

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

-----X
JONATHAN TROFFA,

Index No. 609510/2016
(Emerson, J.)

Petitioner/Plaintiff,

JOS. M. TROFFA LANDSCAPE AND MASON SUPPLY, INC.,

Plaintiff,

-against-

**NOTICE OF
PENDENCY**

JOSEPH M. TROFFA,

Respondent/Defendant,

LAURA J. TROFFA, JOS. M. TROFFA MATERIALS
CORPORATION, NIMT ENTERPRISES, LLC,
L.J.T. DEVELOPMENT ENTERPRISES, INC., and JOS. M.
TROFFA LANDSCAPE AND MASON SUPPLY, INC.,

Defendants.

-----X

NOTICE IS HEREBY GIVEN, that an action has been commenced and is now pending in the Supreme Court, County of Suffolk, State of New York, upon the Verified Petition/Complaint of JONATHAN TROFFA, Petitioner/Plaintiff, and JOS. M. TROFFA LANDSCAPE AND MASON SUPPLY, INC., Plaintiff, against Respondent/Defendant JOSEPH M. TROFFA and Defendants LAURA J. TROFFA, JOS. M. TROFFA MATERIALS CORPORATION, NIMT ENTERPRISES, LLC, L.J.T. DEVELOPMENT ENTERPRISES, INC. and JOS. M. TROFFA LANDSCAPE AND MASON SUPPLY, INC., in which action Petitioner/Plaintiff and Plaintiff claim an interest in and to the subject premises.

NOTICE IS FURTHER GIVEN, that the premises affected by the within action was, at the time of the commencement of said action, and at the time of the filing of this notice, situate in Suffolk County, State of New York, designated as **District 0200, Section 134.00, Block**

04.00, Lot 006.007 and p/o 006.006, 006.011 and 006.015, on the Suffolk County Tax Map and is more fully described as follows:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING AT SETAUKET, IN THE TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF PARSONAGE ROAD, SAID POINT BEING THE NORTHEASTERLY CORNER OF A LOT DESIGNATED AS DISTRICT 0200 SECTION 134.00 BLOCK 04.00 LOT 07.000 ON THE SUFFOLK COUNTY TAX MAP WHERE IT INTERSECTS THE WESTERLY SIDE OF A RIGHT OF WAY DESIGNATED AS DISTRICT 0200 SECTION 135.00 BLOCK 02.00 LOT 002.000 ON THE SUFFOLK COUNTY TAX MAP;

RUNNING THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 19° 51' 34" WEST, A DISTANCE OF 312.98 FEET TO A POINT;**
- 2) SOUTH 21° 31' 44" WEST, A DISTANCE OF 195.52 FEET TO THE TRUE POINT OF BEGINNING;**

RUNNING THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) SOUTH 21° 31' 44" WEST, A DISTANCE OF 18.52 FEET TO A POINT;**
- 2) SOUTH 24° 12' 00" WEST, A DISTANCE OF 12.49 FEET TO A POINT;**
- 3) NORTH 68° 26' 00" WEST, A DISTANCE OF 146.15 FEET TO A POINT;**
- 4) SOUTH 24° 12' 00" WEST, A DISTANCE OF 148.46 FEET TO A POINT;**
- 5) SOUTH 17° 35' 00" WEST, A DISTANCE OF 143.45 FEET TO A POINT;**
- 6) NORTH 68° 30' 39" WEST, A DISTANCE OF 226.42 FEET TO A POINT;**
- 7) NORTH 21° 34' 00" EAST, A DISTANCE OF 288.48 FEET TO A POINT;**
- 8) SOUTH 86° 30' 28" EAST, A DISTANCE OF 110.32 FEET TO A POINT;**

9) SOUTH 68° 26' 00" EAST, A DISTANCE OF 265.11 FEET TO THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH EASEMENT RIGHTS OVER THE RIGHT OF WAY SET FORTH IN LIBER 6963 PAGE 511.

As to Lots 006.006, 006.007 and 006.011

Being and intended to be the same premises as described in deed dated 12.14.01 and recorded 12/21/01 in Liber 12159, page 695; And

As to Lot 006.015

Being and intended to be the same premises as described in deed dated 8/24/06 and recorded 9/30/05 in Liber 12412, page 412.

Dated: Islandia, New York
June 30, 2016


BRACKEN MARGOLIN BESUNDER LLP



By: Jeffrey D. Powell
Karen I. Hansen

Attorneys for Petitioner/Plaintiff and Plaintiff
1050 Old Nichols Road, Suite 200
Islandia, New York 11749
(631) 234-8585

3183114 0200-134.00-04.00-006.007
0200-134.00-04.00-006.018
0200-134.00-04.00-006.020
0200-134.00-04.00-006.021
0200-134.00-04.00-006.022



TO THE CLERK OF SUFFOLK COUNTY:

You are hereby directed to index the within notice to the names of the following named Respondent /Defendant and Defendants:

JOSEPH M. TROFFA

LAURA J. TROFFA

JOS. M. TROFFA MATERIALS CORPORATION

NIMT ENTERPRISES, LLC

L.J.T. DEVELOPMENT ENTERPRISES, INC.

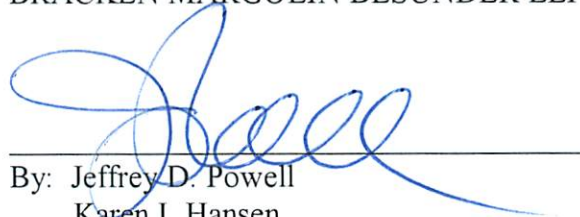
JOS. M. TROFFA LANDSCAPE AND MASON SUPPLY, INC.

The number of each block on the land map of the county which is affected by this notice, Suffolk County, is hereby designated as follows:

District 0200, Section 134.00, Block 04.00, Lot 006.007
and p/o 006.006, 006.011 and 006.015

Dated: Islandia, New York
June 30, 2016

BRACKEN MARGOLIN BESUNDER LLP



By: Jeffrey D. Powell
Karen I. Hansen

Attorneys for Petitioner/Plaintiff and Plaintiff
1050 Old Nichols Road, Suite 200
Islandia, New York 11749
(631) 234-8585