

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY

LIBER 2033 PG 736
This Indenture,

Made the 13th day of April nineteen hundred
and Seventy Six also known as Agnos Mary Agostino and now known as Agnos
Between AGNES M. AGOSTINO/residing at Wolf Lake, Rock Hill, Sullivan
County, New York by PATRICK A. AGOSTINO under written Power of Attorney and
JULIUS LARKIN HOYT, Executor under the Last Will and Testament of Joseph Agostino,
Deceased, of 233 Liberty Street, City of Newburgh, Orange County, New York,

part y of the first part,
and DIETHER FANZ and HELEN FANZ, husband and wife, both residing at
68B Colonial Road, City of Beacon, Dutchess County, New Yprk,

parties of the second part,

Witnesseth, that the party of the first part, in consideration of ~~One (1) thousand~~
~~NINETEEN THOUSAND~~ and 00/100 (\$19,000.00) ----- Dollars,
lawful money of the United States,

paid by the parties of the second part
do es hereby grant and release unto the parties of the second part, their respective heirs,
executors, administrators, legal representatives and assigns forever,

All of my right, title and interest in and to all that lot or parcel of land situate in
the Town of Newburgh, Orange County, New York, bounded and described as follows:

BEGINNING at a point in the northerly line or side of the North Plank Road at the
southeasterly corner of lands of one McCullom, which point is 62.72 feet on a course
South 60° 47' East from the point of intersection of the northerly line of the North
Plank Road with the easterly line of the State Highway known as 9-W, running thence
along the northerly line of said North Plank Road South 60° 47' East 79.86 feet to the
westerly side of a lane; thence along the westerly side of said lane North 22° 32 1/2'
East 150 feet more or less to an iron pipe at or near the easterly end of a wire fence;
thence leaving said lane North 60° 47' West and along the northerly side of said fence
80 feet more or less to the northeast corner of a lot more or formerly of McCullom;
thence along said McCullom lot South 22° 30' West 150 feet to the point or place of
beginning.

Together with the right of the parties of the second part, their heirs and assigns
forever, to enter the rear or north of the above described premises from the afore-
mentioned lane and/or Stone Street over the parking lot on premises owned by the
parties of the first part adjoining the subject premises on the north, said right to be
exercised in common with the owners and users of the said premises adjoining on the
north and subject to the rights presently in existence under leases or mortgages
affecting said premises on the north.

Together with the right of the parties of the second part, their heirs and assigns
to park motor and other vehicles upon adjoining premises of the parties of
the first part and to use the same for the purpose of the northerly fence line of the above

interest in common with the owners and users of the said premises adjoining on the north and subject to the rights presently in existence under leases or mortgages affecting said premises on the north.

Together with the right of the parties of the second part, their heirs and assigns forever, to park motor and other vehicles upon adjoining premises of the parties of the first part adjacent and to the north of the northerly fence line of the above described premises.

The parties of the second part represent that the lease and mortgage affecting the adjoining premises, to the north of the above described premises, do not prohibit the right to pass over and to park upon the adjoining premises of the sellers.

Subject to grants of record to public utilities, if any.

Subject to zoning ordinances and building regulations of the Town of Newburgh, provided same are not violated by the present structures.

Subject to covenants and restrictions of record affecting the above described premises.

Together with the appurtenances and all the estate and rights of the part y of the first part in and to said premises.

To have and to hold the promises herein granted unto the part les of the second part, their respective heirs, executors, administrators, legal representatives and assigns forever.

And the said party of the first part

covenants that she has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

The grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and that the grantor will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the part y of the first part has hereunto set her hand and seal the day and year first above written.

In presence of:

a/k/a Agnes Mary Agostino and now known as Agnes M. Agostino Spignardo AGNES M. AGOSTINO by Patrick A. Agostino under written Power of Attorney

Patrick A. Agostino L. S. Exercise of Power of Attorney by Patrick A. Agostino is hereby approved:

Joseph L. Larkin L. S.

JULIUS LARKIN HOYT, as Executor under the Last Will and Testament of Joseph L. S. Agostino

Julius Larkin Hoyt L. S.

STATE OF NEW YORK : ss. COUNTY OF ORANGE

On the 13th day of April 1976 before me personally came Patrick A. Agostino, to me known to be the individual described in and who executed the foregoing instrument and to me known to be the Attorney-in-Fact of Agnes M. Agostino, a/k/a Agnes Mary Agostino, now known as Agnes M. Agostino Spignardo, the individual described herein and who by her Attorney-in-Fact executed the same and acknowledged that he executed said instrument as the act and deed of Agnes M. Agostino, a/k/a Agnes Mary Agostino, now known as Agnes M. Agostino Spignardo, by virtue of a power of attorney recorded in the Orange County Clerk's Office, and he acknowledged the foregoing.

Rec'd in 201. J. J. ...
Notary Public #104
Edw. J. ...

State of NEW YORK } ss:
County of ORANGE

On the 13th day of April nineteen hundred and seventy six
before me ~~AGNES DE X AGOSTINO X PATRICK X AGOSTINO X JULIUS LARKIN HOYT~~
and Julius Larkin Hoyt

to me known and known to me to be the individuals described in, and who executed, the foregoing instrument, and acknowledged to me that they executed the same.

Kenneth D. Johnson
Notary Public
KENNETH D. JOHNSON
Notary Public, State of New York
Appointed in Orange County
Commission Expires March 30, 1977

State of } ss:
County of

On the _____ day of _____ nineteen hundred and _____
before me came _____ the subscribing
witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides in _____

that he knows _____
to be the individual described in, and who
executed the foregoing instrument; that he, said subscribing witness, was present, and saw
execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

TO
DUEHER FANZ and
HELEN FANZ

[Signature]

Dated, _____, 1976.

The land affected by the within instrument lies in the Town of Newburgh, Orange County, New York.

RECORD AND RETURN TO
GOLDSTEIN & GOLDSIEFER
ATTORNEYS AT LAW
277 Broadway
Monticello, New York 12701
[Handwritten notes]

Space for use of Recording Office
[Faint recording office stamp and handwritten notes]

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK: NAME(S) OF PARTY(S) TO DOCUMENT

Diether Fanz

TO

Zef Gjurashaj L.ula Gjurashaj

SECTION 84 BLOCK 2 LOT 1.1



RECORD AND RETURN TO:
(name and address)

Thomas J. Murphy & Associate PLLC
717 Broadway
Newburgh NY 12550

JT-WC1231

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED X MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- | | |
|----------------------------|---------------------------|
| 2089 BLOOMING GROVE (TN) | 4289 MONTGOMERY (TN) |
| 2001 WASHINGTONVILLE (VLG) | 4201 MAYBROOK (VLG) |
| 2289 CHESTER (TN) | 4203 MONTGOMERY (VLG) |
| 2201 CHESTER (VLG) | 4205 WALDEN (VLG) |
| 2489 CORNWALL (TN) | 4489 MOUNT HOPE (TN) |
| 2401 CORNWALL (VLG) | 4401 OTISVILLE (VLG) |
| 2600 CRAWFORD (TN) | 4600 NEWBURGH (TN) |
| 2800 DEERPARK (TN) | 4800 NEW WINDSOR (TN) |
| 3089 GOSHEN (TN) | 5089 TUXEDO (TN) |
| 3001 GOSHEN (VLG) | 5001 TUXEDO PARK (VLG) |
| 3003 FLORIDA (VLG) | 5200 WALLKILL (TN) |
| 3005 CHESTER (VLG) | 5489 WARWICK (TN) |
| 3200 GREENVILLE (TN) | 5401 FLORIDA (VLG) |
| 3489 HAMPTONBURGH (TN) | 5403 GREENWOOD LAKE (VLG) |
| 3401 MAYBROOK (VLG) | 5405 WARWICK (VLG) |
| 3689 HIGHLANDS (TN) | 5600 WAWAYANDA (TN) |
| 3601 HIGHLAND FALLS (VLG) | 5889 WOODBURY (TN) |
| 3889 MINISINK (TN) | 5801 HARRIMAN (VLG) |
| 3801 UNIONVILLE (VLG) | |
| 4089 MONROE (TN) | CITIES |
| 4001 MONROE (VLG) | 0900 MIDDLETOWN |
| 4003 HARRIMAN (VLG) | 1100 NEWBURGH |
| 4005 KIRYAS JOEL (VLG) | 1300 PORT JERVIS |
| | 9999 HOLD |

NO PAGES 4 CROSS REF.
CERT. COPY ADD'L X-REF.
MAP# PGS.

PAYMENT TYPE: CHECK X
CASH
CHARGE
NO FEE

Taxable
CONSIDERATION \$ 120,000
TAX EXEMPT
Taxable
MORTGAGE AMT. \$

MORTGAGE TAX TYPE:

- (A) COMMERCIAL/FULL 1%
- (B) 1 OR 2 FAMILY
- (C) UNDER \$10,000
- (E) EXEMPT
- (F) 3 TO 6 UNITS
- (I) NAT.PERSON/CR. UNION
- (J) NAT.PER-CR.UN/1 OR 2
- (K) CONDO

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: JT abstract

RECORDED/FILED
08/08/2012/ 10:42:59
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20120074696
DEED R / BK 13389PG 1539
RECORDING FEES 190.00
TTX# 000127 T TAX 480.00
Receipt#1486675 maryp

84-2-1.1 9-4-12
TG

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 31st day of July, in the year 2012

BETWEEN DIETHER FANZ, individually, residing at 34 Plank Road, Newburgh, New York 12550 and as surviving spouse of HELEN FANZ, deceased,

party of the first part, and ZEF GJURASHAJ and LULA GJURASHAJ, residing at 126 Barbara Drive, Newburgh, New York 12550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----ONE HUNDRED AND TWENTY THOUSAND and 00/100---- dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York as more fully described in "Schedule A" annexed hereto:

BEING the premises conveyed to Diether and Helen Fanz by Deed from Agnes M. Agostino, also known as Agnes Mary Agostino dated April 13, 1976 and recorded in the Orange County Clerk's Office on April 15, 1976 in Liber 2033, Page 736.

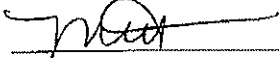
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

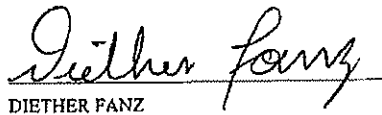
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:





DIETHER FANZ

ALL that certain plot, piece or parcel of land situate lying and being in the Town of Newburgh, Orange County, New York, bounded and described as follows:

BEGINNING at a point in the northerly line or side of the North Plank Road at the southeasterly corner of lands of one McCullom, which point is 62.72 feet on a course South 60° 47' East from the point of intersection of the northerly line of the North Plank Road with the easterly line of the State Highway known as 9-W, running thence along the northerly line of said North Plank Road South 60° 47' East 79.66 feet to the westerly side of a lane; thence along the westerly side of said lane North 22° 32'-1/2" East 150 feet: more or less to an iron pipe at or near the easterly end of a wire fence; thence leaving said lane North 60° 47' West and along the northerly side of said fence 80 feet more or less to the northeast corner of a lot now or formerly of McCullom; thence along said McCullom lot South 22° 30' West 150 feet to the point or place of beginning.

Together with the right to the parties of the second part, their heirs and assigns forever, to enter the rear or north of the above described premises from the aforementioned lane and/or Stone Street over the parking lot on premises owned by others adjoining the subject premises on the north, said right to be exercised in common with the owners and users of the said premises adjoining on the north and subject to the rights presently in existence under leases or mortgages affecting said premises on the north.

Together with the right to park motor and other vehicles upon adjoining premises and to the north of the northerly fence line of the above described premises.

FOR INFORMATION ONLY: BEING the same premises conveyed to Diether Fanz & Helen Fanz, husband & wife, by Deed dated April 13, 1976, recorded in the Orange County Clerk's Office April 14, 1976 in Libr 2033 page 736. Helen Franz died a resident of Orange County, New York on February 18, 2012 leaving Diether Fanz, her husband, surviving.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Orange, ss:

On the 19th day of July in the year 2012, before me, the undersigned, personally appeared Diether Fanz

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose 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 upon behalf of which the individual(s) acted, executed the instrument.

~~Michael M. Petta~~
NOTARY PUBLIC-STATE OF NEW YORK
No. 02RA6106994
Qualified in Orange County

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(If the place of residence is in a city, include the street and street number if any, thereof; that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said


execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**Bargain and Sale Deed
With Covenants**

Title No. JT-WC1231

**DIETHER FANZ
TO**

ZEF GJURASHAJ and LULA GJURASHAJ

DISTRIBUTED BY

YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose 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 upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year , before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose 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), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION: 84

BLOCK: 2

LOT: 1.1

COUNTY OR TOWN: Town of Newburgh

STREET ADDRESS: 34 Plank Road

RETURN BY MAIL TO:

Thomas J. Murphy & Associates
717 Broadway
Newburgh, NY 12550

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:
NAME(S) OF PARTY(S) TO DOCUMENT

FLG & T Realty Co, LLC
/k/a FLG&T Realty Co.

TO

250 Lake Street Properties, LLC

SECTION 84 BLOCK 2 LOT 1.2



RECORD AND RETURN TO:
(name and address)

Gary A. Galati, Esq.
263 Route 17K
Newburgh, NY 12550

Title No. GA-121261-O

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED X MORTGAGE _____ SATISFACTION _____ ASSIGNMENT _____ OTHER _____

PROPERTY LOCATION

- | | |
|-------------------------------|---------------------------|
| 2089 BLOOMING GROVE (TN) | 4289 MONTGOMERY (TN) |
| 2001 WASHINGTONVILLE (VLG) | 4201 MAYBROOK (VLG) |
| 2003 SO. BLOOMING GROVE (VLG) | 4203 MONTGOMERY (VLG) |
| 2289 CHESTER (TN) | 4205 WALDEN (VLG) |
| 2201 CHESTER (VLG) | 4489 MOUNT HOPE (TN) |
| 2489 CORNWALL (TN) | 4401 OTISVILLE (VLG) |
| 2401 CORNWALL (VLG) | 4600 NEWBURGH (TN) |
| 2600 CRAWFORD (TN) | 4800 NEW WINDSOR (TN) |
| 2800 DEERPARK (TN) | 5089 TUXEDO (TN) |
| 3089 GOSHEN (TN) | 5001 TUXEDO PARK (VLG) |
| 3001 GOSHEN (VLG) | 5200 WALL KILL (TN) |
| 3003 FLORIDA (VLG) | 5489 WARWICK (TN) |
| 3005 CHESTER (VLG) | 5401 FLORIDA (VLG) |
| 3200 GREENVILLE (TN) | 5403 GREENWOOD LAKE (VLG) |
| 3489 HAMPTONBURGH (TN) | 5405 WARWICK (VLG) |
| 3401 MAYBROOK (VLG) | 5600 WAWAYANDA (TN) |
| 3689 HIGHLANDS (TN) | 5889 WOODBURY (TN) |
| 3601 HIGHLAND FALLS (VLG) | 5801 HARRIMAN (VLG) |
| 3889 MINISINK (TN) | 5809 WOODBURY (VLG) |
| 3801 UNIONVILLE (VLG) | CITIES |
| 4089 MONROE (TN) | 0900 MIDDLETOWN |
| 4001 MONROE (VLG) | 1100 NEWBURGH |
| 4003 HARRIMAN (VLG) | 1300 PORT JERVIS |
| 4005 KIRYAS JOEL (VLG) | 9999 HOLD |

NO. PAGES 5 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____

PAYMENT TYPE: CHECK X
CASH _____
CHARGE _____
NO FEE _____

Taxable CONSIDERATION \$ 1,500,000.00
TAX EXEMPT _____
Taxable MORTGAGE AMT. \$ _____

MORTGAGE TAX TYPE:
____ (A) COMMERCIAL/FULL 1%
____ (B) 1 OR 2 FAMILY
____ (C) UNDER \$10,000
____ (E) EXEMPT
____ (F) 3 TO 6 UNITS
____ (I) NAT.PERSON/CR. UNION
____ (J) NAT.PER-CR.UNI/ OR 2
____ (K) CONDO

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

Received From Greenacre abstract

RECORDED/FILED
07/31/2012/ 14:10:40
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20120072259
DEED C / BK 13386PG 0183
RECORDING FEES 320.00
TTX# 006195 T TAX 6,000.00
Receipt#1483571 maryp

ORANGE COUNTY OFFICE OF REAL PROPERTY
BOOK 84-2-1.2 DATE 8-27-12
T6

ORANGE COUNTY OFFICE OF REAL PROPERTY
BOOK 84-5-1 DATE 8-27-12
T6



THIS INDENTURE, made the 27th day of June 2012,

BETWEEN FLG & T Realty Co., LLC, ~~f/k/a~~ f/w/a F.L.G. & T. Realty Co. of 1279 Route 300, PO Box 1111, Newburgh, New York 12551,

party of the first part, and

250 Lake Street Properties, LLC of 250 Lake Street, Newburgh, New York 12550,

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange, State of New York, bounded and described as follows:

See Schedule "A" attached hereto and made a part hereof.

Being and intended to be the same premises as conveyed to F.L.G. & T. Realty Co. who acquired title from the Bank of New York, by deed dated February 14, 1991 and recorded in the Orange County Clerk's Office on February 21, 1991 in Liber 3412 page 66.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

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

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

FLG & T Realty Co., LLC

BY: Howard S. Finkelstein
Howard S. Finkelstein, Member

IN PRESENCE OF:

Acknowledgment by a Person Within New York State (RPL § 309-a)

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

On the 27 day of June in the year 2012, before me, the undersigned, personally appeared Howard S. Finkelstein, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he executed the same in his capacity(ies), and that by his signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

DS
(signature and office of individual taking acknowledgment)

Derrick Saunders
Notary Public - State of New York
No. 01SA6114966
Qualified in Orange County
My Comm. Expires August 30, 2012

Schedule A Description

Title Number GA-121261-O

Page 1

PARCEL I (SECTION 84 BLOCK 2 LOT 1.2)

ALL that certain plot, piece or parcel of land situate lying and being in the Town of Newburgh, County of Orange and State of New York, being bounded and described as follows:

BEGINNING at an iron pipe set in the westerly side of a lane running northerly from North Plank Road said pipe being set 383.71 feet on a course of North 22° 32-1/2' East from a point in the northerly side of North Plank Road distant 142.58 feet on a course South 60° 47' East from the intersection of the northerly line of North Plank Road with the easterly line of State Highway Route 9W and running from said point of beginning North 67° 27-1/2' West for 352.79 feet to an iron pipe set in the easterly line of said Route 9W, thence along the easterly line of said Route 9W, South 2° 9' East for 167.52 feet to an iron pin; thence South 61° 21' East for 154.54 feet to an iron pipe; thence South 22° 30' West 50 feet to the northwesterly corner of lands now or formerly of McCullom, thence South 60° 47' East along said McCullom line for 50 feet to the northeasterly corner thereof, thence continuing on said course of South 60° 47' East for approximately 79 feet to a point in the westerly line of the lane hereinbefore mentioned and thence along the westerly side of said lane, North 22° 32-1/2' East for approximately 236 feet to the point or place of BEGINNING.

EXCEPTING, however, 2 parcels appropriated by the State of New York for the Newburgh-Beacon Bridge access road, and being more particularly designated as (1) Parcel No. 28, Map No. 23, filed in the Office of the New York Department of State on October 24, 1958 and filed in the Orange County Clerk's Office on April 23, 1959 together with a notice of appropriation recorded on April 23, 1959 in Liber 1499 cp 352, and (2) Parcel No. 193, Map No. 148, filed in the Office of the New York Department of State on May 4, 1962 and filed in the Orange County Clerk's Office on September 10, 1962, together with a notice of appropriation recorded on September 10, 1962 in Liber 1624 cp 807.

PARCEL II (SECTION 84 BLOCK 5 LOT 1)

ALL that certain plot, piece or parcel of land situate lying and being in the Town of Newburgh, County of Orange and State of New York, being bounded and described as follows:

BEGINNING at a point where the northwest corner of lands of first party strikes

Continued On Next Page

Schedule A Description - continued

Title Number GA-121261-O

Page 2

land of Gouldy Johnes and on the easterly side of a lane, and running thence southwesterly along said lane 150 feet; thence southeasterly 100 feet; thence northwesterly parallel with the first line described 150 feet to lands of or late of Gouldy Johnes; thence northwesterly along said lands now or late of Gouldy Johnes, 100 feet to the place of BEGINNING.

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
 THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

PRINT OR TYPE BLACK INK ONLY

The Bank of New York
 10
 FLO&T Realty Co.

SECTION 04 BLOCK 5 LOT 1.2

RECORD AND RETURN TO:
 (Name and Address)

Finkelstein, Levine, Gittle-son and
 Tetenbaum
 436 Robinson Ave.
 Newburgh, NY 12550

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
 RECORDED INSTRUMENT ONLY.

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 51898 DATE 2-14-91 AFFIDAVIT FILED _____ TO _____

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

BG20 Blooming Grove C122 Crozier CO24 Cornwall CP20 Crawford DP26 Depark GO20 Goshen GR22 Greenvale HA24 Hamptonburgh HI26 Highlands MI20 Minkink ME20 Montau MY22 Montgomery MI24 Mount Hope NT28 Newburgh NW28 New Windsor TU20 Tuxedo WL22 Wallkill WK24 Warwick WS26 Wawayanda WO28 Woodbury MN20 Middletown NC11 Newburgh PJ13 Port Jervis BR20 Hold	SERIAL NO. _____ Mortgage Amount \$ _____ Exempt Yes _____ No _____ 3-8 Cooking Units Yes _____ No _____ Received Tax on above Mortgage Basic \$ _____ MYA \$ _____ Spec. Add. \$ _____ TOTAL \$ _____	CHECK <input checked="" type="checkbox"/> CASH <input type="checkbox"/> CHARGE _____ MORTGAGE TAX \$ _____ TRANSFER TAX \$ <u>1600</u> ED. FUND \$ 500 RECORD. FEE \$ <u>11</u> REPORT FORMS \$ <u>3</u> DEPT. COPIES \$ _____
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

MARION B. MURPHY
 Orange County Clerk

J.J. Abet.

ORANGE COUNTY CLERK'S OFFICE & S.
 Recorded on FEB 21 1991
 at 2:20 O'Clock P. M.
 in Liberium 10 and examined
 at page 10
Marion B. Murphy
 County Clerk

RECEIVED
 \$ 1600 -
 REAL ESTATE
 FEB 21 1991
 TRANSFER TAX
 ORANGE COUNTY
 3422 PRE 66

ORG 02/21/91 02:20:17 7800 16.00
 EDUCATION FUND 0.00 *****
 CONTROL NO: 51898 1600.00 \$
 SERIAL NUMBER 004875 *****

16, 00
1900. 00

DEED

THIS INDENTURE, made the 14th day of February, 1931 between THE BANK OF NEW YORK, a New York banking corporation, having an office at One Wall Street, 15th floor, New York, New York 10280, successor-in-interest to Empire National Bank ("Seller") and F L O & F REALTY CO., a New York corporation, having an office at 436 Robinson Avenue, Newburgh, New York 12550 ("Purchaser").

WITNESSETH, that the Seller, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration paid by the Purchaser, does hereby grant and release unto the Purchaser, its heirs, successors and assigns, forever the following:

ALL that certain plot, piece or parcel of land, with buildings and improvements thereon erected, situate, lying and being in the town of Newburgh, Orange County, New York, bounded and described as follows:

PARCEL I

BEGINNING at an iron pipe set in the westerly side of a lane running northerly from North Plank Road said pipe being set 383.71 feet on a course of North 22° 32'-1/2' east from a point in the northerly side of North Plank Road distant 142.58 feet on a course South 60° 47' east from the intersection of the northerly line of North Plank Road with the westerly line of State Highway Route 9W and running from said point of beginning North 67° 27'-1/2' west for 352.79 feet to an iron pipe set in the easterly line of said Route 9W, thence along the westerly line of said Route 9W South 29° 0' east for 167.51 feet to an iron pipe thence South 81° 21' east for 154.54 feet to an iron pipe; thence South 23° 30' west 50 feet to the northwesterly corner of lands now or formerly of McCulloch, thence South 60° 47' west along said McCulloch line for 50 feet to the northwesterly corner thereof, thence continuing on said course of South 60° 47' east for approximately 75 feet to a point in the westerly line of the lane heretofore mentioned and thence along the westerly side of said lane North 22° 32'-1/2' east for approximately 126 feet to the point or place of beginning.

EXCEPTING, however, 2 parcels appropriated by the State of New York for the Newburgh-Beacon Bridge access road, and being more particularly designated as (1) Parcel No. 28, Map No. 23, filed in the Office of the New York Department of State on October 24, 1929 and filed in the Orange County Clerk's Office on April 13, 1929 together with a notice of appropriation recorded on April 23, 1929 in L 1498 cp 352, and (2) Parcel No. 123, Map No. 148, filed in the Office of the New York Department of State on May 4, 1922 and filed in the Orange County Clerk's Office on September 10, 1922, together with a notice of appropriation recorded on September 10, 1922 in L 1624 cp 807.

BEING a portion of the premises described in a certain deed Mary Powell Hamdell Scott et al to Joseph Agostino and Agnes M. Agostino dated November 1, 1946 and recorded in the Orange County Clerk's Office on January 25, 1947 in L 1033 cp 305.

SUBJECT to a right of ingress and egress for all ordinary purposes in the owner of the former Agostino residence parcel located on the lot at the northwest quadrant formed by the intersection of the North Plank Road and the above referred to Lane to and from Stone Street and/or the above mentioned lane running northerly from North Plank Road along the easterly side of the subject premises and subject to the right of the owner of the aforesaid former Agostino residence parcel to park motor and other vehicles adjacent to their north line along the existing wire fence running along the south line of the subject premises as these rights are set forth in a certain deed Agnes M. Agostino, as therein further designated, and Julius Larkin Hoyt, Executor of/INT of Joseph Agostino, Deceased to Diether Fans and Helen Fans dated April 13, 1924 and recorded in the Orange County Clerk's Office on April 15, 1926 in L 2033 cp 716.

PARCEL II

BEGINNING at a point where the northwest corner of lands of first party strikes lands of Gouldy Johns and on the easterly side of a lane, and running thence southwesterly along said lane 150 feet; thence southeasterly 100 feet; thence northwesterly parallel with the first line described 150 feet to lands of or late of Gouldy Johns; thence northwesterly along said lands now or late of Gouldy Johns, 100 feet to the place of beginning. Together with the right of ingress and egress to and from said lands by a lane running into and connecting said lands with

the North Plank Road, all as laid down on said map. Said lands also being described as Lots Nos. 44, 45 and 46 on a map of lands of Hamilton Township dated 1883 on file in the Orange County Clerk's Office.

SUBJECT to grants of record to public utilities.

SUBJECT to zoning ordinances and building regulations of the Town of Newburgh.

SUBJECT to all covenants, restrictions, easements and other matters of record as of the date hereof.

BEING the same premises described in a certain deed by Patrick A. Agostino to Empire National Bank, dated January 18, 1977 and recorded in the Orange County Clerk's Office in Liber 3058 page 700 and in an executor's deed by Julius Larkin Hoyt, executor under the last will and testament of Joseph Agostino, to Empire National Bank, dated December 28, 1975 and recorded in the Orange County Clerk's Office in Liber 3058 page 496.

TOGETHER with all right, title and interest, if any, of the Seller in and to the land lying in the bed of any street or highway adjoining the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the Seller in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the Purchaser and its heirs, successors and assigns forever.

AND the Seller, in compliance with Section 13 of the Easement Law, covenants that the Seller will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the Seller has duly executed this deed this day and year first above written.

IN PRESENCE OF:

THE BANK OF NEW YORK
By: *Brian Murphy*
Name: Assistant Vice President
Title:

STATE OF NEW YORK }
COUNTY OF NEW YORK }

On the 14th day of February, 1991, before me personally came BRIAN MURPHY to me known, who, being by me duly sworn, did depose and say that he resides at 181 Connecticut Ave, Massapequa, NY 11758 that he is a Assistant Vice President of THE BANK OF NEW YORK, the corporation described in and which executed the foregoing instrument; and that he signed his name thereto by order of the board of directors of said corporation.

[Signature]
Notary Public
Section 4
Blocks 2 & 3
Lots 1.2 & 1
County of Orange
Town of Newburgh
10-31-91

MARGAYE AND SALES DEPT
THE BANK OF NEW YORK
TO
F I C & T REALTY CO.

RETURN BY MAIL TO:
Finkelshteyn, Levin, Gittelsohn
and Tetunbaum
436 Robinson Avenue
Newburgh, New York 12550

UN 3412 MAR 1991

11
110.00

This Indenture,

Made the 28th day of December, Nineteen Hundred and Seventy-six,

Between JULIUS LARKIN HOYT, residing at 233 Liberty Street, City of Newburgh, County of Orange and State of New York,

as Executor under the last Will and Testament of Joseph Agostino

late of the Town of Newburgh, County of Orange and State of New York

, deceased, party of the first part,

and EMPIRE NATIONAL BANK, a banking organization organized under the laws of the United States of America with its principal office at 135 North Street in the City of Middletown, Orange County and an office at 2 New Hempstead Road, New City, New York,

, party of the second part:

Witnesseth, That the party of the first part, by virtue of the power and authority to him given in and by said last Will and Testament, and in consideration of

ONE HUNDRED THOUSAND and 00/100 (\$100,000.00) ----- Dollars, lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do as hereby grant and release unto the party its distributees and assigns forever,

All those certain lots, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the Town of Newburgh, Orange County, New York, bounded and described as follows:

PARCEL I

BEGINNING at an iron pipe set in the westerly side of a lane running northerly from North Plank Road said pipe being set 383.71 feet on a course of North 22° 32-1/2' east from a point in the northerly side of North Plank Road distant 142.58 feet on a course South 60° 47' east from the intersection of the northerly line of North Plank Road with the easterly line of State Highway Route 9W and running from said point of beginning North 67° 27-1/2' west for 352.79 feet to an iron pipe set in the easterly line of said Route 9W, thence along the easterly line of said Route 9W South 2° 9' east for 167.52 feet to an iron pin; thence South 61° 21' east for 154.54 feet to an iron pipe; thence South 22° 30' west 50 feet to the northwesterly corner of lands now or formerly of McCullom, thence South 60° 47' east along said McCullom line for 50 feet to the northeasterly corner thereof, thence continuing on said course of South 60° 47' east for approximately 79 feet to a point in the westerly line of the lane hereinbefore mentioned and thence along the westerly side of said lane North 22° 32-1/2' east for approximately 236 feet to the point or place of beginning.

EXCEPTING, however, 2 parcels appropriated by the state of New York for the Newburgh-Beacon Bridge access road, and being more particularly designated as (1) Parcel No. 28, Map No. 23, filed in the Office of the New York Department of State on October 24, 1958 and

NEW 2058 PAGE 626

filed in the Orange County Clerk's Office on April 23, 1959 together with a notice of appropriation recorded on April 23, 1959 in L 1499 cp 352, and (2) Parcel No. 193, Map No. 148, filed in the Office of the New York Department of State on May 4, 1962 and filed in the Orange County Clerk's Office on September 10, 1962, together with a notice of appropriation recorded on September 10, 1962 in L 1624 cp 807.

BEING a portion of the premises described in a certain deed Mary Powell Ramsdell Scott et al to Joseph Agostino and Agnes M. Agostino dated November 1, 1946 and recorded in the Orange County Clerk's Office on January 25, 1947 in L 1033 cp 305.

SUBJECT to a right of ingress and egress for all ordinary purposes in the owner of the former Agostino residence parcel located on the lot at the northwest quadrant formed by the intersection of the North Plank Road and the above referred to lane to and from Stone Street and/or the above mentioned lane running northerly from North Plank Road along the easterly side of the subject premises and subject to the right of the owner of the aforesaid former Agostino residence parcel to park motor and other vehicles adjacent to their north line along the existing wire fence running along the south line of the subject premises as these rights are set forth in a certain deed Agnes M. Agostino, as therein further designated, and Julius Larkin Hoyt, Executor u/LWT of Joseph Agostino, Deceased to Diether Fanz and Helen Fanz dated April 13, 1976 and recorded in the Orange County Clerk's Office on April 15, 1976 in L 2033 cp 763.

PARCEL II

BEGINNING at a point where the northwest corner of lands of first party strikes lands of Gouldy Johnes and on the easterly side of a lane, and running thence southwesterly along said lane 150 feet; thence southeasterly 100 feet; thence northwesterly parallel with the first line described 150 feet to lands of or late of Gouldy Johnes; thence northwesterly along said lands nor or late of Gouldy Johnes, 100 feet to the place of beginning. Together with the right of ingress and egress to and from said lands by a lane running into and connecting said lands with the North Plank Road; all as laid down on said map. Said lands also being described as Lots Nos. 44, 45 and 46 on a map of lands of Hamilton Doughaday dated 1883 on file in the Orange County Clerk's Office.

SUBJECT to grants of record to public utilities.

SUBJECT to zoning ordinances and building regulations of the Town of Newburgh.

Together with the appurtenances, and also all the estate which said Testator had at the time of his decease in said premises, and also the estate therein, which the party of the first part has or had power to convey or dispose of, whether individually, or by virtue of said Will or otherwise,

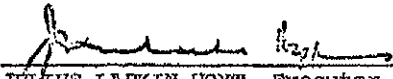
To have and to hold the premises herein granted unto the party of the second part, and assigns forever.
its distributees

And the party of the first part covenants that he has not done or suffered anything whereby the said premises have been incumbered in any way whatever.


And The grantor, in compliance with Section 13 of the Lien Law, covenants as follows: That he will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement, and that he will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written.

In presence of


JULIUS LARKIN HOYT, Executor w/LWT
of Joseph Agostino, Deceased

State of New York County of Orange ss.:
On the 22th day of December, nineteen hundred and seventy-six,
before me personally came
JULIUS LARKIN HOYT, to me known
to be the individual described in, and who executed, the foregoing instrument, and acknowledged
that he executed the same.


Notary Public
Notary Public
Qualified in New York
Term Expires March 15, 1977

State of County of ss.:
On the day of, nineteen hundred and
, before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides in
that he is the of
the corporation described in, and which executed, the 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
of said corporation; and that he signed his name thereto by like order.

New-109

Red

JULIUS LARKIN HOYE, Executor
w/LWT of JOSEPH AGOSTINO,
Deceased

TO

EMPIRE NATIONAL BANK

Dated, December 28 1976

H.V. ABSTRACT CORP.

Robert W. Prier, Esq.
Empire National Bank
Legal Department
2 New Hempstead Road
New City, N.Y. 10956

H. V. Abstract Corp. #10

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

40338
100.00
EMPIRE NATIONAL BANK

Chas...

*4-25
1-25
1-25
1-25*

E. M. Williams

FORM 2058 USE 678

PROPERTY DESCRIPTION													
SECTION	BLOCK	LOT	TOWN OR VILLAGE	SPECIAL DISTRICT					ASSESSED VALUE			SEQ.	
				SCHOOL	FIRE	LIGHT	WATER	OTHER	LAND	IMPROV.	TOTAL		
84	02	001	0027 TOWN OF NEWBURGH	1									
OWNER NO.	LOCATION							DIMENSIONS		ACRES			
	01610W S STONE ST							elect. Bldg		1.3 + 1/16			
OWNERSHIP RECORD										DEED RECORDED			
OWNER ADDRESS										DATE	BOOK	PAGE	
AGOSTINO JOSEPH & AGNES MARY										0125	471033	305	
20 N. PLANK RD, NEWBURGH, N Y													
AGOSTINO, JOSEPH & AGNES MARY										818	671774	863	
20 NORTH PLANK ROAD, NEWBURGH, N Y													
AGOSTINO, PATRICK A.										0617	762049	311	
Brewer Rd. Newburgh, N.Y.													
EMPIRE NATIONAL BANK										1228	762058	696	
135 North St. Middletown, N.Y.													
FLIGHT Realty Co.										0118	772058	700	
430 Robinson Ave. Newburgh N.Y.										0017	1913412	64	
EXECUTORS Deed ->													

AERO SERVICE
DIVISION OF LITTON INDUSTRIES

ORANGE COUNTY PROPERTY MAP and RECORDS SYSTEM

PROPERTY DESCRIPTION												
SECTION	BLOCK	LOT	TOWN OR VILLAGE	SPECIAL DISTRICT					ASSESSED VALUE			SEQ.
				SCHOOL	FIRE	LIGHT	WATER	OTHER	LAND	IMPROV.	TOTAL	
84	2	1 1	27 TOWN OF NEWBURGH	1								
OWNER NO.	LOCATION							DIMENSIONS		ACRES		
	" Int. North Plank Rd. & Stone St. "							81 x 150 x 1/4				
	W-SIDE OF STONE STREET							60 x 150 x 1/4				
OWNERSHIP RECORD										DEED RECORDED		
OWNER ADDRESS										DATE	BOOK	PAGE
AGOSTINO JOSEPH & AGNES MARY										0818	671774	863
20 NORTH PLANK ROAD NEWBURGH, N Y												
FANZ, DIETHELD HELEN										0413	762033	736
68B Colonial Rd. BEACON, N.Y.												
607 - 1-2014-5502												
1-2014-5502												
607 - 1-2014-5502												

W Lev 7/84

T.S. A.M. S.P.

ORANGE COUNTY PROPERTY MAP and RECORDS SYSTEM

Talcott Engineering DESIGN, PLLC.

1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550
(845) 569-8400* ~ (fax) (845) 569-4583

February 4, 2013

Dickover, Donnelly, Donovan & Biagi
P.O. Box 610
Goshen, NY 10924

Attn: Michael Donnelly

Re: Valon & Vatou Restaurant
SBL: 84-2-1.1 (Zone B)
Plank Road & Stone Street
Planning Board Application #2012-26

Dear Sir:

Attached please find for your review copies of the following deeds:

SBL: 84-2-1.1

Liber 13389 Page 1539 Fanz to Gjurashaj

Liber 2033 Page 736 Agostino to Fanz

SBL: 84-2-1.2

Liber 13386 Page 183 FLG&T Realty Co, LLC to 250 Lake Street Properties, LLC

Liber 3412 Page 67 Bank of New York to FLG&T Realty Co, LLC

Liber 2058 Page 697 Estate of Joseph Agostino to Empire National Bank

As discussed at the Town of Newburgh Planning Board meeting held 12/20/12, the rights of the Valon & Vatou Restaurant (Zef Gjurashaj) over the lands of 250 Lake Street Properties, needs your review. I should note that Liber 13386 of deeds at page 183 does not include said rights, but the previous deeds listed to.

I have included a copy of the letter I sent to 250 Lake Street Properties (250 LSP) prior to the Planning Board meeting and have since discussed the restaurant site plan with their facilities manager, Kevin Weir, prior to last months ZBA meeting. 250 LSP is aware of the omission in their deed and had no problem with the subject rights as stated in the other deeds above. Talcott Engineering agreed to keep 250 LSP in the loop with all our future submissions to the Planning Board and ZBA.

Also attached hereto is a copy of both parcels property cards from the Town of Newburgh Assessors files so that you can see the chain of title of both parcels.

If you are in need of any further information regarding the applicants rights over the 250 LSP parcel, please contact us at talcottdesign12@gmail.com .

Sincerely,

James E. Raab
Project Manager

Pc: D. Donovan/attach (e-mail only)
Town of Newburgh Planning Board/attach (e-mail only)
Town of Newburgh Zoning Board of Appeals/attach

Talcott Engineering DESIGN, PLLC.

1 GARDNERTOWN ROAD ~ NEWBURGH, NY 12550
(845) 569-8400 ~ (fax) (845) 569-4583

250 Lake Street Properties, LLC
250 Lake Street
Newburgh, NY 12550

December 5, 2012

Attn: Edward Doering

Re: Proposed Site Plan – Valan & Vatan Restaurant
Lands of Zef Gjurashaj
34 North Plank Road – Town of Newburgh
SBL: 84-2- 1.1
Talcott Job No. 12126-ADM

Dear Sir:

Talcott Engineering (TE) represents Zef Gjurashaj who is the owner of 34 North Plank Road. Said property adjoins tax parcel SBL: 84-2-1.2 presently in the ownership of your 250 Lake Street Properties, LLC and the former location of JoAnn Fabrics at 5006 Route 9W.

Attached hereto please find our preliminary site plan for an application to the Town of Newburgh Planning Board to convert the existing single family structure on our client's parcel to an 80 seat full service restaurant. Said site plan includes our proposed parking lot for 20 cars which will be located behind the existing structure and directly adjacent to the structure owned by your LLC.

Based on the deeds for SBL: 84-2-1.1 and SBL: 84-2-1.2, our client has the right to access his parcel from the parking lot owned by 250 Lake Street Properties, LLC and to park vehicles along the common property line between these 2 parcels in the aforesaid parking lot owned by 250 Lake Street Properties, LLC. The proposed parking lot will have its main access over a new driveway off of Stone Street approximately 150 feet north of North Plank Road, but will utilize our client's rights of access and parking with 6 of the 20 parking spaces proposed. Also included with those 6 parking spaces is a mountable curb island which extends into your parcel.

We have included with site plan set, a tax map along with copies of the deeds referred to above for your easy reference. We ask that you please review the attachments and advise us as to any input you may have regarding the site plan, especially the proposed parking improvements and shared access on the parcel owned by your 250 Lake Street Properties, LLC. Talcott Engineering, in turn, respectfully requests the name(s) of any design professionals you may be working with so that we may work together with them to provide each parcel with an integrated and fluid traffic movement that does not conflict with either parcels site development. TE would also be very interested in comparing our client's property survey with the property survey prepared for your parcel, as our surveyor, Darren Stridiron, L.S., has uncovered some inconsistencies with the right of way line of Stone Street which impacts both your parcel and our client's parcel.

If you have any questions regarding this letter or any of the attachments herewith please contact us at the phone number provided above or by e-mail at talcottdesign12@gmail.com, or we would be glad to meet with you at your convenience.

Sincerely,

Charles T. Brown, P.E. – President
Talcott Engineering Design, PLLC

PC: Town of Newburgh Planning Board