

DEPT BLDGS Job No. 520330062

Scan Code ESHS8080173

Scan Code ESHS8080173

Scan Code ESHS8080173



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

Hon. Stephen J. Fiala, County Clerk



ACS-000000000600656-000000000795617-004

Recording and Endorsement Cover Page

Document Type: EXHIBIT

Document Page Count: 4

PRESENTER:

EVA ABSTRACT, INC.
328 MANOR RD

STATEN ISLAND, NY 10314

RETURN TO:

EVA ABSTRACT, INC.
328 MANOR RD

STATEN ISLAND, NY 10314

Block	Lot	PROPERTY DATA	# OF BLOCKS	Unit	# OF LOTS
144	71	Entire Lot	1		2

"And Addl Blocks and/or Lots"

PARTIES

GRANTOR

EVA ABSTRACT, INC.

GRANTEE

EVA ABSTRACT, INC.

PAYMENT DETAIL

Make Checks Payable to:

Richmond County Clerk:

41.00 Recording Fees

Total Payments For This Document:

41.00

FEES PAID

EXAM **AG** **APR 19 2018**
DATE

LAND DOC# 696184
33C-MISC W/BLACK

04/19/2018 12:38:42 P.M.
RECEIPT: 16262 FEE: \$41.00
RICHMOND COUNTY CLERK

RECORDED IN RICHMOND COUNTY

APR 19 2018

Steph Fiala
COUNTY CLERK

N.B. # _____

Or

Aff. # _____

EXHIBIT "I"

**CERTIFICATION PURUANT 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**

EVA ABSTRACT, INC. as agent for The Security Title Insurance Company of Baltimore, a title insurance company licensed to do business in the state of New York and having its principal office at 6 S. Calvert Street, Baltimore, MD 21202, hereby certifies that as to the land hereafter described being a tract of land, either un-subdivided 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 West Point Development, LLC, that all parties in interest constituting a "party in interest" as defined in Section 12-10, subdivision (C) of the Zoning Resolution of the City of New York, effective December 15,1961, as amended, are the following:

<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
West Point Development, LL C	123 Lafayette Avenue Staten Island, NY 10301	Fee Owner

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) 74 & 71 in Block No. 144 as shown on the Tax Map of the City of New York, County of Richmond and more particularly described IN Exhibit A attached hereto.

That said premises are known as and by street address 403 & 405 Davis Avenue, Staten Island, New York, as shown on the following Diagram:

See Tax Map Attached

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 sub-division plot or deed. A zoning Lot may be subdivided into two or more zoning lots provided all the resulting zoning lots and all the building 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.

EVA ABSTRACT, INC.

WJO
By: William J. O'Neill, Esq.

STATE OF NEW YORK,
COUNTY OF RICHMOND,

On the 2 day of April in the year 2018 before me, the undersigned, William J. O'Neill personally appeared/personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) who 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 on behalf of which the individual(s) acted, executed the instrument.

Emily Gabriellini
EMILY GABRIELLINI
Notary Public, State of New York
Registration #01GA6368050
Qualified in Richmond County
Commission Expires May 1, 2021

DESCRIPTION

Block 144 Lots 74 & 71

403-405 Davis Avenue,
Staten Island, New York

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, being bounded and described as follows:

BEGINNING at a point on the easterly side of Davis Avenue distant 313.04 feet southerly from the corner formed by the intersection of Castleton Avenue and Davis Avenue;

RUNNING THENCE south 65.00 feet:

THENCE east 135.22 feet:

THENCE north 65 00 feet:

THENCE west 135.02 feet to the point or place of BEGINNING.