

DEPT OF BLDGS 520323436
OFFICE OF THE RICHMOND COUNTY CLERK
130 STUYVESANT PLACE
STATEN ISLAND, NY 10301
HON. STEPHEN J. FIALA
COUNTY CLERK

Job Number

ES061533492

Scan Code

RCC-83137-91070

RECORDING ENDORSEMENT PAGE

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DOCUMENT SUBMITTED

OTHER

SUBMITTED FOR RECORDING BY:

ALR 4882
ALR ABSTRACT SERVICES LLC
SUITE LL4
1000 SOUTH AVENUE
STATEN ISLAND, NY 10314

RECORD AND RETURN TO:

JOHN VANDER NEUT, ESQ.
CRAWFORD BRINGSLID VANDER NEUT...
SUITE 204
900 SOUTH AVENUE
STATEN ISLAND, NY 10314

PROPERTY DATA BLOCKS: 1 LOTS: 3

BLOCK	LOT	BLOCK	LOT	BLOCK	LOT	BLOCK	LOT
6517	100	6517	77	6517	79		

PARTIES

NAME	COMPANY	PARTY	NAME	COMPANY	PARTY
	RUBICON SGA	PARTY A		RUBICON SGA	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:	\$48.00	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: **SF APR 20 2020**

SUPERVISOR (IF REQUIRED):

FOR OFFICE USE ONLY:

RECORDED IN RICHMOND COUNTY

FEES PAID

S. Fiala
COUNTY CLERK

LAND DOC# 776216

Other
04/20/2020 12:35:27 PM
Receipt: 8852 Fee: \$48.00
Richmond County Clerk

DECLARATION

THIS DECLARATION, made the 19th day of March, 2020 by Rubicon SGA LLC, with offices located at 1942 Victory Blvd., Staten Island, New York 10314, hereinafter referred to as the Declarant.

WHEREAS, the Declarant is the owner of real property known as Block 6517 Lot 100 on the tax map of the City of New York, Borough of Staten Island and more particularly described on Exhibit A ("Parcel A").

WHEREAS, Parcel A enjoys the benefit of a certain easement for ingress, egress and right of way as set forth in a certain deed dated March 25, 1983 as recorded in Reel 12 Page 9746 on April 12, 1983 in the Office of the Richmond County Clerk over a part of a roadway known as Denise Court and as more particularly described on Exhibit B ("Parcel B") (the "Easement").

WHEREAS, the Declarant, in confirmation and enforcement of its Easement, wishes to declare that no parking or standing is permitted on the easterly side of said Easement for a width of 15 feet for the purpose of keeping the Easement unobstructed for the benefit of Declarant and its successors and or assigns.

NOW, THEREFORE, the Declarant hereby declares that parking of vehicles at anytime is hereby prohibited within the Easement and that Declarant may post NO STANDING and/or NO PARKING signs in confirmation thereof along said Easement.

THIS declaration shall be a covenant running with the land in perpetuity and shall be binding upon the grantees, heirs, assigns and successors,

IN WITNESS WHEREOF, the Declarant has affixed his hand and seal the day and year first above written.

Rubicon SGA LLC

By: 

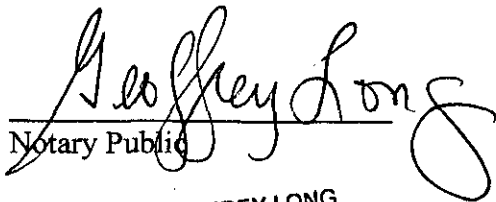
Rocco Berardi, Manager

ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF RICHMOND

On the 19 day of March, 2020 before me, the undersigned, personally appeared,
Rocco Berardi

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.


Notary Public

GEOFFREY LONG
Notary Public-State of New York
No. 02LO4907865
Qualified in Richmond County
Commission Expires September 14, 2021

EXHIBIT A

TAX BLOCK 6517 LOT 100

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, bounded and described as follows:

BEGINNING at a point bearing north 36 degrees 13 minutes 25 seconds east 264.01 feet from a point on the northeasterly side of Arbutus Avenue distant as measured along the northeasterly side of Arbutus Avenue 1659.01 feet southeasterly from the point formed by the intersection of the said northeasterly side of Arbutus Avenue with the southerly side of Amboy Road, said point on the northeasterly side of Arbutus Avenue having the coordinates south 46558.976 west 38990.441;

RUNNING THENCE north 36 degrees 13 minutes 25 seconds east 138.59 feet to a point;

THENCE north 67 degrees 04 minutes 39 seconds east 5.31 feet to a point;

THENCE north 57 degrees 01 minutes 20 seconds east 158.40 feet to a point;

THENCE south 28 degrees 03 minutes 30 seconds east 245.56 feet to a point;

THENCE south 29 degrees 38 minutes 03 seconds east 265.58 feet to a point;

THENCE south 56 degrees 56 minutes 14 seconds west 259.11 feet to a point;

THENCE north 30 degrees 13 minutes 23 seconds west 366.02 feet to a point;

THENCE south 60 degrees 58 minutes 02 seconds west 4.75 feet to a point;

THENCE north 41 degrees 54 minutes 23 seconds west 97.47 feet U.S. Standard (91.52 feet Tax Map) to the point or place of BEGINNING.

TOGETHER WITH AND SUBJECT TO the following permanent easement and right of way to the above described property as a covenant to run with land;

BEGINNING at a point of the easterly line of Arbutus Avenue 1659.01 feet southerly from the corner formed by the intersection of the easterly line of Arbutus Avenue and the southerly line of Amboy Road and the co-ordinates of said point of beginning are south 46558.976 west 38990.441;

RUNNING THENCE north 36 degrees, 13 minutes, 25 seconds east 264.01 feet to a point;

THENCE south 43 degrees 40 minutes 07 seconds east 30.48 feet to a point;

THENCE s south 36 degrees 57 minutes 45 seconds west 271.45 feet to the easterly line of Arbutus Avenue;

THENCE along the easterly line of Arbutus Avenue north 30 degrees 35 minutes 45 seconds west 32.63 feet to the point of BEGINNING.

SUBJECT TO stipulations of settlement and any orders or determinations set forth in the action of Berardi v. Palomba, et al, Supreme Court Richmond County, Index No. 10456-03.

Exhibit B
Block 6517 Lots 77 and 79

There follows a suggested technical description of a proposed easement as shown on Survey no. 40972 (Block 6517 Lots 77&79).

BEGINNING at a point on the northeasterly side of Arbutus Avenue (irregular width); which point is distant 1659.01 feet southeasterly, as measured along said northeasterly side of Arbutus Avenue, from the point formed by the intersection of said northeasterly side of Arbutus Avenue with the southerly side of Amboy Road.

1. Running thence north 36 degrees 13 minutes 25 seconds east 264.01 feet to a point.
 2. Thence south 41 degrees 54 minutes 23 seconds east 30.66 feet to a point.
 3. Thence south 59 degrees 56 minutes 21 seconds west 37.29 feet to a point
 4. Thence south 36 degrees 13 minutes 25 seconds west 229.99 feet to a point on the northeasterly side of Arbutus Avenue.
 5. Thence along said northeasterly side Arbutus Avenue north 30 degrees 35 minutes 43 seconds west 16.32 feet to the point or place of beginning.
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