

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



SECTION 95 BLOCK 1 LOT 45.22

GREENWOOD GARDENS, LLC
TO
ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY

RECORD AND RETURN TO:
(name and address)

AMY ABBINK
HARRIS BEACH PLLC
99 GARNSEY ROAD
PITTSFORD, NY 14534

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 MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN)
2001 WASHINGTONVILLE (VLG)
2289 CHESTER (TN)
2201 CHESTER (VLG)
2489 CORNWALL (TN)
2401 CORNWALL (VLG)
2600 CRAWFORD (TN)
2800 DEERPARK (TN)
3089 GOSHEN (TN)
3001 GOSHEN (VLG)
3003 FLORIDA (VLG)
3005 CHESTER (VLG)
3200 GREENVILLE (TN)
3489 HAMPTONBURGH (TN)
3401 MAYBROOK (VLG)
3689 HIGHLANDS (TN)
3601 HIGHLAND FALLS (VLG)
3889 MINISINK (TN)
3801 UNIONVILLE (VLG)
4089 MONROE (TN)
4001 MONROE (VLG)
4003 HARRIMAN (VLG)
4005 KIRYAS JOEL (VLG)

- 4289 MONTGOMERY (TN)
4201 MAYBROOK (VLG)
4203 MONTGOMERY (VLG)
4205 WALDEN (VLG)
4489 MOUNT HOPE (TN)
4401 OTISVILLE (VLG)
4600 NEWBURGH (TN)
4800 NEW WINDSOR (TN)
5089 TUXEDO (TN)
5001 TUXEDO PARK (VLG)
5200 WALLKILL (TN)
5489 WARWICK (TN)
5401 FLORIDA (VLG)
5403 GREENWOOD LAKE (VLG)
5405 WARWICK (VLG)
5600 WAWAYANDA (TN)
5889 WOODBURY (TN)
5801 HARRIMAN (VLG)

CITIES

- 0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS
9999 HOLD

NO PAGES 5 CROSS REF.
CERT. COPY ADD'L X-REF.
MAP# PGS.
PAYMENT TYPE: CHECK CASH CHARGE NO FEE
Taxable CONSIDERATION \$ 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

Handwritten signature of Donna L. Benson

DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: Handwritten signature

RECORDED/FILED
10/13/2005/ 15:25:15
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY

FILE # 20050108506
DEED C / BK 11966 PG 1935
RECORDING FEES 210.00
TAX# 002497 T TAX 0.00
Receipt#485351 naryp

STATE OF NEW YORK (COUNTY OF ORANGE) SS:
I, DONNA L. BENSON, COUNTY CLERK AND CLERK OF THE
SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO
HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH
THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE
ON 10/13/05 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Handwritten signature of Donna L. Benson

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,
ORANGE COUNTY

Handwritten date: 10/22, 2013



Record and Return To:  
Amy Abbink  
Harris Beach PLLC  
99 Garnsey Road  
Pittsford, NY 14534

ORIGINAL

COMPANY DEED

THIS COMPANY DEED, made as of the 12<sup>th</sup> day of October, 2005, between **GREENWOOD GARDENS, LLC**, a limited liability company duly organized and validly existing under the laws of the State of New York, with an office at 1292 Route 300, Newburgh, New York 12550, party of the first part, and the **ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation of the State of New York with an office at 255-275 Main Street, County Government Center, Goshen, New York 10924, party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration paid by the party of the second part, does hereby quit claim, 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 and all building and improvements erected thereon situate, lying and being in the Town of Newburgh, Orange County, New York, described in Exhibit A hereto annexed and made a part hereof with the same force and effect as if set forth herein at length.

This conveyance is made and accepted subject to (i) a certain indebtedness secured by a Building Loan To Permanent Mortgage, dated October 12, 2005 (the "Building Loan Mortgage"), in the principal sum of Ten Million and 00/100 Dollars (\$10,000,000) from the parties hereto to and for the benefit of Manufacturers and Traders Trust Company, which Mortgage shall be recorded in the Office of the Clerk of Orange County on or about the date hereof, (ii) a certain indebtedness secured by a Mortgage, dated October 12, 2005 (the "Mortgage"), in the principal sum of Four Hundred Thousand and 00/100 Dollars (\$400,000) from the parties hereto to and for the benefit of Manufacturers and Traders Trust Company, which Mortgage shall be recorded in the Office of the Clerk of Orange County on or about the date hereof; and (iii) a certain Sale Agreement, dated as of October 1, 2005, by and between the Agency and the Company, which Sale Agreement, or a memorandum thereof shall be recorded in the Office of the Orange County Clerk on or about the date hereof.

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 as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the party of the first part will execute or procure any

further necessary assurance of the title to said premises; and that said party of the first part will forever warrant the title to said premises.

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.

[THE BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

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

GREENWOOD GARDENS, LLC

By: Martin J. Milano  
Martin J. Milano, III, Member

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

On the 12<sup>th</sup> day of October, 2005, before me, the undersigned, personally appeared MARTIN J. MILANO, III, 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.

Charles E. Frankel  
Notary Public

CHARLES E. FRANKEL  
Notary Public, State of New York  
Qualified in Orange County  
My Commission Expires March 30, 2007

## SCHEDULE A

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

**BEGINNING** at a concrete monument along the Westerly line of N.Y. S. Thruway (I-87), said point being Southerly corner of the herein described parcel, said point also being the Easterly most corner of lands now or formerly N.Y.S. Department of Transportation Stewart International Airport, Liber 1858 Page 579, running thence along the said lands of N.Y.S. Department of Transportation Stewart International Airport, the following two (2) courses and distances:

1. North 45-18-52 West 567.63 feet;

2. North 45-40-30 West 89.99 feet;

thence along lands now or formerly PPMC, LLC Liber 11605 Page 1994, North 30-19-19 East 367.06 feet; thence along the Southerly line of Crossroads Court, on a curve to the left, having a radius of 70.00 feet and an arc length of 86.24 feet; thence along lands now or formerly Milano, Liber 5254 Page 302 the following two (2) courses and distances:

1. South 41-00-30 East 453.71 feet;

2. South 64-18-10 East 73.45 feet;

thence along the Westerly line of N.Y.S. Thruway (I-87), South 22-05-56 West 430.45 feet, to the point or place of beginning.

*Issue*  
*MM*

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



SECTION 95 BLOCK 1 LOT 45.22

RECORD AND RETURN TO:  
(name and address)

Martin J. Milano  
TO  
Greenwood Gardens, LLC

Charles E. Frankel, Esq.  
Rider, Weiner, & Frankel, P.C.  
P.O. Box 2280  
Newburgh, NY 12550

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  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 WALKKILL (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)           | <b>CITIES</b>             |
| 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   
CASH   
CHARGE   
NO FEE

Taxable CONSIDERATION \$ 0  
TAX EXEMPT \_\_\_\_\_  
Taxable MORTGAGE AMT. \$ \_\_\_\_\_  
DATE \_\_\_\_\_

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

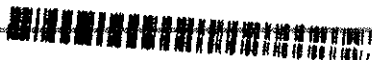
RECEIVED FROM: Houzon Title

RECORDED/FILED  
10/13/2005/ 15:25:15  
DONNA L. BENSON  
County Clerk  
ORANGE COUNTY, NY

FILE # 20050108505  
DEED C / BK 11966 PG 1931  
RECORDING FEES 207.00  
TTX# 002496 T TAX 0.00  
Receipt#485351 maryp

STATE OF NEW YORK (COUNTY OF ORANGE) SS:  
I, DONNA L. BENSON, COUNTY CLERK AND CLERK OF THE  
SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO  
HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH  
THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE  
ON 10/13/05 AND THE SAME IS A CORRECT  
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE  
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

*Donna L. Benson*  
COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,  
ORANGE COUNTY - 10-13-05 2-21-2013



**THIS INDENTURE**, made the 12<sup>th</sup> day of October, 2005

**BETWEEN**

MARTIN J. MILANO, an individual with an address at 93 Cronomer Heights Drive, Newburgh, New York, 12550,

party of the first part, and

GREENWOOD GARDENS, LLC, a New York limited liability company with an address at 1292 Route 300, Newburgh, New York, 12550,

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of the sum of Ten Dollars and other valuable consideration 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 buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange, and State of New York, which property is more fully described in Schedule "A," annexed hereto and made a part hereof.

**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.

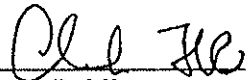
**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement 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 as of the day and year first above written.

  
\_\_\_\_\_  
Martin J. Milano

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

On the 12<sup>th</sup> day of October, 2005, before me, the undersigned, a Notary Public in and for said state, personally appeared Martin J. Milano, personally known to be 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 person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

**CHARLES E. FRANKEL**  
Notary Public, State of New York  
Qualified in Orange County  
My Commission Expires March 30, 2007



SCHEDULE "A"

DESCRIPTION  
LANDS OF  
MARTIN J. MILANO  
N.Y.S. HIGHWAY 17K & CROSSROADS COURT

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK, BEING MORE ACCURATELY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING at a concrete monument along the Westerly line of N.Y.S. Thruway (I-87), said point being the Southerly most corner of the herein described parcel, said point also being the Easterly most corner of lands now or formerly N.Y.S. Department of Transportation Stewart International Airport, Liber 1858, Page 579, running thence along the said lands of N.Y.S. Department of Transportation Stewart International Airport, the following two (2) courses and distances:

1. North 45°18'52" West 567.63 feet;
2. North 45°40'30" West 89.99 feet;

thence along lands now or formerly PPDMC LLC, Liber 11605, Page 1994, North 30°19'19" East 367.06 feet; thence along the Southerly line of Crossroads Court, on a curve to the left, having a radius of 70.00 feet and an arc length of 86.24 feet; thence along lands now or formerly Milano, Liber 5254, Page 302, the following two (2) courses and distances:

1. South 41°00'30" East 453.71 feet;
2. South 64°18'10" East 73.45 feet;

thence along the Westerly line of N.Y.S. Thruway (I-87), South 22°05'56" West 430.45 feet, to the point or place of beginning, and containing 5.58 Acres of land more or less, as surveyed by Daniel P. Yanosh, L.L.S.

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



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

JAMES Z PATZALOS  
TERROR L HUFFARD  
TO  
MARTIN S. MILANO

SECTION 95 BLOCK 1 LOT 45.1  
95 1 45.2  
95 1 76

RECORD AND RETURN TO:  
(Name and Address)

PAUL SUPPLE ESP  
PO Box 227  
Beacon NY 12508

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

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED  MORTGAGE \_\_\_\_\_ SATISFACTION \_\_\_\_\_ ASSIGNMENT \_\_\_\_\_ OTHER \_\_\_\_\_

PROPERTY LOCATION

- |                                |  |
|--------------------------------|--|
| ___ 2089 BLOOMING GROVE (TN)   | ___ 4289 MONTGOMERY (TN)                               |
| ___ 2001 WASHINGTONVILLE (VLG) | ___ 4201 MAYBROOK (VLG)                                |
| ___ 2209 CHESTER (TN)          | ___ 4203 MONTGOMERY (VLG)                              |
| ___ 2201 CHESTER (VLG)         | ___ 4205 WALDEN (VLG)                                  |
| ___ 2489 CORNWALL (TN)         | ___ 4489 MOUNT HOPE (TN)                               |
| ___ 2401 CORNWALL (VLG)        | ___ 4401 OTISVILLE (VLG)                               |
| ___ 2800 CRAWFORD (TN)         | <input checked="" type="checkbox"/> 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)           |  |
| ___ 4001 MONROE (VLG)          |  |
| ___ 4003 HARRIMAN (VLG)        |  |
| ___ 4095 KIRYAS JOEL (VLG)     |  |

NO. PAGES 5 CROSS REF \_\_\_\_\_  
CERT. COPY \_\_\_\_\_ AFFT. \_\_\_\_\_

PAYMENT TYPE: CHECK   
CASH \_\_\_\_\_  
CHARGE \_\_\_\_\_  
NO FEE \_\_\_\_\_

CONSIDERATION 1,200,000.00  
TAX EXEMPT \_\_\_\_\_

MORTGAGE AMT \$ \_\_\_\_\_  
DATE \_\_\_\_\_

MORTGAGE TYPE:  
\_\_\_ (A) COMMERCIAL  
\_\_\_ (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

\_\_\_ 9999 HOLD

RECEIVED FROM: Rambert Abstract

LIBER 5254 PAGE 302

*Donna L. Benson*

DONNA L. BENSON  
Orange County Clerk

STATE OF NEW YORK (COUNTY OF ORANGE) SS:  
I, DONNA L. BENSON, COUNTY CLERK AND CLERK OF THE  
SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO  
HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH  
THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE  
ON 03/06/00 AND THE SAME IS A CORRECT  
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE  
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

*Donna L. Benson*

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURT,  
ORANGE COUNTY JANUARY 22, 2013

CBI

LIBER 5254 PAGE 302

ORANGE COUNTY CLERKS OFFICE 12687 NAN  
RECORDED/FILED 03/06/2000 03:07:58 PM

FEES 50.00 EDUCATION FUND 5.00  
SERIAL NUMBER: 007080  
DEED CNTL NO 53072 RE TAX 4800.00

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

**THIS INDENTURE**, made on February 24, 2000  
**BETWEEN** JAMES Z. PATSALOS and TREVOR L. HUFFARD, 6 River's Edge, Newburgh,  
New York, 12550 and 17 West 71st Street, New York, New York, 10023, respectively

7  
1800 -

party of the first part, and

MARTIN J. MILANO, 93 Cronomer Heights Drive, Newburgh, New York,  
12550

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of -----TEN and  
00/100 (\$10.00)----- dollar,  
lawful money of the United States, and other good and valuable consideration

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,  
identified as Lot 1 and Lot 2 on a map dated November 3, 1999 entitled "Plan  
of Lot Line Change for James Z. Patsalos", which map was recorded in the  
Orange County Clerk's Office on January 11, 2000 as Filed Map #4-00.

Said lots also being described in a survey description as follows:

**Lot 1** - ALL that certain lot, piece or parcel of land situate in the Town of  
Newburgh, County of Orange, State of New York and being more accurately bounded  
and described as follows:

BEGINNING at the intersection of the southerly right-of-way line of New York  
State Route 17K with the westerly right-of-way line of New York State Route I-87  
or New York State Thruway; thence from said point of beginning and along the  
westerly line of New York State Thruway on the following three courses and  
distances: South 26° 42' 30" West 465.04'; thence North 64° 28' 34" West 73.96';  
thence South 25° 26' 26" West 52.23'; thence leaving the Thruway and along the  
lot line between Lots 1 and 2, as shown on a lot line change plan for James Z.  
Patsalos, North 41° 10' 54" West 453.71' to a point in the southerly end of a  
70' radius turnaround. Thence along the proposed road through lands of Patsalos,  
passing in front of Lots 2 and 3 on the following courses and distances: On a  
curve to the right having a radius of 70.00', an arc distance of 237.87' to a  
point of reverse curvature; thence on a curve to the left having a radius of  
25.00', an arc distance of 25.41' to a point of reverse curvature; thence on  
a curve to the right having a radius of 210.00', an arc distance of 101.50'  
to a point of tangency; thence on a tangent, North 42° 48' 16" East 169.57' to  
the southerly right-of-way line of New York State Route 17K; thence along the  
southerly line of said road on the remaining courses and distances: South 58°  
48' 29" East 293.47'; thence South 62° 28' 30" East 249.74' to the point of  
beginning.

The above described parcel is also subject to a 50' wide drainage easement  
conveyed to the United States Government in Liber 1533, Page 410.

**Lot 2** - ALL that certain lot, piece or parcel of land situate in the Town of  
Newburgh, County of Orange, State of New York and being more accurately bounded  
and described as follows:

RAD 11845

BEGINNING at the common corner between Lots 1 and 2, as shown on a plan entitled, "Plan of Lot Line Change for James Z. Patsalos", dated November 3, 1999, last revised November 15, 1999, as prepared by Eustance & Horowitz, P.C.; said point of beginning being in the westerly line of New York State Thruway; thence from said point of beginning and along the westerly line of New York State Thruway on the following courses and distances: South 64° 28' 34" East 73.45'; thence South 21° 55' 32" West 430.45' to the line of lands of New York State Department of Transportation, known as Stewart International Airport, also known as Tax Map Parcel 89-1-74.3; thence along the line of said parcel, North 45° 29' 16" West 567.63' to an angle point; thence North 45° 50' 52" West 89.99' to the southeasterly corner of Lot 3 as shown on the above mentioned map; thence along the lot line between Lots 2 and 3, North 30° 08' 55" East 367.06' to a point on the southerly end of a 70.00' radius turnaround on the southerly end of a proposed road through lands of James Z. Patsalos; thence on the line of said turnaround on a curve to the left having a radius of 70.00', an arc distance of 86.24' to the most westerly corner of Lot 1 and the most northerly corner of Lot 2; thence along the lot line between Lots 1 and 2, South 41° 10' 54" East 453.71' to the point of beginning.

SUBJECT AND RESERVING to the parties of the first part, their heirs, successors and/or assigns an easement and right-of-way to and from Lot 3 over and across the "proposed road" identified and set forth on the aforesaid filed map #4-00 as more particularly set forth in a Covenant and Restrictions and Road Easement and Maintenance Agreement dated February 24, 2000 to be recorded simultaneously herewith.

GRANTING AND SUBJECT TO the terms, rights, provisions, covenants and restrictions contained in a certain Covenant and Restrictions and Road Easement and Maintenance Agreement dated February 24, 2000, to be recorded simultaneously herewith.

BEING a portion of the premises described in the following Deeds: Deed dated December 24, 1997 from James Z. Patsalos to James Z. Patsalos and Trevor L. Huffard, which Deed was recorded in the Orange County Clerk's Office on December 31, 1997 in Liber 4691 of Deeds at page 127; and Deed dated February 24, 1999 from the Town of Newburgh to James Z. Patsalos, which Deed was recorded in the Orange County Clerk's Office on March 29, 1999 in Liber 5023 of Deeds at page 38.

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 incumbered in any way whatever, except as aforesaid.

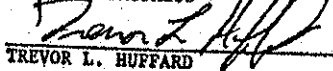
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of 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:

  
\_\_\_\_\_  
JAMES P. PATSALOS

  
\_\_\_\_\_  
TREVOR L. HUFFARD

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-b)

State of New York, County of New York ss.:

On February 24, 2000 before me, the undersigned, personally appeared JAMES Z. PATSALOS and TREVOR L. HUFFARD 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.

Susan P. Huffard  
(signature and office of individual taking acknowledgment)

SUSAN P. HUFFARD  
Notary Public, State of New York  
Qualified in New York County

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b)  
Qualified in New York County  
Comm. Expires Feb. 22, 1999 2001 ss.:

State of \_\_\_\_\_ County of \_\_\_\_\_  
On \_\_\_\_\_ 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, and that such individual made such appearance before the undersigned in

(insert city or political subdivision and state or county or other place acknowledgment taken)

(signature and office of individual taking acknowledgment)

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of \_\_\_\_\_ County of \_\_\_\_\_ ss.:

On \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_

the subscribing witness(es) 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(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

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

(  if taken outside New York State insert city or political subdivision and state or county or other place acknowledgment taken) And that said subscribing witness(es) made such appearance before the undersigned in

(signature and office of individual taking acknowledgment)

**Bargain and Sale Deed**

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. \_\_\_\_\_

JAMES Z. PATSALOS and TREVOR L. HUFFARD

TO

MARTIN J. MILANO

SECTION

BLOCK

LOT

COUNTY OR TOWN

RETURN BY MAIL TO:

PAUL SUPPLE, ESQ.  
Lyons & Supple, Esqs.  
5 Cliff Street, P.O. Box 227  
Beacon, New York  
Zip No. 12508

Reserve this space for use of Recording Office.  
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