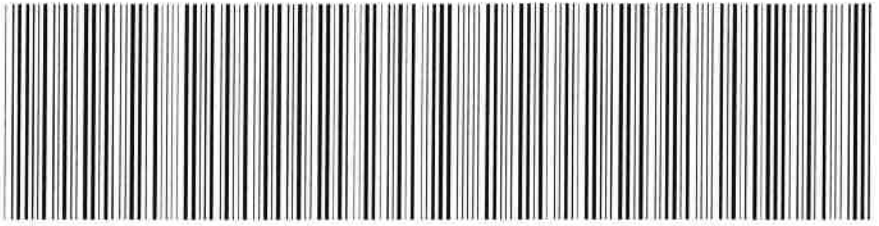


**NYC DEPARTMENT OF FINANCE
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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2015092201123001

Document Date: 09-22-2015

Preparation Date: 09-22-2015

Document Type: SUNDRY MISCELLANEOUS

Document Page Count: 3

PRESENTER:

L & J DESIGN GROUP
430 3RD AVE
UNIT 4
BROOKLYN, NY 11215
718-942-7042
RUMYANA@LNJDESIGN.COM

RETURN TO:

L & J DESIGN GROUP
430 3RD AVE
UNIT 4
BROOKLYN, NY 11215
718-942-7042
RUMYANA@LNJDESIGN.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	10697	47	Entire Lot	218-43 94TH ROAD
Property Type: DWELLING ONLY - 1 FAMILY				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

NAREE M. NANHU
218-43 94TH ROAD
QUEENS VILLAGE, NY 11428

☒ 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:	\$	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**

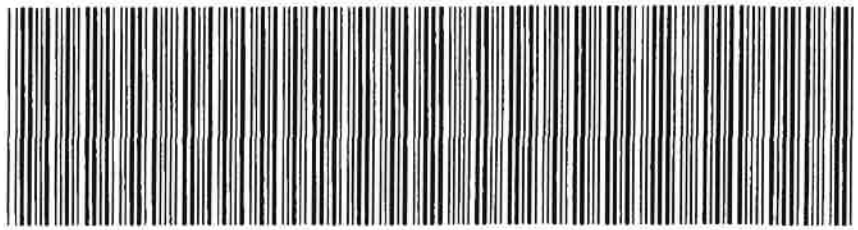


Recorded/Filed 09-28-2015 14:15
City Register File No.(CRFN):
2015000345185

Gina M. Hill

City Register Official Signature

**NYC DEPARTMENT OF FINANCE
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2015092201123001001C4645

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 5

Document ID: 2015092201123001

Document Date: 09-22-2015

Preparation Date: 09-22-2015

Document Type: SUNDRY MISCELLANEOUS

PARTIES

PARTY 1:

**JOHNNY NANHU
218-43 94TH ROAD
QUEENS VILLAGE, NY 11428**

ONE FAMILY USE DECLARATION

DECLARATION, made this 22 day of September 2015, by Naree M. Nanhu and Johnny Nanhu, Owners of 218-43 94th Road, Queens, NY 11428 hereinafter referred to as the "Declarants", having an address at 218-43 94th Road, Queens, NY 11428.

WHEREAS, as the Declarants are the free owners of certain land in the City of New York Borough of Queens, designated as metes and bounds description on Schedule A annexed hereto and by this reference made a part hereof (hereinafter referred as "Parcel A"); and

WHEREAS, Parcel A, located at 218-43 94th Road, Queens, NY 11428, is currently zoned for one family residential use; and

WHEREAS, the Declarants have petitioned the New York City Department of Buildings ("the Department") to issue a certificate of occupancy for one family residential building on Parcel A.

NOW, THEREFORE, Declarants declare, as follows:

1. Declarants, their respective heirs, legal representatives, successors, assigns, and transferees will use, sell transfer and represent the building on Parcel A for two family dwelling, as defined in the Zoning Resolution of the City of New York.
2. The Declarants state that the cellar of this one family dwelling shall not be used for living and sleeping purposes and shall not be used as a separate dwelling unit at any time.
3. This Declaration shall become effective immediately and shall continue in effect until the Zoning Resolution of the City of New York permits otherwise.
4. This Declaration may not be modified, amended or terminated without the prior consent of the Department.
5. 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 representative, successors, assigns, and transferees.
6. Failure to comply with the terms of this Declaration may result in the revocation of a Building Permit or Certificate of Occupancy.
7. Declarants will record this Declaration in the Office of the County Clerk, County of Manhattan, prior to the approval of the application for Parcel A and the reel and page number will thereafter be reflected on the Certificate of Occupancy.

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

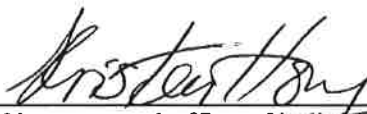
By 
Naree M. Nanhu

By 
Johnny Nanhu

State of New York

County of Kings

On the 02 day of September in the year 2015 before me, the undersigned, Notary Public in and for said State, personally appeared, Naree M. Nanhu & Johnny Nanhu personally know 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 acknowledge 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.


(Signature and office of individual taking
acknowledgement)

Notary expires:

SEAL



Schedule A

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

BEGINNING at the point on the Northerly side of 94th Road (formerly Columbus Street) distant 152.47 feet Westerly from the corner formed by the intersection of the new Westerly side of Springfield Boulevard (formerly Lincoln Avenue) and the Northerly side of 94th Road;

RUNNING THENCE Northerly and parallel with Springfield Boulevard, 102.83 feet;

THENCE Westerly and parallel with 94th Road, 30 feet;

THENCE Southerly and parallel with Springfield Boulevard, 102.83 feet to the Northerly side of 94th Road;

THENCE Easterly and along the Northerly side of 94th Road, 30 feet to the point or place of **BEGINNING**.