

TOWN OF WASHINGTON PLANNING BOARD
Application Forms and Procedures

Meetings:

- The Planning Board meets on the first Tuesday of each month starting at 7:30 PM.
- Special meetings may be called by the Planning Board Chair and shall be noticed pursuant to the Open Meetings Law.
- If the date of any meeting is cancelled due to inclement weather, lack of quorum or other conflict, the meeting may be scheduled for another night and the new meeting day and time will be posted and made public pursuant to the Open Meetings Law.

Deadlines:

All submittals are due no later than 12:00 PM (noon) two weeks prior to the Planning Board monthly meeting. There shall be no exceptions.

All applications shall include the following:

- Original and four (4) copies of the completed application forms with supporting affidavits.
- Two full-size sets of maps and two reduced size (24" x 18" / "C" size sheet) sets of maps depicting the proposed activity and prepared in accordance with the requirements of the Town Zoning Law and Subdivision Regulations as follows:
 - Subdivision Sketch Plan – §41 of the Subdivision Regulations
 - Subdivision Preliminary Plat – §42 of the Subdivision Regulations
 - Subdivision Final Plat – §43 of the Subdivision Regulations
 - Site Plan/Special Permit Application – §483 of the Town Zoning Law
- A copy of the deed for the properties involved.
- Survey information must be recent (showing all current property improvements) or recently re-certified by a New York State Licensed Surveyor.
- *Short Form Environmental Assessment Form. Applicants are advised that the Planning Board may require the applicant to provide a Long Form Environmental Assessment Form where the Board determines that the Short Form does not provide sufficient information about the application. * *Download from DEC website*
- Agricultural data statement, if applicable.
- Recent aerial photo at a scale of 1:200 or less with tax parcels delineated.
- **All applications shall include a digital copy of all applications, forms, documents and maps. Electronic files may be submitted on a flash drive or via email to npatrick@washingtontny.org. The digital copy shall be in a pdf, jpeg or other suitable write protected image format capable of being opened and viewed using standard Windows based software.**

APPLICATION PROCEDURES

1. All applications and submittals are formally received as of the date of the next regular meeting.
2. Maps and supporting documentation will be forwarded by the Town to the Planning Board's Consultant upon receipt.
3. All maps must comply with the Town requirements for preliminary plats and site plans. In addition, all submissions must contain enough engineering data to enable a proper engineering and planning review in accordance with the Zoning Law. If maps either fail to comply with the code requirements or are so deficient as to fail to support a proper engineering and planning review, the result may be the denial of approval and the requirement of a new application and applicable fees.
4. The Planning Board's Consultant shall conduct an initial review for completeness and zoning compliance and shall prepare a report to the Planning Board. The Town Consultant may request the assistance of the Planning Board's Engineer and other professionals during the completeness review. The Planning Board's Consultant may contact the project applicant, or the applicant's identified professional, regarding any items found to be incomplete.
5. **A public hearing will be set only after the Board is satisfied that the applicant has addressed all comments and questions to the satisfaction of the Board.**
6. An application is not considered to be complete until a Negative Declaration has been issued or a DEIS has been received and declared complete.
7. The Board shall act on an application within 62 days of the close of the public hearing on a complete application.

NOTES

- In addition to other notes as may be required by the Board, the applicant shall include as notes on the map the following:
 1. Driveway Construction Guidelines
 2. Erosion Control Guidelines

ACTIONS OF THE PLANNING BOARD

1. Prior to making a decision on the application, the Planning Board shall make a determination of significance under the State Environmental Quality Review Act. The Planning Board may open the public hearing prior to the determination of significance in order to obtain public comment on the issues of environmental concern.
2. Decisions of approval or disapproval will be made no more than sixty two (62) days after the closing of a public hearing on a complete application. The decision of the

Planning Board will be filed with the Town Clerk within five (5) business days of the date of the decision.

3. Disapproval of an application will require the resubmission of a preliminary application if the applicant wishes to pursue further consideration of the plan.
4. Conditional approval of a Plat will expire on the one hundred eightieth (180th) day after the conditional approval granted by the Planning Board. Upon request, the Planning Board may extend the conditional approval for no more than two (2) additional periods of ninety (90) days each, if the request is warranted and received in a timely manner.
5. The Plat will be void if it is revised after Planning Board signature. No changes, erasures, modifications or revisions shall be made on any plat after the plat has been signed by the Page 3 Board. If the recorded plan contains any changes, the plat shall be considered void, and the Planning Board shall take action to remove the plat from county records.

FEES

- All fees are due at the time an application is submitted. Application fees are not refundable. Fees shall be paid with separate checks to cover the following: (1) Escrow Funds; and (2) Application and Lot Line Fee. Recreation Fees are due and payable at the time of Final Subdivision Approval. The signature of the Chair on the final plat will be withheld pending payment of all outstanding amounts. Checks shall be made payable to the Town of Washington.

[Fee Schedule](#) (Click Here for Fee Schedule PDF file)

Escrow Funds Schedule

- \$750.00 Initial Deposit.
- The fee will be used to pay the cost of consultant fees incurred by the Planning Board to review the application.
- The Initial Deposit amount may be adjusted up or down by the Planning Board based upon the type, size and complexity of the application.
- The applicant shall be periodically advised as to the need to replenish the Escrow Funds.
- Any unexpended deposit amounts will be returned to the applicant.
- Approval of all applications is expressly conditioned on the payment of all fees, including all escrow fees.

TOWN OF WASHINGTON
FEE SCHEDULE
PLANNING BOARD

Applicant's Name: Global Self Storage, Inc.

Property Address: 3814 Route 44, Millbrook, New York 12545

Fees are made payable to the "Town of Washington" and are due at the time the application is submitted.

Fee Type	Amount	Amount Due	Date Paid
SUBDIVISION:			
Preliminary Approval Minor: Up to 4 Lots			
Application Fee:	\$750.00		
Fee Per New Lot	\$250.00 per lot		
Final Approval	\$750.00*		
Final Approval Up to 4 lots	\$200.00 per lot*		
Recreation Fee Per New Lot	\$4,000.00 per lot		
Preliminary Approval Major: 5 or more lots			
Application Fee	\$850.00		
Fee Per New Lot	\$250.00		
Final Approval	\$850.00*		
Fee Per New Lot	\$200.00 per lot*		
Recreation Fee Per Lot	\$4,000.00		
Lot Line Change			
Up to 5.99 acres	\$600.00		
6.0 – 15.99 acres	\$900.00		
16.00 or greater	\$1,200.00		
Site Plan	\$600.00		
Special use Permit	\$600.00		
Wetlands Permit	\$600.00		
ESCROW: Due with every application	\$750.00 minimum		

*To be paid whether or not the Planning Board waives the requirements for Final Approval.

Adopted 4/12/18

**Town of Washington Planning Board
Combined Application Form**

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan	_____	Preliminary Subdivision	_____
Final Subdivision	_____	Lot Line Revision	_____
Site Plan	_____	Special Use Permit	<u> x </u>

Name of Subdivision or Site Plan: _____

Detailed Description of Proposed Activity:

Global Self Storage, Inc. ("Global") proposes use of one temporary graphic, non-illuminated sign, measuring 29' x 9', labeled "Grand Opening - All climate controlled / storage units available" on front of building on Tax ID No. 135889-6865-00-666482, facing Route 44. This sign is intended for use temporarily until June 2020. Global also proposes use of one graphic, non-illuminated logo sign, measuring 15' x 9', labeled "Global Self Storage" on left end of building on Tax ID No. 135889-6865-00-666482, facing Route 44. This sign is intended to be used permanently.

Name of Applicant(s): Global Self Storage, Inc.

Address: 3814 Route 44, Millbrook, New York 12545

Telephone: (845) 677-7200

Email address mwinmill@globalselfstorage.us

Name and Address of Record Owner(s): SSG Millbrook LLC (formerly Tuxis Real Estate II LLC)

3814 Route 44, Millbrook, New York 12545

Tax Map Number of all parcels: 135889-6865-00-666482

~~1) Application Data for All Applications:~~

a) Total acreage involved in application: _____

b) Total contiguous acreage controlled by applicant/owner¹: _____

c) Total number of existing structures: _____

d) Type of existing structures: _____

e) Total square footage of all new construction: _____

f) Estimated value of new construction or addition: _____

g) Type of construction or activity proposed: (Check all that apply)

New Construction: Residential _____ Commercial _____ Institutional _____

Expansion: Residential _____ Commercial _____ Institutional _____

Home Occupation: _____

Change in Use: _____

Other: _____

h) Data for Subdivision and Lot Line Applications Only:

i) Total number of lots proposed: _____

ii) What is the size of the smallest lot proposed? _____

iii) What is the size of the largest lot proposed? _____

iv) Number of private driveways proposed: _____

v) Number of common driveways proposed: _____

vi) Maximum number of lots serviced by a common driveway: _____

2) Property Data for All Applications:

a) Attach a copy of the current deed and any easements affecting the property to this application.

b) Zoning District: H-M

1. Shall include lands owned by family members of the applicant, and any corporation(s), partnership(s), limited liability company(ies) or other entities in which the applicant has an interest.

c) Are there agricultural and/or forestry exemptions affecting the property?

No Yes _____. If yes, please list in detail:

~~d) Subdivision/Line Line Applications Only~~

i) Preliminary Plat includes _____ acres and tentatively includes _____ future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is _____ (define measure: acres/square feet).

ii) Does subdivider intend to request any waivers or variances from the Subdivision Regulations upon submission of Final Plat for approval? No _____ Yes _____. If yes, please list in detail:

iii) Does subdivider intend to submit a single subdivision plat for filing with County Clerk for all property in the Preliminary Plat? Yes _____ No _____. If no, state the number of sections to be filed _____.

Name and Address of Professional Engineer: N/A

Telephone: _____

Email
Name and Address of Licensed Land Surveyor: N/A

Telephone: _____

Email
Name and Address of Attorney: Joshua E. Mackey, Esq., Mackey Butts & Wise LLP

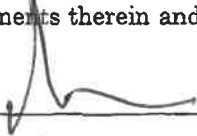
3208 Franklin Avenue, Millbrook, New York 12545

Email jmackey@mbwise.com; gdehaan@mbwise.com

Telephone: 845-677-6700

The signature of the Owner or Agent of the Owner below shall mean that the applicant is familiar with and will comply with the requirements of the Town Zoning Law, the Town Subdivision Regulations and any additional of amendments therein and other appropriate Town ordinances and regulations.

Applicant Signature:

A handwritten signature in black ink, consisting of a vertical line that curves to the right at the top and then continues horizontally to the right.

Date:

04/28/2020

AFFIDAVIT TO BE COMPLETED BY APPLICANT/OWNER

State of New York }
County of Dutchess } ss:

MARK C. WENMILL being duly sworn, deposes and says:

1. That he/she resides at 640 SHUTTFIELD RD, WASHINGTON, NY 12596 in the County of Dutchess and the State of NY. That he/she is the Owner / Agent of the Owner of the within property as described in the foregoing application for Subdivision / Site Plan / Special Use Permit approval(s) and that the statements contained therein are true to the best of his/her knowledge and belief.
2. That we hereby authorize JOHN MAREY MARK C. WENMILL, of Global Self Storage, Inc., to act as our representative in all matters regarding the application that may come before the Town of Washington Planning Board.
3. That he/she has the legal right to make or authorize the making of said application.
4. That he/she understands that the Town of Washington Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

Applicant/Owner

Applicant/Owner

Patricia S. Keeley
Notary Public

Patricia S. Keeley
Notary Public, State of New York
Qualified in Dutchess County
Reg No.: 01KE4750781
Commission Expires June 30, 2023

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York }
County of Dutchess } ss:

Andrew Williams being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for Global Self Storage, Inc. and that he/she has been duly authorized by the owner in fee to make such application and that the foregoing statements contained therein are true to the best of his/her knowledge and belief.
2. That he/she resides at 640 SUTHERLAND RD., MILLERTON, NY 12546 in the County of _____ and the State of _____.
3. That he/she is the OFFICER OF THE COMPANY THAT OWNS of the within property as described in the foregoing application for Subdivision / Site Plan / Special Use Permit approval(s) and that the statements contained therein are true to the best of his/her knowledge and belief.
4. That he/she understands that the Town of Washington Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

[Signature]
Agent/Owner

Agent/Owner

Patricia S. Keeley
Notary Public
Patricia S. Keeley
Notary Public, State of New York
Qualified in Dutchess County
Reg No.: 01KE4750781
Commission Expires June 30, 2023



DUTCHESS COUNTY CLERK RECORDING PAGE

RECORD & RETURN TO:

STEPHEN E DIAMOND ESQ
75 WASHINGTON ST
POUGHKEEPSIE NY 12601

RECORDED: 04/26/2004
AT: 11:43:46
DOCUMENT #: 02 2004 4627

RECEIVED FROM: CARTHAGE ABSTRACT

GRANTOR: BAILY CHRISTOPHER M
GRANTEE: TUXIS REAL ESTATE II LLC

RECORDED IN: DEED
INSTRUMENT TYPE:

TAX
DISTRICT: WASHINGTON

EXAMINED AND CHARGED AS FOLLOWS:

RECORDING CHARGE: 94.00 NUMBER OF PAGES: 4
TRANSFER TAX AMOUNT: 1,380.00
TRANSFER TAX NUMBER: #007401
E & A FORM: Y
TP-584: Y

*** DO NOT DETACH THIS
*** PAGE
*** THIS IS NOT A BILL

COUNTY CLERK BY: AKK / _____
RECEIPT NO: R38886
BATCH RECORD: C00267

Colette M. Lafuente

COLETTE M. LAFUENTE
County Clerk



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

1380-
4) 39
1474

THIS INDENTURE, made the 19th day of April, in the year Two Thousand Four
BETWEEN CHRISTOPHER M. BAILEY, residing at 32 North Main Street,
Sharon, Connecticut 06069

party of the first part, and TUXIS REAL ESTATE II LLC, as Assignee, having
offices at 11 Hanover Square, New York, NY 10005

party of the second part,
WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 (\$10.00) 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, with the buildings and improvements thereon erected, situate, lying and being
in the TOWN OF Washington, County of Dutchess and State of New York,
being more particularly bounded and described as follows:

See Schedule A attached 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.

IN PRESENCE OF:

Christopher M. Bailey
Christopher M. Bailey

STATE OF NEW YORK, COUNTY OF ~~Dutchess~~
On the 19th day of April in the year 2004
before me, the undersigned, personally appeared
Christopher M. Bailey

, 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 acknowl-
edged 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 on behalf of which the
individual(s) acted, executed the instrument.



BETHANY A. RALPH
Notary Public, State of New York
No. 81-4887588
Qualified in New York County
Commission Expires June 4, 2006

STATE OF _____, COUNTY OF _____
On the _____ day of _____ in the year _____
before me, the undersigned, a Notary Public in and for said State,
personally appeared

_____, 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/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof);
that he/she/they know(s)

to be the individual described in and who executed the foregoing
instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed
his/her/their name(s) as a witness thereto

(add the following if the acknowledgment is taken outside NY State)
and that said subscribing witness made such appearance before
the undersigned in the (insert the city or other political subdivision and
the State or country or other place the proof was taken).

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No. CAR-1944
CHRISTOPHER M. BAILEY
TO
TUXIS REAL ESTATE II, LLC



STATE OF _____
On the _____ day of _____ in the year _____
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 acknowl-
edged 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 on behalf of which the
individual(s) acted, executed the instrument

(add the following if the acknowledgment is taken outside NY State)
and that said subscribing witness made such appearance before
the undersigned in the (insert the city or other political subdivision and the State or
country or other place the acknowledgment was taken).

STATE OF _____, COUNTY OF _____
On the _____ day of _____ in the year _____
before me personally came

to me known, who, being by me duly sworn, did depose and say
that he resides at
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.

SECTION 135889-6865
BLOCK 00
LOT 680502-0000
COUNTY OR TOWN Dutchess County
STREET ADDRESS 3826 Route 44
Millbrook, NY 12545

Recorded at Request of WASHINGTON TITLE

RETURN BY MAIL TO:

Stephen E. Diamond, Esq.
Gellert & Quartararo, P.C.
75 Washington Street
Poughkeepsie, NY 12601-2303

Schedule A Description

All that certain plot, piece or parcel of land situate, lying and being in the Town of Washington, County of Dutchess and State of New York, being more particularly bounded and described as follows:

Beginning at an iron pipe in the southerly line of U.S. Route 44, State Highway No. 568, being the northwesterly corner of lands of Gaston and being the northeasterly corner of the herein described parcel; thence running along the westerly line of lands of said Gaston, S 25 deg. 19' 50" W 136.86 feet to an iron rod; thence running along a northerly and easterly line of other lands of Cliffer Realty Co., Inc. S 82 deg. 30' 00" W 94.87 feet to an iron rod and N 07 deg. 30' 00" W 115.00 feet to an iron rod in the southerly line of the above mentioned U.S. Route 44; thence along the southerly line of same N 82 deg. 30' 00" E 169.07 feet to the point or place of beginning.

BEING the same premises conveyed by deed from David E. Roberts and Linda M. Roberts to Christopher M. Bailey, dated March 7, 2002 and recorded March 13, 2002 at Document Number 02-2002/2520 in the Dutchess County Clerk's Office.



DUTCHESS COUNTY CLERK RECORDING PAGE

RECORD & RETURN TO:

MCLAUGHLIN & STERN LLP
ATTN SHAWN B PRATT ESQ
3304 FRANKLIN AVE PO BOX 1369
MILLBROOK NY 12545

RECORDED: 02/13/2004
AT: 11:44:45
DOCUMENT #: 02 2004 2784

RECEIVED FROM: SNEERINGER MONAHAN PROVOST

GRANTOR: PAUL A BALDOVIN TRUST
GRANTEE: TUXIS REAL ESTATE LLC

RECORDED IN: DEED TAX
INSTRUMENT TYPE: DISTRICT: WASHINGTON

EXAMINED AND CHARGED AS FOLLOWS:

RECORDING CHARGE: 100.00 NUMBER OF PAGES: 6
TRANSFER TAX AMOUNT: 2,140.00
TRANSFER TAX NUMBER: #005994
E & A FORM: Y *** DO NOT DETACH THIS
TF-584: Y *** PAGE
*** THIS IS NOT A BILL

COUNTY CLERK BY: MOK / _____
RECEIPT NO: R14426
BATCH RECORD: D001B1

Colette M. Lafuente

COLETTE M. LAFUENTE
County Clerk





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

Handwritten notes: 46, 404, 2140, 2240

THIS INDENTURE, made on JANUARY 30, 2004

BETWEEN

PAUL A. BALDOVIN & MARY T. BALDOVIN AS TRUSTEES
OF THE PAUL A. BALDOVIN TRUST, DATED MARCH 17, 2000
AND EMIL PANICHI
C/O 2 LAGRANGE AVENUE
POUGHKEEPSIE, NY 12601

party of the first part, and
TUXIS REAL ESTATE, LLC
11 HANOVER SQUARE
NEW YORK, NY 10005

party of the second part,
WITNESSETH, that the party of the first part, in consideration of FIVE HUNDRED THIRTY FIVE
THOUSAND AND 00/100 (\$535,000.00)

dollars,

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, 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, situated,
lying and being in the TOWN OF WASHINGTON, County of Dutchess and
State of New York bounded and described as follows.

BEGINNING at a point on the southerly side of Route 44,
said point being 302.62 feet westerly from the northwest corner
of lands now or formerly Gaston; running thence southerly along
the easterly division line of the herein described parcel and
the westerly line of lands now or formerly Tarricone (Liber
1533 cp 892), south 7' 30' 00" east 115.00 feet to a point
running thence easterly along Tarricone's southerly division
line and along lands now or formerly Lonske (Liber 1576 cp 596)
north 82' 30' 00" east 223.82 feet to a point marking the
easterly division line of the herein described parcel and the
westerly line of the aforementioned Gaston; running thence
along the same, and along lands now or formerly Bishop (Liber
1295 cp 560) south 25' 19' 50" west 215.40 feet to a point
marking the southerly division line of the herein described
parcel and the northerly and easterly division line of lands
now or formerly Ciferri Realty Co., Inc. (Liber 1331 cp 360);
running thence along the same, south 82' 30' 00" west 258.21
feet to a point marking the westerly division line of the
herein described parcel; running thence along the same, north
7' 30' 00 west 296.00 feet to a point on the southerly side of
the aforementioned Route 44; running thence along the same
north 82' 30' 00" east 151.18 feet to the point or place of
beginning.

TOGETHER with an easement and/or right of way for the
purpose of ingress and egress to Route 44 over the westerly 15
feet of a .27 acre parcel of land adjoining the above described
parcel at the intersection of its easterly boundary with Route
44.

ALSO an easement over the northerly 60 feet of said .27 acre parcel as set forth in Liber 1344 cp 354. TOGETHER with a right of way over a parcel of land .35 acre conveyed by Ciferri Realty Co., Inc. to Paul Massarelli (Liber 1367 cp 187).

SUBJECT to an easement to the State of New York for maintenance of plantings as described in Liber 1203 of Deeds at Page 588 in Dutchess County Clerk's Office and SUBJECT to an 60 foot easement described in Liber 1356 of Deeds at Page 255 in Dutchess County Clerk's Office.

BEING the same premises conveyed by Paul A. Baldwin, Emil Panichi and Frank G. Straub, Sr. to Paul A. Baldwin and Emil Panichi by deed dated December 28, 1993 and recorded in the Dutchess County Clerk's Office on December 30, 1993 in Liber 1938 of Deeds at Page 178 and by deed from Paul A. Baldwin as to one-half undivided interest to Paul A. Baldwin and Mary T. Baldwin as Trustees of the Paul A. Baldwin Trust dated March 17, 2000, dated March 8, 2001 and recorded March 16, 2001 as Document No. 02-2001-2148.

The above premises are also described in a recent survey by Harry J. Bly, Land Surveyor, entitled "Survey Map Prepared for Tuxis Corporation" dated September 26, 2003, with a revision date of January 23, 2004 as follows:

BEGINNING at a point marked by an iron rod found at the southerly side of New York State Route 44, said point being the northeasterly corner of the herein described parcel and the northwesterly corner of lands of Mabbettsville Convenience Store, Inc. described in Liber 1967 of Deeds at page 203; thence along the same, on a line of no physical bounds, S 07 deg 30' 00" E 115.00 feet to an iron rod found; thence continuing along lands of Mabbettsville Convenience Store, Inc. described in Liber 1967 of Deeds at page 203 and Liber 2031 of Deeds at page 68, in part and partly along lands of Christopher M. Bailey described in Deed Document 2002-2520, on a line of no physical bounds, N 82 deg 30' 00" E 223.82 feet to the northeasterly corner of the herein described parcel; thence along lands of Verda Company NV. described in Liber 1839 of Deeds at page 462, in part and partly along lands of Alexandra Bishop described in Liber 1295 of Deeds at page 560, on a line of no physical bounds, S 25 deg 19' 50" W 215.40 feet to the southeasterly corner of the herein describe parcel; thence along lands of Mabbettsville Realty Corp. described in Deed Document 1999-

7394 on lines of no physical bounds, S 82 deg 30' 00" W 258.21 feet and N 07 deg 30' 00" W 296.00 feet to a point at the southerly side of New York State Route 44; thence along the same, N 82 deg 30' 00" E 151.18 feet to the point or place of beginning.

CONTAINING 1.71 ACRES OF LAND

TOGETHER with an easement and/or right-of-way for the purpose of ingress and egress to New York State Route 44 over the westerly 15-feet of a .27 acre parcel of land adjoining the above described parcel at the intersection of its easterly boundary with New York State Route 44, also an easement over the northerly 60-feet of said point .27 acre parcel as set forth in Liber 1344 of Deeds of page 354.

TOGETHER with a right-of-way over a parcel of land .35 acre conveyed by Ciferri Realty Company, Inc. to Paul Massarelli described in Liber 1367 of Deeds at page 187.

SUBJECT to an easement to the State of New York for maintenance of plantings as described in Liber 1203 Deeds at page 588 in Dutchess County Clerk's Office.

SUBJECT to a 60-foot easement described in Liber 1356 of Deeds at page 255 in Dutchess County Clerk's Office.

BEING and intended to be all of that certain tract or parcel of land described in a conveyance from Paul A. Baldwin, Emil Panichi and Frank G. Straub, Sr. to Paul A. Baldwin and Emil Panichi by Deed dated 28 December 1993 and recorded at the Dutchess County Clerk's Office in Liber 1938 of Deeds at page 178.

SUBJECT to utility easements of record.

The survey description set forth above is taken from a survey ordered by the party of the second part and is included in this deed at the request of the party of the second part.

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:

PAUL A. BALDOVIN TRUST

Paul A. Baldwin
BY: PAUL A. BALDOVIN, TRUSTEE

Mary T. Baldwin
BY: MARY T. BALDOVIN, TRUSTEE

Emil Panichi
EMIL PANICHI

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)
State of New York, County of DUTCHESS ss.1

On 1/20/20, 2004 before me, the undersigned, personally appeared PAUL A. BALDOVIN, MARY T. BALDOVIN & EMIL PANICHI 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.

Carol J. Leo
(signature and office of individual taking acknowledgment)
NOTARY PUBLIC, State of New York
Qualified in Dutchess County
Commission Expires June 30, 2010

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b)
State of _____ County of _____ ss.1

On _____ 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 _____

(insert city or political subdivision and state or county or other place acknowledgment taken)

(signature and office of individual taking acknowledgment)

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of _____ } ss.1
County of _____

On _____ before me, the undersigned, personally appeared _____

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number, if any, thereof):

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

If taken outside New York State insert city or political subdivision and state or county or other place acknowledgment taken. And that said subscribing witness(es) made such appearance before the undersigned in _____

(signature and office of individual taking acknowledgment)

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No. _____

PAUL A. BALDOVIN TRUST

TO

TUXIS REAL ESTATE, LLC

SECTION _____
BLOCK _____
LOT _____
COUNTY OR TOWN _____

RETURN BY MAIL TO:

SHAWN B. PRATT, ESQ.
MCLAUGHLIN & STERN, LLP
3304 FRANKLIN AVE - PO BOX 1369
MILLBROOK, NY 12545
Zip No. _____

Recorded by:
Sneeringer Monahan Provost
Redgrave Title Agency, Inc.
800 724-7858 Title No.: 1037845

Reserve this space for use of Recording Office.