

Office of the
Richmond County Clerk
130 Stuyvesant Place
Staten Island, NY 10301

Hon. Stephen J. Fiala, County Clerk

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Recording and Endorsement Cover Page

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Document Type: DECLARATION
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PRESENTER:

YAHAIIRA MORRI
35 WALDEN AVENUE

RETURN TO:

JAMES V. MORRI
35 WALDEN AVENUE

SI NY, 10306

SI NY, 10306+

Block	Lot	PROPERTY DATA	# OF BLOCKS	1	# OF LOTS	1
5518	6	Partial Lot				
		Property Type: Dwelling Only - 2 or 3 Family				

Unit Address 255 ELTINGVILLE BLVD ✓

PARTIES

GRANTOR
KEITH CAMPANELLA
7336 AMBOY ROAD

GRANTEE
KEITH CAMPANELLA
7336 AMBOY ROAD

SI NY, 10307

SI NY, 10307

PAYMENT DETAIL

Make Checks Payable to:

Richmond County Clerk:

36.00 Recording Fees

Total Payments For This Document:

36.00

FEES PAID

EXAM *DTM*

DATE *5/16/08*

LAND DOC# 252526
27-DECL, CONT, WAIVER

05/16/2008 02:37:22 P.M.
RECEIPT: 25238 FEE: \$36.00
RICHMOND COUNTY CLERK

RECORDED IN RICHMOND COUNTY

MAY 16 2008

[Signature]
COUNTY CLERK

TWO FAMILY USE DECLARATION

DECLARATION, made this 12th day of May, 2008, by Keith Campanella, residing at 7336 Amboy Road, Staten Island, New York 10307, hereinafter referred to as the "Declarant".

WHEREAS, the declarant is the fee owner of certain land in the City of New York, Borough of Staten Island, designated as Tax Lot 6 in Block 5518 on the tax map of the City of New York, more particularly described by meets 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 255 Eltingville Blvd, Borough of Staten Island, is currently zoned for two-family residence use; and;

WHEREAS, the declarant as petitioned the New York City Department of Buildings ("the Department") to issue a Certificate of Occupancy for the two-family residence building on Parcel A.

NOW, THEREFORE, Declarant declares, as follows:

- 1 Declarant, 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 declarant states that the cellar of this two-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 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 Richmond, prior to the approval of the application for Parcel A and the reel and page number will there after be reflected on the Certificate of Occupancy.

All that certain plot, piece or parcel of land, with the buildings and improvements there on erected, situated, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, and more particularly bounded and described as follows:

BEGINNING at a point on the east side of Eltingville Blvd distant 58.00 feet north from the corner formed by the intersection of the east side of Eltingville Blvd and the north side of Katan Avenue.

RUNNING THENCE North 80 degrees 23 minutes 13 seconds East 100.00 feet to a point;

RUNNING THENCE South 09 degrees 36 minutes 47 seconds East 75.00 feet to a point;

RUNNING THENCE North 80 degrees 23 minutes 13 seconds East 100.00 feet to a point;

RUNNING THENCE South 09 degrees 36 minutes 47 seconds East 75.00 feet to a point;

Coordinates and Bearings are in system established by the United States Coast and Geodetic system for the Borough of Staten Island.

IN WITNESS WHEREOF Declarant has made and executed the foregoing Restrictive Declaration.

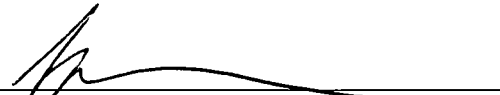
STATE OF NEW YORK)

SS:

COUNTY OF RICHMOND)

Kath Campanella

On the 12th Day of May in the year 2008 before me the undersigned a Notary Public in and for said State, personally appeared, Keith Campanella, personally known to me and 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 executed the same in his capacity, and that by his signature on the instrument, the individual or person upon behalf of which the individual acted, executed the instrument.


Notary Public

ROBERT F. MORIN
NOTARY PUBLIC STATE OF NEW YORK
NO. 01M08021370
QUALIFIED IN RICHMOND COUNTY
TERM EXPIRES FEB. 26, 2009

040551

State of New York, County of Richmond, ss:
I, Stephen J. Flata, County Clerk and Clerk of the Supreme
Court, Richmond County and Recording Officer for Richmond
County, do hereby certify that I have compared this copy with
the original filed or recorded in my office on
MAY 16 2008
and it is a correct copy of the original and a true and correct copy of the
original. Witness my hand and seal of said County and Court on

MAY 14 2008



CLERK