2017101101228001008E9EDD

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 2

Document ID: 2017101101228001

Document Date: 10-11-2017

Preparation Date: 10-25-2017

Document Type: SUNDRY MISCELLANEOUS

Document Page Count: 1

PRESENTER:

XIAN YAO GAO
6402 8TH AVENUE
SUITE 402
BROOKLYN, NY 11220
347-689-4230
APLUS.PEKY@GMAIL.COM

RETURN TO:

XIAN YAO GAO
6402 8TH AVENUE
SUITE 402
BROOKLYN, NY 11220
347-689-4230
APLUS.PEKY@GMAIL.COM

Borough

QUEENS

Block Lot

1568 56 Entire Lot

PROPERTY DATA

Unit Address

42-39 GLEANE STREET

Property Type: DWELLING ONLY - 3 FAMILY

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

XIAN YAO GAO
42-39 GLEANE STREET
QUEENS, NY 11373



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: \$ 42.00

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 10-26-2017 11:53

City Register File No.(CRFN):

2017000395290



Quetta McMillan

City Register Official Signature

TWO FAMILY USE DECLARATION

DECLARATION made this 11th day of October, 2017 by Xian Yao Gao, hereinafter referred to as the "Declarant", residing at 42-39 Gleane Street, Queens, NY 11373.

WHEREAS, the Declarant is the fee owner of certain property located in the city and state of New York, borough of Queens, designed as Tax Block 01568, Lot 0056 on the Tax Map of the City of New York.

WHEREAS, this two family premise is located at 42-39 Gleane Street, Borough of Queens, NY 11373 is currently zoned for Two Family Residential Use, in a R5 Zoning District.

WHEREAS, the Declarant has petitioned the New York City Department of Buildings ("the Department") to issue an approval and sign-off on plans for cellar layout at the above location.

NOW THEREFORE, Declarant declares, as follows:

1. Declarant, its respective heirs, legal representatives, successors, and transferees will use, sell, transfer and represent the building on Schedule A for Two Family Dwelling in the Zoning Resolution of the City of New York.
2. The Declarant states that the Cellar of this Two Family Dwelling shall not be used for living and sleeping purposes and shall not be as a separate Dwelling Unit at any time.
3. This Declarant shall become effective immediately and shall continue in effect until the Zoning Resolution of the New York permits otherwise.
4. This Declarant shall not be modified, amended or terminated without prior written consent of the Department of Buildings.
5. 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, assigns and transferees.
6. Failure to comply with the terms of this declaration may result in the revocation of a building permit.
7. Declarant will record this declaration in the Office of the County Clerk, County of Queens prior to the approval of the application and the reel and page number will thereafter be reflected on the plans.

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

Xian Yao Gao
Declarant / Owner

STATE OF NEW YORK)

) ss.:

COUNTY OF Queens)

On the 11 day of October in the year 2017, before me, the undersigned personally appeared (Declarant) Xian Yao Gao proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and that he/she resident at the owner of 42-39 Gleane Street, Queens, NY 11373, the property described above and which executed the foregoing instrument, and that he/she signed his/her name thereto.

[Signature]
Notary public

SEN YE
Notary Public, State of New York
Reg. No. 01YE6361984
Qualified in Kings County
Commission Expires July 24, 2021