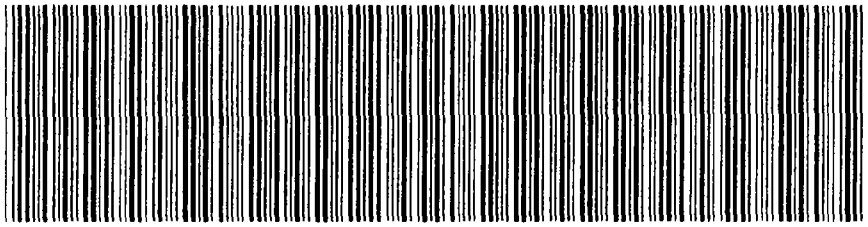


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2018050200385001

Document Date: 04-26-2018

Preparation Date: 05-02-2018

Document Type: SUNDRY AGREEMENT

Document Page Count: 4

PRESENTER:

TICKET BUSTERS
43-18 MAIN STREET, 1F, 2FL
FLUSHING, NY 11355
718-888-1411
TBI8503@GMAIL.COM

RETURN TO:

TICKET BUSTERS
43-18 MAIN STREET, 1F, 2FL
FLUSHING, NY 11355
718-888-1411
TBI8503@GMAIL.COM

Borough	Block	Lot	Unit	Address
QUEENS	1156	25	Entire Lot	32-34 55TH STREET
Property Type: DWELLING ONLY - 3 FAMILY				



CROSS REFERENCE DATA

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

PARTIES

PARTY 1:
CHO TUNG CHAN
32-34 55 STREET
WOODSIDE, NY 11377

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES

Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00		\$ 0.00
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		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 57.00		
Affidavit Fee:	\$ 0.00		



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

CITY OF NEW YORK

Recorded/Filed 05-16-2018 10:44

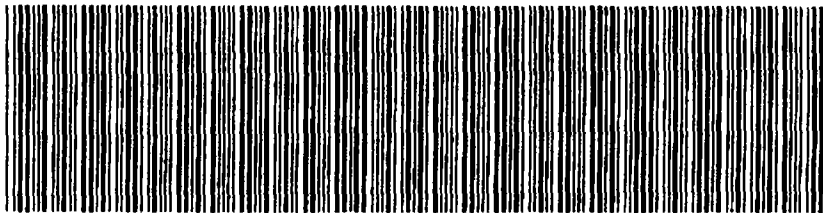
City Register File No.(CRFN):

2018000163344

Granville M. Hill

City Register Official Signature

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



2018050200385001001CAE85

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 6

Document ID: 2018050200385001

Document Date: 04-26-2018

Preparation Date: 05-02-2018

Document Type: SUNDRY AGREEMENT

PARTIES

PARTY 1:

**KAM WA CHAN
32-34 55 STREET
WOODSIDE, NY 11377**

ONE OR TWO FAMILY USE DECLARATION

DECLARATION, made this 26 day of April, 2018, by KAM WA CHAN and CHO TUNG CHAN

hereinafter referred to as the "Declarant", having an office/residing at

32-34 55th St, Flushing, NY 11377

WHEREAS, the Declarant is the fee owner of certain land located in the City and State of New York, Borough and County of Queens, Designated as Block 1156, lot # 51 on the Tax Map of the City of New York, Also known as

32-34 55th St, Flushing, NY 11377

more particularly described by metes and bounds description on schedule A annexed hereto and by this reference made a part of hereof (hereinafter referred as "Parcel A") and;

WHEREAS, the Declarant has requested the New York City Department of Buildings (the "Department of Buildings") to act upon and to authorize construction of a three-fixture bathroom in the cellar of a two family dwelling located on Parcel A (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 provisions of Building Bulletin 2011-010- Technical, issued on April 14, 2011.

WHEREAS, the Department of Buildings, pursuant to Building 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 and accessory to Use Group 1 of the New York City Zoning Resolution;
2. The Subject Premises will be occupied and maintained as a two family dwelling;
3. The cellar at the Subject Premises will not be used for living, sleeping, cooking, separate rental or any illegal residential conversion;
4. The creation or maintenance of a 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 enclosures for :

- a. a boiler room
- b. a laundry room

B. The cellar is connected via an unenclosed stair to the residence above except for a door at the top of the stair;

C. The cellar has direct access to the outdoors via stairs and an operable door;

D. The cellar is equipped with smoke and carbon monoxide detectors;

E. The cellar does not contain any other fixtures or roughing for future fixtures, however laundry (slop) sinks, washers, gas dryers and related piping shall be permitted;

F. The boiler room shall be enclosed with one-hour fire-rated construction and properly ventilate.

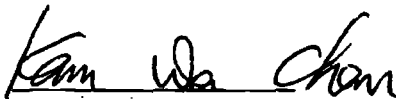
6. This declaration may not be modified, amended or terminated without the prior written consent of the Department of Buildings.

7. The covenants set forth herein shall run with the land and be binding upon and inure to the benefits of the parties hereto and their respective heirs, legal representatives, successors and assigns.

8. Failure to comply with the terms of this declaration may result in the revocation of a building permit or letter or completion; and

9. This declaration shall be recorded at the City Register's (County Clerk's) office against all affected parcels of land and in any deed for the conveyance thereof

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


KAM WA CHAN


CHO TUNG CHAN

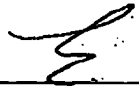
State of New York, County of Queens

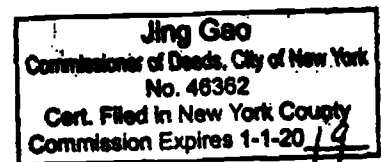
On the 26 day of April , 2018 , before me, the undersigned, personally

KAM WA CHAN and CHO TUNG CHAN

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


Notary Public



Schedule A Description

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 westerly side of 55th Street (formerly Third Street), as the same as shown, 50 feet wide on the Map of North Woodside in the Town of Newtown, Queens County, Long Island, belonging to J. Henry Dick, filed in the Office of the Clerk, (now Register) of the County of Queens, August 23, 1895, Map No. 964, distant 311.67 feet southerly from the corner formed by the intersection of the westerly side of 55th Street with the southerly side of 32nd Avenue (formerly Burnside Avenue) as the same is shown on the Topographical Map of the City of New York in the Borough of Queens;

RUNNING THENCE westerly parallel with 32nd Avenue, part of the distance through a party wall, 76 feet;

THENCE southwesterly on a line forming an interior angle of 139 degrees, 02 minutes, 41 seconds with the proceeding course, 31.76 feet;

THENCE southerly parallel with 55th Street, 7.50 feet;

THENCE easterly again parallel with 32nd Avenue, 100 feet to the westerly side of 55th Street;

THENCE northerly along the westerly side of westerly side of 55th Street, 28.33 feet to the point or place of BEGINNING.

For Informational Purpose Only: 32-34 55th Street, Woodside, New York.

Block: 1156

Lot: 25