

PROPERTY INFORMATION PACKAGE

Three Residential Lots Sold Together

Hamilton Beach, Queens, New York



FOR SALE

Asking \$225,000

*Max Spann Real Estate & Auction Co.
888-299-1438 | www.maxspann.com
A Licensed NY Real Estate Broker*



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EXECUTIVE SUMMARY

Three Residential Lots | Hamilton Beach, Queens, NY

FOR SALE

Three Residential Lots - Sold Together

Asking \$225,000

Property Address: Davenport Court, Queens, NY 11414

**use 9947 Davenport Court for GPS purposes*

Max Spann Real Estate & Auction Company is pleased to exclusively offer three residential lots sold together located at [9947] Davenport Ct, Hamilton Beach, Queens, New York.

The site consists of three parcels of land that will be sold in the entirety. It is close to the pedestrian bridge of the Hawtree Basin, Jamaica Bay, and a few minutes away from the Hamilton Beach Park. Zoned for single and duplex housing, this property has approximately 70 feet of road frontage. Multiple parks and marinas are within close proximity.

Property Highlights:

- Block 14243, Lots 1113, 1114 & 2114, approximately 0.1 acres
- Zoning: R3A, Low-Density Contextual Residence District
- Utilities: Public water & sewer
- Approximate 2022 Taxes: \$ 1,400

Contact with Questions:

Robert "Bob" Dann

Executive Vice President & COO

Max Spann Real Estate & Auction Co

Office: 888-299-1438 x 29

Email: rdann@maxspann.com



PROPERTY SPECIFICATIONS

Three Residential Lots | Hamilton Beach, Queens, NY

PHOTOS



PROPERTY SPECIFICATIONS

Three Residential Lots | Hamilton Beach, Queens, NY

AERIAL



*Boundary lines approximate



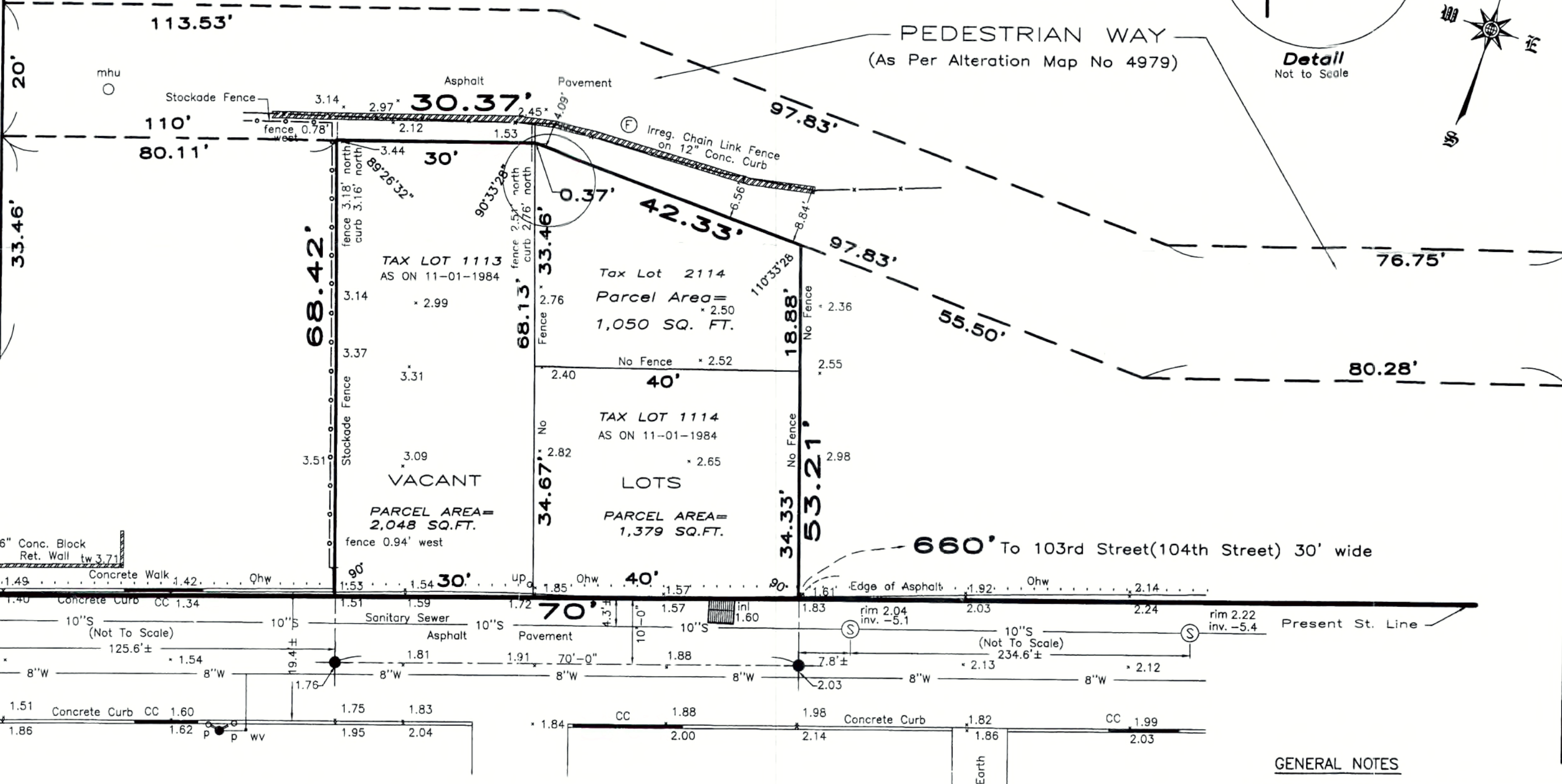
PROPERTY SPECIFICATIONS

Three Residential Lots | Hamilton Beach, Queens, NY

SURVEY



163rd AVE.
78.1' (AS PER CITY PLAN)



SURVEY NO. 59974 59974001.BWG 59974001.CRD

REV	DATE	DESCRIPTION	ck	dm
—	06-16-04	ARCHITECTURAL SURVEY		
A	08-27-04	PROPERTY LINE STAKEOUT SURVEY		
B	09-22-04	ADDITIONAL MARK ADDED		
C	04-26-06	ARCHITECTURAL SURVEY UPDATED		
D	—	DISTANCE TO CORNER REVISED		
E	05-02-07	ARCHITECTURAL SURVEY UPDATED AND TAX LOT 2114 ADDED		

LEGEND

ASPH.....ASPHALT	PR.....PEDESTRIAN RAMP
BK.....BRICK	RET.....RETAINING
BSMT.....BASEMENT	RIM.....RIM ELEVATION SEWER MANHOLE
CC.....CURB CUT	SFCR.....STEEL FACED CURB ROUND
CCR.....CONCRETE CURB ROUND	STY.....STORY
CD.....CELLAR DOOR	TB.....TOP OF BANK ELEVATION
CLF.....CHAIN LINK FENCE	φ.....TRAFFIC LIGHT
CO.....CATCH BASIN CLEAN OUT	TEL.....TELEPHONE
CONC.....CONCRETE	TP.....TREE PIT
CRF.....CHAIN ROPE FENCE	cl.....TRAFFIC SIGN
CWA.....CELLAR WINDOW AREA	TW.....ELEVATION AT TOP OF WALL
DR.....DRAIN	UP.....UTILITY POLE
EL.....ELEVATION	VU.....VALVE UNKNOWN
FAB.....FIRE ALARM BOX	VLTV.....VALVE UNKNOWN
FC.....FILL CAP	VP.....VENT PIPE
FL EL.....FLOOR ELEVATION	WV.....WATER VALVE
GP.....GUARD POLE	12"G.....GAS MAIN WITH SIZE
GV.....GAS VALVE	12"S.....SEWER MAIN WITH SIZE
IF.....IRON FENCE	12"W.....WATER MAIN WITH SIZE
IB.....CATCH BASIN INLET ELEVATION	■.....CATCH BASIN
INV.....SEWER INVERT ELEVATION	⊕ ⊗.....ELECTRIC MANHOLE / VALVE
L.....LIGHT POLE	⊕.....FIRE MANHOLE
MB.....MAIL BOX	⊙.....GAS MANHOLE
MHU.....UNKNOWN MANHOLE	⊕.....SEWER MANHOLE
OF.....OIL FILL	⊕.....TELEPHONE MANHOLE
OHW.....OVERHEAD WIRES	⊕.....WATER MANHOLE
P.....POLE	⊕.....TRAFFIC VAULT
PAVT.....PAVEMENT	⊕.....HYDRANT
PM.....PARKING METER	⊕ TB.....TREE WITH SIZE
PMULT.....POLE, MULTIPLE USAGE	17.0.....ESTABLISHED GRADE

COUNTY : QUEENS SCALE 1" = 16'
 TAX BLOCK 14243 LAND BLOCK NO.
 TAX LOT 1113,1114 & 2114 STANDARD U.S.

SPECIAL STAKEOUT NOTES
 1) NO IMPROVEMENTS TO BE INSTALLED UTILIZING ANY LINE, CUT, NAIL, STAKE OR BENCHMARK SET, WITHOUT VERIFICATION OF OTHER SURVEY DATA INDICATED HEREON.

DAVENPORT COURT
 (CITY OWNED RECORD STREET)
 20' WIDE

FLOOD HAZARD NOTE
 THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONES A6 (EL 8) ON FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 360497 0076 C EFFECTIVE DATE MAY 18, 1992 SEE SURVEY FOR BOUNDARY

TOTAL PARCELS AREA=4,477 SQ. FT.
 OR 0.10278 ACRES

- LEGEND**
- ⊗ TACK IN STAKE
 - ⊕ FINDER
 - ⊕ PK NAIL

- GENERAL NOTES**
- ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO THE BOROUGH OF QUEENS TOPOGRAPHICAL BUREAU DATUM WHICH IS 2.725 FEET ABOVE MEAN SEA LEVEL DATUM AT SANDY HOOK N.J. 1929.
 - ESTABLISHED GRADES SHOWN HEREON REFER TO TOP OF CURB. IF ESTABLISHED GRADES VARY SUBSTANTIALLY WITH EXISTING ELEVATIONS CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING IMPROVEMENTS.
 - SIZES AND LOCATIONS OF WATER MAINS SHOWN HEREON AS SUPPLIED BY THE DEPARTMENT OF WATER SUPPLY, BOROUGH OF QUEENS. LOCATIONS OF WATER SUPPLY MANHOLES, HYDRANTS AND WATER VALVES AS OBTAINED FROM FIELD MEASUREMENT.
 - SIZES AND TYPES OF SEWERS SHOWN HEREON AS OBTAINED FROM THE BOROUGH OF QUEENS SEWER DEPARTMENT RECORDS. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON OBTAINED BY FIELD MEASUREMENTS UNLESS INDICATED (*) WHICH DENOTES INVERT INACCESSIBLE OR MANHOLE NOT FOUND IN FIELD. INFORMATION SHOWN IN THIS MANNER IS AS OBTAINED FROM THE BOROUGH OF QUEENS SEWER DEPARTMENT RECORDS.
 - LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING IMPROVEMENTS.
 - THE OWNER, CONTRACTOR AND/OR HIS AGENTS MUST NOTIFY THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION IN ACCORDANCE WITH INDUSTRIAL CODE RULE 75.3.
 - NO EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON/OR CROSSING PROPERTY SURVEYED.
 - NO SUBSURFACE STRUCTURES IF ANY, SHOWN HEREON.

ESTABLISHED 1876 • SUCCESSOR TO:
 B.G. MEINIKHEIM G.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
 WILLIAM L. SAVACOO C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STIDOLPH R.A.,L.S.*WHITSON &
 POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW
 ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES
 CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

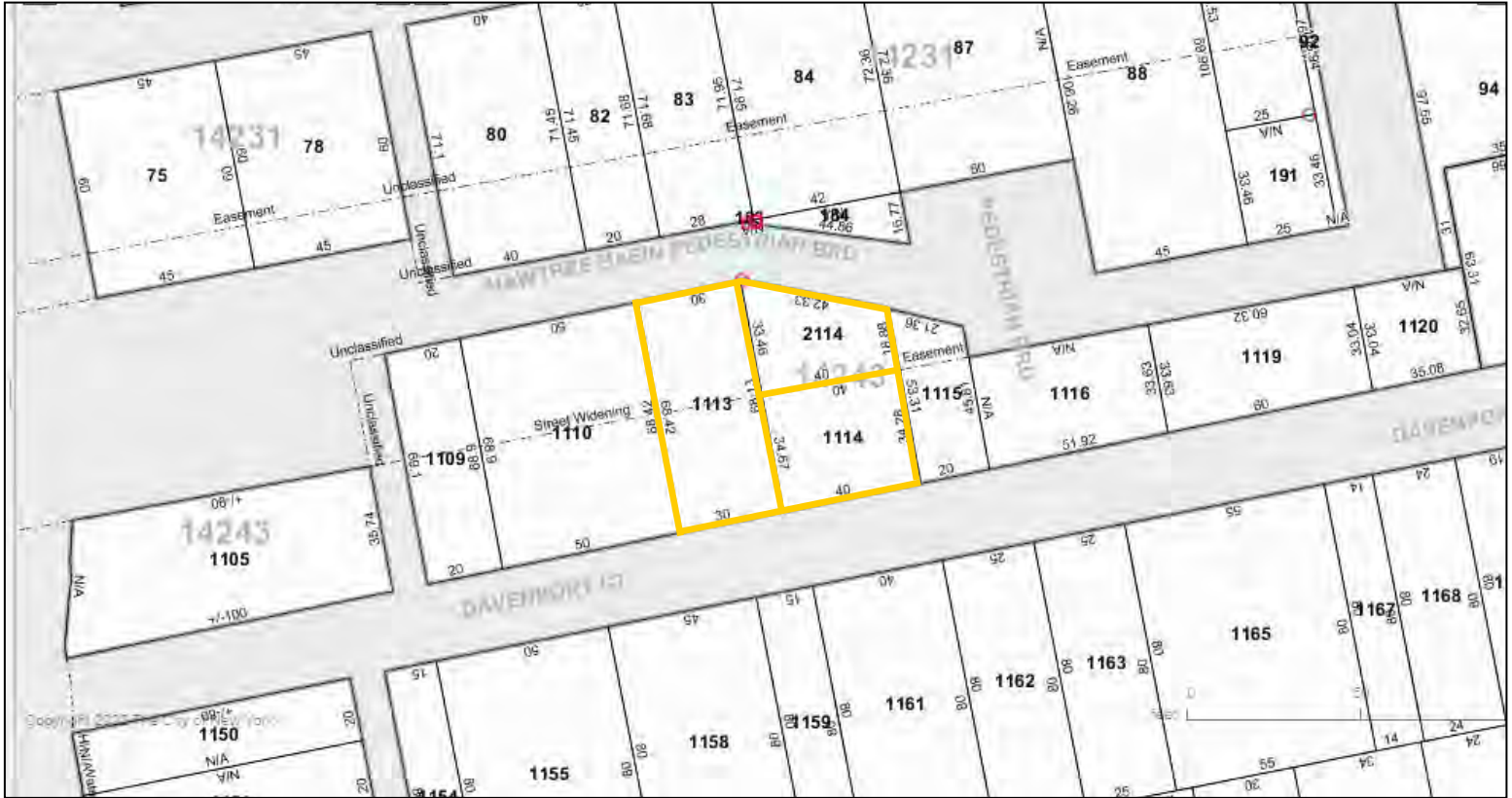


MONTROSE SURVEYING CO., LLP.
 CITY & LAND SURVEYORS
 116 20 METROPOLITAN AVE • RICHMOND HILL NY 11418-1090 • (718) 849-0600

PROPERTY SPECIFICATIONS

Three Residential Lots | Hamilton Beach, Queens, NY

TAX INFORMATION



Block 14243, Lots 1113, 1114 & 2114, Hamilton Beach, Queens, NY, Approximately 0.10 Acres



Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2022	\$112.96
Credit Adjustment	01/01/2022		\$-11.60
Total amount due			\$101.36

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2022	\$112.96
Credit Adjustment	01/01/2022		\$-11.60
Total tax year charges remaining			\$101.36
If you want to pay everything you owe by January 3, 2022 please pay			\$202.38
If you pay everything you owe by January 3, 2022, you would save:			\$0.34

How We Calculated Your Property Tax For July 1, 2021 Through June 30, 2022

	Overall Tax Rate	Taxes
Tax class 1B - Vacant Land Zoned Residential		
Original tax rate billed	21.0450%	
New Tax rate	19.9630%	
Estimated Market Value \$120,000		
Billable Assessed Value	\$2,147	
Taxable Value	$\$2,147 \times 19.9630\%$	
Tax Before Abatements and STAR	\$428.64	\$428.64
Annual property tax		\$428.64
Original property tax billed in June 2021		\$451.84
Change In Property Tax Bill Based On New Tax Rate		\$-23.20

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

Home banking payment instructions:

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 4-14243-1113 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

Did Your Mailing Address Change?

If so, please visit us at nyc.gov/changemailingaddress or call 311.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.



Previous Charges **Amount**

Total previous charges including interest and payments **\$0.00**

Current Charges **Amount**

	Activity Date	Due Date	Amount
Finance-Property Tax		04/01/2022	\$0.00
Credit Adjustment	01/01/2022		\$-9.04
Early Payment Discount		04/01/2022	\$0.06
Payment Adjusted	01/01/2022		\$8.98
Total current charges			\$0.00

Overpayments/Credits **Amount**

	Activity Date	Due Date	Amount
Credit Balance		10/01/2021	\$-18.02
Total overpayments/credits remaining on account			\$18.02

In most cases, if you have an overpayment or credit on your account, it will be applied to your unpaid property taxes. If your taxes are paid in full, you can request to receive a refund or apply your credit to a different charge or account. For more information, visit nyc.gov/propertytaxrefund.

Annual Property Tax Detail

	Overall Tax Rate	Taxes
Tax class 1B - Vacant Land Zoned Residential	19.9630%	
Current tax rate		
Estimated Market Value \$81,000		
Billable Assessed Value	\$1,672	
Taxable Value	\$1,672 x 19.9630%	
Tax Before Abatements and STAR	\$333.80	\$333.80
Annual property tax		\$333.80

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

Home banking payment instructions: Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 4-14243-1114. Our address is P. O. Box 680, Newark, NJ 07101-0680.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

To update your mailing address: Visit nyc.gov/changemailingaddress or call 311.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$156.93
Finance-Property Tax		04/01/2022	\$173.63
Credit Adjustment	01/01/2022		\$-17.86
Total amount due			\$312.70

Annual Property Tax Detail

Tax class 1B - Vacant Land Zoned Residential	Overall		
Current tax rate	Tax Rate		
Estimated Market Value \$55,000	19.9630%		
			Taxes
Billable Assessed Value	\$3,300		
Taxable Value	\$3,300 x 19.9630%		
Tax Before Abatements and STAR	\$658.80		\$658.80
Annual property tax			\$658.80

For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

Home banking payment instructions: Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your borough-block-lot number: 4-14243-2114. Our address is P. O. Box 680, Newark, NJ 07101-0680.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

To update your mailing address: Visit nyc.gov/changemailingaddress or call 311.

We offer payment agreements for outstanding property taxes. Visit nyc.gov/dofpaymentplans.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

Property Specifications

Three Residential Lots | Hamilton Beach, Queens, NY

ZONING



<https://zola.planning.nyc.gov/>

**use 9947 Davenport Court to locate Property*

R3A

Low-Density Contextual Residence District

For NYC Department of Planning Zoning information, visit:

<https://www1.nyc.gov/site/planning/zoning/districts-tools/r3.page>



Zoning and Land Use

- Tax Lots
- Zoning Districts
 - Commercial Districts ■
 - Manufacturing Districts ■
 - Residence Districts ■
 - Parks ■
 - Battery Park City ■
- Commercial Overlays
 - C1-1 through C1-5
 - C2-1 through C2-5

Basemaps

- Subways —
- Building Footprints

DAVENPORT COURT, 1114

TAX LOT | BBL 4142431113

Queens (Borough 4) | Block 14243 | Lot 1113

Zoning Districts: R3A

INTERSECTING MAP LAYERS :

- [Waterfront Block](#)
- [Coastal Zone](#)
- [Flood Zone](#) Effective Flood Insurance Rate Maps 2007
- [Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

- [Digital Tax Map](#)
- [Zoning Map: 18b \(PDF\)](#)
- [Historical Zoning Maps \(PDF\)](#)

Owner	Show Owner
Land Use	Vacant Land
Lot Area	2,040 sq ft
Lot Frontage	30 ft
Lot Depth	68 ft
Year Built	0
Building Class	Vacant Land - Zoned Residential; Not Manhattan (V0)
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Queens Community District 10
City Council District	Council District 32
School District	27
Police Precinct	106
Fire Company	L173
Sanitation Borough	4
Sanitation District	10
Sanitation Subsection	4E



Zoning and Land Use

Tax Lots

Zoning Districts

Commercial Districts

Manufacturing Districts

Residence Districts

Parks

Battery Park City

Commercial Overlays

C1-1 through C1-5

C2-1 through C2-5

Basemaps

Subways

Building Footprints

DAVENPORT COURT, 1114

TAX LOT | BBL 4142431114

Queens (Borough 4) | Block 14243 | Lot 1114

Zoning Districts: **R3A**

INTERSECTING MAP LAYERS :

[Waterfront Block](#)

[Coastal Zone](#)

[Flood Zone](#) Effective Flood Insurance Rate Maps 2007

[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

[Digital Tax Map](#)

[Zoning Map: 18b \(PDF\)](#)

[Historical Zoning Maps \(PDF\)](#)

Owner	Show Owner
Land Use	Vacant Land
Lot Area	1,360 sq ft
Lot Frontage	40 ft
Lot Depth	34 ft
Year Built	0
Building Class	Vacant Land - Zoned Residential; Not Manhattan (V0)
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Queens Community District 10
City Council District	Council District 32
School District	27
Police Precinct	106
Fire Company	L173
Sanitation Borough	4
Sanitation District	10
Sanitation Subsection	4E



Zoning and Land Use

Tax Lots

Zoning Districts

Commercial Districts ■

Manufacturing Districts ■

Residence Districts ■

Parks ■

Battery Park City ■

Commercial Overlays

C1-1 through C1-5

C2-1 through C2-5

Basemaps

Subways —

Building Footprints

DAVENPORT COURT, 1114

TAX LOT | BBL 4142432114

Queens (Borough 4) | Block 14243 | Lot 2114

Zoning Districts: **R3A**

INTERSECTING MAP LAYERS :

[Waterfront Block](#)

[Coastal Zone](#)

[Flood Zone](#) Effective Flood Insurance Rate Maps 2007

[Flood Zone](#) Preliminary Flood Insurance Rate Maps 2015

ZONING DETAILS:

[Digital Tax Map](#)

[Zoning Map: 18b \(PDF\)](#)

[Historical Zoning Maps \(PDF\)](#)

Owner	Show Owner
Land Use	Vacant Land
Lot Area	1,050 sq ft
Lot Frontage	40 ft
Lot Depth	18.88 ft
Year Built	0
Building Class	Vacant Land - Zoned Residential; Not Manhattan (V0)
Building Info	BISWEB
Property Records	View ACRIS
Housing Info	View HPD's Building, Registration & Violation Records
Community District	Queens Community District 10
City Council District	Council District 32
School District	27
Police Precinct	106
Fire Company	L173
Sanitation Borough	4
Sanitation District	10
Sanitation Subsection	4E



Residence Districts: R3-1 - R3-2 - R3A - R3X



R3-1



Country Club, The Bronx

R3-1 contextual districts are the lowest density districts that allow semi-detached one- and two-family residences, as well as detached homes. R3-1 districts generally follow existing patterns of development in the Bronx, Queens, Staten Island and south Brooklyn.

In R3-1 districts, the minimum lot width for detached houses is 40 feet; semi-detached buildings must be on zoning lots that are at least 18 feet wide. For both detached and semi-detached houses, the maximum lot coverage is 35% and the 0.5 floor area ratio (FAR) may be increased by an attic

allowance of up to 20% for the inclusion of space beneath a pitched roof. The perimeter wall may rise to 21 feet before sloping or being set back to a maximum building height of 35 feet. The front yard must be at least 15 feet deep. Two side yards with a minimum combined width of 13 feet are required for a detached residence; one eight foot side yard is required for each semi-detached residence. All parking must be located in the side or rear yard or in the garage. An in-house garage is permitted in a semi-detached house, or in a detached house if the lot is 40 feet or wider. One off-street parking space is required for each dwelling unit.



R3-1 Regulations

Low-Density Contextual Residence District

R3-1		Lot Area	Lot Width	Front Yard	Rear Yard	Side Yards		Lot Coverage	FAR	Street Wall/ Building Height	DU Factor	Required Parking	
		min.	min.	min.	min.	#	Each	Total	max.	max.	max.	min.	
Single and Two-Family	Detached	3,900 ft	40 ft	15 ft	30 ft	2	5 ft	13 ft	35%	0.50	21/35 ft	625	1 per DU
	Semi-Detached	1,700 ft	18 ft	15 ft	30 ft	1	8 ft	8 ft					

R3-2



New Springville, Staten Island

R3-2 districts are general residence districts that allow a variety of housing types, including low-rise attached houses, small multifamily apartment houses, and detached and semi-detached one- and two-family residences. It is the lowest density zoning district in which multiple dwellings are permitted. Because of their flexibility, R3-2 districts are mapped widely in all boroughs except Manhattan.

The 0.5 floor area ratio (FAR) may be increased by an attic allowance of up to 20% for the inclusion of space beneath a pitched roof. The perimeter wall may rise to 21 feet before sloping or being set back to a maximum building height of 35 feet. Lots with detached homes must be at least 40 feet wide; if occupied by semi-detached and attached buildings, lots must be at least 18 feet wide. The maximum street wall length for a building on a zoning lot is 125 feet. The maximum lot coverage of any residence is 35%. Front yards must be at least 15 feet deep. Cars may park in the side or rear yard, in the garage or in the front yard within the side lot ribbon; parking is also allowed within the front yard when the lot is wider than 35 feet. One off-street parking space is required for each dwelling unit. However, requirements are lower for income-restricted housing units (IRHU) and are further modified within the Transit Zone.



R3-2 Regulations

Low-Density Non-Contextual Residence District

R3-2	Lot Area	Lot Width	Front Yard	Rear Yard	Side Yards			Lot Coverage	FAR	Perimeter Wall/ Building Height	DU Factor	Required Parking		
					#	Each	Total					Standard	IRHU	
	min.	min.	min.	min.	min.	min.	max.	max.	max.		min.			
Single- and Two-Family	Detached	3,800 sf	40 ft	15 ft	30 ft	2	5 ft	13 ft	35%	0.50	21/35 ft	625	1 per DU	50% of IRHU
	Semi-Detached	1,700 sf	18 ft			1	8 ft	8 ft						
Multi-Family	Attached					n/a								
	All					2	8 ft	16 ft				870		

R3A



Whitestone, Queens

Characteristic of many of the city’s older neighborhoods, R3A contextual districts feature modest single- and two-family detached residences on zoning lots as narrow as 25 feet in width. Parts of College Point and Whitestone in Queens, City Island in the Bronx and Port Richmond in Staten Island are typical R3A neighborhoods.

The amount of required open space on residential lots in R3A districts is governed by yard requirements. New detached homes must have two side yards totaling at least eight feet, but there is no minimum width requirement for either one. R3A districts also permit zero lot line buildings which are set along a side lot line and have one side yard at least eight feet wide. The front yard of a new home must be be at least 10 feet deep and, to promote a unified streetscape, it must be as deep as an adjacent front yard but need not exceed a depth of 20 feet. The maximum floor area ratio (FAR) of 0.5 may be increased up to 20% by an attic allowance for the inclusion of space beneath a pitched roof. The perimeter wall may rise to 21 feet before sloping or being set back to a maximum building height of 35 feet. Parking is in the side or rear yard but an in-house garage is allowed if the lot is 35 feet or wider, provided the driveway is at least 18 feet deep. One off-street parking space is required for each dwelling unit.



 R3A Regulations

Low-Density Contextual Residence District

R3A		Lot Area	Lot Width	Front Yard	Rear Yard	Side Yards		Lot Coverage	FAR	Street Wall/ Building Height	DU Factor	Required Parking
		min.	min.	min.	min.	# Each	Total	max.	max.	max.		min.
Single- and Two-Family	Detached Zero Lot Line	2,375 sf	25 ft	10 ft	30 ft	1	0 ft 8 ft	n/a	0.50	21/35 ft	710	1 per DU

R3X



Forest Hills, Queens

R3X contextual districts, mapped extensively in lower-density neighborhoods, such as Forest Hills in Queens and Prince's Bay and Westerleigh in Staten Island, permit only one- and two-family detached homes on lots that must be at least 35 feet wide.

The 0.5 floor area ratio (FAR) in R3X districts may be increased by an attic allowance of up to 20% for the inclusion of space beneath a pitched roof. The perimeter wall may rise to 21 feet before sloping or being set back to a maximum building height of 35 feet. The amount of required open space on a lot is governed by yard requirements. Two side yards that total at least 10 feet are required and there must be a minimum distance of eight feet between houses on adjacent lots. The front yard of a new home must be at least 10 feet deep and, to promote a unified streetscape, it must be at least as deep as an adjacent front yard but need not exceed a depth of 20 feet. An in-house garage is permitted within the building provided the driveway is at least 18 feet deep. One off-street parking space is required for each dwelling unit.




 R3X Regulations

Low-Density Contextual Residence District

R3X		Lot Area	Lot Width	Front Yard	Rear Yard	Side Yards		Lot Coverage	FAR	Street Wall/ Building Height	DU Factor	Required Parking
		min.	min.	min.	min.	# Each	Total	max.	max.	max.		min.
Single- and Two-Family	Detached	3,325 sf	35 ft	10 ft	30 ft	2	2 ft 10 ft	n/e	0.50	21/35 ft	1,000	1 per DU

Disclaimer

The Zoning Reference provides only general zoning information and is not meant to serve as a substitute for the actual regulations which are to be found in the Zoning Resolution.

 Items accompanied by this symbol require the free Adobe Acrobat Reader.

Brief explanations of terms in blue italics can be viewed by clicking on the term.



ADDENDUM A

CONSUMER INFORMATION STATEMENT

Three Residential Lots | Hamilton Beach, Queens, NY





New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
www.dos.state.ny.us

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interests. The buyer's agent does this by negotiating the purchase of a home at a price and

on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to

both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller to negotiate the purchase and sale of real estate. A sales agent works under the supervision

of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Maximillian M. Spann, Jr (print name of licensee) of Max Spann RE & Auction Co (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Seller as a (check relationship below) | <input type="checkbox"/> Buyer as a (check relationship below) |
| <input checked="" type="checkbox"/> Seller's agent | <input type="checkbox"/> Buyer's agent |
| <input type="checkbox"/> Broker's agent | <input type="checkbox"/> Broker's agent |
| <input type="checkbox"/> Dual agent | |
| <input type="checkbox"/> Dual agent with designated sales agent | |

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- Advance informed consent dual agency
 Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) _____ acknowledge receipt of a copy of this disclosure

form: signature of { } Buyer(s) and/or { } Seller(s):

Date: _____

Date: _____

ADDENDUM B: LEGAL DEED

Three Residential Lots | Hamilton Beach, Queens, NY



THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

VAI 034740

THIS REFEREE'S DEED, made December 03, 2003
BETWEEN

, Referee,

duly appointed in the action hereinafter mentioned, grantor and

grantee

WITNESSETH, that the grantor, the referee appointed in an action between
NYCTL 1998-1 TRUST AND THE BANK OF NEW YORK AS COLLATERAL AGENT AND CUSTODIAN
FOR THE NYCTL 1998-1 TRUST

plaintiff, and

LARRY GOLDSPIEL, 8626 Union Turnpike Flushing, New York 11385;
ADAMAR OF NEW JERSEY, INC., Inona Avenue and Boardwalk Atlantic City, New Jersey 08406;
ST. JOHNS HOSPITAL, 90-02 Queens Boulevard Elmhurst, New York 11373;
CATHOLIC MEDICAL CENTER, 95-25 Queens Boulevard Rego Park, New York 11374;
NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, 400 Oak Street Garden City, New York
11530;
NEW YORK CITY PARKING VIOLATIONS BUREAU, 100 Church Street New York, New York 10007;

defendant(s),

foreclosing on a tax lien dated May 12, 2000 recorded in Reel 5587 st Page 823 in the office of the CITY
REGISTER of the County of QUEENS in pursuance of a judgment entered at an IAS part of the Supreme Court of
the county of QUEENS, State of New York on July 24, 2003 and in consideration of

.....xx/100

paid by the grantee, being the highest sum bid at the sale under said judgment does hereby grant and convey unto
the grantee,

ALL

SEE SCHEDULE "A" ATTACHED

TO HAVE AND TO HOLD the premises herein granted unto the grantee Eddi Khoury, and assigns
forever, Whenever the text hereof requires, the singular number as used herein shall include the plural and all
genders.

IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal, the date first above written.

In presence of:

Elmer Kassoff L.S.
Referee

NASSAU

STATE OF NEW YORK COUNTY OF QUEENS ss.:

On December 03, 2003 before me, the undersigned personally appeared _____, Referee,
personally known 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 acknowledged 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]
NOTARY PUBLIC

SPENCER J. STURM
Notary Public, State of New York
No. 4908095
Qualified in Suffolk County
Commission Expires November 2, 2005



SEAL

ADVANTAGE TITLE AGENCY, INC.

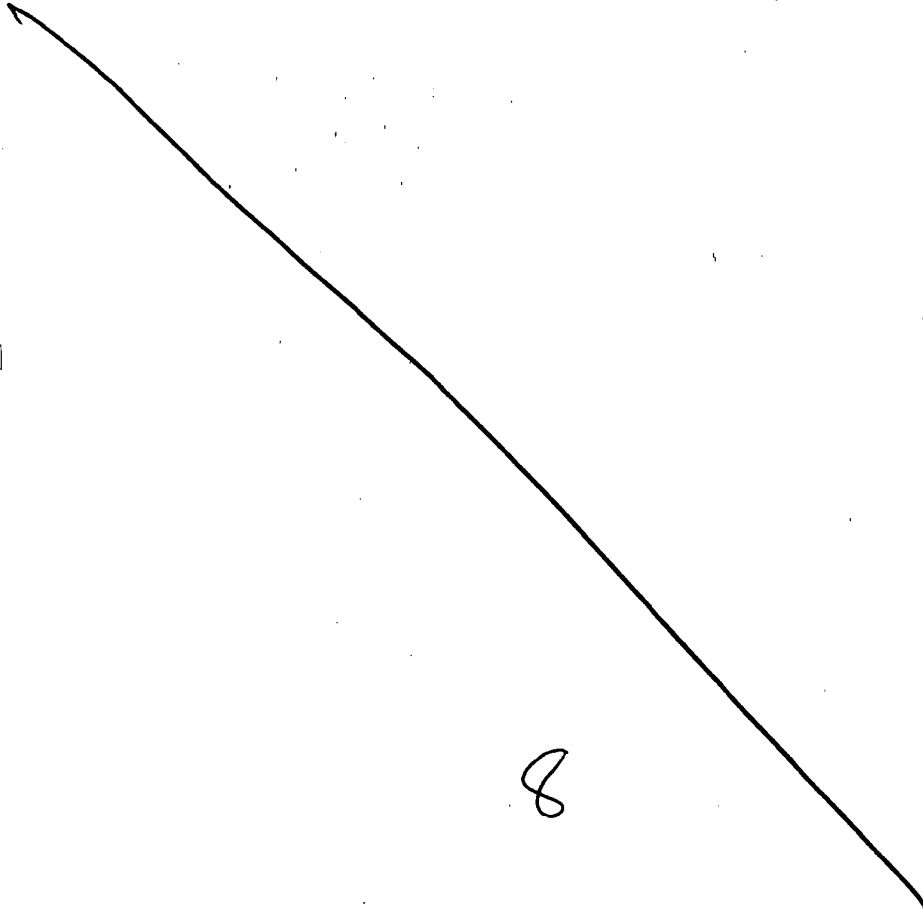
Title No. FCL-15310-02 (File No.: 31018.1361)

**SCHEDULE A
DESCRIPTION**

Block 14243 and Lot 1113

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, known and designated as Block 14243 and Lot 1113 on the Queens County Tax Assessment Map.

Premises known as Vacant Land Davenport Court, Queens, New York



VBI 034740

MEMORANDUM

PLEASE NOTE: THAT THIS IS A REFEREE'S DEED OBTAINED AT A FORECLOSURE SALE, AND BOTH THE REFEREE AND THE GRANTEE OF THE CONVEYED PROPERTY REFUSE TO EXECUTE A SMOKE DETECTOR AFFIDAVIT.

Edwin I. Kassoff

EDWIN I. KASSOFF, Esq.
100 Merrick Road
West Building, Suite 508
Rockville Centre, NY 11570
Telephone No. 516-766-7700

Sworn to before me this
3rd day of December, 2003

[Signature]

Notary Public

SPENCER J. STURM
Notary Public, State of New York
No. 4908095
Qualified in Suffolk County
Commission Expires November 2, 2005



[Large handwritten signature]

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

THIS REFEREE'S DEED, made December 03, 2003
BETWEEN

V# 034740

Referee,

duly appointed in the action hereinafter mentioned, grantor and

grantee

WITNESSETH, that the grantor, the referee appointed in an action between
NYCTL 1998-1 TRUST AND THE BANK OF NEW YORK AS COLLATERAL AGENT AND CUSTODIAN
FOR THE NYCTL 1998-1 TRUST

plaintiff, and

LARRY GOLDSPIEL, 8626 Union Turnpike Flushing, New York 11385;
ADAMAR OF NEW JERSEY, INC., 41 State Street Albany, NY 12205;
ST. JOHNS HOSPITAL, 90-02 Queens Boulevard Elmhurst, New York 11373;
CATHOLIC MEDICAL CENTER, 95-25 Queens Boulevard Rego Park, New York 1374;
NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE, 400 Oak Street Garden City, New York
11530;
NEW YORK CITY PARKING VIOLATIONS BUREAU, 100 Church Street New York, New York 10007;

defendant(s),

foreclosing on a tax lien dated July 29, 1998 recorded in Reel 4929 at Page 1007 in the Office of the CITY
REGISTER of the County of QUEENS in pursuance of a judgment entered at an IAS part of the Supreme Court of
the county of QUEENS, State of New York on May 28, 2003 and in consideration of

..... xx/100

paid by the grantee, being the highest sum bid at the sale under said judgment does hereby grant and convey unto
the grantee,

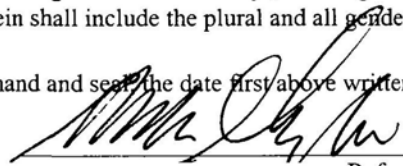
ALL

SEE SCHEDULE "A" ATTACHED

TO HAVE AND TO HOLD the premises herein granted unto the grantee Eddi Khoury ,and assigns forever,
Whenever the text hereof requires, the singular number as used herein shall include the plural and all genders.

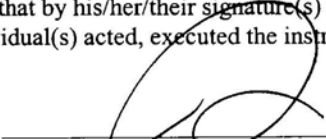
IN WITNESS WHEREOF, the grantor has hereunto set his hand and seal the date first above written.

In presence of:

 L.S.
Referee

STATE OF NEW YORK COUNTY OF QUEENS ss.:

On December 03, 2003 before me, the undersigned personally appeared _____, Referee,
personally known 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 acknowledged 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.


NOTARY PUBLIC

SPENCER J. STURM
Notary Public, State of New York
No. 4908095
Qualified in Suffolk County
Commission Expires November 2, 2005

SEAL



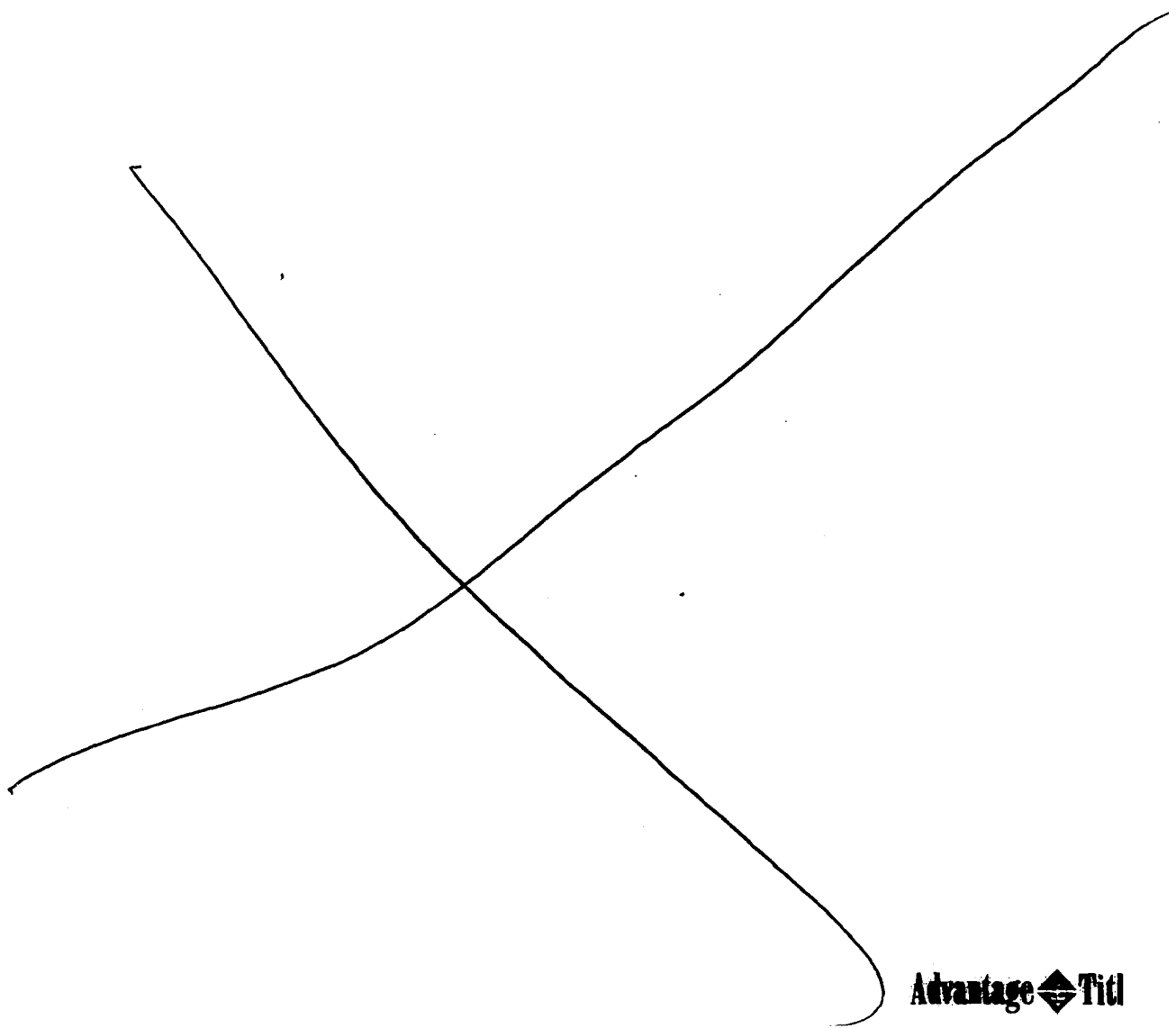
Title No. FCL-15311-02 (File No.: 31018.1362)

**SCHEDULE A
DESCRIPTION**

Block 14243 and Lot 1114

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Queens, County of Queens, City and State of New York, known and designated as Block 14243 and Lot 1114 on the Queens County Tax Assessment Map.

Premises known as Vacant Land Davenport Court, Queens, New York



THIS INDENTURE, made the 8th day of May in the year two thousand and seven between THE CITY OF NEW YORK, a municipal corporation with an office at City Hall, Borough of Manhattan, City and State of New York, hereinafter designated as party of the first part, and _____ having an address at _____, hereinafter designated as the party of the second part.

WITNESSETH:

WHEREAS, on April 27, 2005 (Calendar No. 24), the City Planning Commission of the City of New York adopted a resolution which provided among other things for the discontinuance and closing of portions of 163rd Avenue in the Borough of Queens in accordance with Map No. 4979 signed by the Borough President of Queens and for a release of the City's interest in and to a portion of said avenue when legally discontinued and closed, to the party of the second part, and

WHEREAS, the party of the second part submits an agreement to the party of the first part protecting the City of New York's interest, approved as to form and sufficiency by the Corporation Counsel, a copy of which is annexed hereto as Attachment "B."

WHEREAS, this conveyance was authorized by the Mayor of the City of New York, by a letter annexed hereto as Attachment "C."

NOW, THEREFORE, THIS INDENTURE

WITNESSETH:

THAT in pursuance of the aforesaid resolution, the said party of the first part, in consideration of the sum of _____ DOLLARS, lawful money of the United States, to it paid by the party of the second part, does hereby grant, remise and release unto the said party of the second part, its successors and assigns

forever all the right, title and interest of the City of New York in and to the following described property:

ALL that certain plot, piece or parcel of land situate, lying and being in the Borough of Queens, consisting of tax lot 2114 in Block 14243 and more particularly described in the annexed Attachment "A"

TO HAVE AND TO HOLD said premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the second part, by the acceptance of this deed, hereby covenants as follows:

ALL the terms, covenants, conditions and provisions contained in the aforesaid agreement and in this deed shall be binding on the party of the second part, its heirs, successors and assigns forever and shall be a covenant running with the land presently owned by the party of the second part or its successors or assigns as stated in said agreement as well as the lands hereby conveyed, and all the obligations of the party of the second part by the virtue of said agreement not already performed shall survive delivery of this deed.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be subscribed to by the Deputy Commissioner and by the City Clerk, and its corporate seal to be hereto affixed.

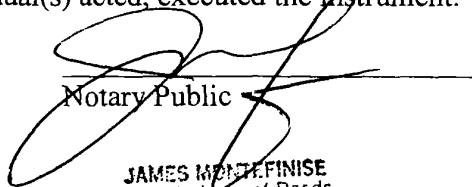
THE CITY OF NEW YORK
By: *[Signature]*
Deputy Commissioner of Citywide
Administrative Services

By: *[Signature]*
City Clerk

APPROVED AS TO FORM:
[Signature]
Acting Corporation Counsel

STATE OF NEW YORK)
) SS.:
COUNTY OF NEW YORK)

On the 8th day of MAY in the year 2007 before me, the undersigned, personally appeared LORIS FIERSTEIN, personally known 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 acknowledged 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.

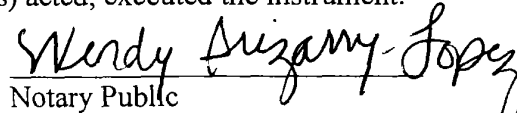

Notary Public

JAMES MONTEFINISE
Commissioner of Deeds
City of New York No. 4-2924
Certificate Filed in New York County
Commission Expires 8/1/2008

SEAL

STATE OF NEW YORK)
) SS.:
COUNTY OF NEW YORK)

On the 14th day of May in the year 2007 before me, the undersigned, personally appeared VICTOR L. ROBLES, personally known 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 acknowledged 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.


Notary Public

WENDY ARIZARRY-LOPEZ
Commissioner of Deeds
City of New York No. 2-12331
Certificate Filed in New York County
Commission Expires Jan 27, 2008

SEAL