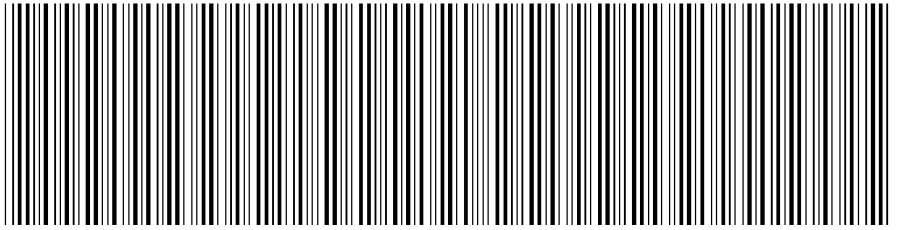


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 10

Document ID: 2022110800425001

Document Date: 11-01-2022

Preparation Date: 11-08-2022

Document Type: SUNDRY MISCELLANEOUS

Document Page Count: 8

PRESENTER:

CORNERSTONE LAND ABSTRACT
248-52 JERICHO TURNPIKE
CT-32149
BELLEROSSE VILLAGE, NY 11001
516-327-5400
RECORDINGS@CLTITLE.COM

RETURN TO:

BEHNAM KAHEN, ESQ.
183-07 UNION TURNPIKE
FRESH MEADOWS, NY 11366

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	1100	32	Entire Lot	24-50 89TH STREET

Property Type: DWELLING ONLY - 3 FAMILY

Borough	Block	Lot	Unit	Address
QUEENS	1100	36	Entire Lot	88-21 ASTORIA BOULEVARD

Property Type: DWELLING ONLY - 3 FAMILY

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

88-25 ASTORIA BLVD MANAGEMENT LLC
86-11 LEFFERTS BLVD - SUITE 3D
RICHMOND HILL, NY 11418

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: \$ 89.00

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 11-09-2022 14:48

City Register File No.(CRFN):

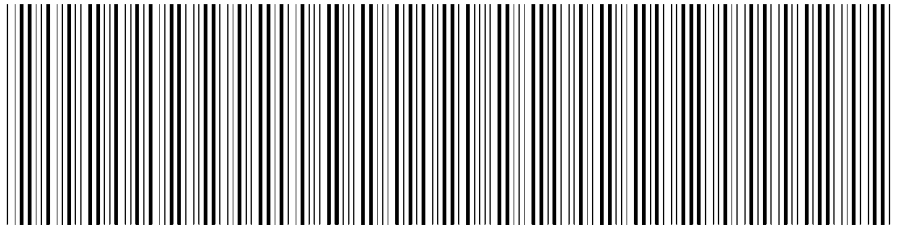
2022000418296



Annette McHill

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2022110800425001001CAB41

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 10

Document ID: 2022110800425001

Document Date: 11-01-2022

Preparation Date: 11-08-2022

Document Type: SUNDRY MISCELLANEOUS

PROPERTY DATA

Borough	Block Lot	Unit	Address
QUEENS	1100 37 Entire Lot		88-19 ASTORIA BOULEVARD
Property Type: DWELLING ONLY - 3 FAMILY			
Borough	Block Lot	Unit	Address
QUEENS	1100 38 Entire Lot		88-17 ASTORIA BOULEVARD
Property Type: DWELLING ONLY - 3 FAMILY			
Borough	Block Lot	Unit	Address
QUEENS	1100 39 Entire Lot		88-15 ASTORIA BOULEVARD
Property Type: DWELLING ONLY - 3 FAMILY			

DRIVEWAY /FRONTAGE SPACE RESTRICTIVE DECLARATION

DECLARATION . made this 1st day of November,2022, by 88-25 ASTORIA BLVD MANAGEMENT LLC , Hereinafter referred to as the "Declarant, " having an office /residing at 86-11 LEFFERTS BLVD-SUITE 3D, RICHMOND HILL, NY 11418

WHEREAS, the Declarant is the fee owner of certain land located in the City and State of New York, Borough of QUEENS , designed as Block 1100 Lot 32, on the Tax Map of the City of New York, hereinafter referred to as Parcel A, more particularly described by metes and bounds description set forth in Schedule A annexed here to and by this reference made a part hereof;

WHEREAS, the Declarant is the fee owner of certain land located in the City and State of New York Borough of QUEENS , designed as Block 1100 Lots 36, 37, 38, 39 on the Tax Map of the City of New York, hereinafter referred to as Parcel B , more particularly described by metes and bounds description set forth in Schedule B annexed hereto and by this reference made a part hereof;

WHEREAS ,the Declarant is desirous of creating a driveway for the purpose of permitting and enabling present and the future owners of Parcels A and B , their heirs ,successors and assigns to pass over the lands of both Parcels A and B for the purpose of ingress and egress over the northerly 8 feet 8 inches of side of lot 32, to back of lots 35, 36, 37 and 38^{± 39} for ingress and egress over said parcels for pedestrian and motor vehicle use;

WHEREAS, the Declarant has requested the New York City Department of Buildings (the "Department of Buildings ") at act upon Application No(s). 440629866, 440629928, 440629893, 440629900, 440629919 to construct/alter NEW BUILDING :

WHEREAS, the Department of Buildings may approve the application(s) upon the condition that the Declarant create a permanent easement for the benefit of the present and future owners of Parcels A and B, such that the owners [either one or both of the following]:1) have access to the required parking per New York City Zoning Resolution Section 25-21 et. seq., 25-30 et. Sep. (e.g., §25-21 et. seq., §25-30 et. seq., §36-20 et. seq., §36-30 et. seq., §44-20 et. seq.,) and to have frontage on a "frontage space "that provides Fire Department access to a street in accordance with the New York City Administrative Code Sections 27-291and 27-232 (definition "frontage space").

WHEREAS a diagram marked Schedule C showing all five above referenced properties, the boundaries of each and a cross-hatched portion indicating the area of the driveway (the "Driveway Area") is attached hereto and made a part hereof, said Driveway Area being more particularly described by a metes and bounds description set forth on Schedule D annexed hereto and by this reference made a part hereof.

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 and impose establish the following :

1. The driveway area shall used to permit and enable present and future owners of said parcels , their heirs and assigns to pass over the lands of parcels A and B for the purpose of ingress and egress to and from 89th Street through side yard of parcel A and the Rear of parcel B for pedestrian and motor vehicle use ;
2. The driveway area shall at all times be maintained and kept clear unobstructed.
3. The declaration may not be modified, amended, or terminated without the prior written Consent of the department of Buildings;
4. 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 and assigns;
5. Failure to comply with the terms of this declaration may result in the revocation of a building permit or certificate of occupancy; and
6. The Declaration shall be recorded at the City register's office of Queens County against all Affected parcels of land and the cross- reference number and title of the declaration shall be recorded on each temporary and permanent certificate of occupancy hereafter issued to buildings located on the affected parcels and in any deed for the conveyance thereof.

SCHEDULE 'D'

METES AND BOUNDS FOR DRIVEWAY AREA SUBJECT TO EASEMENT

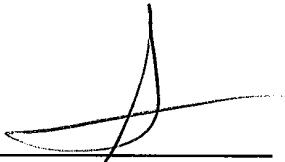
BEGINNING at a point on the West side of 89th STREET, distant 97.5 feet North from the corner formed by the intersection of 89th STREET and ASTORIA BLVD., running thence West 129.75 feet ; thence South 8.00 feet, thence East 129.75 feet; thence North 8.00 feet to the point or place of beginning.

7. Current owners of lots located in parcel B (including 88-15 Astoria Blvd, 88-17 Astoria Blvd, 88-19 Astoria Blvd, and 88-21 Astoria Blvd), their heirs are allowed parking space within their rear yards having access to 89 Street through the side yard of lot 32 (known as 24-50 89 Street) as shown on Schedule C.

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

DECLARANT;

88-25 ASTORIA BLVD MANAGEMENT, LLC

By: 

SHARON KAHEN SOLE MEMBER

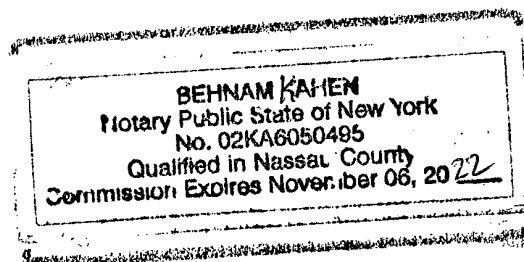
STATE OF NEW YORK) : SS:

COUNTY OF QUEENS)

On the 1ST day of November in the year 2022, before me, the undersigned, personally appeared [Declarant SHARON KAHEN, personally Known to me proved to me the basis of satisfactory evidence to be the individual whose name is described 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,



Notary Public



SCHEDULE A

Block 1100 Lot 32 24-60 89TH Street

All that certain piece or parcel of land , situate lying and being 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 89th street distant 97.5 feet northerly from the corner Formed by the intersection of the westerly side of 89th Street and the northerly side of Astoria Boulevard;

RUNNING THENCE westerly 49.75 feet;

THENCE Southerly 31 feet 6 inches;

THENCE easterly 49 feet 9 inches to the westerly side of 89th street;

THENCE northerly along the westerly side of 89th street 31 feet 6 inches to the Point or place of BEGINNING.

BLOCK 1100 LOT 36 88-21 Astoria Boulevard

SCHEDULE B

All that certain piece or parcel of land , situate lying and being the Borough and County of Queens, City and State of New York, bounded and described as follows

BEGINNNG at a point on the northerly side of Astoria Boulevard, distant 49 feet 9 inches the from the Corner formed by the intersection of the northerly side of Astoria Boulevard and the westerly side of 89th Street;

RUNING THENCE northerly 97.95 feet;

THENCE westerly, 20 feet;

THENCE southerly 97.95 feet to the northerly side of Astoria Boulevard;

THENCE easterly along the northerly side of Astoria Boulevard to the point or place of BEGINNING.

BLOCK 1100 LOT 37 88-19 Astoria Boulevard

All that certain piece or parcel of land , situate lying and being the Borough and County of Queens, City and State of New York, bounded and described as follows

BEGINNNG at a point on the northerly side of Astoria Boulevard, distant 69 feet 9 inches the from the Corner formed by the intersection of the northerly side of Astoria Boulevard and the westerly side of 89th Street;

RUNING THENCE northerly 97.95 feet;

THENCE westerly, 20 feet;

THENCE southerly 97.95 feet to the northerly side of Astoria Boulevard;

THENCE easterly along the northerly side of Astoria Boulevard to the point or place of BEGINNING.

BLOCK 1100 LOT 38 88-17 Astoria Boulevard

All that certain piece or parcel of land , situate lying and being the Borough and County of Queens, City and State of New York, bounded and described as follows

BEGINNNG at a point on the northerly side of Astoria Boulevard, distant 89 feet 9 inches the from the Corner formed by the intersection of the northerly side of Astoria Boulevard and the westerly side of 89th Street;

RUNING THENCE northerly 97.95 feet;

THENCE westerly, 20 feet;

THENCE southerly 97.95 feet to the northerly side of Astoria Boulevard;

THENCE easterly along the northerly side of Astoria Boulevard to the point or place of BEGINNING.

BLOCK 1100 LOT 39 88-15 Astoria Boulevard

All that certain piece or parcel of land , situate lying and being the Borough and County of Queens, City and State of New York, bounded and described as follows

BEGINNING at a point on the northerly side of Astoria Boulevard, distant 109 feet 9 inches the from the Corner formed by the intersection of the northerly side of Astoria Boulevard and the westerly side of 89th Street;

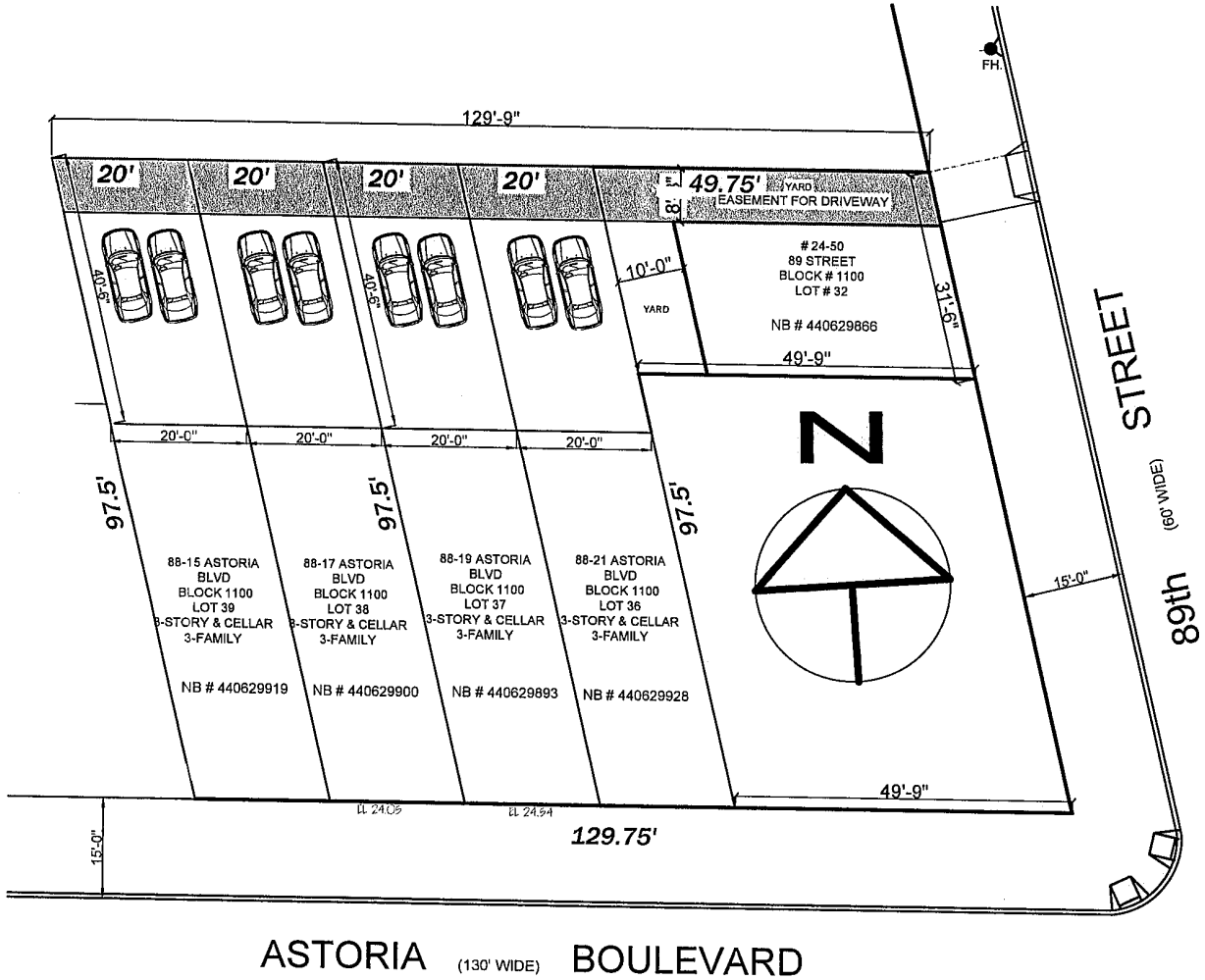
RUNING THENCE northerly 97.95 feet;

THENCE westerly, 20 feet;

THENCE southerly 97.95 feet to the northerly side of Astoria Boulevard;

THENCE easterly along the northerly side of Astoria Boulevard to the point or place of BEGINNING

SCHEDULE 'C'



ASTORIA (130' WIDE) BOULEVARD