

THIS INDENTURE, made the 17th day of January, nineteen hundred and ninety between THE CITY OF NEW YORK, a municipal corporation, having its principal office at City Hall, Borough of Manhattan, City and State of New York the first party and JOHN AZZARA, residing at 11-15 130th Street, College Point, New York 11356

hereinafter designated as the second party.

WHEREAS, the Board of Estimate of the City of New York by resolution adopted on the 15th day of June, 1989 (Calendar No. 97), and after the appraisal under the direction of said Board, duly ordered and directed the sale at public auction of the premises therein and hereinafter described for the minimum or upset price of FIFTY-FIVE THOUSAND (\$55,000.00) DOLLARS

and

WHEREAS, after advertisement in the manner provided by law, said premises were duly sold by and under the direction of the Deputy Commissioner of General Services, Division of Real Property at public auction at the time and place set forth in such advertisement for the sum of ONE HUNDRED NINETY-SIX THOUSAND (\$196,000.00) DOLLARS

that being the highest bid therefor at the said sale,

NOW, THEREFORE, WITNESSETH: That the first party, in consideration of the sum of ONE HUNDRED NINETY-SIX THOUSAND (\$196,000.00) DOLLARS lawful money of the United States, paid by the second party, does hereby grant and release unto the second party, the heirs or successors and assigns of the second party forever,

All that/those certain piece/s or parcel/s of land, together with any improvements thereon, situate, lying and being in the Borough of STATEN ISLAND City and State of New York, designated on the Tax Map of the City of New York, for the Borough of STATEN ISLAND, as said Tax Map was on June 4, 1956,

Block 7928, Lot/s 89

This Parcel Is Being Sold Subject To The Following:

As partial consideration of the sale of this property and in order to preserve the existing single family, detached, residential character of the surrounding neighborhood, maximum development and use of the property shall be limited in perpetuity to R3-1 zoning regulations and Use Groups 1 and 2 as defined in the New York City Zoning Resolution, as existing on the date of the auction.

The property shall be burdened by the foregoing use restriction(s) notwithstanding any uses which may be permitted by the grant of a variance and/or notwithstanding any changes, modifications or amendments to be made at any future time by the City of New York to its Zoning Resolution.

This restriction shall run with the land.

TO HAVE AND TO HOLD the premises herein granted unto the second party, the heirs or successors and assigns of the second party forever.

Subject to: (1) Any state of facts an accurate survey would show; (2) The rights, if any, of tenants and persons in possession, if any; (3) All violations of any local, State or Federal Government having jurisdiction thereof existing at the time of closing; (4) Building restrictions and zoning regulations in force at the time of the delivery of the deed and covenants, restrictions of record, and easements affecting the subject property; (5) The trust fund provisions of section thirteen of the Lien Law; and (6) All pending assessments, if any, which the second party will assume; and (7) All provisions of the Standard Terms and Conditions of Sale in force and effect at the time of the Sale that are applicable.

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In the event of the acquisition by the City of New York by condemnation or otherwise of any part or portion of the above premises lying within the bed of any street, avenue, parkway, expressway, park, public place or catch-basin as said street, avenue, parkway, expressway, park, public place or catch-basin is shown on the present City map, the party of the second part the heirs or successors and assigns of the party of the second part, shall only be entitled as compensation for such acquisition by the The City to the amount of one dollar, and shall not be entitled to compensation for any buildings or structures erected thereon within the lines of the street, avenue, parkway, expressway, park, public place or catch-basin so laid out and acquired. This covenant shall be binding upon and run with the land and shall endure until the City Map is changed so as to eliminate from within the lines of said street, avenue, parkway, expressway, park, public place or catch-basin any part or portion of the premises and no longer.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be subscribed to by the Deputy Commissioner of General Services, Division of Real Property and by the City Clerk and its corporate seal to be hereunto affixed the day and year first above written.

Approved As To Form:

Alicia B. Cember
Neil F. Murphy, General Counsel and
Special Assistant Corporation Counsel,
by Alicia B. Cember, of Counsel

THE CITY OF NEW YORK

By: [Signature]
Deputy Commissioner of General
Services, Division of Real Property

By: [Signature]
City Clerk

By: [Signature]
Buyer: JOHN AZZARA

Buyer: _____

Buyer: _____

STATE OF NEW YORK,)
COUNTY OF NEW YORK) ss.:

On this 17 day of Jan. 1990, before me personally came MICHAEL DIRZULAITIS to me known and known to me to be the Deputy Commissioner of the Department of General Services, Division of Real Property of the City of New York and the same person who executed the foregoing Deed, and he acknowledged that he executed the foregoing Deed on behalf of the City of New York as said Deputy Commissioner of the Department of General Services, Division of Real Property pursuant to the authority vested in him by resolution of the Board of Estimate, date and Calendar number, set forth in the within instrument.

ELLEN FISHLER
Notary Public, State of New York
No. 41-4894420
Qualified in Queens County
Commission Expires March 30, 1991

2/28/90

Ellen Fishler

STATE OF NEW YORK,)
COUNTY OF NEW YORK) ss.:

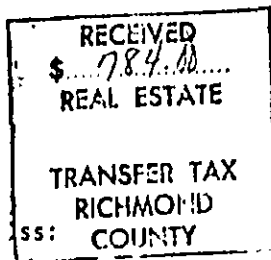
On this 17th day of January 1990, before me personally came CARLOS CUEVAS, with whom I am acquainted and known to me to be the City Clerk of The City of New York, who being by me duly sworn, did depose and say that he resides at 750 Kappock Street, Bronx, N.Y. 10463; that he is the City Clerk of the City of New York, the municipal corporation described in and which executed the foregoing Deed; that he knows the seal of said corporation; that the seal affixed to said Deed is such seal; that it was so affixed as provided by law, and that he signed his name thereto as City Clerk by like authority.

Marianne Snow
MARIANNE SNOW
Commissioner of Deeds
City of New York - No. 2-9893
Certificate filed in New York County
Commission Expires March 1, 1991

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STATE OF NEW YORK)
COUNTY OF NEW YORK)ss:

On the 17th day of January, 1990, before me personally came JOHN AZZARA to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.



Notary Public
Notary Public, State of New York
.....
Comm. Expires Jan 31, 1990

STATE OF NEW YORK
COUNTY OF NEW YORK

On the day of , 19 , before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at

that s/he is the President of the corporation described in which executed 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 s/he signed his/her name thereto by like order.

Tell # AC 7753K

DEED

THE CITY OF NEW YORK

TO

JOHN AZZARA

BLOCK: 7928
LOT(S): 89
COUNTY: RICHMOND

Record and return to:

Louis Vaginni

33-04 30th Avenue

Long Island City, New York 11103

RICHMOND COUNTY
CLERK

JAN 30 PM 1:17

RECEIVED
CASHIER

16ⁿ + 5-0

39536

RECORDED IN RICHMOND COUNTY

ON JAN 30 1990

Mario J. Esposito
COUNTY CLERK

COOKE ABSTRACT CORP.