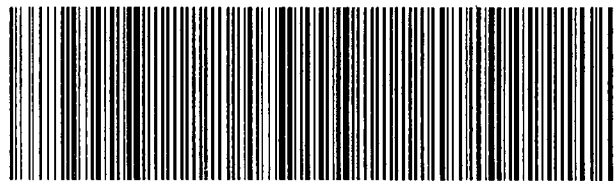




Office of the
Richmond County Clerk
130 Stuyvesant Place
Staten Island, NY 10301

Hon. Stephen J. Fiala, County Clerk



ACS-000000000321939-000000000430412-006

Recording and Endorsement Cover Page

Document Id: 000000000430412 Document Date: 01/11/2012 Preparation Date: 01/11/2012
Document Type: CORRECTION DEED VACANT
Document Page Count: 6

PRESENTER:

PHILIP MANCUSO, ATTORNEY & COUNSELOR AT LAW
4864 ARTHUR KILL ROAD
SUITE 300
STATEN ISLAND, NY 10309

RETURN TO:

PHILIP MANCUSO, ATTORNEY & COUNSELOR AT LAW
4864 ARTHUR KILL ROAD
SUITE 300
STATEN ISLAND, NY 10309

PROPERTY DATA # OF BLOCKS 1 # OF LOTS 1

Block Lot Unit Address
7710 320 Entire Lot 7 FAITH COURT
Property Type: Vacant Land

PARTIES

GRANTOR
7335 AMBOY ROAD LLC
8118 18TH AVENUE

BROOKLYN, NY 11214

GRANTEE
7335 AMBOY ROAD LLC
8118 18TH AVENUE

BROOKLYN, NY 11214

SUPPORTING DOCUMENTS

RPT
TP-584
RP5217 NYC(1 Original & 1 Copy with Document)
HOUSING AFFIDAVIT

PAYMENT DETAIL

Make Checks Payable to:

Richmond County Clerk: 297.00 Recording Fees

Total Payments For This Document: 297.00

DEEDS PAID

EXAM

[Signature]

DATE

1/11/12

RECORDED IN RICHMOND COUNTY

LAND DOC# 409914

23M-DEEDS

RETT: 2750 \$1.00

RPT: 2750 \$1.00

01/12/2012 09:32:51 A.M.

RECEIPT: 1701 FEE: \$297.00

RICHMOND COUNTY CLERK

JAN 12 2012

[Signature]

COUNTY CLERK



DEPT. BLDGS. 520087511 Job Number



SC100219008

Scan Code

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS
(INDIVIDUAL OR CORPORATION)
FORM 8002 (short version), FORM 8007 (long version)**

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND
PURCHASER BEFORE SIGNING.

THIS INDENTURE, made the January 11, 2012.
BETWEEN

7335 Amboy Road, LLC, of 8118 18th Avenue, Brooklyn, New York 11214, party of the first part, and

7335 Amboy Road, LLC, of 8118 18th Avenue, Brooklyn, New York 11214, party of the second part:

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of New York, Borough of Staten Island, County of Richmond, City and State of New York, and described on the annexed Schedule "A".

BEING part of the same premises conveyed to the grantor herein by deed dated June 9, 2011, recorded June 13, 2011, Land Document Number 384660.

PREMISES COMMONLY KNOWN AS: 7 Faith Court, Staten Island, New York 10309
TAX BLOCK: 7710 LOT: 320'

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

This deed is correcting and simplifying the restrictive covenant language in Land Document # 384660.

RESTRICTIVE COVENANT INTENDED TO RUN WITH LAND

The Party of the First Part hereby reserves, for 7335 Amboy Road, LLC with an address at 8118 18th Avenue, Brooklyn, New York 11214, its successors and assigns the following restrictive covenant to burden Block 7710 Lots 300, 315, and 320:

1. Block 7710 Lot 320 is being conveyed as vacant land. This covenant is intended to restrict construction of Party of the Second Part to construct no more than a one family dwelling, consisting of a minimum of six thousand five hundred (6,500) square feet of livable space, excluding basement and attic space.

INGRESS AND EGRESS EASEMENT WITH MAINTENANCE COVENANT

The Party of the First Part hereby reserves, for 7335 Amboy Road, LLC with an address at 8118 18th Avenue, Brooklyn, New York 11214, its successors and assigns the following easement with maintenance covenant:

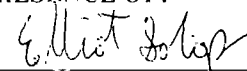
1. Ingress and Egress: An easement for ingress and egress for pleasure automobile over the entire parcel of land described in Schedule "B" which schedule is annexed hereto and made a part hereof.
2. Maintenance Covenant: The owners of Block 7710 Lot 315 and Block 7710 Lot 320, shall share in the maintenance and upkeep of the easement and shared property equally, this shall include snow removal, landscaping, and private gate if allowed by the City and State of New York.

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

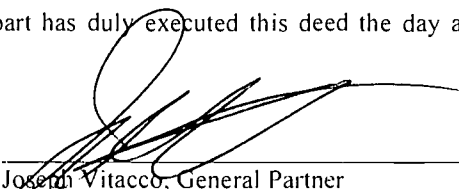
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



Elliot Solop, Witness



Joseph Vitacco, General Partner
Joseph Vitacco Family Limited Partnership II
Managing Member of 7335 Amboy Road, LLC

SCHEDULE "A"

There follows a suggested technical description of part of the property shown on Survey no. 37877-F (Block 7710, Lot 320 - 7 Faith Court, Staten Island, NY 10309).

BEGINNING at a point on the westerly side of Butler Boulevard (60 feet wide) distant 232.00 feet northerly, as Measured along said westerly side of Butler Boulevard, from the point formed by the intersection of said westerly side of Butler Boulevard with the northerly side of Clermont Avenue.

1. Running thence north 89 degrees 34 minutes 26 seconds west 263.83 feet to a point.
2. Thence north 00 degrees 30 minutes 38 seconds east 136.50 feet to a point.
3. Thence north 81 degrees 38 minutes 03 seconds east 165.57 feet to a point.
4. Thence south 00 degrees 25 minutes 34 seconds west 142.30 feet to a point.
5. Thence south 89 degrees 34 minutes 26 seconds east 100.00 feet to a point on said westerly side of Butler Boulevard.
6. Thence along said westerly side of Butler Boulevard south 00 degrees 25 minutes 34 seconds west 19.50 feet to the point or place of beginning.

The above parcel is subject to a proposed easement for ingress and egress.

SCHEDULE "B"

There follows a suggested technical description of part of a proposed ingress and egress easement as shown on Survey no. 37877-F (Block 7710, Easmt-NS).

BEGINNING at a point on the westerly side of Butler Boulevard (60.0 feet wide) distant 232.00 feet northerly, as Measured along said westerly side of Butler Boulevard, from the point formed by the intersection of said westerly side of Butler Boulevard with the northerly side of Clermont Avenue.

1. Running thence north 89 degrees 34 minutes 26 seconds west 219.69 feet to a point.
2. Thence easterly on a curve deflecting to the right having a radius of 35.50 feet, and a central angle of 63 degrees 12 minutes 47 seconds, and a distance of 39.17 feet to a point of tangency.
3. Thence south 89 degrees 34 minutes 26 seconds east 188.00 feet to a point on said westerly side of Butler Boulevard.
4. Thence along said westerly side of Butler Boulevard south 00 degrees 25 minutes 34 seconds west 19.50 feet to the point or place of beginning.

STATE OF NEW YORK)
) ss.:
COUNTY OF RICHMOND)

(signature and office of individual taking acknowledgment)

PHILIP MANCUSO
Notary Public, State of New York
No. 02MA6120385
Qualified in Richmond County
Commission Expires December 20, 2012

Deed

Title No.

7335 Amboy Road, LLC
To
 7335 Amboy Road, LLC

Section

Block 7710

Lot 320

County or Town Richmond

Street Address 7 Faith Court

Staten Island, New York 10309

Return By Mail To:

Philip Mancuso, Esq.
Philip Mancuso Attorney & Counselor at Law
4864 Arthur Kill Road, Suite 300
Staten Island, New York 10309

Reserve This Space For Use Of Recording Office

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

PROPERTY INFORMATION

1. Property Location 7 Faith Court Staten Island 10309
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 7335 Amboy Road, LLC
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address 7335 Amboy Road, LLC
 Address LAST NAME / COMPANY FIRST NAME

 8118 18th Avenue Brooklyn N Y 11214
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size FRONT FEET ☒ X DEPTH OR ACRES

8. Seller Name 7335 Amboy Road, LLC
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A ☐ One Family Residential C ☒ Residential Vacant Land E ☐ Commercial G ☐ Entertainment / Amusement I ☐ Industrial
 B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 1 / 11 / 2012
 Month Day Year

11. Date of Sale / Transfer 1 / 11 / 2012
 Month Day Year

12. Full Sale Price 0
 (Full Sale Price is the total amount paid for the property including personal property.
 This payment may be in the form of cash, other property or goods, or the assumption of
 mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale 0

14. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former Relatives
 B ☒ Sale Between Related Companies or Partners in Business
 C ☒ One of the Buyers is also a Seller
 D ☐ Buyer or Seller is Government Agency or Lending Institution
 E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)
 F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates
 H ☐ Sale of Business is Included in Sale Price
 I ☒ Other Unusual Factors Affecting Sale Price (Specify Below)
 J ☐ None

Correction Deed

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class 16. Total Assessed Value (of all parcels in transfer)

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))

Staten Island 7710 320

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

BUYER'S ATTORNEY

BUYER SIGNATURE

DATE

01/11/2012

STREET NUMBER

STREET NAME (AFTER SALE)

LAST NAME

FIRST NAME

Philip Mancuso Esq.

(718)

966-2200

AREA CODE

TELEPHONE NUMBER

Staten Island

N Y

10309

CITY OR TOWN

STATE

ZIP CODE

SELLER SIGNATURE

01/11/2012

DATE