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October 2, 2025

Lschaef1@nassaucountyny.gov

Re: 248 Main Street, Hempstead
Sec 34 Block 188, Lot 192 Tax Map Nassau County

Dear Ms. Schaefer:

On October 27, 2022, Arlington Ave. Realty Group LLC (“Arlington”) acquired title to the property known as 248 Main Street, Hempstead, New York, designated on the tax map as Section 34, Block 188, Lot 192, by Referee’s Deed from Oscar A. Prieto, Referee, duly appointed in a foreclosure action under Index No. 610834/2019 in the Supreme Court, Nassau County. That action foreclosed Nassau County Tax Lien Certificate No. 2010002739, dated March 17, 2011.

In preparation for closing, Arlington obtained title through Advantage Title Group Agency, LLC, as agent for Stewart Title Insurance Company. The title report disclosed no restrictive covenant, and Arlington received an Owner’s Policy free and clear of such restrictions.

Following its acquisition, Arlington commenced the development process, obtaining the necessary building permits, securing approvals from both the Zoning Board of Appeals and the Planning Board, and constructing a two-story, two-family dwelling. Arlington subsequently obtained a Certificate of Occupancy dated March 4, 2025 (Certificate No. 7505).

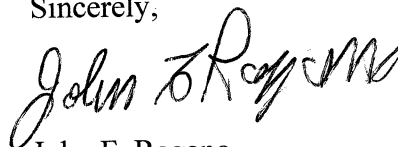
After completing the development and receiving the Certificate of Occupancy, Arlington entered into a contract of sale dated March 24, 2025. In the course of that transaction, Arlington first learned of a restrictive covenant created by Nassau County in a quitclaim deed dated November 21, 2006, which conveyed title to the prior owners, Edgar Miguel Villacis and Petita Isbel Villacis.

Arlington Ave. Realty Group LLC entered into contract to sell the property to Mercy Haven Inc. which is an organization that provides housing for battered women.

The title company chosen by the purchaser refuses to insure the title until the aforementioned covenant is removed. In the interim, Arlington is sitting with a vacant home which is subject to vandalism and Mercy Haven Inc. cannot house the battered women who could otherwise be living in safety in the completed home which was constructed for them.

Your assistance is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "John F. Ragano". The signature is written in a cursive style with a large, stylized "J" and "R".

John F. Ragano