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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

Document Id: 000000000495035 Document Date: 02/14/2013 Preparation Date: 02/14/2013
Document Type: DECLARATION
Document Page Count: 4

PRESENTER:
ANTHONY SCAGLIONE
3974 AMBOY ROAD

RETURN TO:
ANTHONY SCAGLIONE
3974 AMBOY ROAD

STATEN ISLAND, NY 10308

STATEN ISLAND, NY 10308

Block	Lot	PROPERTY DATA	# OF BLOCKS	Unit	Address	# OF LOTS
3721	49	Entire Lot	1		482 ADAMS AVENUE	1
Property Type: Dwelling Only - 1 Family						

PARTIES

GRANTOR
LEONID GRINBERG
482 ADAMS AVENUE

GRANTEE
CITY OF NEW YORK

STATEN ISLAND, NY 10306

PAYMENT DETAIL

Make Checks Payable to:

Richmond County Clerk:

38.00 Recording Fees

Total Payments For This Document:

38.00

FEES PAID

EXAM

DATE

FEB 15 2013

RECORDED IN RICHMOND COUNTY

FEB 15 2013

COUNTY CLERK

LAND DOC# 464788
27-DECL, CONT, WAIVER

02/15/2013 03:18:46 P.M.
RECEIPT: 9652 FEE: \$38.00
RICHMOND COUNTY CLERK

SINGLE FAMILY USE DECLARATION

DECLARATION made this 14th day of February, 2013, by Leonid Grinberg Owner of and residing at 482 Adams Avenue, Staten Island, New York 10306 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 49 in Block 3721 on the Tax Map 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 482 Adams Avenue borough of Staten Island, are currently zoned for single family residential uses 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 representatives, 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 cellar of this single 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 shall not be modified, amended or terminated without the prior written 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 thereafter be reflected on the Certificate of Occupancy.

IN WITNESS WHEREOF, Declarant has made and executed the foregoing Restrictive Declaration as of the date hereinafter written.

SCHEDULE A

LOT DESCRIPTION

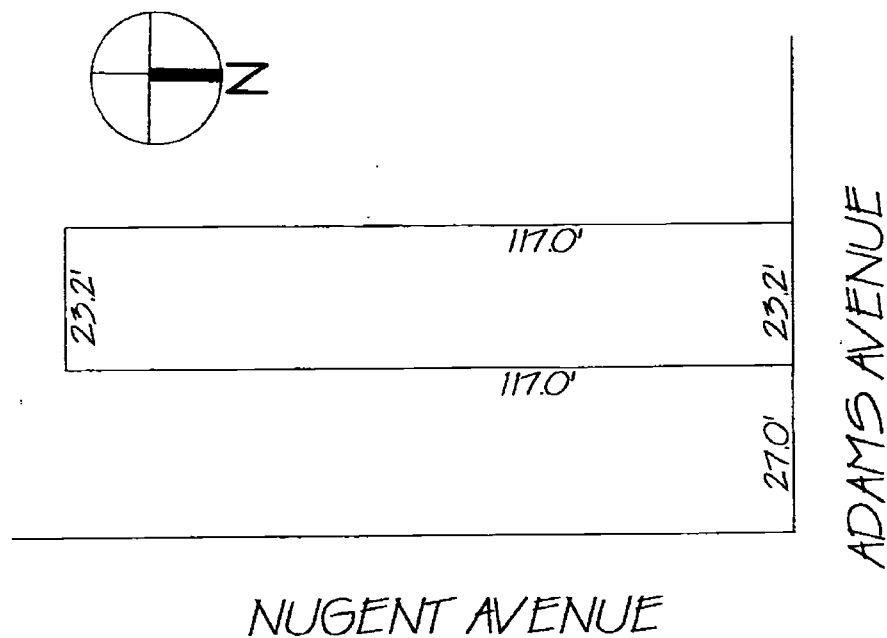
BLOCK: 3721 LOT: 49

BOROUGH OF STATEN ISLAND, CITY OF NEW YORK

All that certain plot, piece of parcel of land, with the building and improvements thereon erected situate, lying and being in the Borough of Staten Island, County of Richmond, City of New York and bounded and described by the following:

Beginning at a point on the South side of Adams Avenue 27.00' feet West of the intersection formed by Adams Avenue and Nugent Avenue.

- 1.) Running thence West: 23.20 feet to a point;
- 2.) Running thence South: 117.00 feet to a point;
- 3.) Running thence East: 23.20 feet to a point;
- 4.) Running thence North: 117.00 feet to a point or place of beginning.

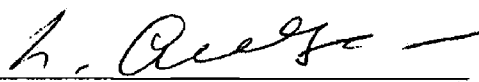


LOT DIAGRAM

NTS.

IN WITNESS WHEREOF, Declarant has made and executed the foregoing Restrictive Declaration as of the date hereinafter written.

By:


Leonid Grinberg, Owner

State of New York)
) ss:
County of Richmond)

On the 14th day of February, in the year 2013 before me, the undersigned, a Notary public in and for said State, personally appeared, Leonid Grinberg, personally known 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 by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

