

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



RCC-178320-222323

RECORDING ENDORSEMENT PAGE

THIS ENDORSEMENT PAGE IS PART OF THE INSTRUMENT PRESENTED FOR RECORDING. THE ENDORSEMENT PAGE AND THE DOCUMENT RECORDED WITH IT HAVE BEEN PREPARED BY THE PARTIES TO THE TRANSACTION AND/OR THEIR AGENTS. THEY ARE SOLELY RESPONSIBLE FOR THE CONTENTS THEREOF. ANY QUESTIONS ABOUT THE CONTENTS SHOULD BE ADDRESSED TO THE PARTIES AND/OR THEIR AGENTS. THE PARTIES AND/OR THEIR AGENTS REQUEST THAT THIS DOCUMENT BE INDEXED ACCORDING TO THE INFORMATION THEY ARE PROVIDING ON THIS ENDORSEMENT PAGE.

DOCUMENT SUBMITTED

OTHER

SUBMITTED FOR RECORDING BY:

PETER CALVANICO
ROGERS CALVANICO GROUP, PLLC
2420 ARTHUR KILL ROAD
STATEN ISLAND, NY 10309

RECORD AND RETURN TO:

PETER CALVANICO
ROGERS CALVANICO GROUP, PLLC
2420 ARTHUR KILL ROAD
STATEN ISLAND, NY 10309

PROPERTY DATA BLOCKS: 1 LOTS: 2

BLOCK	LOT	BLOCK	LOT	BLOCK	LOT	BLOCK	LOT
712	82	712	83				

PARTIES

NAME	COMPANY	PARTY	NAME	COMPANY	PARTY
MITCHELL PACIFIC	GOWER STREET LLC	PARTY A	THE CITY OF NEW YORK		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:	\$41.00	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:

SUPERVISOR (IF REQUIRED):

Sm 2/23/22

FOR OFFICE USE ONLY:

RECORDED IN RICHMOND COUNTY

FEES PAID

Spina
COUNTY CLERK

LAND DOC# 874372

Other

02/23/2022 12:17:09 PM

Receipt: 5347 Fee: \$41.00

Richmond County Clerk

BLOCK: 712; PRESENT LOT: 82 TENTATIVE LOTS: 82, 83

WAIVER OF LEGAL GRADE

KNOW ALL MEN BY THESE PRESENTS THAT I
GOWER STREET LLC

HAVING AN OFFICE AT **300 WEST SERVICE ROAD , STATEN ISLAND, NY 10314** HEREBY WARRANTS AND REPRESENTS TO THE CITY OF NEW YORK THAT HE IS THE FEE OWNER OF ALL THAT LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREIN ERECTED, IF ANY SITUATE, LYING AND BEING IN THE COUNTY OF **RICHMOND**, CITY AND STATE OF NEW YORK KNOWN AND DESIGNATED ON THE TAX MAP OF THE CITY OF NEW YORK FOR THE BOROUGH OF **STATEN ISLAND, BLOCK 712, PRESENT LOT 82** TENTATIVE LOTS 82, 83 AND ALSO KNOWN BY THE STREET ADDRESS AS **109, 111 GOWER STREET**

WHEREAS, THE OWNER HAS CONSTRUCTED OR IS ABOUT TO CONSTRUCT A BUILDING OR BUILDINGS ON THE ABOVE DESCRIBED PROPERTY AND HAS APPLIED OR IS ABOUT TO APPLY TO THE COMMISSIONER OF BUILDINGS OF THE CITY OF NEW YORK FOR A CERTIFICATE OF OCCUPANCY THEREFORE; AND

WHEREAS, THE OWNER HAS APPLIED TO THE COMMISSIONER OF TRANSPORTATION FOR PERMISSION TO INSTALL AND PAVE SIDEWALKS OF/OR CURBS AND ROADWAYS A OTHER THAN LEGALLY ESTABLISHED LINES AND/OR GRADES OR THE COMMISSIONER OF TRANSPORTATION HAS DETERMINED THAT SUCH SIDEWALK IS NOT REQUIRED AND HAS SO CERTIFIED, PURSUANT TO SECTION 27-204 OF THE NEW YORK CITY ADMINISTRATIVE CODE AND;

NOW, THEREFORE, IN CONSIDERATION OF THE CONSENT OF THE COMMISSIONER OF TRANSPORTATION FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE COMMISSIONER OF BUILDINGS COVERING THE BUILDING OR BUILDINGS ERECTED OR TO BE ERECTED ON THE ABOVE DESCRIBED PROPERTY, THE UNDERSIGNED OWNER HEREBY COVENANTS AND AGREES AS FOLLOWS:

1. THE OWNER ON HIS OWN BEHALF OF HIS (HEIRS, EXECUTORS, ADMINISTRATORS,) SUCCESSORS AND ASSIGNS, HEREBY WAIVES ANY AND ALL CLAIMS AND CAUSES OF ACTION OF WHATSOEVER KIND OR NATURE WHICH HE (SHE) (IT) NOW HAS OR MAY HEREAFTER HAVE AGAINST THE CITY OF NEW YORK FOR DAMAGES ARISING OUT OF THE CONSENT OF THE COMMISSIONER OF TRANSPORTATION FOR THE CONSTRUCTION OF SIDEWALKS AND/OR CURBS AND ROADWAYS ABUTTING THE ABOVE DESCRIBED PROPERTY AT OTHER THAN THE LEGALLY ESTABLISHED LINES AND GRADES OR THE COMMISSIONER OF TRANSPORTATION'S DETERMINATION THAT SUCH SIDEWALK IS NOT REQUIRED.

MP-53A
Rev. 6/92

2. THE OWNER ON HIS BEHALF OF HIS (HEIRS, EXECUTORS, ADMINISTRATORS,) SUCCESSORS, AND ASSIGNS, HEREBY COVENANT(S) AND AGREE(S) TO CONFORM TO THE PROVISIONS OF SECTION 2904 OF THE NEW YORK CITY CHARTER IN RELATION TO SIDEWALKS AND OTHERWISE TO INSTALL AND TO PAVE SIDEWALKS IN FRONT OF OR ABUTTING SUCH BUILDING OR BUILDINGS ERECTED OR TO BE ERECTED ON SAID PROPERTY, INCLUDING BUT NOT LIMITED TO THE INTERSECTION QUADRANT FOR CORNER PROPERTY, AT HIS OWN COST AND EXPENSE IN THE MANNER, OF THE MATERIALS AND IN ACCORDANCE WITH THE SPECIFICATIONS PRESCRIBED BY THE DEPARTMENT OF TRANSPORTATION, AND TO THE LEGALLY ESTABLISHED LINES AND GRADES AS APPROVED AND ADOPTED ON THE CITY MAP SHOWING SUCH STREETS AS FRONT UPON OR ABUT THE ABOVE DESCRIBED PROPERTY AT ANY TIME HEREAFTER AS THE COMMISSIONER OF TRANSPORTATION MAY DIRECT, AND SHALL FURNISH TO THE DEPARTMENT OF TRANSPORTATION SECURITY SATISFACTORY TO THE DEPARTMENT THAT THE SIDEWALK WILL BE INSTALLED AND PAVED AT ANY TIME HEREAFTER AS THE COMMISSIONER OF TRANSPORTATION MAY DIRECT.
3. THIS WAIVER AND AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BIND THE OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS), SUCCESSORS AND ASSIGNS, AND SHALL BE DULY FILED AND INDEXED IN THE APPROPRIATE OFFICE THE CITY REGISTER OR COUNTY CLERK.

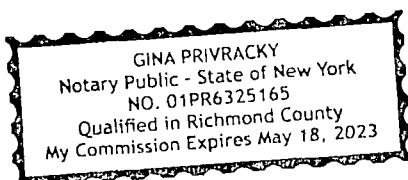
IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED THIS 14TH DAY OF FEBRUARY 2022.

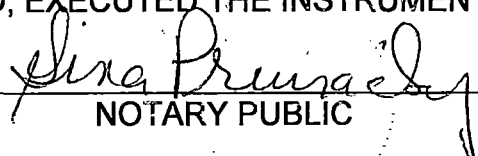
BY:  L.S.
MITCHELL PACIFICO, OWNER

INDIVIDUAL ACKNOWLEDGMENT

STATE OF NEW YORK)
)SS:
COUNTY OF RICHMOND)

ON THE 14TH DAY OF FEBRUARY IN THE YEAR 2022 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, MITCHELL PACIFICO, 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

MP-53

NYC Digital Tax Map

Effective Date : 12-04-2008 16:56:41

End Date : Current

Staten Island Block: 712

Legend

- | | |
|--|---------------------------|
| | Streets |
| | Miscellaneous Text |
| | Possession Hooks |
| | Boundary Lines |
| | Lot Face Possession Hooks |
| | Regular |
| | Underwater |
| | Tax Lot Polygon |
| | Condo Number |
| | Tax Block Polygon |

