

OFFER OF DEDICATION FOR HIGHWAY PURPOSES

KNOW ALL MEN THAT BEACON 226 MAIN STREET LLC, with offices at One East Main Street, Beacon, New York 12508, (hereinafter the “Grantor”), Party of the First Part, DOES HEREBY OFFER in dedication to the City of Beacon, a municipal corporation with its offices and place of business at One Municipal Plaza, Beacon, New York 12508:

WITNESSETH:

WHEREAS, the GRANTOR is the owner of certain parcel of land located in the City of Beacon, identified as Tax Grid No 130200-6054-38-156634 and more particularly described in a certain deed dated April 16, 2018 and recorded in the Dutchess County Clerk’s Office on May 2, 2018, as document number 02-2018-3173, and further described on a Subdivision Map entitled “Subdivision Plat prepared for Beacon 226 Main Street, LLC”, dated April 20, 2018, last revised July 13, 2018, prepared by TEC Land Surveyors, which Subdivision Map was filed in the Dutchess County Clerk’s Office, as Filed Map No. 514A; and

WHEREAS, the Grantor wishes to record a formal Irrevocable Offer of Cession and Dedication for a strip of land for highway purposes as shown on said subdivision plat and described in Schedule “A” attached hereto.

NOW, THEREFORE, the undersigned Grantor covenants and warrants that it is seized of title of said premises in fee simple, and has good and unencumbered right to convey same, and hereby irrevocably offers to grant, cede and convey and dedicate to the grantee, for public highway purposes, all that certain plot or piece of land, more particularly described in Schedule “A” attached hereto (the “Land Offered for Dedication”);

At the time of such acceptance of this Offer, the grantor hereby covenants that title to the Land Offered for Dedication will be free and clear of all liens and grantor will submit a title policy to the City Council of the City of Beacon demonstrating same;

The aforesaid Offer shall be irrevocable from the date hereof and may be accepted by the City Council of the City of Beacon at any time hereafter by the adoption of a resolution accepting the Offer of Dedication.

IN WITNESS WHEREOF, the GRANTOR has executed this Irrevocable Offer of Cession and Dedication as of the date first set forth above.

Dated:

BEACON 226 MAIN STREET LLC

By _____
Gary Joseph, Member

State of New York, County of Dutchess, ::

On the day of in the year 2019 before me, the undersigned, personally appeared Gary Joseph, 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.

Notary Public

Description of Dedication

Proposed Dedication to the City of Beacon

Beginning at a point on the east side of St Luke's Place, said point being the southwest corner of Lot 2 as shown on a map entitled, "Subdivision Plat Prepared for Beacon 226 Main Street LLC" prepared by TEC Land Surveying and filed with the Dutchess County Clerk's office on April 5, 2019 as Map No. 514A; Thence along the southern boundary of Lot 2, South 58° 11' 27" East a distance of 51.46 feet to a point; Continuing South 63° 18' 12" East a distance of 51.62 feet to a point on the division between Lots 2 & 3 of said Map No. 514A; Thence through Lot 3, South 57° 57' 01" East a distance of 63.21 feet to a point; Thence along lands, now or formerly, of Piga (L. 1938 p. 373) South 28° 50' 35" West a distance of 4.80 feet to a point on the north side of Union Street; Thence along the old road line of Union Street, North 59° 56' 11" West a distance of 166.40 feet to a point on the east side of St Luke's Place; Thence along said road North 31° 42' 53" East a distance of 5.53 feet to the Point of Beginning.

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

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

THIS INDENTURE, made the _____ day of _____, in the year 2019

BETWEEN

BEACON 226 MAIN STREET, LLC, with offices at One East Main Street, Beacon, New York 12508, party of the first part,

CITY OF BEACON, with offices at One Municipal Plaza, Beacon, New York 12508 party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) and 00/100 - - - - - dollars 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 situate, lying and being in the CITY OF BEACON, County of Dutchess and State of New York, being more particularly bounded and described in Schedule "A" attached hereto and made a part hereof.

BEING the same premises conveyed to the Grantor herein by deed dated April 16, 2018 and recorded May 2, 2018 in the Dutchess County Clerk's Office as document number 02-2018-3173.

This conveyance does not constitute all or substantially all of the assets of the Grantor.

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.

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