



Steven M. Neuhaus
County Executive

Orange County Department of Planning
Submittal Form for Mandatory Review of Local Planning Action
as per NYS General Municipal Law §239-l,m, & n

Referral ID#:
(County use only)

This form is to be completed by the local board having jurisdiction. Submittals from applicants will not be accepted unless coordinated with both the local board having jurisdiction and the County Department of Planning.

Please include all materials that are part of a "full statement" as defined by NYS GML §239-m (i.e. "all materials required by and submitted to the referring body as an application on a proposed action").

Municipality: Town of Newburgh

Local Referring Board: Zoning Board of Appeals

Applicant: Webb Properties Inc & Birks Realty Inc

Project Name:

Location of Project Site: Route 17K / Auto Park Place & 400, 600, 201 & 801 Auto Park Place

Tax Map #: 97-2-11,2
97-2-13,22

Tax Map #: 97-2-32
97-2-35

Tax Map #: 97-2-43

Local File No.:

Size of Parcel*: 8.30/1.3/15.29/1.24/5.1 Acres
*If more than one parcel, please include sum of all parcels.

Apply
3 acres
Total

Reason for County Review: on NY S Route 17K

Current Zoning District (include any overlays): FB

Type of Review:

Comprehensive Plan Update/Adoption

Zoning Amendment

Zoning District Change from _____ to _____

Ordinance Modification (cite section): _____

Local Law

Site Plan Sq. feet proposed (non-residential only): _____

 Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)

Subdivision Number of lots proposed: _____

 Which approval is the applicant currently seeking? SKETCH / PRELIM / FINAL (circle one)

Special Use Permit

Lot Line Change

Variance AREA USE (circle one) FRONT YARD SETBACK LOT #6 & FRONT YARD SETBACKS LOT #7

Other

Is this an update to a previously submitted referral? YES / NO (circle one)

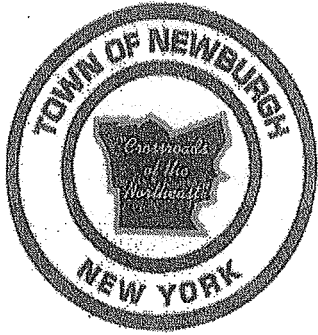
Local board comments or elaboration:

Grace Cardone 12/22/14 Chairperson
Signature of local official Date Title
Zoning Board of Appeals

Municipal Contact Phone Number: 845-566-4901

If you would like the applicant to be cc'd on this letter, please provide the applicant's address:

Please return, along with full statement, to: Orange County Dept. of Planning 124 Main St. Goshen, NY 10924
Question or comments, call: 845-615-3840 or email: planning@orangecountygov.com



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: 12/9/14

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

Webb Properties Inc

I (WE) Birkus Reality Inc PRESENTLY

RESIDING AT NUMBER 800 Auto Park Place

TELEPHONE NUMBER 845-561-7600

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:

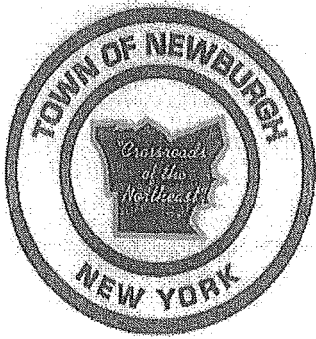
97-2-11.2, 13.22, 32, 35, 43 (TAX MAP DESIGNATION)

AUTO PARK PLACE (STREET ADDRESS)

INTERCHANGE BUSINESS (IB) (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).

§185-11, ATTACHMENT 13



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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: _____
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: 12/4/14

4. DESCRIPTION OF VARIANCE SOUGHT: FRONT YARD SETBACK
BETWEEN EXISTING BUILDINGS ON LOTS 6 & 7 AND R.O.W.

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

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

N/A

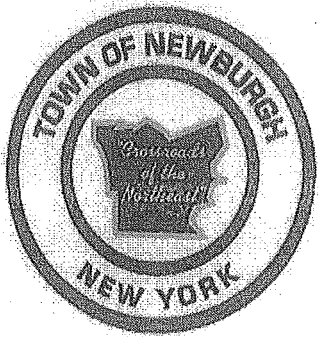
(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

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

N/A

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

N/A



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

N/A

6. IF AN AREA VARIANCE IS REQUESTED:

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

SEE ADDENDUM

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:

SEE ADDENDUM

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

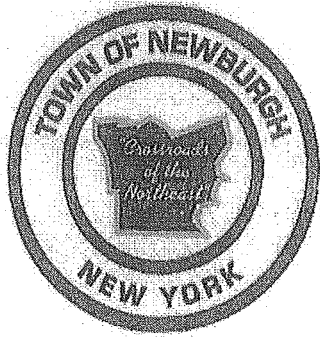
SEE ADDENDUM

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

SEE ADDENDUM

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

SEE ADDENDUM



TOWN OF NEWBURGH

Crossroads of the Northeast

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

7. ADDITIONAL REASONS (IF PERTINENT):

[Handwritten Signature]

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 9 DAY OF December 2014

STACEY FRANK
Notary Public, State of New York
Qualified in Orange County
No. 01FR6168013
Commission Expires June 4, 2015

[Handwritten Signature]

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.

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

Short Environmental Assessment Form

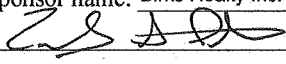
Part 1 - Project Information

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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Subdivision of Lands of Birks Realty, Inc. & Webb Properties, Inc.			
Project Location (describe, and attach a location map): Auto Park Place, Town of Newburgh, Orange County			
Brief Description of Proposed Action: Town of Newburgh Zoning Board of Appeals - Variance Request Proposed subdivision and lot line adjustment, consisting of 5 existing lots & creating 7 proposed lots. All lots meet minimum zoning requirements of IB Zone, with the exception of the front yard setback to the existing structures on Lots 6 & 7. The front setback is measured to the edge of the existing right-of-way, no changes in the measured front setback are proposed by the lot line adjustment.			
Name of Applicant or Sponsor: Webb Properties, Inc.		Telephone: 845-561-7600	
		E-Mail:	
Address: 800 Auto Park Place			
City/PO: Newburgh		State: NY	Zip Code: 12550
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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		31.304 acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		31.304 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 checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: Birks Realty Inc. / Webb Properties, Inc. _____</p>		<p>Date: December 9, 2014 _____</p>
<p>Signature:  Zachary A. Peters, Project Engineer</p>		

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]	No
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]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

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
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
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
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ 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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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.	
<hr/> Name of Lead Agency	<hr/> Date
<hr/> Print or Type Name of Responsible Officer in Lead Agency	<hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

Alphonse Mercurio, L.S.
William G. Norton, L.S. (NY & PA)

John Tarolli, P.E., L.S.

Lawrence J. Marshall, P.E.
Kenneth W. Vriesema, L.S.

Subdivision Plat of Lands of Birks Realty, Inc. & Webb Properties, Inc.

Town of Newburgh Zoning Board of Appeals Variance Request Addendum

Relief Requested:

A. Description of Property and Property Use:

The subdivision of lands of Birks Realty, Inc. and Webb Properties, Inc. involves five (5) existing tax parcels in the Town of Newburgh, Orange County, New York. The affected properties include the following tax parcels: Section 97, Block 2, Lots 11.2, 13.22, 32, 35, & 43. The properties are located in the area bound by NYS Route 17K, Unity Place, and Auto Park Place. The properties all have frontage on Auto Park Place, with the exception of Lot 2 (97-2-43).

Proposed Lots 2, 4, 5, 6, and 7 contain existing improvements for commercial uses (banks, auto dealership, vehicle rental, vehicle repair). Proposed Lots 1 and 3 are currently vacant, consisting of maintained lawn. The proposed subdivision involves the creation of two commercial lots and the relocation of several existing lot lines. The proposed lots meet the zoning requirements of the Interchange Business (IB) zoning district, with the exception of Lots 6 and 7. The front setback to the existing buildings on these lots from the right-of-way of Auto Park Place and NYS Route 17K (Lot 7 only) is less than the required minimum.

B. Variances Requested

The proposed project requires area variances from the Town of Newburgh Zoning Board of Appeals.

In accordance with §185-11, Attachment 13, the minimum required front setback in the Interchange Business (IB) zone is 50 feet. The plan proposes to relocate the front property line for these parcels from one edge of the right-of-way to the center of the existing Auto Park Place. As the front setback for all parcels is measured from the building to the edge of the right-of-way, there is no change in the setback distance to any of the existing buildings. The existing buildings on Lots 6 and 7 fall within 50' of the right-of-way and will require area variances.

The front setback for Lots 6 & 7 are detailed in the table below:

	Required Front Setback	Existing Front Setback	Proposed Front Setback	Requested Variance
Lot 6 – Auto Park Pl	50'	46.9'	46.9'	3.1'
Lot 7 – Auto Park Pl	50'	31.4'	31.4'	18.6'
Lot 7 – NYS Route 17K	50'	49.6'	49.6'	0.4'

An area variance of 3.1 feet for the front yard setback from Auto Park Place is requested for Lot 6.

An area variance of 18.6 feet for the front yard setback from Auto Park Place is requested for Lot 7.

An area variance of 0.4 feet for the front yard setback from NYS Route 17K is requested for Lot 7.

C. New York State Legal Criteria for Granting the Area Variance

a. Whether the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties:

No. The proposed variances relate to the setback to existing buildings as measured from the right-of-way. There is no physical change to the neighborhood proposed by the variances.

b. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance:

No. Both the buildings in question and the right-of-way are existing. There is no change to the measured front setback distance to any of the buildings as a result of the lot line adjustment.

c. Whether the requested area variance is substantial:

No. The requested variance is not substantial as it involves existing improvements. The minimum required front setback, as measured from the right-of-way, is 50 feet. The existing buildings in question fall within 4 feet of the minimum setback from Auto Park Place and NYS Route 17K. The existing building on Lot 7 has a covered drive-thru that reduces the existing setback from Auto Park Place from 46.0 feet to 31.4 feet.

d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

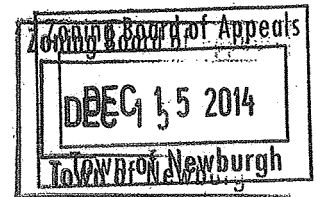
No. The project will not adversely impact the physical or environmental conditions in the neighborhood. The improvements in question are existing. There is no physical change proposed as a result of the variances.

e. Whether the alleged difficulty was self created:

No. The existing parcels were created as the result of several subdivisions previously completed between 1987 and 2004. The proposed subdivision will relocate the front property line of the affected parcels to the center of the right-of-way as is common practice with parcels fronting on a private road.

D. Conclusion

The proposed area variances would not result in any significant adverse impacts to the neighborhood, nor would the granting of the variances set an undesired precedent for any potential future applications. There is no physical change resulting from the variances as they relate solely to the existing buildings and rights-of-way.



Dickover, Donnelly & Donovan, LLP
Attorneys and Counselors at Law

David A. Donovan
Michael H. Donnelly
Robert J. Dickover

James B. Biagi, of Counsel

Successor Law Firm To:
Alexander Appelbaum, P.C., Florida, N.Y. (1915-1988)
Ludmerer & Vurno, Esqs., Warwick, N.Y.

28 Bruen Place
P.O. Box 610
Goshen, NY 10924
Phone (845) 294-9447
mail@dddlplaw.com
Fax (845) 294-6553
(Not for Service of Process)

December 11, 2014

Town of Newburgh Zoning Board of Appeals
308 Gardnertown Road
Newburgh, NY 12550

RE: Webb Properties, Inc. (14.10) & Birks Realty, Inc. (14.30)
Section 97, Block 2, Lots 11.2, 13.22, 32, 35 & 43
Route 17K / Auto Park Place / Zone IB

Members of the Board:

I write to you as the attorney for the Town of Newburgh Planning Board. The above referenced applicant appeared before the planning board during its meeting held on December 4, 2014 seeking subdivision and lot line change approval to create 7 lots from 5 existing lots. In order to accomplish this, variances will be required as follows:

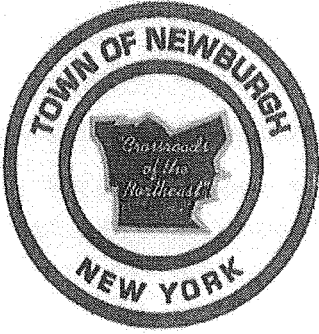
- A front yard variance for proposed Lot 6; and
- Front yard variances for proposed corner Lot #7

While the planning board has issued a lead agency notice of intent, you may wish to process this matter on an uncoordinated review basis.

Very truly yours,

MICHAEL H. DONNELLY

cc: Town of Newburgh Planning Board
A. Diachishin and Associates, P.C.



TOWN OF NEWBURGH

Crossroads of the Northeast

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

PROXY

Ronald K Barson, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 22 old mill Rd : walkkill
IN THE COUNTY OF orange AND STATE OF New York.
AND THAT HE/SHE IS THE OWNER IN FEE OF _____

97-2-11.2, 13.22, 32, 35, 43

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED MERCURIO-NORTON-TAROLLI-MARSHALL
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 12.9.14.

[Signature] webb Properties
VPres Birks Realty Inc

OWNER'S SIGNATURE

[Signature]

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 9 DAY OF December 20 14

[Signature]

NOTARY PUBLIC

STACEY FRANK
Notary Public, State of New York
Qualified in Orange County
No. 01FR6168013
Commission Expires June 4, 20 15

38,102
22,1038

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

PRINT OR TYPE: BLACK INK ONLY

BIRKS REALTY, INC.,

TO

WEBB PROPERTIES, INC.

Part of
SECTION 97 BLOCK 2 LOT 11

RECORD AND RETURN TO:
(Name and Address)

RICHARD J. DRAKE, ESQ.
Drake, Sommers, Loeb, Tarshis & Catania, PC
P. O. Box 1479
Newburgh, NY 12550

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

DO NOT WRITE BELOW THIS LINE

CONTROL NO. 54292 DATE 4/15/92 AFFIDAVIT FILED _____ 19____

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

BG20 Blooming Grove _____	SERIAL NO. _____	CHECK <input checked="" type="checkbox"/> CASH _____ CHARGE _____
CH22 Chester _____	Mortgage Amount \$ _____	Exempt Yes _____ No _____
CO24 Cornwall _____	3-6 Cooking Units Yes _____ No _____	MORTGAGE TAX \$ _____
CR26 Crawford _____	Received Tax on above Mortgage	TRANSFER TAX \$ <u>5</u>
DP28 Dearpark _____	Basic \$ _____	ED. FUND \$ <u>5.00</u>
GO30 Goshen _____	MTA \$ _____	RECORD. FEE \$ <u>17.00</u>
GR32 Greenville _____	Spec. Add. \$ _____	REPORT FORMS \$ <u>30.00</u>
HA34 Hamptonburgh _____	TOTAL \$ _____	CERT. COPIES \$ _____
H136 Highlands _____	MARION S. MURPHY Orange County Clerk	
MK38 Minisink _____	by: _____	
ME40 Monroe _____	ORANGE COUNTY CLERK'S OFFICE S.S.	
MY42 Montgomery _____	Recorded on <u>APR 28 1992</u>	
MH44 Mount Hope _____	at <u>8:25</u> O'Clock <u>AM</u>	
NT46 Newburgh (T) _____	in Liber/Film <u>3594</u>	
NW48 New Windsor _____	at page <u>327</u> and examined.	
TU50 Tuxedo _____	<u>Marion S. Murphy</u> County Clerk	
WL52 Wallkill _____		
WK54 Warwick _____		
WA56 Wawayanda _____		
WO58 Woodbury _____		
MN09 Middletown _____		
NC11 Newburgh _____		
PJ13 Port Jervis _____		
99S9 Hold _____		

RECEIVED
\$ Exempt
REAL ESTATE
APR 28 1992
TRANSFER TAX
ORANGE COUNTY
LIBER 3594 PAGE 327

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 04-28-1992 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Ann G. Rabbit 12-15-2014

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

ORG 04/28/92 08:25:58 19232 47.00
***** EDUCATION FUND: 5.00 *****
DEED CONTROL NO: 54292 .00 *
***** SERIAL NUMBER: 005929 *****

*See original
12/16/14*

RJD/jl
#97.23638

Form 31-14—Rev. 12-41—Orbitain Deed—Individual or Corporation.

THIS INDENTURE, made the 15th day of April, nineteen hundred and ninety-two
BETWEEN BIRKS REALTY, INC., a New York corporation with its
principal offices at 55-59 Route 17K, Newburgh, Orange County,
New York,

party of the first part, and

WEBB PROPERTIES, INC., a New York corporation with its
principal offices at 800 Auto Park Place, Newburgh, Orange County,
New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN (\$10.00)----- Dollars
and other valuable considerations paid by the party of the second part, does hereby remise, release and quitclaim
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
and being further described on Schedule "A" attached hereto and
made a part of this Deed.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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, in compliance with Section 13 of the Lien Law, hereby covenants that the party
of the first part will receive the consideration for this conveyance and will hold the right to receive such consid-
eration 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:

BIRKS REALTY, INC.

BY: Ronald K. Barton, Pres
RONALD K. BARTON, President

LIBER 3594 PAGE 328

STATE OF NEW YORK, COUNTY OF

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.

as: STATE OF NEW YORK, COUNTY OF

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 ORANGE

On the 15th day of April , 19 92, before me personally came RONALD K. BARTON to me known, who, being by me duly sworn, did depose and say that he resides at K.S. R.D.#2, Old Mill Road, Wallkill, New York 12589 that he is the President of BIRKS REALTY, INC.

in and which executed the foregoing instrument; that he knows 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.

as: STATE OF NEW YORK, COUNTY OF

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.

NOTARY PUBLIC

JEAN A. LEWIS
NOTARY PUBLIC, State of New York
Residence on Appointment - Orange County
Commission Expires March 30, 1993
Official Number 4502769

Quitclaim Deed

SECTION part of 97

BLOCK 2

LOT 11

COUNTY OR TOWN County of Orange
Town of Newburgh

RECORDED AT THE REQUEST OF

Lawyers Title Insurance Corporation

RETURN BY MAIL TO

RICHARD J. DRAKE, ESQ.
Drake, Sommers, Loeb, Tarshis &
Catania, P.C.
P. O. Box 1479 Zip No.
Newburgh, NY 12550

TITLE No.

BIRKS REALTY, INC.,

TO

WEBB PROPERTIES, INC.

STANDARD FORM OF
NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
Lawyers Title Insurance Corporation
Home Office - Richmond, Virginia
90 PARK AVENUE, NEW YORK, N. Y. 10016

Reserve This Space For Use of Recording Office

LIBER 3594 PAGE 329

ALL THAT PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Newburgh, County of Orange, State of New York, being an easterly portion of Lot 1 as shown on a map entitled "Subdivision Plan, Newburgh Auto Park", said map was filed in the Orange County Clerk's Office on December 30, 1991 as Map No. 10440, being more particularly bounded and described as follows:

BEGINNING at a point on the southerly bounds of N.Y.S. Route 17-K and on the westerly bounds of a private road known as Auto Park Place;

THENCE from said point of beginning and along the westerly bounds of Auto Park Place, and the westerly bounds of Lot 3 as shown on the above captioned subdivision map, the following three courses and distances and two curves: South two degrees, fifty minutes, fifty-seven seconds West, six and one hundredths feet (S 02 degrees 50' 57" W 6.01') to a point of curvature;

THENCE along a curve to the right having a radius of four hundred seventy feet (470.00'), through a central angle of seven degrees, fifty-one minutes, thirty-three seconds (07 degrees 51' 33"), sixty-four and forty-seven hundredths feet (64.47') along the arc to a point of tangency;

Xd
THENCE South ten degrees, forty-two minutes, thirty-three seconds West, one hundred two and eighty-nine hundredths feet (S 10 degrees 42' 33" W 102.89') to a point of curvature;

THENCE along a curve to the right having a radius of two hundred seventy-five feet (275.00'), through a central angle of thirteen degrees, twenty-six minutes, eleven seconds (13 degrees 26' 11"), sixty-four and forty-nine hundredths feet (64.49') along the arc to a point of tangency;

THENCE South twenty-four degrees, eight minutes, thirty-four seconds West, thirty-four and twelve hundredths feet (S 24 degrees 08' 34" W 34.12') to a point on the bounds of lands now or formerly of Webb Properties, Inc., Liber 2281 of Deeds, Page 836;

THENCE along said bounds and through Lot 1 as shown on said subdivision map, North ten degrees, forty-two minutes, twenty-three seconds East, two hundred sixty-eight and sixty-two hundredths feet (N 10 degrees 42' 23" E 268.62') to a point on the southerly bounds of N.Y.S. Route 17-K;

THENCE along the southerly bounds of N.Y.S. Route 17-K, South eighty-eight degrees, no minutes, nineteen seconds East, ten and thirty-four hundredths feet (S 88 degrees 00' 19" E 10.34') to the point and place of beginning.

CONTAINING 0.08 ACRES OF LAND as surveyed by A. Diachishin
and Associates, P.C., Consulting Engineers and Land Surveyors,
Main and Clinton Streets, Napanoch, New York 12458.

LIBER 3594 PAGE 331

4875

Sealed
4/16/14

97-2-11.2

288-Statutory Form A
Warranty Deed with Full Covenants, Individual

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS
80 EXCHANGE PLACE AT BROADWAY, NEW YORK

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

LIBER 1740 PG 398

Warranty Deed

Made the 1st day of April nineteen hundred and sixty-six,

Between GEORGE F. SCHAEFER, residing at (no number) Route 17K, Town of Newburgh, County of Orange, State of New York,

and BIRKS REALTY, INC., a New York State Corporation with its principal office at 233 Liberty Street in the City of Newburgh, County of Orange, State of New York,

Witnesseth, that the party of the first part, in consideration of TEN (\$10.00) Dollars,

lawful money of the United States, and other good and valuable consideration

to him in hand paid by the party of the second part

do es hereby grant and release unto the party of the second part,

its successors, heirs and assigns forever,

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 a concrete monument in the southerly side of Route 17K, said monument marking the northeast corner of lands now or formerly of EAMES; thence from said point of beginning and along the taking line of Route 17K on the next two courses and distances: south 72 degrees, 17 minutes, forty seconds east 154.50 feet to a pipe; thence south 73 degrees, eighteen minutes 40 seconds east 171.77 feet to a pipe in the westerly line of lands now or formerly of H. LEARY, said pipe being located south 27 degrees, 01 minutes, 20 seconds west 20.37 feet from a concrete monument which marks the northwesterly corner of lands now or formerly of H. LEARY; thence along the line of lands now or formerly of LEARY on the next three courses and distances: south 27 degrees, 01 minutes, 20 seconds, west 171.96 feet to a point; thence south 73 degrees, 18 minutes, 40 seconds east 75.0 feet to a point; thence south 27 degrees, 01 minutes, 20 seconds west 71.0 feet to a point, said point marking the northwest corner of lands conveyed by SCHAEFER to GILLESPIE, as recorded in Book 1068, Page 135, of Orange County Dood Records; thence continuing on the same line along the westerly line of lands of GILLESPIE, south 27 degrees, 01 minutes, 20 seconds west 122.58 feet to a point, said point marking the southwesterly corner of lands of GILLESPIE; thence following the southerly line of lands of GILLESPIE south 73 degrees, 18 minutes, 40 seconds east 75.0 feet to a point which is the southeast corner of lands of GILLESPIE at the westerly side of the northerly end of a 50 foot right-of-way; thence continuing along the same course south 73 degrees, 18 minutes, 40 seconds east 25.0 feet to the center line of said 50 ft wide

right-of-way; thence along the center line of said 50 foot wide right-of-way south 11 degrees, 32 minutes, 40 seconds east 208.88 feet more or less to a point; thence continuing along the center line of said 50 foot wide right-of-way south 26 degrees, 54 minutes, 40 seconds west 344.14 feet more or less to the north line of lands now or formerly of LAKE VIEW ESTATES, Section B, as shown on Map of LAKE VIEW ESTATES, Section B, filed in the Orange County Clerk's Office; thence along the northerly line of lands now or formerly of LAKE VIEW ESTATES, Section B, north 53 degrees, 39 minutes, 40 seconds west 506.36 feet more or less to a point, said point being in the easterly line of lands now or formerly of EAMES; thence along the easterly line of lands now or formerly of EAMES, north 25 degrees, 02 minutes east 739.08 feet to the point of beginning.

ALSO granting to the party of the second part, its successors, heirs and assigns a perpetual easement and right-of-way for purposes of ingress, egress and regress over that certain right-of-way as the same now exists, which right-of-way shall be used in common with the party of the first part and others leading from the south side of Route 17K between lands now or formerly of BELL, SCHIMPF and GILLESPIE, for a width of 30 feet, and continuing for a width of 50 feet along the easterly line of the above-described premises to a point in the northerly line of lands now or formerly of LAKE VIEW ESTATES, together with the obligation on the part of the party of the second part, its successors, heirs and assigns, to bear equally with the other users of said right-of-way the cost to maintain the said right-of-way. This grant of easement and right-of-way shall not restrict or prevent the party of the first part from dedicating and conveying the fee to the right-of-way aforesaid to the Town of Newburgh, Orange County, as and for a public right-of-way.

The aforesaid 50 foot wide right-of-way is more particularly described as follows:

BEGINNING at a point which is the southeast corner of lands conveyed by SCHAEFER to GILLESPIE, in Liber 1088 of Deeds at Page 135, Orange County Clerk's Office, and running thence south 73 degrees, 18 minutes, 40 seconds east 50 feet to a point; thence south 11 degrees, 32 minutes, 40 seconds west 210 feet to a point; thence continuing partly along the westerly line of lands of LEARY and SCHAEFER south 26 degrees, 54 minutes, 40 seconds west 350 feet more or less to the northerly line of lands now or formerly of LAKE VIEW ESTATES; thence along said northerly line of lands of LAKE VIEW ESTATES north 53 degrees, 39 minutes, 40 seconds west 50 feet to a point; thence north 26 degrees, 54 minutes, 40 seconds east 333.14 feet to a point; thence north 11 degrees, 32 minutes, 40 seconds east 210 feet more or less to the point of beginning.

SUBJECT to grants, easements and restrictions of record, if any.

BEING a portion of the premises conveyed to GEORGE F. SCHAEFER and EMMA SCHAEFER, husband and wife, by FREDERICK W. SCHAEFER by Deed dated July 2, 1925, and recorded in the Orange County Clerk's Office in Liber 662 of Deeds at Page 104 on March 2, 1926, the said EMMA SCHAEFER having died on June 18, 1933, in the Town of Newburgh, New York, leaving the party of the first part herein her surviving.

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, its successors, heirs and assigns forever.

And the said party of the first part covenants as follows:

First.—That the party of the first part is seized of the said premises in fee simple, and has good right to convey the same.

Second.—That the party of the second part shall quietly enjoy the said premises;

Third.—That the said premises are free from incumbrances; except as aforesaid.

Fourth.—That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth.—That the party of the first part will forever warrant the title to said premises.

Sixth.—That 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 party of the first part has hereunto set his hand and seal the day and year first above written.

In presence of:

Handwritten signature

12 stamps

George F. Schaefer L. S.

..... L. S.

..... L. S.

..... L. S.

State of NEW YORK
County of ORANGE

} ss:

On the 1st day of April nineteen hundred and sixty-six
before me came GEORGE F. SCHAEFER

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

Richard J. Drake

RICHARD J. DRAKE
NOTARY PUBLIC IN THE STATE OF NEW YORK
RESIDENT IN AND FOR ORANGE COUNTY
MY COMMISSION EXPIRES MARCH 30, 1965

State of
County of } ss.

On the _____ day of _____ nineteen hundred and _____

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

State of
County of } ss.

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 & _____ name as witness thereto.

GEORGE F. SCHAEFER

TO

BIRKS REALTY, INC.

Bill?

DEED
WARRANTY

Dated: APRIL 1, 1966

The land affected by the within instrument lies in *Orange County*

C. H. 1966
RECORD AND RETURN TO

*Scott & Hyatt
133 Liberty Street
Newburgh, N.Y.*

5-50

Reserve this space for use of Recording Office.

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 *05-19-66* 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 12-15-2014

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

LIBER 1740 PG 401

Orange County Clerk's Office, S.S.
Recorded on the _____ day
of _____ 1966 at _____
o'clock _____ M. in Liber _____
and Examined.
[Signature]

iron pipe in the southwesterly corner of said lands of Birks Realty, Inc. and in the northwest corner of Block 13, Section B, Lakeview Estates Subdivision;

THENCE along the westerly line of said subdivision, South Ten Degrees, Thirty-Six Minutes, Zero Seconds West, Seven Hundred Six and Fifty-Eight Hundredths Feet (South $10^{\circ} 36' 00''$ West, 706.58 feet) to a point in a stone wall in the northerly line of lands now or formerly of M. & R. Tighe, Liber 2095 of Deeds, Page 526;

THENCE along said stone wall and lands of said Tighe, the following two (2) courses and distances;

(1) North Sixty-Four Degrees, Twelve Minutes, Thirty-One Seconds West, Sixty-Five and Eighty-Five Hundredths Feet (North $64^{\circ} 12' 31''$ West, 65.85 feet) to a set $3/4''$ iron rod,

(2) South Eighteen Degrees, Forty-Nine Minutes, Fifty-Nine Seconds West, Thirty and Eighty Hundredths Feet (South $18^{\circ} 49' 59''$ West, 30.80 feet) to a set $3/4''$ iron rod in northeasterly corner of lands now or formerly of Ralph Abrams, Liber 1792 of Deeds, Page 916;

THENCE along the northerly line of lands of said Abrams and following a stone wall the following five (5) courses and distances;

(3) North Sixty-Seven Degrees, Four Minutes, Two Seconds West, Twenty and Seventy-Six Hundredths Feet (North $67^{\circ} 04' 02''$ West, 20.76 feet),

(4) North Forty-Seven Degrees, Fifty-Eight Minutes, Forty Seconds West, Sixty-One and Eighty Hundredths Feet (North $47^{\circ} 58' 40''$ West, 61.80 feet),

(5) North Fifty Degrees, Fifty-Four Minutes, Zero Seconds West, Thirty-Eight and Fifty-Seven Hundredths Feet (North $50^{\circ} 54' 00''$ West, 38.57 feet),

(6) North Seventy-Three Degrees, Two Minutes, Fifty-Five Seconds West, One Hundred Four and Sixty-Two Hundredths Feet (North $73^{\circ} 02' 55''$ West, 104.62 feet),

(7) North Eighty-Eight Degrees, Thirty-Seven Minutes, Forty-Two Seconds West, Forty and Eighty Hundredths Feet (North $88^{\circ} 37' 42''$ West, 40.80 feet),

THENCE along the easterly line of other lands now or formerly of Ralph Abrams, Liber 1082 of Deeds, Page 33, North Eleven Degrees, Thirty-Two Minutes, Fifty-Five Seconds East, One Thousand Fifty and Forty Hundredths Feet (North $11^{\circ} 32' 55''$ East, 1050.40 feet) to a set $3/4''$ iron rod in the southeasterly corner of lands of Michael Bigg, Jr., Liber 2175 of Deeds, Page 834;

THENCE along the line of lands of said Bigg, the following two (2) courses and distances;

(8) South Eighty-Seven Degrees, Twenty-One Minutes, Fifty-Three Seconds East, One Hundred Fifty and Zero Hundredths Feet (South $87^{\circ} 21' 53''$ East, 150.00 feet) to a set $3/4''$ iron rod.

(9) North Eleven Degrees, Thirty-Two Minutes, Fifty-Five Seconds East, Three Hundred and Zero Hundredths Feet (North $11^{\circ} 32' 55''$ East, 300.00 feet) to a set $3/4''$ iron rod in the aforesaid southerly R.O.W. line of N.Y.S. Route 17K;

THENCE along said R.O.W. line, South Eighty-Seven Degrees, Twenty-One Minutes, Fifty-Three Seconds East, One Hundred Fifteen and Thirty-Eight Hundredths Feet (South 87°

RIDER TO DEED DATED APRIL 23, 1984 MADE BETWEEN DOUGLAS H. EAMES AND GRACE L. EAMES, GRANTORS, AND WEBB PROPERTIES, INC., GRANTEE

21' 53" East, 115.38 feet) to a point and North Eighty-Seven Degrees, Seventeen Minutes, Thirty Seconds East, Twenty-Seven and Zero Hundredths Feet (North 87° 17' 30" East, 27.00 feet) to a point and North Eighty-Nine Degrees, Fifteen Minutes, Eleven Seconds East, Nine and Twenty-One Hundredths Feet (North 89° 15' 11" East, 9.21 feet) to the point and place of beginning.

CONTAINING 7.80 acres of land.

EXCEPTING AND RESERVING a permanent drainage easement as described in Liber 1568 of Deeds, Page 43 and shown on Site Number 113, Map Number 68, Parcel Number 70.

ALL bearings as the magnetic needle pointed in August, 1980.

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:

Douglas H. Eames
DOUGLAS H. EAMES

Grace L. Eames
GRACE L. EAMES

1929 JUN 3 '9

STATE OF NEW YORK, COUNTY OF Orange

§§§

STATE OF NEW YORK, COUNTY OF Orange

§§§

On the 23rd day of April 1984, before me personally came DOUGLAS H. EAMES

On the 23rd day of April 1984, before me personally came GRACE L. EAMES

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

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

Daniel J. Bloom
Notary Public

Daniel J. Bloom
Notary Public

DANIEL J. BLOOM
Notary Public-State of New York
Residing in Orange County
Commission Expires March 30, 1985

DANIEL J. BLOOM
Notary Public-State of New York
Residing in Orange County
Commission Expires March 30, 1985

LIBER 2281 PG 840

STATE OF NEW YORK, COUNTY OF

§§§

STATE OF NEW YORK, COUNTY OF

§§§

On the day of 19, before me personally came

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.

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 is the

that he knows

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

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

of No.

DOUGLAS H. EAMES and
GRACE L. EAMES,
husband and wife,

TO

WEBB PROPERTIES, INC.

SECTION

BLOCK

LOT

COUNTY OR TOWN

1740-
20-
22-

RECORD AND

RETURN BY MAIL TO:

NORTHROP AND STRADAR, ESQS.
388 Broadway
P.O. Box 2395
Newburgh, NY, 12550

Zip No.

Handwritten signature

N&S File No. G-2525-A

Hardenburgh Abstract Title No. RD-33-11652

NEW-1159-A

STATE OF NEW YORK (COUNTY OF ORANGE) SS:
I, ANN G. RABBIT, 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 04-25-1984 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF. IN WITNESS WHEREOF, I HAVE
HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Ann G. Rabbit 12-15-2014

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

Reserve this space for use of Recording Office.

RECEIVED
APR 25 1984
REAL ESTATE
TRANSFER TAX
ORANGE COUNTY
6732

Orange County Clerk's Office, S.S.
Recorded on the 25th day
of April 1984 at 2:27
clock P.M. in Liber 2281
page 840 at page 840.
Examined
Handwritten signature

Hardenburgh Title Agency

Copy

20 Scotchtown Avenue - P.O. Box 638
Goshen, New York 10924

(845) 294-6909
Fax: (845) 294-3530

MEMBER NEW YORK STATE LAND TITLE ASSOCIATION
AND AMERICAN LAND TITLE ASSOCIATION

June 19, 2014

Ronald Barton, President
Webb Properties, Inc.
Auto Park Place
Newburgh, NY 12550

Re: Webb Properties
RD-33-12870

Dear Mr. Barton:

Webb Properties acquired title in 1986 to three parcels in the Town of Newburgh by deed Liber 12484 page 113:

Parcel A - 7.81 acres former Tax Parcel Lot 13
Parcel B - 30.02 acres former Tax Parcel Lot 27
Parcel C - 11.71 acres former Tax Parcel Lot 19

Tax Lot 27 has been re-subdivided on the Town of Newburgh tax map into:

Tax Parcel 27.1 (3 acres)
Tax Parcel 27.22 (4 acres)
Tax Parcel 37 (8.5 acres)
Tax Parcel 43 (1.7 acres)
Tax Parcel 35 (4.7 acres)
Tax Parcel 27.32 (3.8 acres)
Tax Parcel 40 (1.2 acres)
and Part of Tax Parcel 13.22

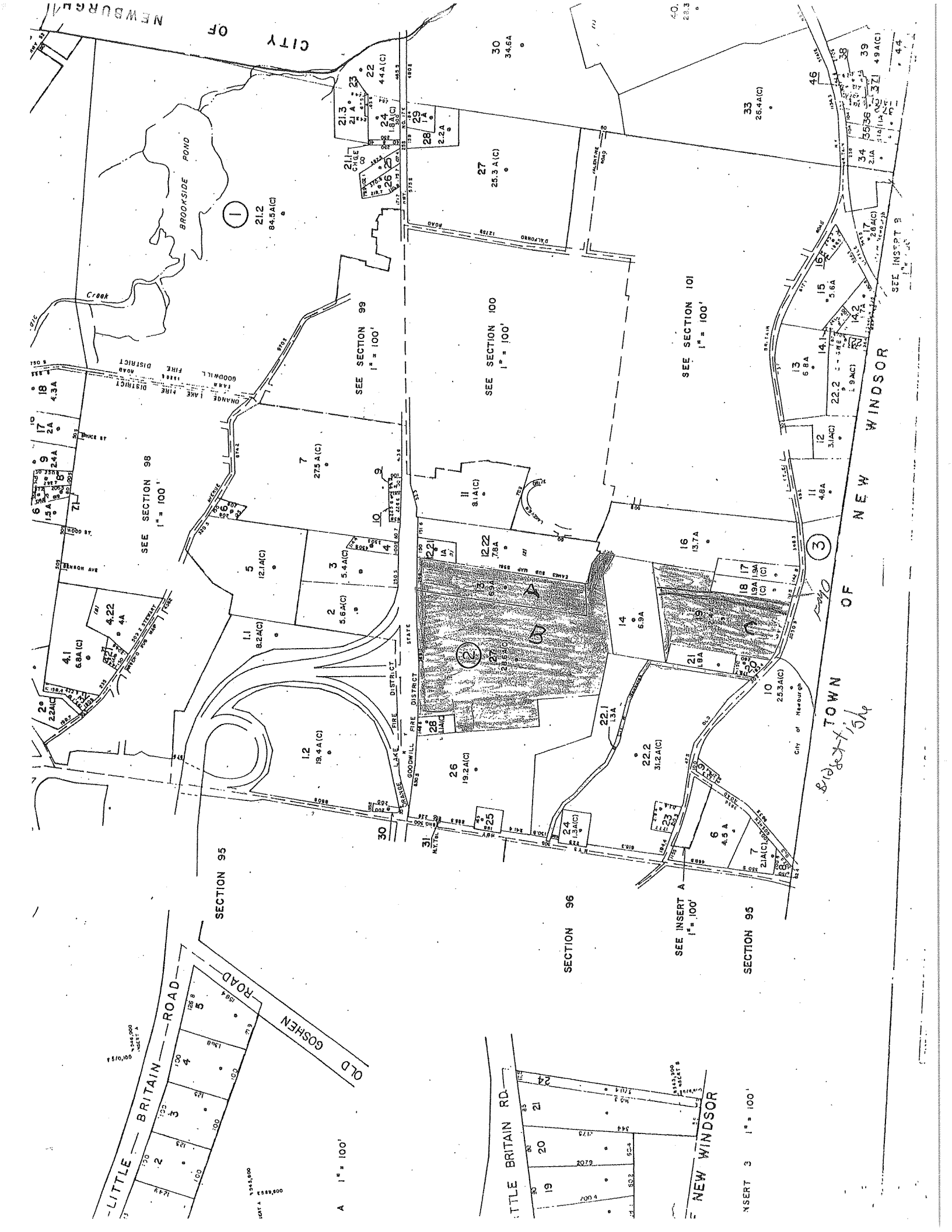
A copy of the prior tax map showing Tax Lot 27 and the current tax map is attached.

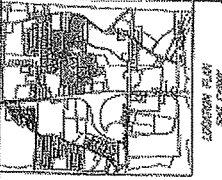
Parcels 35 and 43 on the new tax map are still covered by the deed into Webb Properties in Liber 2484 page 113.

Very truly yours,

J. R. Rinaldi
James V. Rinaldi

Encl.
JVR/bm





Scale 1:25,000
 10-23-74

NOTES

1. THE MAP WAS MADE BY THE U.S. GEOLOGICAL SURVEY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE DIRECTOR, U.S. GEOLOGICAL SURVEY.
2. THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE DIRECTOR, U.S. GEOLOGICAL SURVEY.
3. THE MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE DIRECTOR, U.S. GEOLOGICAL SURVEY.

LEGEND

CONTOUR LINES
 ROAD
 RAILROAD
 CANAL
 STREAM
 WOODLAND
 CULTIVATED LAND
 URBAN DISTRICT
 UNIMPROVED LAND

STATE OF NEW YORK

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

OFFICE OF SURVEYING AND MAPPING

SECTION 100 OF THE SURVEYING AND MAPPING LAW

PLAT NO. 100-100-100

TOWN OF ...

COUNTY OF ...

DATE OF SURVEY ...

DATE OF PLAT ...

SCALE ...

BY ...

FOR ...

RECORDS SECTION

STATE OF NEW YORK

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

OFFICE OF SURVEYING AND MAPPING

SECTION 100 OF THE SURVEYING AND MAPPING LAW

PLAT NO. 100-100-100

TOWN OF ...

COUNTY OF ...

DATE OF SURVEY ...

DATE OF PLAT ...

SCALE ...

BY ...

FOR ...

STATE OF NEW YORK

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

OFFICE OF SURVEYING AND MAPPING

SECTION 100 OF THE SURVEYING AND MAPPING LAW

PLAT NO. 100-100-100

TOWN OF ...

COUNTY OF ...

DATE OF SURVEY ...

DATE OF PLAT ...

SCALE ...

BY ...

FOR ...

STATE OF NEW YORK

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

OFFICE OF SURVEYING AND MAPPING

SECTION 100 OF THE SURVEYING AND MAPPING LAW

PLAT NO. 100-100-100

TOWN OF ...

COUNTY OF ...

DATE OF SURVEY ...

DATE OF PLAT ...

SCALE ...

BY ...

FOR ...

STATE OF NEW YORK

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

OFFICE OF SURVEYING AND MAPPING

SECTION 100 OF THE SURVEYING AND MAPPING LAW

PLAT NO. 100-100-100

TOWN OF ...

COUNTY OF ...

DATE OF SURVEY ...

DATE OF PLAT ...

SCALE ...

BY ...

FOR ...

133-12870

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

THIS INDENTURE, made the 24th day of FEBRUARY, nineteen hundred and eighty-six BETWEEN SARA K. ABRAMS, residing at 2 Fifth Avenue, New York, New York

as executrix of the last will and testament of RALPH ABRAMS, late of

who died on the 13th day of August, nineteen hundred and seventy-one party of the first part, and Webb Properties, Inc., a domestic corporation with an address at 61 Route 17K, Town of Newburgh, Orange County, N.Y.

party of the second part,

WITNESSETH, that the party of the first part, to whom letters testamentary were issued by the Surrogate's Court, New York County, New York on August 25, 1971 and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of

Nine Hundred Twenty-Five Thousand (\$925,000.00) -----dollars, paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees 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 being described more fully in Schedule A annexed hereto and made a part hereof.

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 02/27/86 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

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS, ORANGE COUNTY JUNE 18, 2014

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has 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, the distributees 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. Subject to the trust fund provisions of section thirteen of the Lien Law.

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:

John Anderson

Sara K. Abrams
SARA K. ABRAMS, as Executrix

LIBER 2484 p. 113

SEE OVER

052813
97-2-13
97-2-19
97-2-27

SCHEDULE "A"

Parcel A

ALL THAT PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Newburgh, County of Orange, State of New York, being more particularly bounded and described as follows:-

BEGINNING at a set 1/2" iron rod on the southerly taking line of N.Y.S. Route 17K, said iron rod being the northwesterly corner of lands now or formerly of Michael Bigg, Jr., Liber 2175 of Deeds, Page 834;

THENCE from said point of beginning and along the westerly bounds of lands now or formerly of Michael Bigg, Jr., and along a chain link fence, South Eleven Degrees, Thirty-Two Minutes, Fifty-Five Seconds West, Three Hundred Feet (S 11°-32'-55" W 300.00') to a found 3/4" iron rod at the southwesterly corner of lands now or formerly of Michael Bigg, Jr., said 3/4" iron rod being distant One Hundred Fifty and Two Hundredths Feet (150.02') along a chain link fence, on a course of North Eighty-Seven Degrees, Twenty-One Minutes, Fifty-Three Seconds West (N 87°-21'-53" W) from a found 3/4" iron rod at the southeasterly corner of lands now or formerly of Michael Bigg, Jr.;

THENCE along the bounds of lands now or formerly of Webb Properties, Inc., Liber 2281 of Deeds, Page 836, and generally along a stone wall, South Eleven Degrees, Thirty-Two Minutes, Fifty-Five Seconds West One Thousand Fifty and Forty Hundredths Feet (S 11°-32'-55" W 1,050.40') to a point in a stone wall;

THENCE along said stone wall, and along the bounds of lands now or formerly of the Estate of Ralph Abrams, Deceased, Liber 1802 of Deeds, Page 33, Parcels I and II, the following two courses and distances:- North Eighty-Seven Degrees, Twenty-One Minutes, Fifty-Three Seconds West, Two Hundred Fifty-Five Feet (N 87°-21'-53" W 255.00') to a point near the intersection of stone walls;

THENCE along a stone wall, North Eleven Degrees, Thirty-Two Minutes, Fifty-Five Seconds East (N 11°-32'-55" E) and passing near a found concrete highway monument, at a distance of Nine Hundred Twenty One Feet More or Less (921'+) along the way for a total distance of One Thousand Three Hundred Fifty and Forty Hundredths Feet (1,350.40') to a point on the southerly taking line of N.Y.S. Route 17K;

THENCE along the southerly taking line of N.Y.S. Route 17K, South Eighty-Seven Degrees, Twenty-One Minutes, Fifty-Three Seconds East, Two Hundred Fifty-Five Feet (S 87°-21'-53" E 255.00') to the point and place of beginning.

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SCHEDULE "A"

Parcel B

ALL THAT PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Newburgh, County of Orange, State of New York, being more particularly bounded and described as follows:-

BEGINNING at a set 1/2" iron rod on the southerly taking line of N.Y.S. Route 17K, said point being the northwesterly corner of Parcel A as previously described herein, said 1/2" iron rod also being distant Four Hundred Twenty-Nine and Seventy-One Hundredths Feet (429.71') on a course of South Twelve Degrees, No Minutes, Forty-Six Seconds West (S 12°-00'-46" W) to a found concrete highway monument in a stone wall;

THENCE from said point of beginning and along the westerly bounds of Parcel A as previously described and along a stone wall, South Eleven Degrees, Thirty-Two Minutes, Fifty-Five Seconds West, One Thousand Three Hundred Fifty and Forty Hundredths Feet (S 11°-32'-55" W 1,350.40') to a point near a stone wall intersection;

THENCE along the southerly bounds of Parcel A as previously described and along a stone wall, South Eighty-Seven Degrees, Twenty-One Minutes, Fifty-Three Seconds East, Two Hundred Fifty-Five Feet (S 87°-21'-53" E 255.00') to a point marking the southwesterly corner of lands now or formerly of Webb Properties, Inc., Liber 2281 of Deeds, Page 836;

THENCE along the southerly bounds of lands now or formerly of Webb Properties, Inc. and along a stone wall, the following five courses and distances:- South Eighty-Eight Degrees, Thirty-Seven Minutes, Forty-Two Seconds East, Forty and Eighty Hundredths Feet (S 88°-37'-42" E 40.80') to an angle point in said stone wall; South Seventy-Three Degrees, Two Minutes, Fifty-Five Seconds East, One Hundred Four and Sixty-Two Hundredths Feet (S 73°-02'-55" E 104.62') to an angle point in said stone wall; South Fifty Degrees, Fifty-Four Minutes, No Seconds East, Thirty-Eight and Fifty-

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SEE OVER

Seven Hundredths Feet (S 50°-54'-00" E 38.57') to an angle point in said stone wall; South Forty-Seven Degrees, Fifty-Eight Minutes, Forty Seconds East, Sixty-One and Eighty Hundredths Feet (S 47°-58'-40" E 61.80') to an angle point in said stone wall; South Sixty-Seven Degrees, Forty-One Minutes, Twenty-Six Seconds East, Twenty-One and Sixty-One Hundredths Feet (S 67°-41'-26" E 21.61') to a found 3/4" iron rod at the intersection of stone walls, said 3/4" iron rod being distant 30.81' along a stone wall, on a course of South Eighteen Degrees, Forty-Nine Minutes, Thirty-Four Seconds West (S 18°-49'-34" W) from a found 3/4" iron rod;

THENCE leaving the bounds of lands now or formerly of Webb Properties, Inc. and along the bounds of lands now or formerly of Mark S. and Ruth N. Tighe, Liber 2095 of Deeds, Page 526, and along a stone wall, South Twelve Degrees, Fifty-Nine Minutes, Thirty-Five Seconds West, One Hundred Forty-Three and Sixty-Nine Hundredths Feet (S 12°-59'-35" W 143.69') to a set 1/2" iron rod, in a stone wall, said 1/2" iron rod being the northeasterly corner of a parcel of land, 6 88 acres in area conveyed to WGNV Radio (exception to Liber 1792 of Deeds, Page 917);

THENCE along the northerly bounds of the WGNV Radio parcel the following two courses and distances:- North Fifty-Three Degrees, Forty-Nine Minutes, Thirty-Four Seconds West, One Hundred Seventy-Four and Seventy-Nine Hundredths Feet (N 53°-49'-34" W 174.79') to a set 1/2" iron rod; South Eighty-Five Degrees, Thirty-Two Minutes, Ten Seconds West, Six Hundred Three and Eighty-Six Hundredths Feet (S 85°-32'-10" W 603.86') to a set 1/2" iron rod in a stone wall, said iron rod being on the easterly bounds of lands now or formerly of Lloyd's Newburgh Realty, Inc., Liber 1525 of Deeds, Page 205;

THENCE along the easterly bounds of lands now or formerly of Lloyd's Newburgh Realty, Inc. and along said stone wall, North Thirteen Degrees, Five Minutes, Twenty-One Seconds East, Forty-Three and Ninety-Nine Hundredths Feet (N 13°-05'-21" E 43.99') to a set 1/2" iron rod at the intersection of stone walls;

THENCE along the northerly bounds of lands now or formerly of Lloyd's Newburgh Realty, Inc. and along a stone wall, North Seventy-Two Degrees, One Minute, Thirty-Nine Seconds West, Three Hundred Twenty and Seventy-Six Hundredths Feet (N 72°-01'-39" W 320.76') to a set 1/2" iron rod in said stone wall;

THENCE along the bounds of lands now or formerly Mary Palmerone, Liber 2004 of Deeds, Page 1113, the following three courses and distances:- North Two Degrees, Twenty-Seven Minutes, Seven Seconds West, Four Hundred Eighty-Eight and Twenty-Seven Hundredths Feet (N 02°-27'-07" W 488.27') along a drainage swale to a set 1/2" iron rod near a stone wall;

THENCE generally along said stone wall and along the south bank of Pattons Brook, South Eighty-Nine Degrees, Nineteen Minutes, Six Seconds West, Two Hundred Thirteen and Eighty-Four Hundredths Feet (S 89°-19'-06" W 213.84') to a set 1/2" iron rod near said stone wall and said Pattons Brook;

THENCE crossing said Pattons Brook and along a line of woods, North

LIBER 2484 PG 116

One Degree, Forty-Seven Minutes, Twenty-Four Seconds West, Six Hundred Fifty-Three and Nineteen Hundredths Feet (N 01°-47'-24" W 653.19') to a set 1/2" iron rod at the southwesterly corner of lands now or formerly of Moses Kandel, Liber 1894 of Deeds, Page 180, Parcel 2);

THENCE along the southerly bounds of lands now or formerly of Moses Kandel, North Eighty-Eight Degrees, Twelve Minutes, Thirty-Six Seconds East, One Hundred Forty-Seven and Eighty-Five Hundredths Feet (N 88°-12'-36" E 147.85') to a set 1/2" iron rod;

THENCE along the easterly bounds of lands now or formerly of Moses Kandel, North One Degree, Forty-Seven Minutes, Twenty-Four Seconds West, Two Hundred Sixty-Six and Twenty-Three Hundredths Feet (N 01°-47'-24" W 266.23') to a set 1/2" iron rod on the southerly taking line of N.Y.S. Route 17K, said 1/2" iron rod being distant One Hundred Fifty and Seventy-Nine Hundredths Feet (150.79') on a course of South Eighty-Nine Degrees, Ten Minutes, Four Seconds East (S 89°-10'-04" E) from a found concrete highway monument;

THENCE along the southerly taking line of N.Y.S. Route 17K the following six courses and distances:- North Eighty-Eight Degrees, Twenty-Six Minutes, Forty Seconds East, One Hundred Thirty-Eight and Eleven Hundredths Feet (N 88°-26'-40" E 138.11') to a point; South Eighty-Four Degrees, No Minutes, Twenty Seconds East, One Hundred Ninety-One Feet (S 84°-00'-20" E 191.00') to a point; South Eighty-Three Degrees, Forty-Nine Minutes, Twenty Seconds East, One Hundred Two Feet (S 83°-49'-20" E 102.00') to a found concrete highway monument in the centerline of Pattons Brook; North Eighty-Eight Degrees, Forty-Three Minutes, Forty Seconds East, Three Hundred Sixty-Eight and Sixty Hundredths Feet (N 88°-43'-40" E 368.60') to a point; South Eighty-Seven Degrees, Twenty-One Minutes, Fifty-Three Seconds East, One Hundred Sixty-Seven and Forty Hundredths Feet (S 87°-21'-53" E 167.40') to the point and place of beginning.

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SEE OVER

SCHEDULE "A"

Parcel C

ALL THAT PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Newburgh, County of Orange, State of New York, being more particularly bounded and described as follows:-

BEGINNING at a 1/2" iron rod set in a stone wall, said iron rod being the southeasterly corner of lands now or formerly belonging to WGNV Radio, said 1/2" iron rod being on the westerly bounds of lands now or formerly of Mark S. and Ruth N. Tighe, Liber 2095 of Deeds, Page 526;

THENCE from said point of beginning and along the westerly bounds of lands now or formerly of Mark S. and Ruth N. Tighe, South Twelve Degrees, Fifty-Nine Minutes, Thirty-Five Seconds West, One Hundred Fifty Feet (S 12°-59'-35" W 150.00') to a set 1/2" iron rod at an angle point in said stone wall;

THENCE further along the bounds of lands now or formerly of Mark S. and Ruth N. Tighe, and along said stone wall, South Twelve Degrees, Ten Minutes, Forty-Five Seconds West, Three Hundred Thirty-Five and Forty Hundredths Feet (S 12°-10'-45" W 335.40') to a set 1/2" iron rod at the intersection of stone walls, said 1/2" iron rod also being on the northerly line of lands now or formerly of Michael Fayo, Jr., Liber 1367 of Deeds, Page 395, said 1/2" iron rod being distant One Hundred Six and Seventy-Nine Hundredths Feet (106.79') on a course of North Seventy-Three Degrees, Twelve Minutes, Fifteen Seconds West (N 73°-12'-15" W) from a found 1" iron rod in a stone wall;

THENCE along the northerly bounds of lands now or formerly of Michael Fayo, Jr. and along a stone wall, North Seventy-Three Degrees, Twelve Minutes, Fifteen Seconds West, One Hundred Fifty Feet (N 73°-12'-15" W 150.00') to a found 1" I.D. iron pipe in said stone wall;

THENCE along the westerly bounds of lands now or formerly of Michael Fayo, Jr., South Eleven Degrees, Six Minutes, Forty-Five Seconds West, Six Hundred Fifty and Sixty-Five Hundredths Feet (S 11°-06'-45" W 650.65') to a point in the centerline of Old Little Britain Road;

THENCE along the centerline of Old Little Britain Road the following four courses and distances:- North Sixty-Eight Degrees, Two Minutes, Fifteen Seconds West, One Hundred Ninety-Three and Seventeen Hundredths Feet (N 68°-02'-15" W 193.17') to a point; North Seventy-Two Degrees, Two Minutes, Fifteen Seconds West, One Hundred Twenty-Three Feet (N 72°-02'-15" W 123.00') to a point; North Sixty-One Degrees, Fourteen Minutes, Forty-Five Seconds West, One Hundred Seventeen Feet (N 61°-14'-45" W 117.00') to a point; North Fifty-Three Degrees, Thirty-Two Minutes, Fifteen Seconds West, Forty-Six and Fifty-Six Hundredths Feet (N 53°-32'-15" W 46.56') to a point;

THENCE leaving the centerline of Old Little Britain Road and along the easterly bounds of lands now or formerly of Stancil A. Scott, Sr., Liber 1403 of Deeds, Page 391, and Liber 2275 of Deeds, Page 428, and along a row of willow trees, North Thirteen Degrees, Twenty Minutes, Fifty-One Seconds East, Eight Hundred Two and Fifty-Three Hundredths Feet (N 13°-20'-51" E 802.53') to a found 1" iron rod in a pipe 3' above grade in a lilac hedge;

THENCE along the northerly bounds of lands now or formerly of Stancil A. Scott, Sr. and along said lilac hedge, North Seventy-Six Degrees, Fifty-Four Minutes, Thirty-Nine Seconds West, One Hundred Fifty and Nineteen Hundredths Feet (N 76°-54'-39" W 150.19') to a found 1" iron rod 1.5' above grade, said 1" iron rod also being the southwesterly corner of the 6.88 acre parcel of land now or formerly of WGNV Radio;

THENCE along the southerly bounds of a parcel of land now or formerly of WGNV Radio and along the edge of woods, North Eighty-Five Degrees, Thirty-Two Minutes, Twenty-Two Seconds East, Seven Hundred Seventy-Three and Two Hundredths Feet (N 85°-32'-22" E 773.02') to the point and place of beginning.

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TITLE
SAR

WEB

THIS SPACE FOR USE OF RECORDING OFFICE

STATE OF NEW YORK, COUNTY OF NEW YORK
On the 27 day of February 1986, before me personally came SARA K. ABRAMS

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

Janet Lassiter
Notary Public

JANET LASSITER
Notary Public, State of New York
No. 24-01LA4664116
Qualified in Kings County
Commission Expires March 30, 1988

STATE OF NEW YORK, COUNTY OF
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
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
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.

Executor's Deed

TITLE No. NEW-1579/RD-33-1287D

SARA K. ABRAMS, as Executrix

TO

WEBB PROPERTIES, INC.

SECTION
BLOCK
LOT
COUNTY OR TOWNS Orange/Town of Newburgh
STREET ADDRESS

3700-
26-
2-
Newburgh

Recorded At Request of The Title Guarantee Company

RETURN BY MAIL TO:

George Stradar, Esq.
Northrop, Stradar & Glenn, P.C.
388 Broadway
P.O. Box 2395
Newburgh, New York

Zip No. 12550



RECEIVED \$3,100.00 REAL ESTATE FEB 27 1986 TRANSFER TAX ORANGE COUNTY

Orange County Clerk's Office, s.s.
Recorded on the 27th day of Feb 1986 at 2:30 o'clock P.M. in Liber 2484 and Examined.
Miriam S. Margery

Lis Penders
filed NOV - 7 1990

LIBER 2484 PG 119

