

DEPT OF BLDGS 510115590

Job Number

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OFFICE OF THE RICHMOND COUNTY CLERK

130 STUYVESANT PLACE
STATEN ISLAND, NY 10301
HON. STEPHEN J. FIALA
COUNTY CLERK



RCC-80389-87372

RECORDING ENDORSEMENT PAGE

THIS ENDORSEMENT PAGE IS PART OF THE INSTRUMENT PRESENTED FOR RECORDING. THE ENDORSEMENT PAGE AND THE DOCUMENT RECORDED WITH IT HAVE BEEN PREPARED BY THE PARTIES TO THE TRANSACTION AND/OR THEIR AGENTS. THEY ARE SOLELY RESPONSIBLE FOR THE CONTENTS THEREOF. ANY QUESTIONS ABOUT THE CONTENTS SHOULD BE ADDRESSED TO THE PARTIES AND/OR THEIR AGENTS. THE PARTIES AND/OR THEIR AGENTS REQUEST THAT THIS DOCUMENT BE INDEXED ACCORDING TO THE INFORMATION THEY ARE PROVIDING ON THIS ENDORSEMENT PAGE.

DOCUMENT SUBMITTED

OTHER

SUBMITTED FOR RECORDING BY:

JEFFREY GEARY
AVID DESIGNS INC.
7513 AMBOY ROAD
STATEN ISLAND, NY 10307

RECORD AND RETURN TO:

JEFFREY GEARY
AVID DESIGNS INC.
7513 AMBOY ROAD
STATEN ISLAND, NY 10307

PROPERTY DATA BLOCKS: 1 LOTS: 1

BLOCK	LOT	BLOCK	LOT	BLOCK	LOT	BLOCK	LOT
4689	8						

PARTIES

NAME	COMPANY	PARTY	NAME	COMPANY	PARTY
GRACE MATTEI		PARTY A	CITY OF NEW YORK DEPARTMENT OF FINANCE		PARTY B

INDEXING NOTICE

THE OFFICE OF THE RICHMOND COUNTY CLERK WILL RELY UPON THE INFORMATION PROVIDED ON THIS ENDORSEMENT PAGE (INCLUDING THE SPELLING OF PARTIES' NAMES) FOR INDEXING THIS INSTRUMENT.

THIS ENDORSEMENT PAGE WILL CONTROL IN THE EVENT OF A CONFLICT BETWEEN THE ENDORSEMENT PAGE AND OTHER PARTS OF THE DOCUMENT.

PAYMENT DETAILS (NO PERSONAL CHECKS)

RECORDING FEES:	\$40.00	PAYABLE TO "RICHMOND COUNTY CLERK"
NYS RETT:	\$0.00	PAYABLE TO "RICHMOND COUNTY CLERK"
NYC RPT:	\$0.00	PAYABLE TO "COMMISSIONER OF FINANCE"
MORTGAGE TAX:	\$0.00	PAYABLE TO "RICHMOND COUNTY CLERK"

TOTAL CHECK PAYMENTS TO A PAYEE IN EXCESS OF \$20,000.00 MUST BE CERTIFIED

REVIEWED BY:

SUPERVISOR (IF REQUIRED):

FOR OFFICE USE ONLY:

RECORDED IN RICHMOND COUNTY

FEES PAID

[Signature]
COUNTY CLERK

LAND DOC# 773693

Other

03/16/2020 01:19:48 PM

Receipt: 7030 Fee: \$40.00

Richmond County Clerk

W.B. # _____
or
ALT. # _____

EXHIBIT "I"

CERTIFICATION PURSUANT TO ZONING LOT
SUBDIVISION C OF SECTION 12-10
OF THE ZONING RESOLUTION OF DECEMBER 15, 1961
OF THE CITY OF NEW YORK - AS AMENDED
EFFECTIVE AUGUST 18, 1977

The Homestead Title Agency Inc. An Authorized Agent of Security Title Guarantee of
Baltimore

THE TITLE GUARANTEE COMPANY, a title insurance company
licensed to do business in the State of New York and
having its principal office at 31 Stewart St., Floral Park
New York hereby certifies that as to the land hereafter
described being a tract of land, either unsubdivided or
consisting of two or more lots of record, contiguous for
a minimum of ten linear feet, located within a single
block in the single ownership of Pineland X, LLC / Admir Daniel
that all the parties in interest consisting of a "party in
interest" as defined in Section 12-10, subdivision (c) of
the Zoning Resolution of the City of New York, effective
December 15, 1961, as amended, are the following

<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
1. Pineland X, LLC	1625 N. Commerce Parkway Weston, FL 33326	Owner
2. Admir Daniel	1625 N. Commerce Parkway Weston, FL 33326	Managing Agent
3. NYC Bureau of Highway Operations	40 Worth Street, NY, NY 10013	sidewalk lienor
4. Amand Piroozian	770 Middle Neck Rd., Suite 7P, Great Neck, NY 11023	Holder of mortgages; building loan lender
5. PMLJP, LLC	770 Middle Neck Rd., Suite 7P, Great Neck, NY 11023	Holder of mortgage

The subject tract land with respect to which the fore-going
parties are the parties in interest as aforesaid, is known
as Tax Lot Number(s) 8, in Block 4689
on the Tax Map of the City of New York, Richmond
County and more particularly described as follows: (Full
Metes and Bounds Description)

BEGINNING at a point in the Northwesterly side of Riga Street
distant 0.0' feet from the corner
formed by the intersection of the northwesterly side of
Riga Street and the southwesterly side of Aviston Street
running thence Southwest 100.00' feet; thence Northwest 60.00' feet;
(direction) (direction)
thence Northeast 100.00' feet; thence Southeast 60.00' feet;
(direction) (direction)
to the point or place of beginning.

That the said premises are known as and by street address(es)
134 Aviston Street, Staten Island, NY 10306

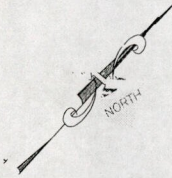
_____, as shown on the following

DIAGRAM:

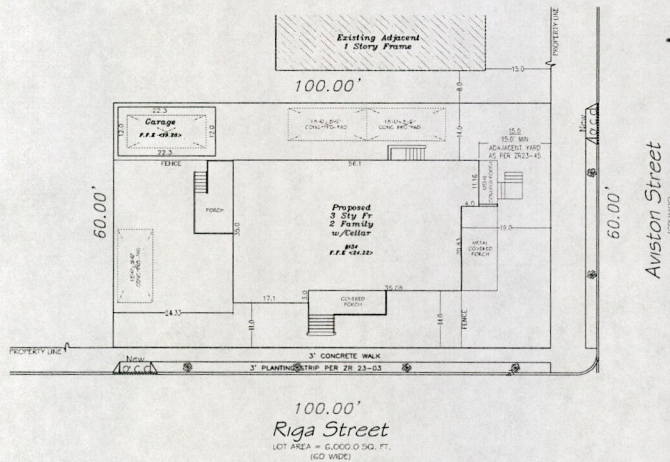
a) Show Distance
from corner.

BLOCK NO. 4689
Lot NO. 8

b) Show Block &
Lot numbers
and dimensions
of each lot.



The north point
of the diagram
must agree with
the arrow



NOTE: A Zoning Lot may or may not coincide with a lot as shown on the Official Tax Map of the City of New York, or on any recorded subdivision plot or deed. A Zoning Lot may be subdivided into two or more zoning lots provided all the resulting zoning lots and all the buildings thereon shall comply with the applicable provisions of the zoning lot resolution.

THIS CERTIFICATE IS MADE FOR AND ACCEPTED BY THE APPLICANT
UPON THE EXPRESS UNDERSTANDING THAT LIABILITY HEREUNDER IS
LIMITED TO ONE THOUSAND (\$1,000.00) DOLLARS.

Security Title Guarantee Corporation of Baltimore
The Homestead Title Agency Inc.

BY: Grace V. Mattei

Grace V. Mattei, President

SCHEDULE A

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

Beginning at the point on the Northwesterly side of Riga Street
0.0 feet from the corner formed by the intersection of the northwesterly side
of
Riga Street & the southwesterly side of Aviston Street

Running thence:

Southwest 100.0 feet

Thence Northwest 60.0 feet

Thence Northeast 100.0 feet

Thence Southeast 60.0 feet

To the point of the beginning

That the said premises are known as and by street address:

134 Aviston Street

Block: 4689

Lot: 8

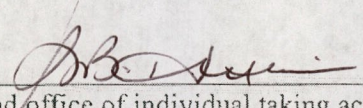
State of New York)

County of Richmond)

On the 29th day of February in the year 2020 before me, the undersigned,
a Notary Public in and for said State, personally appeared, Gleason Mattei

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 and office of individual taking acknowledgment)

SUSAN B. HUTCHISON
Notary Public, State of New York
No. 01HU4772183
Qualified in Richmond County
Commission Expires March 30, 20 22