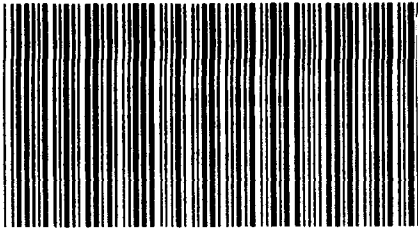


**NYC DEPARTMENT OF FINANCE
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2013112601201001003E2188

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2013112601201001

Document Date: 11-23-2013

Preparation Date: 12-04-2013

Document Type: SUNDRY MISCELLANEOUS

Document Page Count: 3

PRESENTER:

RIDGE ABSTRACT CORP. (SA) PICK UP
1967 MCDONALD AVENUE
BROOKLYN, NY 11223
718-338-0065
RA11223@AOL.COM

RETURN TO:

NEW YORK DESIGN ARCHITECTS LLP
175 WEST BROADWAY
NEW YORK, NY 10013
rec 10547

PROPERTY DATA

Borough	Block	Lot	Unit	Address
QUEENS	2841	1	Entire Lot	70-04 60TH AVENUE

Property Type: DWELLING ONLY - 1 FAMILY

CROSS REFERENCE DATA

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

PARTIES

PARTY 1:

MATTHEW RIENZI
70-04 60TH AVENUE
QUEENS, NY 11378



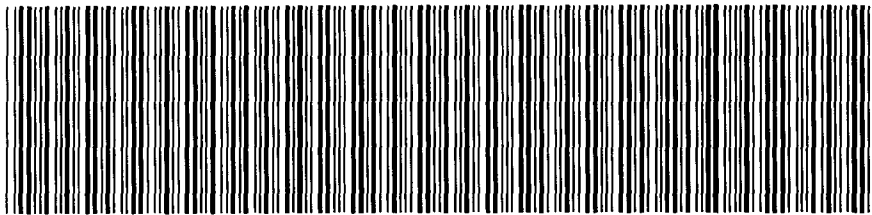
FEES AND TAXES

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):			NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00	\$	0.00
Spec (Additional):	\$	0.00	RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK Recorded/Filed 12-23-2013 10:06 City Register File No.(CRFN): 2013000523621 <i>Quanta McMill</i> City Register Official Signature	
TASF:	\$	0.00		
MTA:	\$	0.00		
NYCTA:	\$	0.00		
Additional MRT:	\$	0.00		
TOTAL:	\$	0.00		
Recording Fee:	\$	52.00		
Affidavit Fee:	\$	0.00		



**NYC DEPARTMENT OF FINANCE
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2011022400802001001E3BC9

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2011022400802001

Document Date: 02-08-2011

Preparation Date: 02-24-2011

Document Type: INITIAL UCC1

FIXTURE FILING

Document Page Count: 3

PRESENTER:

INFINITY LAND SERVICES LLC IL4611 **PICKUP**
AS AGENT FOR FIDELITY NATIONAL TITLE
974 EAST 27TH STREET
BROOKLYN, NY 11210
718-338-4200
leebea@infinitylandservices.com

RETURN TO:

NEW YORK COMMUNITY BANK **PICKUP**
ONE JERICHO PLAZA, PO BOX 9005
JERICO, NY 11753

PROPERTY DATA

Borough	Block	Lot	Unit	Address
BRONX	3743	1	Partial Lot	1105 STRATFORD AVENUE
Property Type: NOT APPLICABLE				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

DEBTOR:

1105 STRATFORD HOLDINGS LLC
C/O THE BLUESTONE GROUP, 40 RECTOR STREET,
SUITE 1500
NEW YORK, NY 10006

SECURED PARTY:

NEW YORK COMMUNITY BANK
ONE JERICHO PLAZA, PO BOX 9005
JERICO, NY 11753

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:	\$ 40.00		
Affidavit Fee:	\$ 0.00		

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

Recorded/Filed 03-03-2011 12:06
City Register File No. (CRFN):

2011000078601



Annette McMill

City Register Official Signature

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER (optional)	
B. SEND ACKNOWLEDGMENT TO: (Name and Address)	
New York Community Bank One Jericho Plaza, PO Box 9005 Jericho, New York 11753	
IL 4611	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME				
1105 STRATFORD HOLDINGS LLC				
OR				
1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
c/o The Bluestone Group, 40 Rector St., Suite 1500		New York	NY	10006
				COUNTRY
				USA
1d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION	1f. JURISDICTION OF ORGANIZATION	1g. ORGANIZATIONAL IO #, if any
		LLC	New York	☐ NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME				
OR				
2b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
				COUNTRY
2d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL IO #, if any
				☐ NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME				
New York Community Bank				
OR				
3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
One Jericho Plaza, PO Box 9005		Jericho	NY	11753
				COUNTRY
				USA

4. This FINANCING STATEMENT covers the following collateral:

All articles of personal property attached to or used in any way in connection with the operation or renting of the commercial stores at the premises described on the attached Addendum ("Premises"), including, but not limiting the generality of the foregoing to, all partitions, elevators, engines, motors, dynamos, boilers, furnaces, fuel oil, coal; heating, refrigerating, air conditioning, plumbing, gas and electric light equipment; vacuum cleaning systems; sprinkler system or other fire preventing or extinguishing equipment and materials; stoves, ranges, refrigerators, washing machines, clothes dryers, dishwashers, refuse compactors, saunas, awnings, screens, window shades; furniture and furnishings for the common halls and lobbies; furnishings and equipment of any hotel, motel, resort, health spa, restaurant, recreation facility, hospital, nursing home, adult residence or other health care related facility, theater, place of public or private assemblage, club and lodge, constituting all or part of the Premises; also all other articles constituting a part of or used in connection with the operation of the buildings and other structures situated upon and constituting part of the Premises, and all buildings, structures, improvements, fixtures and articles of personal property at any time, now or hereafter, constructed, affixed to or placed upon said Premises or used in connection with the operation thereof.

5. ALTERNATIVE DESIGNATIONS (if applicable)		LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING
6	X	This FINANCING STATEMENT is to be filed (for record) in the REAL ESTATE RECORDS Attach Addendum (if applicable)		7. Check to REQUEST SEARCH REPORTS ON Debtors (ADDITIONAL FEE) (optional)	ALL DEBTORS	DEBTOR 1	DEBTOR 2

8. OPTIONAL FILER REFERENCE DATA

Loan #: 11619091 File Number: 123-30517 MARC MENDELSON, Manager File in Bronx County

FILING OFFICE COPY - UCC FINANCING STATEMENT (FORM UCC1) (REV 05/22/02)

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

OR	9a. ORGANIZATION'S NAME 1105 STRATFORD HOLDINGS LLC		
	9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

10. MISCELLANEOUS.

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (11a or 11b) - do not abbreviate or combine names

OR	11a. ORGANIZATION'S NAME				
	11b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX	
11c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
11d. <u>SEE INSTRUCTIONS</u>	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION		11g. ORGANIZATIONAL ID #, if any ☐ NONE

OR	12. ADDITIONAL SECURED PARTY'S or		ASSIGNOR S/P'S NAME - insert only <u>one</u> name (12a or 12b)		
	12a. ORGANIZATION'S NAME				
OR	12b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
	12c. MAILING ADDRESS		CITY	STATE	POSTAL CODE

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☒ fixture filing

14. Description of Real Estate.

Prem 1105 Stratford Avenue
County: Bronx
Section: 14
Block: 3743
Lot: 1

15. Name and address of RECORD OWNER of above-described real estate (if Debtor does not have a record interest)

16. Additional collateral description:

17. Check only if applicable and check only one box.

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate

18. Check only if applicable and check only one box.

☐ Debtor is a TRANSMITTING UTILITY
☐ Filed in connection with a Manufactured - Home transaction -- effective 30 years
☐ Filed in connection with a Public - Finance Transaction -- effective 30 years

SCHEDULE A

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

BEGINNING at the corner formed by the intersection of the westerly side of Stratford Avenue with the northerly side of Watson Avenue as shown on the final map of the City of New York;

RUNNING THENCE northerly along the westerly side of Stratford Avenue, 100 feet;

THENCE westerly parallel with the northerly side of Watson Avenue, 100 feet to the center line of the block between Stratford Avenue and Manor Avenue;

THENCE southerly along the center line of the block and parallel with the westerly side of Stratford Avenue, 100 feet to the northerly side of Watson Avenue;

THENCE easterly along the northerly side of Watson Avenue, 100 feet to the point or place of BEGINNING.

PREMISES: 1105 Stratford Avenue, Bronx, NY

SINGLE FAMILY USE DECLARATION

DECLARATION, MADE THIS ²⁰¹³ 23rd DAY OF NOVEMBER, BY ACTING INDIVIDUALLY AND AS MATTHEW RIENZI, OWNER OF 70-04 60TH AVENUE, HEREINAFTER REFERRED TO AS THE 'DECLARANT', HAVING AN OFFICE AT 70-04 60TH AVENUE, QNS, NY, 11378.

WHEREAS, THE DECLARANT IS THE FEE OWNER OF CERTAIN LAND IN THE CITY OF NEW YORK, BOROUGH OF QUEENS, DESIGNATED AS TENTATIVE LOT 1____, IN BLOCK 2841____ ON TAX OF THE CITY OF NEW YORK, MORE PARTICULARLY DESCRIBED BY 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 70-04 60TH AVENUE, BOROUGH OF QUEENS, IS CURRENTLY ZONED FOR SINGLE-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 SINGLE-FAMILY RESIDENTIAL BUILDING ON 'PARCEL A'.

NOW, THEREFORE, DECLARANT DECLARES, AS FOLLOWS:

1. DECLARANT, ITS RESPECTIVE HEIRS, LEGAL REPRESENTATIVE, SUCCESSORS, ASSIGNS, AND TRANSFEREES WILL USE, SELL, TRANSFER, AND REPRESENT THE BUILDING ON PARCEL A FOR SINGLE FAMILY DWELLING, AS DEFINED IN THE ZONING RESOLUTION OF THE CITY OF NEW YORK.
2. THE DECLARANT STATES THAT THE BASEMENT 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 WITH THE PRIOR WRITTEN CONSENT OF THE DEPARTMENT.
5. THE COVENANTS SET FORTH HEREIN SHAL RUN WITH THE LAND AND BE BINDING UPON AND INURE TO THE BENEFITS OF THE PARTIES HERETO AND THEIR RESPECTIVE HEIRS, LEGAL REPRESENTATIVES, 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 REFLECTED ON THE CERTIFICATE OF OCCUPANCY.

IN WITNESS WHEREOF, DECLARANT HAS MADE AND EXECUTED THE FOREGOING
RESTRICTIVE DECLARATION AS OF THE DATE HEREINABOVE WRITTEN.

BY 
MATTHEW RIENZI, OWNER
TRUSTEE *m.r.*

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

ON THE 23rd DAY OF NOVEMBER 2013, BEFORE ME PERSONALLY CAME TO
ME KNOWN WHO, BEING BY ME DULY SWORN, DID DEPOSE AND SAY THAT HE RESIDES AT
70-04 60TH STREET, THAT HE IS THE ~~TRUSTEE~~ OF THE ~~TRUST~~ *described HEREIN* *m.*
AND WHICH EXECUTED THE FOREGOING INSTRUMENT. ~~AND THAT HE SIGNED HIS NAME~~ *m.*
THERE TO BY ORDER OF THE MATTHEW RIENZI TRUST


NOTARY PUBLIC

Joseph P. Lin
Notary Public, State of New York
No. 021796883
Qualified in Queens County
Commission Expires May 31, 2014

SCHEDULE 'A' (DESCRIPTION)

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATED, LYING, AND BEING IN THE BOROUGH OF QUEENS AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE SOUTH SIDE OF 60TH AVENUE
DISTANT 00.00 FEET FROM THE CORNER FORMED BY THE
INTERSECTION OF 70TH STREET AND 60TH AVENUE**

RUNNING THENCE,

EAST 74 FEET; THENCE SOUTH 100 FEET; THENCE

WEST 74 FEET; THENCE NORTH 100 FEET; THENCE

TO THE POINT OF BEGINNING.

**THAT THE SAID PREMISES ARE KNOWN AS AND BY STREET ADDRESS 70-04 60TH AVENUE
BLOCK 2841 AND LOT 1.**