

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS
(INDIVIDUAL OR CORPORATION) FORM 8007

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR
SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made this 15 day of May, 2017,

between

PROSPECT REALTY SYNDICATE INC., having a place of business at 1100 Route 9, Fishkill, New
York 12524

party of the first part, and

CITY OF BEACON, a municipal corporation, having an address of One Municipal Plaza, Beacon, New
York 12508

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents
(\$10.00), 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 City of Beacon, County of Dutchess and State of New York, being
more particularly described in Schedule "A" annexed hereto and made a part hereof.

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.

PROSPECT REALTY SYNDICATE INC.

By: 

Name: ARTHUR DIODONIDIS

Title: PRESIDENT

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

On the 15 day of May, 2017, before me, the undersigned, personally appeared Arthur De Dominicis, 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)

PAUL B. SUPPLE
Notary Public, State of New York
No. 01SU4827109
Qualified in Dutchess County
My Commission Expires June 30, 2018

Deed

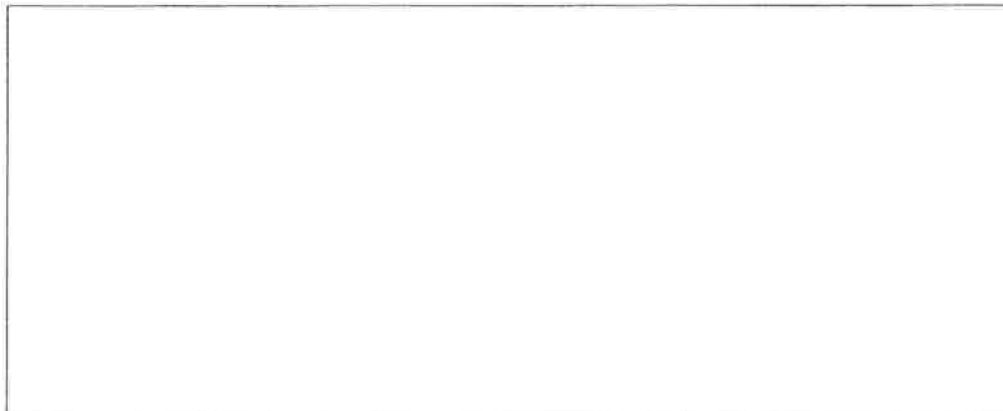
Title No. n/a

PROSPECT REALTY SYNDICATE INC.	Part of
To	Section: 6054
	Block: 13
CITY OF BEACON	Lot: 223470
	Town/City: East Fishkill

Return By Mail To:

Nicholas M. Ward-Willis, Esq.
Keane & Beane, P.C.
445 Hamilton Avenue, 15th Floor
White Plains, New York 10601

Reserve This Space For Use Of Recording Office:



SCHEDULE "A"

DESCRIPTION
AREA OF DEDICATION
LANDS OF PROSPECT REALTY SYNDICATE, INC.
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

All that certain plot, piece, or parcel of land situate in the City of Beacon, County of Dutchess, State of New York, said lands begin shown as an area to be dedicated to the City of Beacon for road purposes on a map entitled "Subdivision Plat Prepared for Karn Management Corp., Situate in the City of Beacon, Dutchess County, New York", dated June 11, 1987, prepared by Dennis E. Walden, LS, said lands being more particularly bounded and described as follows:

BEGINNING at a point being the southwesterly corner of lands herein described, said point lying at the intersection of the easterly line of Wolcott Avenue with the northwesterly line of Judson Street;

THENCE running along the easterly line of said Wolcott Avenue, being the westerly line of lands herein described,

- (1) North 01 degrees, 06' 10" West, as per Filed Map No. 8158, a distance of 57.36 feet, to a point lying on the southerly line of Lot 1, as shown on the previously mentioned map;

THENCE running along the southerly line of said Lot 1, being the northerly line of lands herein described,

- (2) On a curve to the left, having a radius of 25.00 feet, an arc length of 57.99 feet, as defined by the chord South 67 degrees, 33' 05" East, 45.84 feet, to a point being the northeasterly corner of lands herein described and lying on the northwesterly line of Judson Street;

THENCE running along the northwesterly line of said Judson Street, being the southeasterly line of lands herein described,

- (3) South 46 degrees, 00' 00" West, a distance of 57.36 feet, to the point or place of BEGINNING;

Containing 0.016 ± acres.

Premises herein described being a portion of Tax Map Lot No. 223470, in Block 13, within Section 6054, as shown on the Tax Maps of the City of Beacon, Dutchess County, New York, dated 2015.

Premises herein described being a portion of the same premises as described in Instrument No. 21999-09238, as filed in the Dutchess County Clerk's Office.

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

OFFER OF DEDICATION FOR LAND USED FOR JUDSON STREET

WHEREAS, pursuant to Filed Map #8158 dated June 11, 1987, certain property located at 796 Wolcott Avenue was to be dedicated by Karn Management Corp. to the City of Beacon for the realignment of Judson Street; and

WHEREAS, there is no record of the City accepting the offer of dedication and Judson Street was nevertheless realigned and now encroaches upon a portion of 796 Wolcott Avenue; and

WHEREAS, the City must acquire ownership rights to the portion of 796 Wolcott Avenue encroached upon by Judson Street (the "Property") so that Judson Street can continue to operate as a City road; and

WHEREAS, the current owner of 796 Wolcott Avenue, Prospect Park Realty Syndicate, Inc. has executed a deed and supporting documents transferring the Property to the City; and

WHEREAS, the City Council after due consideration, has determined that the City should accept the offer of dedication of the Property.

NOW, THEREFORE, BE IT RESOLVED, that the City of Beacon City Council, in accordance with Article 8 of the State Environmental Conservation Law and 6NYCRR Part 617 and upon review of the EAF and all other materials prepared for this unlisted action, hereby adopts the attached Negative Declaration; and

BE IT FURTHER RESOLVED, that the Mayor or City Administrator are authorized to accept the offer of dedication of the Property and the Mayor or City Administrator are authorized to sign any and all documents necessary to implement this Resolution.

The undersigned, owner of the property herein, states that he is familiar with the map, its contents, legends, and scale and hereby certifies to all said items and conditions as stated herein and to the title of this map.

Subscribed and sworn to before me at _____, this _____ day of _____, 1907.

John G. Clark
Approved by a resolution of the Housing Board
of the City of Boston, New York on the
2nd day of October, 1967, subject to
all requirements and conditions of said contract,
his change, measure, or modification, or addition to
the plan on approval, that will not appear.
Signed this 12th day of October, 1967

QUINCY COUNTY
CLERK'S OFFICE
RECEIVED
Oct 19 12 48 PM '87



NOTES:
L. Construction equipment, materials and disk
stock piled within site.

~~SHM Ensemble is to be graded in
the City of Boston.~~

Area to be dedicated to The City of Beacon for food purposes

Owner/Subdividers Kern Management Corp.
9 Ada Drive
Wappinger Falls, New York

Tax Map Designation: 0064 13 222476.

Zoning Designation: LB - Local Business

Any alteration or addition to this survey is a violation of Section 7203 of the New York State Election Law, except as per Section 7203 Sub-Article 2.

All certifications given are valid for this assignment
regardless of whether it is a new or existing order.
It is the responsibility of the assignor to ensure
that the assignee is properly trained.

Dennis E. Walden - 9 Miller St. Beacon, NY



I hereby certify that the survey shown herein is based on an actual field survey completed on August 26, 1987 and that this map was completed on September 10, 1987.

Certified to:

Westfield Supply, Inc.
 1000 N. 1st St., Suite 100, Westfield, MA 01095
 Tel: 417-253-1111, Fax: 417-253-1112

Dr. Pierre E. Delaballe
Georges E. Walten R. C. 1010 L. N. 40250

SUBDIVISION PLAT
PREPARED FOR
KARN MANAGEMENT CORP.
SITUATE IN THE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
SCALE: 1 in. = 20 ft. June 11, 1997
Revised: August 2002

FM #8158
FILED 10/19/1987