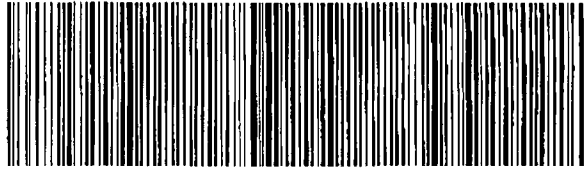


Office of the
Richmond County Clerk
130 Stuyvesant Place
Staten Island, NY 10301

Hon. Stephen J. Fiala, County Clerk



ACS-000000000271179-000000000359010-015

Recording and Endorsement Cover Page

Document Id: 000000000359010 Document Date: 03/26/2010 Preparation Date: 08/16/2010
Document Type: EXHIBIT
Document Page Count: 00015

PRESENTER:
REDVISION
152 STUYVESANT PLACE
2ND FLOOR
STATEN ISLAND NY, 10301

RETURN TO:
JOSEPH D. MANNO, ESQ.
84 NEW DORP PLAZA
SUITE 204
STATEN ISLAND NY, 10306

Block	Lot	PROPERTY DATA	# OF BLOCKS	Unit	Address	# OF LOTS
1150	21	Entire Lot	1		9 GRANITE AVENUE	1
Property Type: Industrial Building						

PARTIES

GRANTOR
RICHMOND TERRACE FUN CORP.
9 GRANITE AVENUE

GRANTEE
THE CITY OF NEW YORK

STATEN ISLAND NY, 10303

NY,

PAYMENT DETAIL

Make Checks Payable to:

Richmond County Clerk: 60.00 Recording Fees

Total Payments For This Document: 60.00

FEES PAID

EXAM OK DATE 8/16/10



LAND DOC# 348624
33C-MISC W/BLACK

08/16/2010 01:12:46 P.M.
RECEIPT: 37625 FEE: \$60.00
RICHMOND COUNTY CLERK

RECORDED IN RICHMOND COUNTY

AUG 16 2010

Stephen J. Fiala
COUNTY CLERK

N.B. # 52062878
Or
ALT. # _____

EXHIBIT "1"

**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 TITLE GUARANTEE COMPANY, a title insurance company licensed to do business in the State of New York and having its principal office at 981 Bay Street, Staten Island, NY 10305 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

That all the parties in interest consisting of a "party in interest" as defined in Section 12-10, subdivision © of the Zoning Resolution of the City of New York, effective December 15, 1961, as amended, are the following:

NAME	ADDRESS	NATURE OF INTEREST
Richmond Terrace Fun Corp.	2045 Ayershire Ave. Myrtle Beach, SC 29575	Shareholder

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Tax Lot Number(s) 21 in Block 1150 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 easterly side of Granite Ave distant 74.40 feet Southerly

From the corner formed by the intersection of easterly line of Granite Ave and the Southerly record line of Richmond Terrace

RUNNING THENCE east 100 feet; THENCE South 151.79 feet;
(direction) (direction)

THENCE West 100 feet; THENCE NORTH 151.50 feet;
(direction) (direction)

to the point or place of BEGINNING.

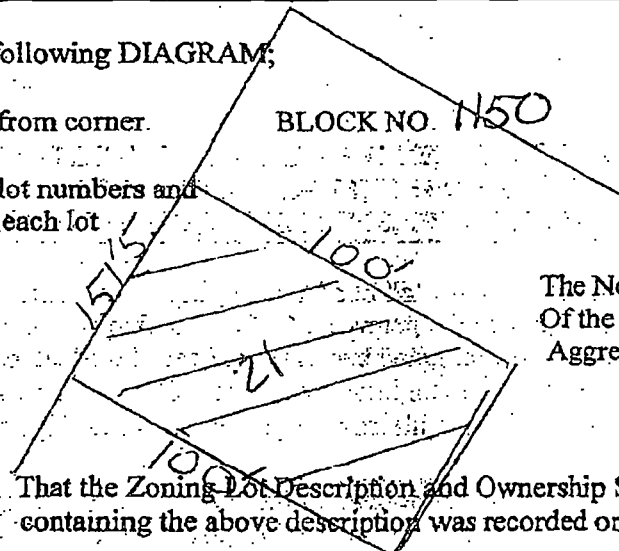
That the said premises are known as and by street address(s)

11 Granite Avenue Staten Island NY and

as shown on the following DIAGRAM;

a) show distance from corner.

b) show block & lot numbers and dimensions of each lot



The North point of the
Of the diagram must
Agree

with the arrow.

Delete if not
Applicable;

That the Zoning Lot Description and Ownership Statement
containing the above description was recorded on the

_____ day of _____ 19_____
in Record Book at page _____.

CERTIFIED this _____ day of _____ to _____,
the applicant for this certification.

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 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.

THE TITLE GUARANTEE COMPANY
Waterview Associates
981 Bay Street, Staten Island NY 10305

BY:

[Handwritten Signature]

16 10 02:20p

Joseph D. Manno

1-718-983-8402

P. 3

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 28 day of October, nineteen hundred and Ninety-Eight
BETWEEN

MICHAEL CARUSO, residing at
2045 AYERSHIRE LANE
MYRTLE BEACH, S.C. 29575

41699

party of the first part, and

RICHMOND TERRACE FUN CORP.
2045 AYERSHIRE LANE
MYRTLE BEACH, S.C. 29575

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration 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, place or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Richmond, City and State of New York, bounded and described as follows:

SEE SCHEDULE A ATTACHED

BLOCK: 1150

LOTS: 21 & 37

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.

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)

MICHAEL CARUSO

SCHEDULE A

PARCEL I

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of RICHMOND, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly line of Granite Avenue (50 feet wide as Adopted by the City of New York) said point being located 74.40 feet southerly from the point formed by the intersection of said easterly line of Granite Avenue and the southerly record line of Richmond Terrace (50 feet wide) and running thence from said point of beginning the following courses;

South 76 degrees 51 minutes 00 seconds East and partially along the face of a building a distance of 100.00 feet to a point;

THENCE South 13 degrees 26 minutes 00 seconds West a distance of 151.79 feet to a point;

THENCE North 76 degrees 41 minutes 06 seconds West a distance of 100.00 feet to a point on said easterly line of Granite Avenue;

THENCE North 13 degrees 26 minutes 00 seconds East a distance of 151.30 feet along said easterly line of Granite Avenue to the point and place of BEGINNING.

PARCEL II

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of RICHMOND, City and State of New York, bounded and described as follows:

BEGINNING at a point formed by the intersection of the easterly line of Granite Avenue (50 feet wide as adopted by the City of New York) and the southerly record line of Richmond Terrace (50 feet wide) and running thence from said point of beginning the following courses;

Easterly along said southerly record line of Richmond Terrace on a bearing North 78 degrees 49 minutes 42 seconds East a distance of 150.13 feet to a point;

THENCE South 13 degrees 26 minutes 00 seconds West a distance of 113.13 feet to a point;

THENCE North 76 degrees 41 minutes 06 seconds West a distance of 21.75 feet to a point;

THENCE South 13 degrees 26 minutes 00 seconds West a distance of 28.00 feet to a point;

THENCE North 76 degrees 41 minutes 06 seconds West a distance of 11.75 feet to a point;

THENCE North 13 degrees 26 minutes 00 seconds East a distance of 1.79 feet to a point;

THENCE North 76 degrees 51 minutes 00 seconds West and partially along the face of building distance of 100.00 feet to a point on the said easterly line of Granite Avenue;

THENCE North 13 degrees 26 minutes 00 seconds East along said easterly line of Granite Avenue a distance of 74.40 feet to the point or place of BEGINNING.

BLOCKED

REBLOCKED

10, 29, 98 8.c
/ /

8 11 03 AM E 4 9 03 PM

STATE OF NY COUNTY OF ALBANY 19 90 On the 23 day of OCTOBER before me personally came MICHAEL CARUSO

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

NOTARY

My Comm. Exp. April 30, 2003

002521

RECEIVED
REAL ESTATE
TRANSFER TAX
RICHMOND
COUNTY

STATE OF NY COUNTY OF ALBANY 19 90 On the 23 day of OCTOBER before me personally came MICHAEL CARUSO to me known, who, being by me duly sworn, did depose and say that he resides at No. 1150 that he is the owner of the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

REB 643 PAGE 0119

Mortgage and Sale Deed
WITH COVENANT AGAINST GRANTORS ACES
TITLE NO.

MICHAEL CARUSO

TO
RICHMOND TERRACE FUM CORPORATION

SECTION
BLOCK 1150
LOT 21 & 37
COUNTY OR TOWN

Recorded At Request of
First American Title Insurance Company of New York
RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
First American Title Insurance Company
of New York

ALAN R. GAINES
2555-RICHMOND AVENUE
STATEN ISLAND, NEW YORK
10314

Zip No.

SAVE THIS SPACE FOR USE OF RECORDING OFFICE

RECORDED IN RICHMOND COUNTY
ON OCT 29 1990
By John J. Lynam
COUNTY CLERK

