

A 291

Revised N.Y.S.D. Form 2007  
Printed on acid-free paper with optional reprint printer's sets—Ind. or Corp. JMD CODE JULIUS ROSENBERG, INC., LAW-BLANK PUBLISHERS

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

HN1544

THIS INDENTURE, made the 14th day of June, nineteen hundred and eighty-five  
BETWEEN  
RESSALG COMPANY, INC., a New Jersey Corporation licensed  
to do business in the State of New York, having its offices  
at 4 Franciscan Way, Fair Lawn, New Jersey

457440

party of the first part, and

FINI BROS. - XXXXXXXXXXXXXXXXXXXXXXXX  
690 Route 211, East Middletown, New York 10940

party of the second part,

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

700.00 (\$1000)

dollars,

lawful money of the United States,

paid

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

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

Town of  
Goshen  
Tax Map  
Parcel:  
Sec. 11  
Blk. 1  
Lot 48.2

BEGINNING at a point in the division line between lands now or formerly  
Blanco on the north L.1012 P.362 and lands to be conveyed to Fini Brothers -  
FASA Construction Corp. on the south, also being the most westerly corner  
of lands appropriated by the State of New York Map 26 Parcel 30 recited in L.1302  
P.122 and P.519 and running thence:

The following courses and distances along lands of the People of the State of  
New York:

1. S.37-55-11E. 23.00' to a point thence;
2. N.52-11-03E. 60.20' to a point in the westerly line of Palisades Interstate  
Park-Goshen Part 3 - State Highway-Route 17 thence;

The following courses and distances along Palisades Interstate Park Goshen  
Part 3-State Highway Route 17:

3. On a curve to the right having a Radius of 11,584.16' an arc distance of  
189.30' to a point thence;
4. S.33-33-47E. 193.10' to a point thence;
5. S.59-29-47E. 155.50' to a point thence;
6. On a curve to the left having a radius of 11564.16' an arc distance of  
168.03' to a point thence;
7. S.46-58-22E. 547.00' to a point thence;
8. On a curve to the right having a radius of 7147.00' an arc distance of  
672.11' to a concrete monument found in lands now or formerly Kolk  
L.2016 P.1095 thence;
9. Along lands now or formerly Kolk and a stone wall S.51-40-08W. 74.20' to a point  
in lands now or formerly Town of Goshen L.2295 P.705 (Arcadia Hills Sec.A  
Map #2537) thence;

11-1-58

LIBER 2378 PG 322 ✓

10. Along lands now or formerly Town of Goshen and lands now or formerly County of Orange (Arcadia Hills Sec.B Map #2749) S.49-20-45W. 1805.27' to a point thence;

Along lands now or formerly County of Orange the following courses and distances:

11. S.39-57-10E. 23.21' to a point thence;
12. S.49-01-30W. 658.77' to a point marked by an iron pipe set thence;
13. Along lands now or formerly County of Orange and lands now or formerly Weaver L.2236 P.224 and the County of Orange on a course N.42-15-30W. passing through iron rods at 45-65' and 82.27' respectively for a total distance of 165.85' to a point thence;
14. Along the County of Orange N.33-13-20W. 53.90' to a point thence;
15. Along lands now or formerly County of Orange and lands now or formerly Town of Goshen and lands now or formerly County of Orange L.2290 P.782 and partially along a stone wall N.39-39-15W. 1565.14' to a point, thence
16. Along lands now or formerly Town of Goshen N.39-52-37W. 191.23' to an iron pipe set in a stone wall in lands now or formerly Sardarevic L.2183 P.814 thence;

The following courses and distances along lands now or formerly Sardarevic and partially along a stone wall:

17. N.49-36-55E. 267.02' to a point thence;
18. N.49-55-30E. 617.57' to a point thence;
19. N.51-20-08E. 101.29' to a point thence;
20. N.49-30-30E. 352.23' to a point thence;
21. N.49-39-00E. 755.62' to an iron pipe found in lands now or formerly Blanco thence;

22. Along lands now or formerly Blanco N.50-23-25E. 173.45' to the BEGINNING POINT.

Containing 108.34 Acres. SUBJECT TO Easements and restrictions of record if any.

BEING the same premises conveyed to Ressalg Company, Inc. (f/k/a Ressalg Investment Company) by deed from John E. Glasser and Clara E. Glasser dated March 26, 1931 and recorded June 27, 1933 in Liber 740 at page 83;

This deed is intended to include 3 additional acres (more or less) adjacent to or contiguous to the above described area.

This sale is made pursuant to Resolution of the Board of Directors of the seller dated March 29, 1985 and was also made in the regular course of business actually conducted by

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 sale 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 WITNESS WHEREOF:

ATTEST:

*Evangelina Glasser*  
Evangelina Glasser,  
Secretary

RESSALG COMPANY, INC.

by: *John W. H. Glasser*  
JOHN W. H. GLASSER,  
President

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 to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same:

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

STATE OF NEW JERSEY, COUNTY OF BERGEN

§§:

STATE OF NEW JERSEY, COUNTY OF BERGEN

§§:

On the 14th day of June 19 85, before me personally came John W. H. Glasser to me known, who, being by me duly sworn, did depose and say that he resides at No. 4 Franciscan Way Fair Lawn, New Jersey that he is the President of

On the 14th day of June 19 85, before me personally came Evangelina Glasser 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. 4 Franciscan Way, Fair Lawn, NJ that he knows John W. H. Glasser

RESSALG Co., Inc., 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.

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

*Eleanor Libarsky*  
a Notary Public of NJ

*Eleanor Libarsky*  
a Notary Public of NJ

ELEANOR LIBARSKY  
Notary Public of New Jersey  
My Commission Expires April 2, 1990

ELEANOR LIBARSKY  
Notary Public of New Jersey  
My Commission Expires April 2, 1990

Bargain and Sale Deed  
WITH COVENANT AGAINST GRANTOR'S ACTS

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

SECTION  
BLOCK  
LOT  
COUNTY OR TOWN

RESSALG CO., INC.,

TO

FINT BROS. - FASA CONSTRUCTION CORP.

RETURN BY MAIL TO:

Zip No. \_\_\_\_\_

Reserve this space for use of Recording Office.

RECEIVED  
REAL ESTATE  
JUL 2 1985  
TRANSFER TAX  
ORANGE COUNTY, NJ

Orange County Clerk's Office, NJ  
Recorded on the 2nd day of July, 1985, at 11:15 AM.  
by \_\_\_\_\_ at page 322.  
Examined by \_\_\_\_\_ Clerk

LIBER 2378 PG. 325

HN16032

THIS INDENTURE, made the 10th day of May, 1986, between the COUNTY OF ORANGE, a municipal corporation with offices at 255-275 Main Street, Goshen, New York, party of the first part, and FIMM BROS. with offices at 630 Rt. 211 East, Middletown, New York, 10940

056903

party of the second part,

WITNESSETH, that the party of the first part, in consideration of \$100,000.00 DOLLARS, and other valuable consideration 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 GOSHEN, designated on the ORANGE COUNTY 1985 Orange County Tax Map as:

Section 11, Block 1, Lot 49.2, said premises being a portion of premises wholly described on the 1983 Orange County Tax Map as Town of Goshen, Section 11, Block 1, Lot 49.

BEING and intended to be a portion of the premises conveyed to the County of Orange by the Orange County Commissioner of Finance, by deed dated September 7, 1983, and recorded in the Orange County Clerk's office on July 25, 1984, in Liber 2290 Page 784, said property being formerly owned by Empark Inc. (E/O Empire National Bank).

11-1-49.2

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.

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:

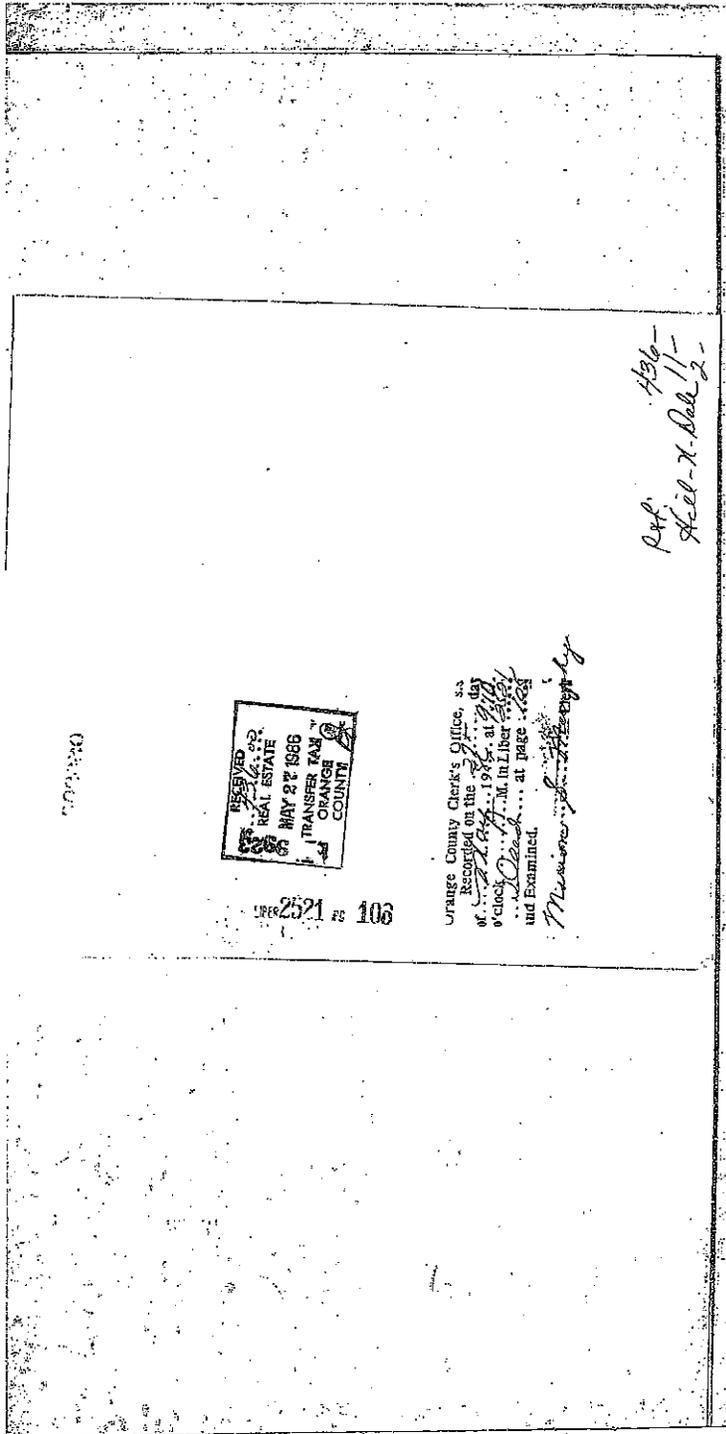
COUNTY OF ORANGE  
LOUIS BREIBACH  
COUNTY EXECUTIVE

STATE OF NEW YORK, COUNTY OF ORANGE, ss:

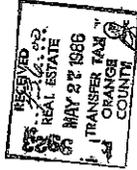
On the 10th day of May, 1986, before me personally came LOUIS BREIBACH, to me known, who, being by me duly sworn, did depose and say that he resides at R.D. 3, Middletown, New York, that he is the COUNTY EXECUTIVE of the COUNTY OF ORANGE, the municipal corporation described in and which executed the 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 County Legislature of said county; and that he signed his name under the authority of Local Law No. 2 of 1981, as amended.

LIBER 2521 PG 105

Nancy R. Brendel  
Notary Public  
NANCY R. BRENDEN  
Notary Public, State of New York  
No. 421265  
Qualified in Orange County  
Commission Expires July 31, 1989



000000



2521 PG 106

Orange County Clerk's Office, ss  
Recorded on the 27th day of May 1986 at 2:00  
o'clock P.M. in Lib. 111-111  
... at page 106  
and Examined.

*M. J. ...*

*pt. 436-  
Kiel-X-Sub 11-*



ORANGE COUNTY - STATE OF NEW YORK  
ANN G. RABBITT, COUNTY CLERK  
265 MAIN STREET  
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE  
\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



BOOK/PAGE: 13975 / 1106  
INSTRUMENT #: 20150074340

Receipt#: 2041800  
Clerk: LM  
Rec Date: 11/24/2015 10:23:39 AM  
Doc Grp: 0  
Descrip: DEED  
Num Pgs: 4  
Rec'd Frm: BLUSTEIN SHAPIRO RICH & BARONE  
LLP

Party1: MARY MARGUERITE CANEVARI LIVING  
TRUST  
Party2: PC RESERVOIR LLC  
Town: GOSHEN (TN)  
11-1-45

Recording:	
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00

Sub Total: 315.00

Transfer Tax  
Transfer Tax - State 0.00

sub Total: 0.00

Total: 315.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\* Transfer Tax \*\*\*\*  
Transfer Tax #: 2935  
Commercial Transfer Tax  
Consideration: 0.00

Total: 0.00

Payment Type: Check \_\_\_  
Cash \_\_\_  
Charge \_\_\_  
No Fee \_\_\_

mm. Correction 11/24/2015

Comment: \_\_\_\_\_

Ann G. Rabbitt  
Orange County Clerk

Record and Return To:

BLUSTEIN SHAPIRO RICH & BARONE LLP  
10 MATTHEWS ST  
GOSHEN, NY 10924

BARGAIN AND SALE DEED  
With Covenants Against Grantors Acts

THIS INDENTURE, made the 12<sup>th</sup> day of November, two thousand fifteen,

BETWEEN PAUL CANEVARI, Trustee of the Mary Marguerite Canevari Living Trust dated September 9, 2013, and any amendments thereto, residing at 173 West Street, Warwick, New York 10990, party of the first part, and

PC RESERVOIR, LLC, a New York limited liability company with offices located at 173 West Street, Warwick, New York 10990, party of the second part,

WITNESSETH, that the party of the first part, in consideration of One (\$1.00) Dollar lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, their heirs or successor and assigns of the party of the second part forever,

11  
1  
45  
ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Goshen, County of Orange, State of New York, more particularly described in Schedule "A" attached hereto.

BEING the same premises described in a deed from Paul Canevari, Executor of the Estate of Mary Marguerite Canevari to the Paul Canevari, Trustee of the Mary Marguerite Canevari Living Trust, and to be recorded in the Orange County Clerk's Office.

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

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

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

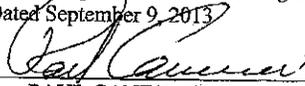
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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

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

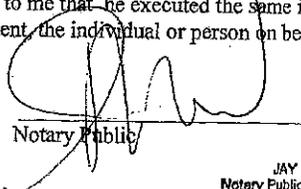
IN PRESENCE OF:

Mary Marguerite Canevari Living Trust  
Dated September 9, 2013

  
By: PAUL CANEVARI, Trustee

STATE OF NEW YORK:  
COUNTY OF ORANGE:

On the 12 day of November, in the year 2015, before me the undersigned, a Notary Public in and for said state, personally appeared Paul Canevari, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his/her capacity and that by his/her signature on the instrument, the individual or person on behalf of which the individual acted, executed the instrument.

  
Notary Public

JAY R. MYROW  
Notary Public, State of New York  
No. 02MY6083208  
Qualified in Orange County  
Commission Expires January 8, 2019

**Return By Mail To:**

Jay R. Myrow, Esq.  
Blustein, Shapiro, Rich & Barone, LLP  
10 Matthews Street  
Goshen, NY 10924

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the TOWN OF GOSHEN, Orange County, New York together with the buildings thereon erected, more furtherly bounded and described as follows:

BEGINNING at an iron pipe set in the ground which is also marked by a 24 inch oak tree, being at the most easterly corner of lands formerly owned by Hawkins, later by Murly, and now said to be owned by Philip Smith, said iron pipe and tree being the most northerly corner of lands hereby described, and being also at the 6<sup>th</sup> course as described in a deed from Castillo Blanco, Inc. to Victor Blanco and Stella Blanco, husband and wife, recorded in Liber 1012 of Deeds, page 632 Orange County Clerk's Office on August 20, 1946, and runs thence along a fence the following courses: (1) S 41-30 589 feet to an iron pipe in the ground and a 24 inch oak tree; thence along another fence; (2) 47-19 W 1311 feet to a fence post and an iron pipe set in the ground; thence (3) N 41-30-41 616 feet along a fence to a 12 inch elm tree and the line of lands of the above mentioned Philip Smith and a pipe set in the ground of the above mentioned Philip Smith; thence along said Smith's line and the wire fence; (4) N 48-25 E 1311 plus or minus feet to the point or place of beginning.

TOGETHER with an easement of a right of way over a private road about 50 feet in width as now used which runs in a southwesterly direction over lands of Victor and Stella Blanco from Route 17 a distance of about ½ mile to the lands and premises hereby described.

SUBJECT to the use of a private road about 50 feet in width and now used and running the length of the premises hereby described, said right of way running from the northeasterly end of the lands hereby described over and through the same in a southwesterly direction to other lands of Victor and Stella Blanco, which lie southwesterly of the lands and premises hereby described.

BEING the same premises conveyed by NY Residential, Inc. by deed dated March 2, 1998 and recorded in Book 4817 at Page 319.



ORANGE COUNTY - STATE OF NEW YORK  
ANN G. RABBITT, COUNTY CLERK  
255 MAIN STREET  
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE  
\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



BOOK/PAGE: 14015 / 1047  
INSTRUMENT #: 20160012818

Receipt#: 2087034  
Clerk: CH  
Rec Date: 02/29/2016 01:18:47 PM  
Doc Grp: D  
Descrip: DEED  
Num Pgs: 4  
Rec'd Frm: BLUSTEIN SHAPIRO RICH & BARONE  
LLP

Party1: MARY MARGUERITE CANEVARI LIVING  
TRUST  
Party2: PCC RESERVOIR LLC  
Town: GOSHEN (TN)  
11-1-45

Recording:  
Recording Fee 40.00  
Cultural Ed 14.25  
Records Management - Coun 1.00  
Records Management - Stat 4.75  
TP584 5.00  
RP5217 All others - State 241.00  
RP5217 - County 9.00

Sub Total: 315.00

Transfer Tax  
Transfer Tax - State 0.00

Sub Total: 0.00

Total: 315.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
Transfer Tax #: 5593  
Commercial Transfer Tax  
Consideration: 0.00

Total: 0.00

Payment Type: Check   
Cash   
Charge   
No Fee

Comment: \_\_\_\_\_

Ann G. Rabbitt  
Orange County Clerk

Record and Return To:

BLUSTEIN SHAPIRO RICH & BARONE LLP  
10 MATTHEWS ST  
GOSHEN, NY 10924

CORRECTION BARGAIN AND SALE DEED  
With Covenants against Grantors Acts

THIS INDENTURE, made the 27 day of ~~March~~<sup>February</sup>, two thousand sixteen,

BETWEEN PAUL CANEVARI, Trustee of the Mary Marguerite Canevari Living Trust dated September 9, 2013, and any amendments thereto, residing at 173 West Street, Warwick, New York 10990, party of the first part, and

PCC RESERVOIR, LLC, a New York limited liability company with offices located at 173 West Street, Warwick, New York 10990, party of the second part,

WITNESSETH, that the party of the first part, in consideration of One (\$1.00) Dollar lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, their heirs or successor 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 Goshen, County of Orange, State of New York, more particularly described in Schedule "A" attached hereto.

11-1-45  
BEING the same premises described in a deed from the party of the first part to the party of the second part dated November 12, 2015 and recorded in the Orange County Clerk's Office on November 24, 2015 in Liber 13975 at page 1106.

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.

X  
AND this correction deed is for the sole purpose of correcting the designated parties of the second part set forth in the Deed recorded in Liber 13975 at page 1106 to be PCC Reservoir, LLC; and the parties have executed this deed to confirm the correction of the original deed in order to evidence such intent.

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

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

SCHEDULE A

○ ALL that certain plot, piece or parcel of land, situate, lying and being in the TOWN OF GOSHEN, Orange County, New York together with the buildings thereon erected, more furtherly bounded and described as follows:

BEGINNING at an iron pipe set in the ground which is also marked by a 24 inch oak tree, being at the most easterly corner of lands formerly owned by Hawkins, later by Murly, and now said to be owned by Philip Smith, said iron pipe and tree being the most northerly corner of lands hereby described, and being also at the 6<sup>th</sup> course as described in a deed from Castillo Blanco, Inc. to Victor Blanco and Stella Blanco, husband and wife, recorded in Liber 1012 of Deeds, page 632 Orange County Clerk's Office on August 20, 1946, and runs thence along a fence the following courses: (1) S 41-30 589 feet to an iron pipe in the ground and a 24 inch oak tree; thence along another fence; (2) 47-19 W 1311 feet to a fence post and an iron pipe set in the ground; thence (3) N 41-30-41 616 feet along a fence to a 12 inch elm tree and the line of lands of the above mentioned Philip Smith and a pipe set in the ground of the above mentioned Philip Smith; thence along said Smith's line and the wire fence; (4) N 48-25 E 1311 plus or minus feet to the point or place of beginning.

TOGETHER with an easement of a right of way over a private road about 50 feet in width as now used which runs in a southwesterly direction over lands of Victor and Stella Blanco from Route 17 a distance of about ½ mile to the lands and premises hereby described.

SUBJECT to the use of a private road about 50 feet in width and now used and running the length of the premises hereby described, said right of way running from the northeasterly end of the lands hereby described over and through the same in a southwesterly direction to other lands of Victor and Stella Blanco, which lie southwesterly of the lands and premises hereby described.

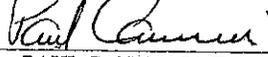
○ BEING the same premises conveyed by NY Residential, Inc. by deed dated March 2, 1998 and recorded in Book 4817 at Page 319.

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:

Mary Marguerite Canevari Living Trust  
Dated ~~September 9,~~ 2013

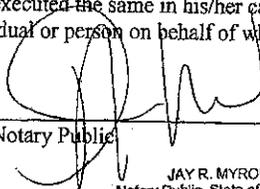
  
By: PAUL CANEVARI, Trustee

PC RESERVOIR LLC / PCC Reservoir, LLC

  
By: PAUL CANEVARI, Member

STATE OF NEW YORK:  
COUNTY OF ORANGE :

On the 17 day of ~~March~~ <sup>February</sup>, in the year 2016, before me the undersigned, a Notary Public in and for said state, personally appeared Paul Canevari, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his/her capacity and that by his/her signature on the instrument, the individual or person on behalf of which the individual acted, executed the instrument.

  
Notary Public

JAY R. MYROW  
Notary Public, State of New York  
No. 02MY6053208  
Qualified in Orange County  
Commission Expires January 8, 20 19

**Return By Mail To:**

Jay R. Myrow, Esq.  
Blustein, Shapiro, Rich & Barone, LLP  
10 Matthews Street  
Goshen, NY 10924



ORANGE COUNTY - STATE OF NEW YORK  
ANN G. RABBITT, COUNTY CLERK  
255 MAIN STREET  
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE  
\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



BOOK/PAGE: 13837 / 1101  
INSTRUMENT #: 20150001589

Receipt#: 1866206  
Clerk: MP  
Rec Date: 01/09/2015 09:34:15 AM  
Doc Grp: D  
Descrip: DEED C  
Num Pgs: 9  
Rec'd Frm: ZODIAC

Party1: SERDAREVIC BOSILKJA  
Party2: GOSHEN LAND OWNER LLC  
Town: GOSHEN (TN)

Payment Type: Check \_\_\_  
Cash \_\_\_  
Charge \_\_\_  
No Fee \_\_\_

Comment: \_\_\_\_\_

Ann G. Rabbitt  
Orange County Clerk

Recording:	
Recording Fee	65.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00

Sub Total: 340.00

Transfer Tax  
Transfer Tax - State 7200.00

Sub Total: 7200.00

Total: 7540.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\* Transfer Tax \*\*\*\*  
Transfer Tax #: 3587  
Commercial Transfer Tax  
Consideration: 1800000.00

Transfer Tax - State 7200.00

Total: 7200.00

Record and return To:

CERTLMAN BALIN ADLER & HYMAN, LLP  
90 MERRICK AVE  
EAST MEADOW, N.Y. 11554

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

THIS INDENTURE, made the 30th day of December, 2014

**BETWEEN**

OLIVIA SERDAREVIC, individually, residing at 45 Reservoir Road, P.O. Box 240 Goshen, New York 10924, OLIVIA SERDAREVIC, residing at 45 Reservoir Road, P.O. Box 240 Goshen, New York 10924 as Executrix of the Last Will and Testament of Bosiljka Serdarevic, late of New York County, who died on the 10<sup>th</sup> day of December, 2008,

party of the first part, and

GOSHEN LAND OWNER LLC, a Delaware Limited Liability Company, c/o Belvedere Capital Management, LLC, having an address at Carnegie Hall Tower, 152 West 57<sup>th</sup> Street, 19<sup>th</sup> Floor New York, New York 10019

party of the second part,

15-1-59  
11-1-46

WITNESSETH, that whereas Letters Testamentary were issued to a party of the first part by the Surrogate's Court, New York County, New York, on 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 One Million Eight Hundred Thousand (\$1,800,000.00) Dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributes 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 County of Orange and State of New York, bounded and described as follows:

SEE SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF

Source of Title: Deed made by Ned R. Serdarevic, Bosiljka Serdarevic and Olivia Serdarevic, as joint tenants with rights of survivorship to Ned R. Serdarevic and Bosiljka Serdarevic, husband and wife as joint tenants with rights of survivorship as to 2/3 interest, and Olivia Serdarevic, as tenant in common as to a 1/3 interest (as to Tax Lot 59), dated November 1, 1984 recorded November 20, 1984 in Liber 2305 page 827, which was corrected by deed dated September 11, 1985 recorded September 12, 1985 in Liber 2412 page 61 in the Orange County Clerk's Office (as to Tax Lot 59);

Source of Title: by deed from Olivia Serdarevic as to 2/3 interest and Bosiljka Serdarevic as to 1/3 interest dated May 14, 1987 and recorded May 29, 1987 in Liber 2720 page 277 (as to Tax Lot 46).

Said premises are known and designated as Parcel 15-1-59 (19 Conkingtown Road) and Parcel 11-1-46 (332-400 Haniman Drive), Goshen, New York.

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

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

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

*Olivia Serdarevic*  
\_\_\_\_\_  
OLIVIA SERDAREVIC

*Olivia Serdarevic*  
\_\_\_\_\_  
OLIVIA SERDAREVIC, EXECUTRIX

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE**

State of New York, County of NEW YORK ss:

State of New York, County of ss:

On the 30th day of December in the year 2014 before me, the undersigned, personally appeared

On the day of in the year 2012 before me, the undersigned, personally appeared

**OLIVIA SERDAREVIC**

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

(signature and office of individual taking acknowledgment)

**STEVEN ABRAMS**  
Notary Public, State Of New York  
NO. 02AB6240823  
Qualified in Nassau County  
Commission Expires May 9, 2015

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE**

State (or District of Columbia, Territory, or Foreign Country) of

ss:

On the day of in the year 2012 before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(insert the City or other political subdivision) in (and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS**

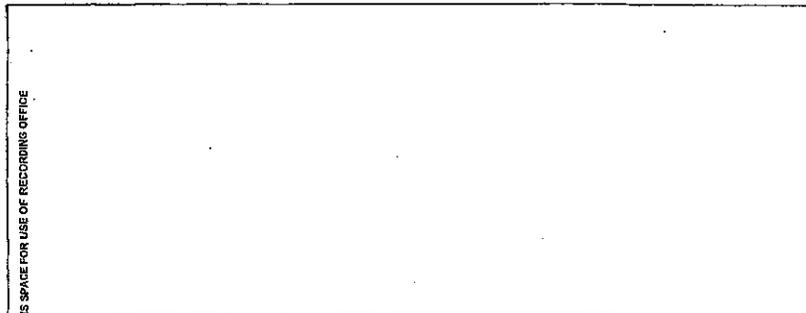
PARCEL 15-1-59 11-1-46  
COUNTY OR TOWN Orange  
STREET ADDRESS 19 Conklingtown Road and  
332-400 Harriman Drive

Recorded at Request of  
FIRST AMERICAN TITLE COMPANY

RETURN BY MAIL TO:



CERTLMAN BALIN ADLER & HYMAN, LLP  
80 Merrick Avenue  
East Meadow, NY 11554  
Attn: Howard M. Stein, Esq.



**SCHEDULE A**

**AS TO LOT 39**

A tract of land known as Section 15, Block 1, Lot 39 (Parcel 15-1-39), Town of Goshen, Orange County, New York being a portion of a tract of land conveyed to Sardarovic per Liber 2412 Page 61 of the Orange County records and shown as Lot 1 on a map entitled, "Cockington Subdivision, Town of Goshen, Orange County, New York dated 9-8-87, last revised 10-19-87 filed on December 3, 1987 as Map #8629 and being a portion of Lot 1 as shown on a map entitled, "Portion of the lands of The Federal Land Bank of Springfield Mass. (Kogut Farm) dated April 9, 1979 filed on April 20, 1979 as Map #4879 and being more particularly described as follows:

Beginning at the intersection of the southeasterly line of Parcel 15-1-7 a tract of land owned N/F Ferguson per Liber 2233 Page 437 with the northeasterly line of Cockington Road, being the northeasterly line of a 25' strip to be gratuitously dedicated to the Town of Goshen; thence,

Along said southeasterly line and the southeasterly line of Parcel 15-1-6.61 a tract of land owned N/F Capoccianno per Liber 15633 Page 1232 and the southerly line of Parcel 15-1-6.82 a tract of land owned N/F Episcopo per Liber 11780 Page 1954 North 56° 19' 05" East 647.51'; thence,

Along a new line the following seven courses as shown on said File Map #8629, being along a portion of the southwesterly and southeasterly lines of Parcel 15-1-38 a tract of land owned N/F Sardarovic per Liber 2412 Page 61 South 35° 02' 15" East 43.30' to the southeasterly line of said Parcel 15-1-38; thence,

Along said southeasterly line the following six courses North 53° 35' 37" East 438.74'; thence,

North 39° 43' 26" East 140.39'; thence,

North 28° 40' 42" East 500.65'; thence,

South 37° 53' 51" East 444.05'; thence,

South 51° 43' 14" East 256.62'; thence,

North 44° 53' 29" East 658.59' to the southwesterly line of Parcel 15-1-43 a tract of

Continued On Next Page

land owned N/F Clingman per Liber 4817 Page 315; thence,  
Along a portion of said southeasterly line of said Parcel 11-1-65 South 40° 18' 30" East  
357.93'; thence,  
Along the southeasterly line of said Parcel 11-1-45 North 48° 09' 40" East 1311.00';  
thence,  
Along the southwesterly line of Parcel 11-1-46 a tract of land owned N/F Serdanyo per  
Liber 2720 Page 277 being Lot 2 as shown on said Filed Map #4679 South 42° 34' 03"  
East 370.52'; thence,  
Along the northwesterly line of Parcel 11-1-68 a tract of land owned N/F Town of  
Goshen per Liber 2295 Page 705 and along a portion of the northwesterly line of Parcel  
11-1-69.2 a tract of land owned N/F First Brothers per Liber 2521 Page 105 the  
following four courses South 25° 41' 20" West 104.79'; thence,  
South 21° 22' 10" West 424.54'; thence,  
South 24° 05' 50" West 173.94'; thence,  
South 21° 07' 40" West 54.46'; thence,  
Continuing along the northwesterly of Parcel 11-1-69.2 and along the northwesterly  
line of Parcel 11-1-69 a tract of land owned N/F Town of Goshen per Liber 2295 Page  
705 the following two courses South 45° 28' 00" West 122.34'; thence,  
South 50° 21' 40" West 536.52'; thence,  
Along the southwesterly line Parcels 11-1-69, 11-1-65 and 11-1-64 tracts of land owned  
N/F Town of Goshen per Liber 2295 Page 705 and the southwesterly line of said Parcel  
11-1-49.2 the following six courses South 38° 47' 40" East 323.80'; thence,  
South 40° 28' 10" East 135.97'; thence,  
South 39° 09' 00" East 427.05'; thence,  
South 40° 34' 50" East 160.75'; thence,  
South 39° 41' 10" East 692.62'; thence,  
South 40° 35' 00" East 532.56'; thence,  
Along a northwesterly line of said Parcel 11-1-49.2 South 49° 14' 40" West 639.52';  
thence,  
Along a northeasterly line of Parcel 15-1-31.2 a tract of land owned N/F Billman per  
Liber 4086 Page 226 North 40° 57' 10" West 330.30'; thence,

Continued On Next Page

Along the northwesterly line of said Parcel 15-1-51.2 South  $48^{\circ} 48' 50''$  West 637.03';  
thence;

Along the northeasterly line of Parcel 15-1-50 a tract land owned MR Village of Goshen  
per Liber 2377 Page 144 and the northeasterly line of Parcel 15-1-5 tract land owned  
MR Village of Goshen per Liber 748 Page 594 the following seven courses North  $38^{\circ}$   
 $38' 48''$  West 1089.36'; thence,

North  $38^{\circ} 31' 12''$  West 287.28'; thence,

North  $40^{\circ} 22' 12''$  West 442.08'; thence,

North  $40^{\circ} 11' 18''$  West 109.52'; thence,

North  $39^{\circ} 10' 45''$  West 293.52'; thence,

Along the northwesterly line of said Parcel 15-1-8 the following five courses South  $48^{\circ}$   
 $49' 24''$  West 280.50'; thence,

North  $56^{\circ} 34' 36''$  West 418.72'; thence,

South  $50^{\circ} 02' 30''$  West 463.77'; thence,

South  $50^{\circ} 30' 20''$  West 348.24'; thence,

South  $49^{\circ} 31' 25''$  West 773.50' to the northeasterly of the aforementioned  
Conklingtown Road; thence,

Along said northeasterly line of said Conklingtown Road the following two courses  
North  $40^{\circ} 02' 11''$  West 453.28'; thence,

North  $42^{\circ} 22' 54''$  West 572.34' to the POINT OF BEGINNING of the herein described  
tract containing 166.73 acres more or less.

SCHEDULE A

AS TO LOT 49

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

BEING a sta point being the southeastern corner of land now or formerly of the County of Orange, said point also being the southwesternly being line for a Service road, said service road now known as Hartman Drive;

THENCE THENCE from said beginning along the southwesternly being line for said service road, known as Hartman Drive, the following six courses and distances;

- South 42 degrees 00 minutes 27 seconds East 619 feet;
- South 42 degrees 46 minutes 48 seconds East 1002.00 feet;
- South 48 degrees 23 minutes 46 seconds East 133.89 feet;
- South 41 degrees 23 minutes 48 seconds East 147.70 feet;
- South 22 degrees 00 minutes 48 seconds East 116.40 feet and
- South 41 degrees 41 minutes 48 seconds West 14.00 feet to a point at the northeastern corner of the lands of Victor Sparco;

THENCE the lands of said Sparco, South 59 degrees 58 minutes 12 seconds West 182.30 feet to an iron pipe found;

THENCE along the same South 41 degrees 44 minutes 48 seconds East 212.42 feet to an iron pipe found in a stone wall on the boundary line between the lands of Sparco and the lands now or formerly of Russell Investment Company;

THENCE along the lands now or formerly of the said Russell Investment Company, being a stone wall the following five courses and distances;

Continued On Next Page

South 49 degrees 39 minutes 00 seconds West 766.82 feet;  
South 49 degrees 50 minutes 00 seconds West 352.83 feet;  
South 61 degrees 20 minutes 00 seconds West 101.23 feet;  
South 48 degrees 56 minutes 50 seconds West 817.57 feet; and  
South 48 degrees 24 minutes 12 seconds West 267.02 feet to an intersecting  
stone wall in the line of lands now or formerly of Arcadia Hills Company, Inc.;

THENCE along the lands now or formerly of Arcadia Hill Company, Inc. being  
partly a stone wall North 40 degrees 00 minutes 40 seconds West 183.70 feet to  
a corner formed by the intersection of the extension of two stone walls;

THENCE through the lands of the Federal Land Bank of Springfield, Mass.,  
North 42 degrees 34 minutes 03 seconds West 375.53 feet to a 24 inch oak tree  
at the southeasterly corner of the lands now or formerly of Maurice Alexander,  
Inc.;

THENCE along the northeasterly line of lands now or formerly of 685 Maryanne  
Interpress, Inc., being a wire fence North 39 degrees 11 minutes 03 seconds  
West 579.50 feet to a point at the southeasterly end of a stone wall, said point  
begin at the end of the sixth course as described in a deed of Victor and Stella  
Blanco to Stanley Kogut dated June 18, 1982 and recorded in Orange County  
Clerk's Office in Book 1619 of Deeds at page 510;

THENCE through the lands of the Federal Land Bank of Springfield, Mass.,  
being a straight line course along or near a stone wall North 40 degrees 03  
minutes 10 seconds West 698.20 feet to a corner of a stone wall in the  
southeasterly line of lands now or formerly of White Hall;

THENCE along the southeasterly line of lands now or formerly of the said Hallin,  
being a stone wall North 46 degrees 40 minutes 36 seconds East 521.39 feet to a  
corner of a stone wall;

THENCE along the northeasterly line of lands of the said Hallin, being a  
stone wall North 39 degrees 28 minutes 20 seconds West 10.76 feet to a stone  
set at another corner of a stone wall, said corner being at a corner of the  
boundary line between the Village of Goshen and the Town of Goshen;

THENCE along the southeasterly line of lands now or formerly of Anna Hill  
Hospital, being along the boundary line between the Village of Goshen and the  
Town of Goshen and being a stone wall North 48 degrees 20 minutes 20 seconds  
East 364.70 feet to a point;

Continued On Next Page.

THENCE along the same North 49 degrees 17 minutes 20 seconds East 299.28 feet to a point;

THENCE along the same North 47 degrees 17 minutes 50 seconds East 832.89 feet to a corner of a street;

THENCE along the north-south line of lands now or formerly of the said Arden Hill Hospital, being along the boundary line between the Village of Goshen and the Town of Goshen, North 88 degrees 09 minutes 00 seconds West 25.02 feet to an iron rod found at the southwestern corner of the lands now or formerly of the above mentioned County of Orange;

THENCE along the south-southwest line of lands now or formerly of the said County of Orange, being along the boundary line between the Village of Goshen and the Town of Goshen, being a call for a North 47 degrees 02 minutes 48 seconds East 694.41 feet to the place of BEGINNING.

Containing 104.695 acres of land more or less.

SUBJECT to a right of way to the lands of Maryanne Industries, Inc. and others over a private road about 80 feet in width as now used, which runs in a southwesterly direction from the above mentioned service road, known as Hartman Drive through the above described 104.695 acre parcel.

SUBJECT to all right, title and interest of public utilities of record.



ORANGE COUNTY - STATE OF NEW YORK  
ANN G. RABBITT, COUNTY CLERK  
255 MAIN STREET  
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE  
\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



BOOK/PAGE: 13837 / 1101  
INSTRUMENT #: 20150001589

Receipt#: 1866206  
Clerk: MP  
Rec Date: 01/09/2015 09:34:15 AM  
Doc Grp: D  
Descrip: DEED C  
Num Pgs: 9  
Rec'd Frm: ZODIAC

Party1: SERDAREVIC BOSILKJA  
Party2: GOSHEN LAND OWNER LLC  
Town: GOSHEN (TN)

Recording:	
Recording Fee	65.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00

Sub Total: 340.00

Transfer Tax  
Transfer Tax - State 7200.00

Sub Total: 7200.00

Total: 7540.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
Transfer Tax #: 3587  
Commercial Transfer Tax  
Consideration: 1800000.00

Transfer Tax - State 7200.00

Total: 7200.00

Payment Type: Check \_\_\_  
Cash \_\_\_  
Charge \_\_\_  
No Fee \_\_\_

Comment: \_\_\_\_\_

Ann G. Rabbitt  
Orange County Clerk

Record and Return To:

CERTLMAN BALIN ADLER & HYMAN, LLP  
90 MERRICK AVE  
EAST MEADOW, N.Y. 11554

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

THIS INDENTURE, made the 30th day of December, 2014

BETWEEN

OLIVIA SERDAREVIC, individually, residing at 45 Reservoir Road, P.O. Box 240  
Goshen, New York 10924, OLIVIA SERDAREVIC, residing at 45 Reservoir Road, P.O. Box 240  
Goshen, New York 10924 as Executrix of the Last Will and Testament of Bosiljka Serdarevic,  
late of New York County, who died on the 10<sup>th</sup> day of December, 2008,

party of the first part, and

GOSHEN LAND OWNER LLC, a Delaware Limited Liability Company,  
c/o Belvedere Capital Management, LLC, having an address at  
Camegle Hall Tower, 152 West 57<sup>th</sup> Street, 19<sup>th</sup> Floor  
New York, New York 10019

party of the second part,

15-1-59  
11-1-46

WITNESSETH, that whereas Letters Testamentary were issued to a party of the first part by the Surrogate's Court, New York County, New York, on 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 One Million Eight Hundred Thousand (\$1,800,000.00) Dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributes 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 County of Orange and State of New York, bounded and described as follows:

SEE SCHEDULE "A" ANNEXED HERETO AND MADE A PART HEREOF

Source of Title: Deed made by Ned R. Serdarevic, Bosiljka Serdarevic and Olivia Serdarevic, as joint tenants with rights of survivorship to Ned R. Serdarevic and Bosiljka Serdarevic, husband and wife as joint tenants with rights of survivorship as to 2/3 interest, and Olivia Serdarevic, as tenant in common as to a 1/3 interest (as to Tax Lot 59), dated November 1, 1984 recorded November 20, 1984 in Liber 2305 page 827, which was corrected by deed dated September 11, 1985 recorded September 12, 1985 in Liber 2412 page 61 in the Orange County Clerk's Office (as to Tax Lot 59);

Source of Title: by deed from Olivia Serdarevic as to 2/3 interest and Bosiljka Serdarevic as to 1/3 interest dated May 14, 1987 and recorded May 29, 1987 in Liber 2720 page 277 (as to Tax Lot 46).

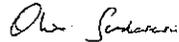
Said premises are known and designated as Parcel 15-1-58 (19 Conklingtown Road) and Parcel 11-1-46 (332-400 Harriman Drive), Goshen, New York.

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

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

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

  
OLIVIA SERDAREVIC

  
OLIVIA SERDAREVIC, EXECUTRIX

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE**

State of New York, County of NEW YORK ss:

State of New York, County of \_\_\_\_\_ ss:

On the 30th day of December in the year 2014 before me, the undersigned, personally appeared

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 2012 before me, the undersigned, personally appeared

OLIVIA SERDAREVIC

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

**STEVEN ABRAMS**  
Notary Public, State Of New York  
NO. 02AB6240823  
Qualified in Nassau County  
Commission Expires May 9, 2015

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE**

State (or District of Columbia, Territory, or Foreign Country) of \_\_\_\_\_ ss:

ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year 2012 before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

\_\_\_\_\_  
(Insert the City or other political subdivision)

In \_\_\_\_\_  
(and insert the State or Country or other place the acknowledgment was taken)

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS**

PARCEL 15-1-59 11-1-46  
COUNTY OR TOWN Orange  
STREET ADDRESS 19 Conklingtown Road and  
332-400 Harriman Drive

Recorded at Request of  
FIRST AMERICAN TITLE COMPANY

RETURN BY MAIL TO:



CERTLMAN BALIN ADLER & HYMAN, LLP  
90 Merrick Avenue  
East Meadow, NY 11554

Attr: Howard M. Stein, Esq.

IS SPACE FOR USE OF RECORDING OFFICE

SCHEDULE A

AS TO THE

A tract of land known as Section 15, Block 1, Lot 59 (Parcel 15-1-59), Town of Goshen, Orange County, New York being a portion of a tract of land conveyed to Sedarevic per Liber 2412 Page 61 of the Orange County records and shown as Lot 1 on a map entitled, "Conklington Subdivision, Town of Goshen, Orange County, New York dated 9-8-87, last revised 10-19-87 filed on December 3, 1987 as Map #8629 and being a portion of Lot 1 as shown on a map entitled, "Portion of the lands of The Federal Land Bank of Springfield Mass. (Kogut Farm) dated April 9, 1979 filed on April 20, 1979 as Map #4879 and being more particularly described as follows:

Beginning at the intersection of the southeasterly line of Parcel 15-1-7 a tract of land owned N/F Ferguson per Liber 5253 Page 237 with the northeasterly line of Conklingtown Road, being the northeasterly line of a 25' strip to be gratuitously dedicated to the Town of Goshen; thence,

Along said southeasterly line and the southeasterly line of Parcel 15-1-6-61 a tract of land owned N/F Capodanno per Liber 15633 Page 1232 and the southerly line of Parcel 15-1-6-62 a tract of land owned N/F Episcopo per Liber 11790 Page 1954 North 56° 13' 05" East 647.51'; thence,

Along a new line the following seven courses as shown on said File Map #8629, being along a portion of the southwesterly and southeasterly lines of Parcel 15-1-58 a tract of land owned N/F Sardarevic per Liber 2412 Page 61 South 35° 02' 15" East 43.50' to the southeasterly line of said Parcel 15-1-58; thence,

Along said southeasterly line the following six courses North 53° 35' 37" East 1388.28'; thence,

North 33° 43' 36" East 140.35'; thence,

North 28° 40' 42" East 500.65'; thence,

South 37° 53' 51" East 444.05'; thence,

South 51° 43' 14" East 296.62'; thence,

North 44° 53' 29" East 658.59' to the southwesterly line of Parcel 11-1-43 a tract of

Continued On Next Page

land owned N/F City of Portland per Liber 4817 Page 219; thence,  
Along a portion of said southwesterly line of said Parcel 11-1-45 South 40° 19' 30" East  
367.93'; thence,  
Along the southeasterly line of said Parcel 11-1-45 North 48° 09' 40" East 1311.00';  
thence,  
Along the southwesterly line of Parcel 11-1-46 a tract of land owned N/F Sordani's per  
Liber 2720 Page 277 being Lot 2 as shown on said Filled Map #4879 South 42° 34' 00"  
East 375.55'; thence,  
Along the northwesterly line of Parcel 11-1-62 a tract of land owned N/F Town of  
Goshen per Liber 2285 Page 705 and along a portion of the northwesterly line of Parcel  
11-1-49.2 a tract of land owned N/F Finl Brothers per Liber 2521 Page 103 the  
following four courses South 25° 41' 20" West 104.78'; thence,  
South 21° 32' 10" West 424.64'; thence,  
South 24° 05' 50" West 173.94'; thence,  
South 21° 07' 40" West 54.46'; thence,  
Continuing along the northwesterly line of Parcel 11-1-49.2 and along the northwesterly  
line of Parcel 11-1-69 a tract of land owned N/F Town of Goshen per Liber 2285 Page  
705 the following two courses South 45° 28' 00" West 122.34'; thence,  
South 50° 21' 40" West 536.52'; thence,  
Along the southwesterly line Parcel 11-1-62, 11-1-65 and 11-1-64 tracts of land owned  
N/F Town of Goshen per Liber 2285 Page 705 and the southwesterly line of said Parcel  
11-1-49.2 the following six courses South 38° 47' 40" East 323.80'; thence,  
South 40° 28' 10" East 136.97'; thence,  
South 39° 09' 00" East 497.05'; thence,  
South 40° 34' 50" East 160.75'; thence,  
South 39° 41' 10" East 682.62'; thence,  
South 40° 25' 00" East 532.56'; thence,  
Along a northwesterly line of said Parcel 11-1-49.2 South 49° 14' 40" West 639.52';  
thence,  
Along a northeasterly line of Parcel 15-1-51.2 a tract of land owned N/F Eilman per  
Liber 4086 Page 220 North 40° 57' 15" West 320.30'; thence,

Continued On Next Page

Along the northwesterly line of said Parcel 15-1-51.2 South 48° 48' 50" West 657.05'; thence;

Along the northeasterly line of Parcel 15-1-50 a tract land owned N2/2 Village of Goshen per L. 2377 Page 194 and the northeasterly line of Parcel 15-1-8 tract land owned N1/2 Village of Goshen per L. 746 Page 294 the following seven courses North 38° 33' 48" West 1089.36'; thence;

North 38° 31' 12" West 267.28'; thence;

North 46° 52' 12" West 442.08'; thence;

North 40° 11' 18" West 109.52'; thence;

North 39° 10' 45" West 293.52'; thence;

Along the northwesterly line of said Parcel 15-1-8 the following five courses South 46° 49' 24" West 280.90'; thence;

North 56° 34' 36" West 418.72'; thence;

South 59° 02' 30" West 422.77'; thence;

South 50° 30' 20" West 348.24'; thence;

South 49° 31' 25" West 773.50' to the northeasterly of the aforementioned Conklingtown Road; thence;

Along said northeasterly line of said Conklingtown Road the following two courses North 40° 02' 11" West 493.28'; thence;

North 42° 22' 54" West 572.34' to the POINT OF BEGINNING of the herein described tract containing 166.79 acres more or less.

1

SCHEDULE A

AS TO LOT 46:

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

BEGINNING at a point being the southeasterly corner of lands now or formerly of the County of Orange, said point also being the southeasterly ending line for a service road, said service road now known as Harlan Drive;

RUNNING THENCE from said beginning along the southeasterly taking line for said service road, known as Harlan Drive, the following 66 courses and distances:

- South 42 degrees 00 minutes 67 seconds East 619 feet;
- South 48 degrees 48 minutes 48 seconds East 1042.60 feet;
- South 49 degrees 20 minutes 48 seconds East 153.80 feet;
- South 41 degrees 20 minutes 48 seconds East 117.70 feet;
- South 29 degrees 00 minutes 48 seconds East 115.40 feet; and
- South 41 degrees 41 minutes 48 seconds East 54.00 feet to a point at the northeasterly corner of the lands of Victor Blanco;

THENCE the lands of said Blanco, South 69 degrees 59 minutes 12 seconds West 182.50 feet to an iron pipe stake;

THENCE along the same South 41 degrees 41 minutes 48 seconds East 212.42 feet to an iron pipe found in a stone wall on the boundary line between the lands of Blanco and the lands now or formerly of Russell Investment Company;

THENCE along the lands now or formerly of the said Russell Investment Company, being a stone wall the following the courses and distances:

Continued On Next Page

South 49 degrees 39 minutes 00 seconds West 765.82 feet;  
South 49 degrees 30 minutes 00 seconds West 852.88 feet;  
South 51 degrees 20 minutes 00 seconds West 101.59 feet;  
South 49 degrees 09 minutes 00 seconds West 617.57 feet; and  
South 43 degrees 24 minutes 12 seconds West 227.82 feet to an intersecting  
stone wall in the line of lands now or formerly of Arcadia Hills Company, Inc.;

THENCE along the lands now or formerly of Arcadia Hill Company, Inc. being  
partly a stone wall North 40 degrees 06 minutes 40 seconds West 183.70 feet to  
a corner formed by the intersection of the extension of two stone walls;

THENCE through the lands of the Federal Land Bank of Springfield, Mass.,  
North 42 degrees 34 minutes 03 seconds West 376.65 feet to a 24 inch oak tree  
at the southeasterly corner of the lands now or formerly of Marygrove Interprises,  
Inc.;

THENCE along the easterly line of lands now or formerly of said Marygrove  
Interprises, Inc. being a wire fence North 86 degrees 11 minutes 03 seconds  
West 678.80 feet to a point at the southeasterly end of a stone wall, said point  
being at the end of the stone course as described in a deed of Victor and Stella  
Blanco to Stanley Rogal dated June 18, 1928 and recorded in Orange County  
Clerk's Office in Book 1618 of Deeds at page 510;

THENCE through the lands of the Federal Land Bank of Springfield, Mass.,  
being a straight line course along or near a stone wall North 46 degrees 03  
minutes 40 seconds West 898.20 feet to a corner of a stone wall in the  
southeasterly line of lands now or formerly of Mamie Harkin;

THENCE along the southeasterly line of lands now or formerly of the said Harkin,  
being a stone wall North 49 degrees 49 minutes 33 seconds East 332.33 feet to a  
corner of a stone wall;

THENCE along the northeasterly line of lands of the said Harkin, being a  
stone wall North 33 degrees 36 minutes 30 seconds West 10.76 feet to a stone  
cut at another corner of a stone wall, said corner being at a corner of the  
boundary line between the Village of Goshen and the Town of Goshen;

THENCE along the southeasterly line of lands now or formerly of Ardyn Hill  
Hospital, being along the boundary line between the Village of Goshen and the  
Town of Goshen and being a stone wall North 46 degrees 20 minutes 20 seconds  
East 554.75 feet to a pole;

Continued On Next Page

THENCE along the same North 48 degrees 17 minutes 20 seconds East 289.86 feet to a point

THENCE along the same North 47 degrees 17 minutes 50 seconds East 352.05 feet to a corner of a stone wall

THENCE along the northerly line of lands now or formerly of the said Arden Hill Hospital, being along the boundary line between the Village of Goshen and the Town of Goshen, with 02 degrees 59 minutes 00 seconds West 32.38 feet to an iron rod found at the southeasterly corner of the lands now or formerly of the above mentioned County of Orange

THENCE along the southeasterly line of lands now or formerly of the said County of Orange, being along the boundary line between the Village of Goshen and the Town of Goshen, being a rail fence North 47 degrees 02 minutes 48 seconds East 884.41 feet to the place of BEGINNING.

Containing 104.895 acres of land more or less.

SUBJECT to a right of way to the lands of Maryanne Interspace, Inc. and others over a private road about 50 feet in width as now used, which runs in a southeasterly direction from the above mentioned service road, known as Harrison Drive through the above described 104.895 acre parcel.

SUBJECT to all right, title and interest of public utilities of record.