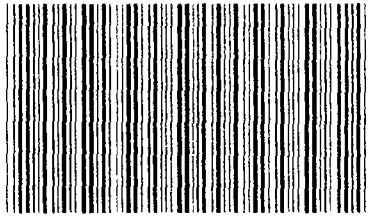


DEPT BLDGS Job No 440502378

 Scan Code ESHS7772101


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

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RECORDING AND ENDORSEMENT COVER PAGE

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Document ID: 2018092800520001

Document Date: 09-28-2018

Preparation Date: 09-28-2018

Document Type: SUNDRY AGREEMENT

Document Page Count: 2

PRESENTER:

HANLARCH2001
 80-15 LEFFERTS BLVD #2F
 KEW GARDENS, NY 11415
 917-559-2100
 HANLARCH2001@GMAIL.COM

RETURN TO:

HANLARCH2001
 80-15 LEFFERTS BLVD #2F
 KEW GARDENS, NY 11415
 917-559-2100
 HANLARCH2001@GMAIL.COM

Borough	Block	Lot	Unit	Address
QUEENS	11684	58	Entire Lot	116-15 127 ST
Property Type: DWELLING ONLY - 2 FAMILY				

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

SAHODRA RAMLAGAN
 116-15 127 ST
 SOUTH OZONE PARK, NY 11420

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: \$ 47.00

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 10-02-2018 15:59

City Register File No.(CRFN):

2018000328403

Gina M. Hill

City Register Official Signature

TWO FAMILY USE DECLARATION

DECLARATION, made this 13th day of August, 2018, by acting individually and as Owner of 116-15 127 Street, Queens, NY 11420, hereinafter referred to as the "Declarant", having an address at 116-15 127 Street, Queens, NY 11420.

WHEREAS, as the Declarant is the free owner 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 116-15 127 Street, Queens, NY 11420, Borough of Queens is currently zoned for two family residential use; and

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

NOW, THEREFORE, Declarant declares, as follows:

1. Declarant, its 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 Declarant states that the cellar of this two family dwelling shall not be used for living and sleeping purposes and shall not be use 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. Declarant will record this Declaration in the Office of the County Clerk, County of Queens, 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, Declarant has made and executed the ongoing Restrictive Declaration as of the date hereinabove written.

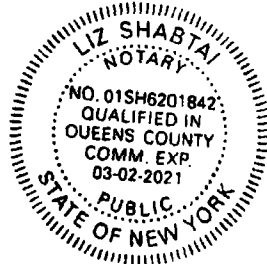
X Sahodra Ramlagan
Declarant
By: Sahodra Ramlagan

STATE OF NEW YORK ss.: COUNTY OF Queens

On the 13th day of August in the year 2018, before me, the undersigned, personally appeared Sahodra Ramlagan, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]

Notary Public



SEAL

SCHEDULE A - LEGAL 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, known and designated as Lot No. 59 in Block 11 on a certain map entitled "Map of Lot 59" surveyed by Evans Bros. 1/18/21 and filed in the Office of the Clerk, now Register of the County of Queens in 4/21/21 as Map No. 4183 which said lot is in part bounded and described as follows:

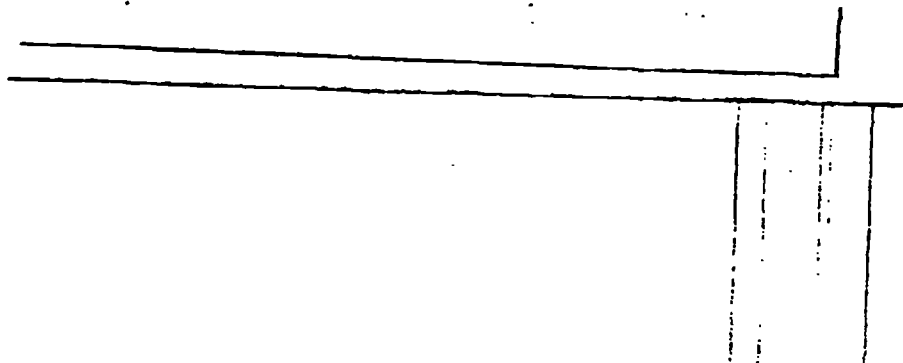
BEGINNING at a point on the easterly side of 127th Street, formerly Thomas Street, distant 140 feet southerly from the corner formed by the intersection of the southerly side of 116th Avenue, formerly Winburline Avenue with the easterly side of 127th Street;

BEGINNING THENCE easterly at right angles to the easterly side of 127th Street, 100 feet;

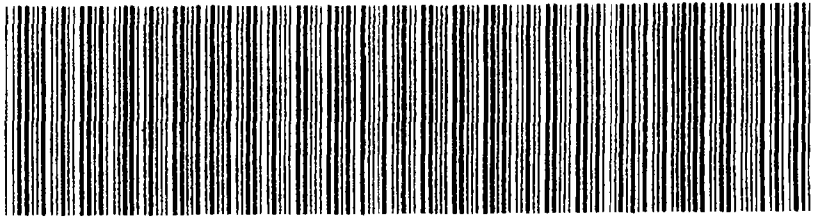
THENCE southerly parallel with the easterly side of 127th Street, 20 feet;

THENCE westerly again at right angles to the easterly side of 127th Street, 100 feet to the easterly side of 127th Street;

THENCE northerly along the easterly side of 127th Street, 20 feet to the point or place of **BEGINNING**.



NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



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SUPPORTING DOCUMENT COVER PAGE

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SUPPORTING DOCUMENTS SUBMITTED:

MISCELLANEOUS

Page Count

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REMARKS:

TWO FAMILY USE DECLARATION