

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:

NAME(S) OF PARTY(S) TO DOCUMENT

P10 SECTION 17 BLOCK 1 LOT 524



Woodland Estates LLC
TO
Woodland Estates LLC

RECORD AND RETURN TO:
(name and address)

FIDUCIARY ABSTRACT, INC.
43 N. BROADWAY, NYACK, NY 10960
(845) 358-6020 FAX (845) 358-6148

THIS IS PAGE ONE OF THE RECORDING

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

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER Decl.

PROPERTY LOCATION

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

NO. PAGES 6 CROSS REF.
CERT. COPY ADD'L X-REF.
MAP# PGS.
PAYMENT TYPE: CHECK X
CASH
CHARGE
NO FEE

Taxable
CONSIDERATION \$
TAX EXEMPT
Taxable
MORTGAGE AMT. \$

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

Handwritten signature of Donna L. Benson

DONNA L. BENSON
ORANGE COUNTY CLERK

Received From Fiduciary Title

RECORDED/FILED
03/14/2008/ 11:08:13
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE # 20080027674
DECL / BK 12631 PG 1259
RECORDING FEES 43.00
Receipt#860225 maryp



DECLARATION OF CONSERVATION AGREEMENT

Agreement dated this 22nd day of January 2008 by and between WOODLAND ESTATES, LLC, c/o Dorfman Knoebel, Conway, Fury & Griffin, LLP, 51 North Broadway, Nyack, New York 10960 (collectively referred to as "OWNER").

WHEREAS, OWNER is owner of certain real property located in the Town of Goshen, County of Orange, State of New York described as being a portion of the Town of Goshen Tax Lot Section 17, Block 1, Lots 5.21 and known as Lot #25 on map ^{#46-08} filed in the Orange County Clerks Office ^{on 11/30/08} known as "Subdivision of Houston Estates, prepared by Lanc & Tully"(hereinafter referred to as the "Conservation Area") and more particularly described in Schedule A ; and

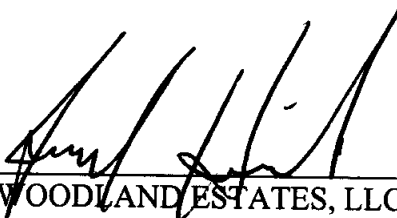
WHEREAS, OWNER on behalf of itself, its successors and assigns desires to enter into a conservation agreement for purposes of protecting said Conservation Area,

NOW, THEREFORE, in consideration of \$1.00 and other good and valuable consideration OWNER, its successors and assigns do hereby agree as follows:

1. That OWNER its successors and assigns agree that any disturbance of the "Conservation Area" annexed hereto as Schedule "A", including clearing, filling, excavating, removal of trees and brush is prohibited, and that the "Conservation Area" shall not be used for any development or for the construction of any buildings or other structures, including sheds, other than for agricultural purposes without review and approval of the proposed construction by the Town of Goshen Planning Board. This restriction shall not apply to the area noted as Lot 25 that is permitted to build a single family house together with associated water well and septic system. This shall not prohibit the use of the conservation area for ingress, egress, access and right of way and utility lines including sewer, water, gas, electric, telephone, cable or drainage, and construction of residences and ancillary structures as set forth in Schedule "A"

if any, as shown on the approved final subdivision known as Houston Estates Subdivision Plan, supporting maps and final subdivision .

2. That this conservation area shall be subject to a conservation easement district and by future owners shall cooperate in the filing of a petition for conservation easement area..
3. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of New York.
4. This Agreement shall be binding upon the present and future owners of the aforesaid properties, their heirs, distributees, successors, and assigns, those holding any interest therein, and those acquiring any subsequent possessory rights therein, and shall run with the land.



WOODLAND ESTATES, LLC
By JACOB HIRSCH, Manager

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

DESCRIPTION
DEED RESTRICTED OPEN SPACE WITHIN LOT NO. 25
HOUSTON SUBDIVISION
TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK

FEBRUARY 9, 2007

All that certain plot, piece, or parcel of land situate in the Town of Goshen, County of Orange, State of New York, said lands being shown as Lot No. 25 on a map entitled "Subdivision Plan for Houston, Town of Goshen, Orange County, New York", dated December 2, 2004, last revised February 1, 2007 prepared by Lanc & Tully Engineering and Surveying, P.C., said lands being more particularly bounded and described as follows:

Beginning at a point being the easterly corner of lands herein described, said point being the intersection of the northwesterly line of NYS Route 17A with the southwesterly line of Houston Road; thence running along the northwesterly line of said NYS Route 17A, being the southeasterly line of lands herein described on the following six (6) courses and distances: (1) South $47^{\circ}-09'-03''$ West, as per Filed Map No. 10416, a distance of 238.70 feet; (2) South $45^{\circ}-42'-03''$ West, a distance of 192.02 feet; (3) South $42^{\circ}-59'-17''$ West, a distance of 456.96 feet; (4) South $42^{\circ}-59'-00''$ West, a distance of 168.14 feet to a point of curvature; (5) on a curve to the right having a radius of 3,770.00 feet, an arc length of 369.48 feet, as defined by the chord South $45^{\circ}-47'-25''$ West, 369.34 feet to a point of tangency; and (6) South $48^{\circ}-35'-55''$ West, a distance of 262.24 feet to a point being the southerly corner of lands herein described and lying on the northeasterly line of lands now or formerly Myruski; thence running along a portion of the northeasterly line of lands of said Myruski, being the southwesterly line of lands herein described (7) North $41^{\circ}-26'-25''$ West, a distance of 315.35 feet to a point being the southwesterly corner of lands herein described and lying on the easterly line of lands now or formerly D & J, LLC; thence running along a portion of easterly line of lands of said D & J, LLC, being the westerly line of lands herein described on the following two (2) courses and distances: (8) on a curve to the left having a radius of 2,576.00 feet, an arc length of 852.50 feet, as defined by the chord North $14^{\circ}-08'-55''$ East, 848.62 feet to a point of tangency; and (9) North $04^{\circ}-40'-05''$ East, a distance of 1,188.49 feet to a point being the northerly corner of lands herein described and lying on the southwesterly line of Houston Road; thence running along the southwesterly line of said Houston Road, being the northeasterly line of lands herein described on the following five (5) courses and distances: (10) South $48^{\circ}-43'-18''$ East, a distance of 54.15 feet; (11) South $50^{\circ}-29'-08''$ East, a distance of 295.86 feet; (12) South $48^{\circ}-35'-10''$ East, a distance of 139.33 feet; (13) South $45^{\circ}-02'-41''$ East, a distance of 369.68 feet; and (14) South $44^{\circ}-15'-52''$ East, a distance of 672.83 feet to the point or place of beginning.

Excepting from the above premises herein described an area within Lot No. 25 designated as a building envelope on the previously mentioned map, being more particularly bounded and described as follows:

DESCRIPTION - CONTINUED
DEED RESTRICTED OPEN SPACE WITHIN LOT No. 25
HOUSTON SUBDIVISION
TOWN OF GOSHEN, ORANGE COUNTY, NEW YORK

FEBRUARY 9, 2007

Beginning at a point being the northwesterly corner of lands herein described, said point being on a curve to the left having a radius of 2,576.00 feet, an arc length of 852.50 feet, as defined by the chord North 14°-08'-55" East, as per Filed Map No. 10416, 848.62 feet; North 83°-55'-28" East, 151.12 feet from a point lying on the northeasterly line of lands now or formerly Myruski, being the southwesterly corner of Lot No. 25 as shown on the previously mentioned map; thence running through said Lot No. 25 on the following five (5) courses and distances: (1) North 86°-08'-43" East, a distance of 108.73 feet to a point being the northeasterly corner of lands herein described (2) South 03°-51'-17" East, a distance of 209.84 feet to a point being the southeasterly corner of lands herein described; (3) North 82°-04'-08" West, a distance of 241.75 feet to a point being the southwesterly corner of lands herein described; (4) on a curve to the left having a radius of 2,626.00 feet, an arc length of 68.24 feet, as defined by the chord North 07°-11'-12" East, 68.24 feet; and (5) North 47°-00'-00" East, a distance of 148.09 feet to the point or place of beginning.

Containing: 32.833± acres (Deed Restricted Open Space)

Premises herein described being a portion of Tax Map Lot No. 5.24, in Block 1, within Section 17, as shown on the Tax Maps of the Town of Goshen, Orange County, New York, dated 2006.

Premises herein described being a portion of the same premises as described in Liber 5914 of Deeds at Page 28, as filed in the Orange County Clerk's Office.

Premises herein described being subject to any other easements, rights-of-way, covenants or restrictions of record.

openspace#25.desc.doc

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

On the 22nd day of January in the year 2008, before me the undersigned, a Notary Public in and for said State, personally appeared JACOB HIRSCH, 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.

Linda Rankin
Notary Public

Linda Rankin
Notary Public, State of NY
No. 01 RA508258
Qualified in Orange County
Commission Expires May 20, 2010