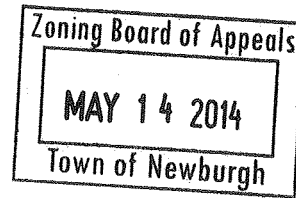


# TOWN OF NEWBURGH

*Crossroads of the Northeast*

ZONING BOARD OF APPEALS  
OLD TOWN HALL  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550



## APPLICATION

OFFICE OF ZONING BOARD  
(845) 566-4901

DATED: May 9, 2014

TO: **THE ZONING BOARD OF APPEALS**  
THE TOWN OF NEWBURGH, NEW YORK 12550

I (WE) LZL Equities LLC, Dunkin Donuts PRESENTLY

RESIDING AT NUMBER 82 Alize Drive Kinnelon, New Jersey 07405

TELEPHONE NUMBER (973) 464-4419

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- A USE VARIANCE
- AN AREA VARIANCE
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

S-B-L: 14-1-43 (TAX MAP DESIGNATION)

301 Route 32 (STREET ADDRESS)

B- Buisness (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Section 185-3. Definitions & word usage

Convenience store, Drive up establishment, Eating & drinking place,

Food preparation shop, Restaurant- table service.

Section 185-11. B-Zone

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED: April 10, 2014
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: \_\_\_\_\_

4. DESCRIPTION OF VARIANCE SOUGHT: N/A

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT: N/A

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_

d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

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---

6. IF AN AREA VARIANCE IS REQUESTED: N/A

a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

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b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

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---

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c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

---

---

---

d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

---

---

---

e) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE:

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7. ADDITIONAL REASONS (IF PERTINENT):

There is already a similar uses in the same zone in the town.

The exact business model exists in the the B-Zone.

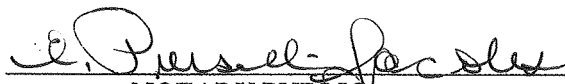


PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 14<sup>th</sup> DAY OF May 20 14

**EILEEN PIERSALL JACOBS**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
**No. 01PI6301479**  
**Qualified in Orange County**  
**My Commission Expires April 14, 2018**

  
NOTARY PUBLIC

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

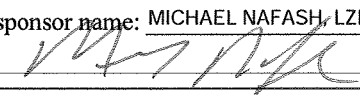
**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: LZL EQUITIES/ DUNKIN DONUTS			
Project Location (describe, and attach a location map): 301 ROUTE 32 NEWBURGH, NEW YORK 12550			
Brief Description of Proposed Action: THE EXISTING PROPERTY IS .50 ACRES WITH ONE EXISTING BUILDING, 1,741 SQUARE FEET +/-, ON THE PROPERTY. THE SITE HAS PREVIOUSLY APPROVED AS A RESTAURANT WITH 120 PATRONS PER DAY 10 MARCH 1973, 9 JUNE 1973, 31 AUGUST 1973, AND LOCATED AT THE INTERSECTION OF STATE ROUTE 32 AND STATE ROUTE 300. THERE IS AN EXISTING CURB CUT THAT ACCESSES NYS ROUTE 32. THIS PARCEL IS IN THE B-BUSINESS ZONE. THE EXISTING BUILDING SHALL BE RENOVATED INTO A DUNKIN DONUTS, USING BOTH THE TOWN OF NEWBURGH AND THE DESIGN GUIDELINES FOR DUNKIN DONUTS.			
Name of Applicant or Sponsor: LZL EQUITIES, LLC		Telephone: (973) 464-4419	
		E-Mail: mnaflash@gmail.com	
Address: 82 ALIZE DRIVE			
City/PO: KINNELON		State: NEW JERSEY	Zip Code: 07405
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NEW YORK STATE DEPARTMENT OF TRANSPORTATION, TOWN OF NEWBURGH P.B. & Z.B.A., ORANGE COUNTY DEPARTMENT OF HEALTH			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.50 acres	
b. Total acreage to be physically disturbed?		0.36 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.50 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): MUNICIPAL			
<input checked="" type="checkbox"/> Parkland			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: MICHAEL NAFASH, LZL EQUITIES, LLC		Date: 4/24/14
Signature: 		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

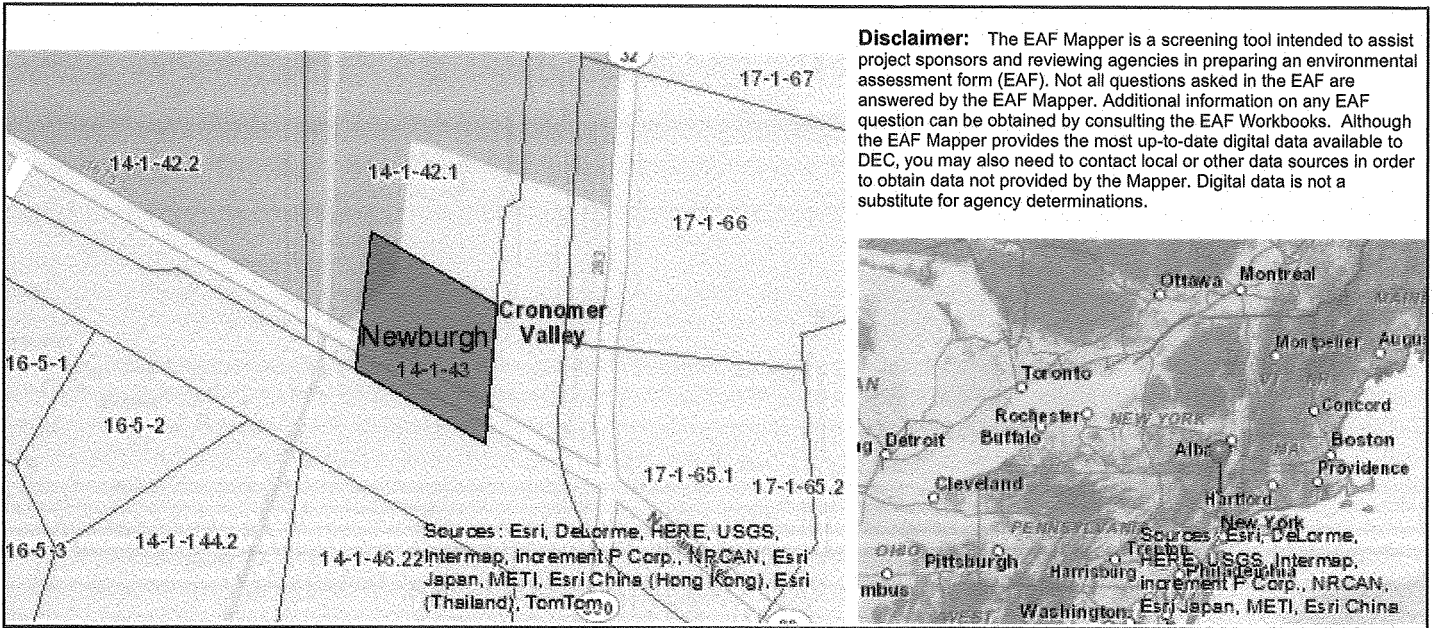
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

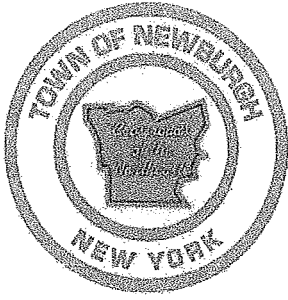
**PRINT**





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Chadwick Lake Reservoir, Reason:Development threat to public health, Agency:Newburgh, Town of, Date:5-21-87
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



## TOWN OF NEWBURGH

*~Crossroads of the Northeast~*

CODE COMPLIANCE DEPARTMENT  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801  
FAX LINE 845-564-7802

### NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 03/20/2014

Application No. 14-0127

To: John Oconnor  
5906 SE Congressional PI  
Stewart, FL 34997

SBL: 14-1-43  
ADDRESS: 301 Route 32

ZONE: B

PLEASE TAKE NOTICE that your application dated 03/10/2014 for permit to create a Dunkin Donuts shop on the premises located at 301 Route 32 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code section:  
185-7-F Any use not specifically permitted shall be deemed to be prohibited.

  
Joseph Mattina

Cc: Town Clerk & Assessor (500')  
File

# Town of Newburgh Code Compliance

**OWNER INFORMATION**                      *BUILT WITH OUT A PERMIT*                      *YES / NO*

**NAME:**                      JOHN O'CONNOR

**ADDRESS:**                      5906 SE CONGRESSIONAL PL STEWART FL. 34997

**PROJECT INFORMATION:**

**TYPE OF STRUCTURE:**                      DUNKIN DONUTS @ 301 RT 32 NEWBURGH NY 12550

**SBL:**                      14-1-43                      **ZONE:**                      B

**TOWN WATER:**                       **YES**

**TOWN SEWER:**                       **NO**

	MINIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
LOT AREA					
LOT WIDTH					
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1                      YES / NO  
 2 OR MORE FRONT YARDS FOR THIS PROPERTY                      YES / NO  
 CORNER LOT - 185-17-A                      YES / NO

**ACCESSORY STRUCTURE:**

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4                      YES / NO  
 FRONT YARD - 185-15-A                      YES / NO  
 STORAGE OF MORE THEN 4 VEHICLES                      YES / NO  
 HEIGHT MAX. 15 FEET - 185-15-A-1                      YES / NO  
 10% MAXIMUM YARD COVERAGE - 185-15-A-3                      YES / NO

**NOTES:**                      **FOOD PREPARATION SHOP IS NOT A LISTED USE IN A B ZONE.**  
    **A USE VARIANCE IS REQUIRED. NOT YET BEFORE THE PLANNING BOARD.**

**VARIANCE(S) REQUIRED:**

- 1 185-7-F ANY USE NOT SPECIFICALLY PERMITTED SHALL BE DEEMED TO BE PROHIBITED
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

**REVIEWED BY:**                      JOSEPH MATTINA

**DATE:**                      18-Mar-14

IN THE CIRCUIT COURT FOR MARTIN COUNTY,  
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

File No. 11-000501CP

JOHN J. O'CONNOR, JR.

Deceased.

**AFFIDAVIT OF PERSONAL REPRESENTATIVE**

STATE OF FLORIDA  
COUNTY OF MARTIN

I, Tausha Houck, as Personal Representative of the above estate, hereby affirm to the fact that the sale of the building located at 301 NYS Route 32, Town of Newburgh, County of Orange, State of New York 12550, described on Tax Map of the Town of Newburgh as Section 14, Block 1, Lot 43, has caused a hardship on the estate thereby forcing the estate to stay open, incurring additional fees and costs, until the pending sale to MICHAEL NAFASH has been completed.

*Tausha M. Houck*

TAUSHA HOUCK

Sworn to and subscribed to before me on this 20<sup>th</sup> day of April, 2014, by Affiant, who is personally known to me /or who produced as identification.



*Debbie M. Murphy*  
Notary Public State of Florida  
(Affix Notarial Seal)

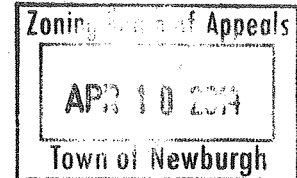
Law Offices of  
**W. TRENT STEELE**

---

8902 SE Bridge Rd  
Hobe Sound, FL 33455  
772.408.6969 (O)  
772.781.8969 (F)

7 April 2014

Town of Newburgh  
Zoning Board of Appeals  
Newburgh, NY 12550



Re: 301 NYS Route 32, Newburgh, NY  
S-B-L: 4-1-43

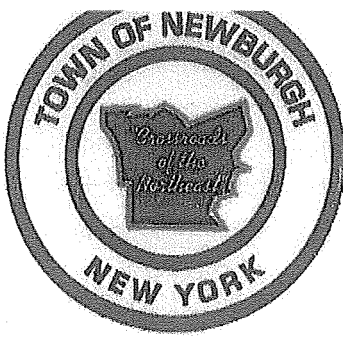
Dear Sirs,

I am the Attorney administering the Estate of John J. O'Conner of which the property in your Township, referenced above, is in contract with Michael Nafash of Kinnelon New Jersey. Debra Houck, of Stewart Florida, has been the Executrix for this Estate since its formation in March of 2011 and is still the Executrix as of the date of this letter.

Respectfully,

A handwritten signature in cursive script, appearing to read "W. Trent Steele".

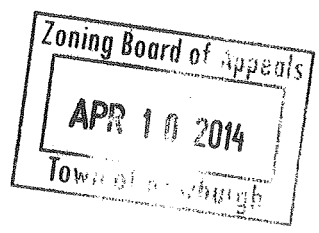
W. Trent Steele, Attorney



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

ZONING BOARD OF APPEALS  
OLD TOWN HALL  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550



## PROXY

TAUSHA HOUCK, DEPOSES AND SAYS THAT  
HE/SHE RESIDES AT 7650 SW PARKWAY DR., STUART, FL  
IN THE COUNTY OF MARTIN AND STATE OF FLORIDA

AND THAT HE/SHE IS THE ~~OWNER IN FEE OF~~ EXECUTOR OF  
THE ESTATE OF JOHN O'CONNOR JR. FOR THE  
PROPERTY AT ROUTE 300 # 32 IN THE TOWN OF  
WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA- NEWBURGH  
MINUTA ARCHITECTURE PLLC  
TION AND THAT HE/SHE HAS AUTHORIZED MICHAEL NAFASH  
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 3/24/14 Taushe Houck

OWNER'S SIGNATURE

Jeffrey Lease

WITNESS' SIGNATURE  
JEFFREY LEASE

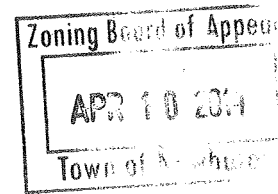
STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 24 DAY OF March 2014

[Signature]  
NOTARY PUBLIC

Kenneth W. Davies Jr.  
Notary Public, State of New York  
No. 01DA4628056  
Qualified in Orange County  
Expires 12/31 14

LZL EQUITIES, LLC  
82 ALIZE DRIVE  
KINNELON, NEW JERSEY 07405  
973-464-4419



March 25, 2014

To whom it may concern:

Michael Nafash is the Managing Member of the above named entity and has the power and authority to conduct any and all business on behalf of LZL Equities, LLC.

A handwritten signature in black ink, appearing to read "Michael Nafash", written over a horizontal line.

Michael Nafash

Managing Member

A handwritten signature in black ink, appearing to read "Lillian M Carbonara", written over a horizontal line.  
LILLIAN M CARBONARA  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 01CA6180875  
QUALIFICATION SULLIVAN COUNTY  
COMMISSION EXPIRES JANUARY 14, 2016

APR 10 2019

Town of Newburgh

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

PRINT OR TYPE: BLACK INK ONLY

Luis Guzman  
Iris Guzman

TO

John J. O'Connor, Jr.

SECTION 14 BLOCK 1 LOT 43

RECORD AND RETURN TO:  
(Name and Address)

Ross Solomon, Esq.  
873 Union Ave.  
Newburgh, NY 12550

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

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 050756 DATE 1/23/90 AFFIDAVIT FILED \_\_\_\_\_ 19\_\_\_\_

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

- BG20 Blooming Grove \_\_\_\_\_
- CH22 Chester \_\_\_\_\_
- CO24 Cornwall \_\_\_\_\_
- CR26 Crawford \_\_\_\_\_
- DP28 Deerpark \_\_\_\_\_
- GO30 Goshen \_\_\_\_\_
- GR32 Greenville \_\_\_\_\_
- HA34 Hamptonburgh \_\_\_\_\_
- HI36 Highlands \_\_\_\_\_
- MK38 Minisink \_\_\_\_\_
- ME40 Monroe \_\_\_\_\_
- MY42 Montgomery \_\_\_\_\_
- MH44 Mount Hope \_\_\_\_\_
- NT46 Newburgh (T)
- NW48 New Windsor \_\_\_\_\_
- TU50 Tuxedo \_\_\_\_\_
- WL52 Wallkill \_\_\_\_\_
- WK54 Warwick \_\_\_\_\_
- WA56 Wawayanda \_\_\_\_\_
- WO58 Woodbury \_\_\_\_\_
- MN09 Middletown \_\_\_\_\_
- NC11 Newburgh \_\_\_\_\_
- PJ13 Port Jervis \_\_\_\_\_
- 9999 Hold \_\_\_\_\_

SERIAL NO. \_\_\_\_\_

Mortgage Amount \$ \_\_\_\_\_ CHECK  CASH \_\_\_\_\_ CHARGE \_\_\_\_\_

Exempt Yes \_\_\_\_\_ No \_\_\_\_\_

3-6 Cooking Units Yes \_\_\_\_\_ No \_\_\_\_\_

Received Tax on above Mortgage

Basic \$ \_\_\_\_\_

MTA \$ \_\_\_\_\_

Spec. Add. \$ \_\_\_\_\_

TOTAL \$ \_\_\_\_\_

MARION S. MURPHY  
Orange County Clerk

by: \_\_\_\_\_

ORANGE COUNTY CLERK'S OFFICE S.S.

Recorded on JAN 23 1990  
at 10:30 O'Clock A M.  
in Liber/Film 32744 1004  
at page 284 and examined.

*Marion S. Murphy*  
County Clerk

RECEIVED  
\$ 820.00  
REAL ESTATE  
JAN 23 1990  
TRANSFER TAX  
ORANGE COUNTY

LIBER 3244 PAGE 284

STATE OF NEW YORK (COUNTY OF ORANGE) SS:  
I, ANN G. RABBITT, 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 1-23-90 AND THE SAME IS A CORRECT  
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE  
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

*Ann G. Rabbitt* 3-27-14

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



22.00  
820.00

A 291

Standard N.Y.B.T.U. Form 8007  
Bargain & sale deed, with covenant against grantor's acts—Ind. or Corp.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS

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

THIS INDENTURE, made the 15th day of January, nineteen hundred and ninety,  
BETWEEN LUIS GUZMAN and IRIS GUZMAN, residing at 106 Plattekill Turnpike,  
Newburgh, N.Y. 12550

party of the first part, and  
JOHN J. O'CONNOR, JR., residing at 51 Oak Lane, Pelham Manor, N.Y. 10803

party of the second part,  
WITNESSETH, that the party of the first part, in consideration of TEN and NO/100 (\$10.00)-----  
dollars,

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 and State of New York,  
more fully described in Schedule "A" annexed hereto and made a part hereof

SCHEDULE "A"

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

Beginning at the point of intersection of the westerly line of N.Y.S. Route 32, Plattekill Turnpike and the northeasterly line of N.Y.S. Route 300, North Plank Road; thence, from said point of beginning and along the aforesaid northeasterly line of N.Y.S. Route 300, North Plank Road, N42°-28' W 161.80 feet to a point on the division line between the lands of the Town of Newburgh on the west and northeast and the parcel herein described on the east and southwest; thence, along the last said division line, N14°-35'-30"E 147.10 feet and S46°-48'-30"E 165.60 feet to a point in the westerly line of the aforementioned N.Y.S. Route 32, Plattekill Turnpike; thence, along the last said line, S14°-56'W 163.00 feet to the point or place of beginning, containing 0.27 acres of land more or less.

Being the same premises conveyed by Referee's Deed from Joseph Torraca to Luis Guzman and Iris Guzman, dated March 23, 1977, and recorded in the Orange County Clerk's Office at Liber 2071 of Deeds at Page 237.

STATE OF NEW YORK, COUNTY OF ORANGE

ss:

On the 15th day of January 1980, before me personally came LUIS GUZMAN and IRIS GUZMAN

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

*Karen Collins*

KAREN COLLINS  
Notary Public, State of New York  
Qualified at Dutchess County 40  
Commission Expires April 30, 1980

STATE OF NEW YORK, COUNTY OF

ss:

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 No.

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 directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19, before me personally came

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

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19, before me personally 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 at No.

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.

**Bargain and Sale Deed**

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

SECTION 14

BLOCK 01

LOT 43

~~COUNTY~~ TOWN Newburgh

TO

RETURN BY MAIL TO:

Law Office of Ross P. Solomon  
873 Union Avenue  
Newburgh, N.Y.

Zip No. 12550

Reserve this space for use of Recording Office.

LIBER 3244 PAGE 288


IN THE CIRCUIT COURT FOR MARTIN COUNTY,  
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

JOHN J. O'CONNOR, JR.

File No. 11-000501CP

Deceased.

FILED FOR RECORD  
MARTIN CO., FL  
2012 MAY 29 PM 2:47  
MARSHA EWING  
CLERK OF CIRCUIT COURT  
BY  D.C.

LETTERS OF ADMINISTRATION  
(single personal representative)


TO ALL WHOM IT MAY CONCERN


WHEREAS, JOHN J. O'CONNOR, JR., a resident of MARTIN County, Florida, died on March 16, 2011, owning assets in the State of Florida, and

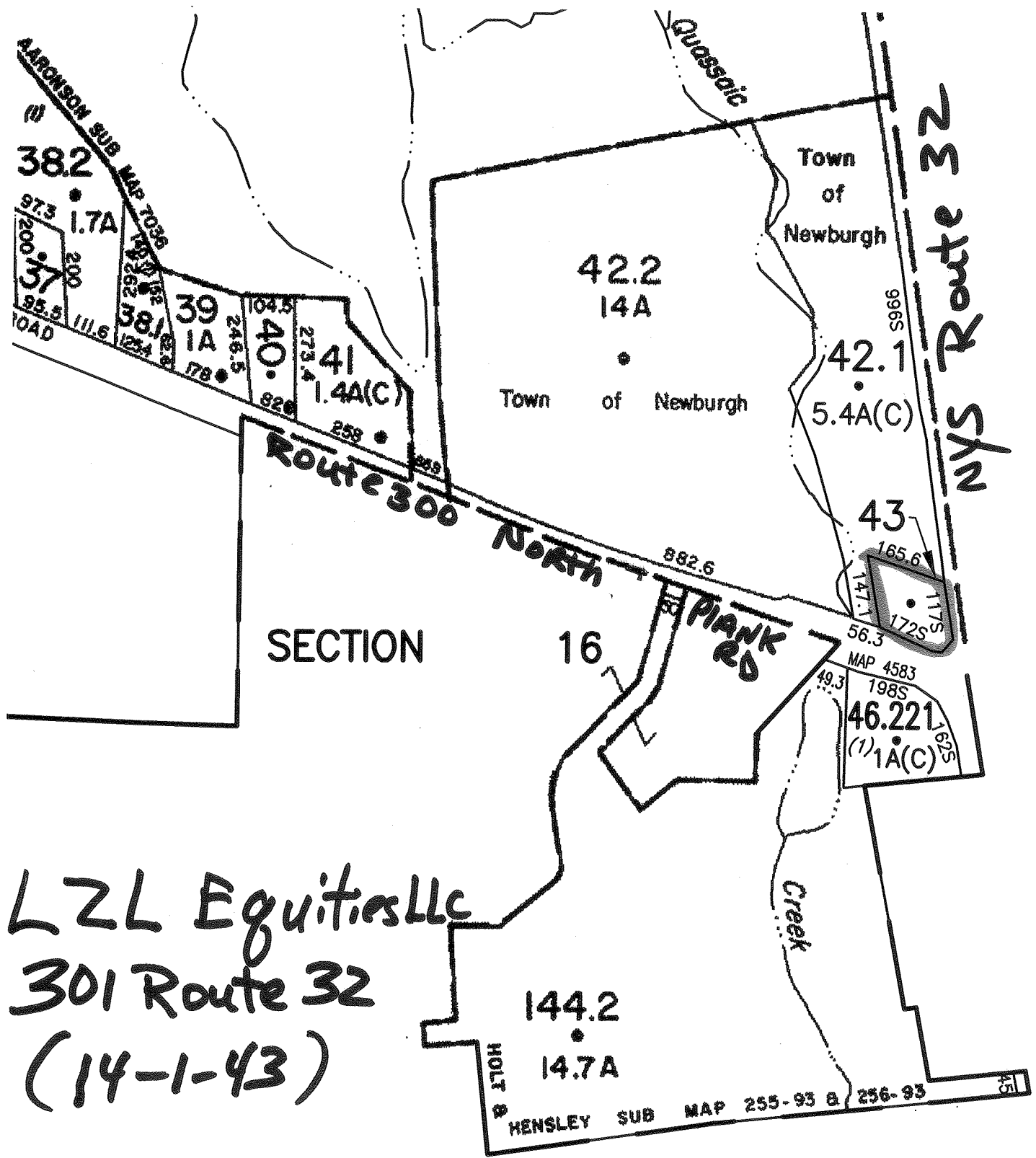
WHEREAS, Tausha Houck has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare Tausha Houck duly qualified under the laws of the State of Florida to act as personal representative of the estate of JOHN J. O'CONNOR, JR., deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

ORDERED on May 29, 2011.

  
Circuit Judge

 \* NOT TO BE USED FOR  
SOUTH FLORIDA REE ESTATE.



LZL Equities LLC  
 301 Route 32  
 (14-1-43)