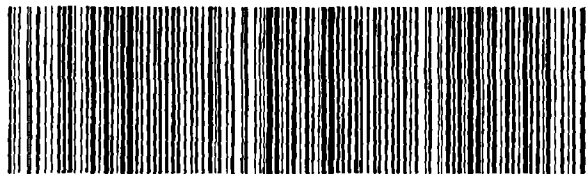




Office of the
Richmond County Clerk
130 Stuyvesant Place
Staten Island, NY 10301

Hon. Stephen J. Fiala, County Clerk



ACS-000000000547275-000000000727823-003

Recording and Endorsement Cover Page

Document Type: DECLARATION
Document Page Count: 3

PRESENTER:
RAMPULLA ASSOCIATES ARCHITECTS
155 THIRD STREET

RETURN TO:
RAMPULLA ASSOCIATES ARCHITECTS
155 THIRD STREET

STATEN ISLAND, NY 10306

STATEN ISLAND, NY 10306

PROPERTY DATA		# OF BLOCKS	1	# OF LOTS	1
Block	Lot	Unit			
7775	198	Entire Lot			

PARTIES

GRANTOR
GUIDO PASSARELLI
45A MARBLE LOOP

STATEN ISLAND, NY 10306

GRANTEE
THE CITY OF NEW YORK
1 CENTRE STREET

, NY 10001

PAYMENT DETAIL

Make Checks Payable to:

Richmond County Clerk:

36.00 Recording Fees

Total Payments For This Document:

36.00

FEES PAID

EXAM AG MAR 02 2017 DATE



DEPT. BLDGS. 520289768 Job Number



SC160208022 Scan Code

LAND DOC# 642932
27-DECL, CONT, WAIVER

03/02/2017 10:42:43 A.M.
RECEIPT: 9175 FEE: \$36.00
RICHMOND COUNTY CLERK

RECORDED IN RICHMOND COUNTY

MAR - 2 2017

Stephen J. Fiala
COUNTY CLERK

SINGLE FAMILY USE DECLARATION

DECLARATION, made on this 06th day of February, 2017 by Guido Passarelli, acting individually and resident of hereinafter referred to as the "Declarant", residing at 45A Marble Loop, Staten Island, New York 10306.

WHEREAS, the Declarant is the fee owner of certain land in the City of New York, Borough of Staten Island, designated as Block #: 7775, Lot #: 198 on the Tax Map of the City of New York, more particularly described by metes and bounds description on Exhibit A annexed hereto and by this reference made a part hereof (hereinafter referred to as "Parcel A");

WHEREAS, Parcel A, located at 24 Belvedere Court, Borough of Staten Island, is currently zoned for Single Family Residential use; and

WHEREAS, the Declarant has petitioned the New York City Department of Buildings ("the Department") to issue the Certificate of Occupancy for this Single Family Residential Building on Parcel A.

NOW, THEREFORE, Declarant declares, as follows:

1. Declarant, his respective heirs, legal representatives, successors, assigns, and transferees will use, sell, transfer and represent the building on Parcel A for a Single Family Dwelling as defined in the Zoning Resolution of the City of New York.
2. This Declaration shall become effective immediately and shall continue in effect until the Zoning Resolution of the City of New York permits otherwise.
3. This Declaration may not be modified, amended or terminated without the prior written consent of the Department.
4. The covenants set forth herein shall run with the land and be binding upon and insure to the benefits of the parties hereto and their respective heirs, legal representatives, successors, assigns, and transferees.
5. Failure to comply with the terms of this Declaration may result in the revocation of a Building Permit or Certificate of Occupancy.
6. 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 Land Doc Number will thereafter be reflected on the Certificate of Occupancy.

By: _____

Guido Passarelli, Owner

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

State of New York)
County of Richmond)

On the 06th day of February in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared, Guido Passarelli, personally known to me or 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 the person upon behalf of which the individual acted executed the instrument.

Notary Public _____

Largine Duka
Commissioner of Deeds, City of New York
COD#: 5-1886
Certificate filed in Richmond County
Term Expires: April 01, 2018

EXHIBIT A

Block #: 7775, Lot #: 198

BEGINNING on the Northwest side of Belvedere Court, distant of 97.39' East; 16' East; 109.95' South; 70' South; 75.60 South; of the corner formed by the intersection of Bedell Avenue and Belvedere Court running thence, West 112.34'; thence South 75.56'; thence East 112.39'; thence N 78.90' to the point and place of beginning.