

**ATTACHMENT B**

**PROPERTY DEED AND EASEMENT INFORMATION**



\*001369182\*

LIBER 6866 PAGE 336

THIS INDENTURE, made the 31st day of May, nineteen hundred and Sixty-eight  
BETWEEN

A. MILANO & SONS, INC., a New York Corporation having its principal  
place of business at (no number) Albany Post Road, Croton-on-Hudson,  
New York,

party of the first part, and

VILLAGE OF CROTON-ON-HUDSON, NEW YORK, a Municipal Corporation with  
offices at (no number) VanWyck Street, Croton-on-Hudson, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar  
and other valuable consideration paid by the party of the second part, does  
hereby grant and release unto the party of the second part, the distributees  
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 im-  
provements thereon erected, situate, lying and being in the Village of Croton-  
on-Hudson, Town of Cortlandt, County of Westchester and State of New York,  
bounded and described as follows:

BEGINNING at an iron pipe in the pavement on the westerly side of former  
Benedict Boulevard, said pipe being distant 213.84 feet on a bearing of  
N. 20° 47' 10" W. from an iron pipe driven in the ground at the northwesterly  
intersection of Croton Point Avenue with former Benedict Boulevard; and running

Thence along the westerly side of former Benedict Boulevard N. 20° 47' 10" W.  
95.10 feet to the taking line of the State of New York;

Thence along said taking line N. 36° 24' 00" W. 123.62 feet;

Thence S. 68° 43' 50" W. 65.58 feet to the easterly side of a 50 foot wide  
easement granted to A. Milano and Sons, Inc. by the New York Central Railroad  
Co. and recorded in a deed dated May 3, 1962 in the Office of the County Clerk  
of Westchester County in Liber 6202, pages 2 and 3;

Thence along said easement line, the following courses and distances;

S. 29° 35' 00" E. 76.21 feet; S. 24° 52' 00" E. 139.20 feet and N. 68° 43'  
50" E. 77.42 feet to the point and place of beginning.

Containing 16,535 square feet, more or less.

ALSO BEGINNING at a corner in the westerly taking line of the State of New  
York for the reconstruction of the Croton River-Peekskill State Highway No.  
657, said corner being distant 149.39 feet on a bearing of N. 36° 24' 00" W.  
from the intersection of said taking line with the westerly line of former  
Benedict Boulevard; running

Thence N. 18° 17' 50" W. 67.93 feet along said taking line;

Thence S. 68° 43' 50" W. 71.97 feet to the easterly line of easement granted  
by the New York Central Railroad Co. to A. Milano and Sons, Inc;

Thence S. 20° 46' 20" E. 26.00 feet along the line of said easement to a  
corner;

Thence S. 29° 35' 00" E. 67.44 feet along the line of said easement to the  
westerly corner of Area "E";

69522

TAX STAMPS  
ATTACHED \$ 99.00  
JUL - 1 1969

Thence N. 68° 43' 50" E. 65.58 feet along the northerly line of Area "E" to the aforementioned taking line of the State of New York;

Thence along said taking line N. 36° 24' 00" W. 25.77 feet to the point and place of beginning.

Containing 6260 square feet, more or less.

ALSO the following two easements being in the Village of Croton-on-Hudson, Town of Cortlandt, Westchester County and State of New York, for all purposes of ingress and egress by foot or by vehicle over the following described two parcels of land:

BEGINNING at a point on the northwesterly property line of lands of the Village of Croton-on-Hudson, said point being 10.00 feet distant on a bearing of N. 68° 43' 50" E. from the westerly corner of Parcel No. 2 described in a deed dated May 15, 1964 between the New York Central Railroad Company and the Village of Croton-on-Hudson and recorded in the Office of the County Clerk of Westchester County in Liber 6404, pages 386 and 387, said point being also the westerly corner of Area "B" previously described; running

Thence N. 68° 43' 50" E. 34 feet, more or less, to the line of the easterly curb of the westerly island in a parking lot owned by the Village of Croton-on-Hudson;

Thence N. 20° 23' 00" W. 85 feet;

Thence S. 68° 43' 50" W. 39 feet, more or less, to the westerly line of a 50' wide easement granted to A. Milano & Sons, Inc. by the New York Central Railroad Company and described in a deed dated May 3, 1962 and recorded in the Office of the County Clerk of Westchester County in Liber 6202, pages 2 and 3;

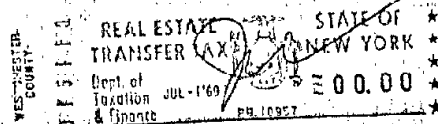
Thence along the westerly line of said easement S. 24° 52' 00" E. 85.5 feet, more or less, to the point and place of beginning.

BEGINNING at a point on the northwesterly property line of lands of the Village of Croton-on-Hudson, said point being 60.11 feet distant on a bearing of N. 68° 43' 50" E. from the westerly corner of Parcel No. 2 described in a deed dated May 15, 1964 between the New York Central Railroad Company and the Village of Croton-on-Hudson and recorded in the Office of the County Clerk of Westchester County in Liber 6404, pages 386 and 387; running

Thence N. 24° 52' 00" W. 139.20 feet along the easterly line of a 50 foot easement granted to A. Milano & Sons, Inc. by the New York Central Railroad Company;

Thence N. 29° 35' 00" W. 36.71 feet, more or less, along the easterly line of said easement to a point where a line extended from the easterly side of the westerly island of the parking lot of the Village of Croton-on-Hudson, said parking lot being Parcel No. 2 above mentioned, said line being parallel to the westerly line of said parking lot, intersects the easterly line of the aforementioned easement;

Thence S. 20° 23' 00" E. 175.5 feet, more or less, to the northerly line of said parking lot at the easterly side of said westerly island;



Thence N. 68° 43' 50" E. 16 feet, more or less, along the northerly line of said parking lot (Parcel No. 2) to the point and place of beginning.

ALSO releasing unto the Village of Croton-on-Hudson, Town of Cortlandt, County of Westchester and State of New York, any and all rights to an easement heretofore granted to the party of the first part by the New York Central Railroad Company and described as follows:

BEGINNING at an iron pipe driven in the pavement formerly on the westerly line of Benedict Boulevard distant N. 20° 47' 10" W. 213.84 feet from an iron pipe driven in the ground on the northwesterly line of Croton Point Avenue where said Croton Point Avenue formerly intersected the westerly side of Benedict Boulevard; and running

Thence S. 20° 47' 10" E. 50.00 feet to a corner;

Thence S. 68° 43' 50" W. 123.96 feet to a corner;

Thence N. 24° 52' 00" W. 50.10 feet to a corner;

Thence N. 68° 43' 50" E. 127.53 feet to an iron pipe driven in the pavement, the point and place of beginning,

the above described Area "B" being a portion of an easement granted by the New York Central Railroad Company to A. Milano and Sons, Inc. in a deed dated May 3, 1962 and recorded in the Office of the County Clerk of Westchester County in Liber 6202, Pages 2 and 3, and referred to in a deed between the New York Central Railroad Company and the Village of Croton-on-Hudson dated May 15, 1964 and recorded in the Office of the County Clerk of Westchester County in Liber 6404, pages 385, 386 and 387.

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 distributees or successors and assigns of the party of the second part forever.

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 costs 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

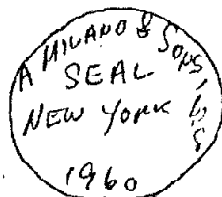
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

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

IN PRESENCE OF:

A. MILANO & SONS, INC.

By: Angelo Milano Jr



STATE OF NEW YORK )  
 ) ss.  
 COUNTY OF WESTCHESTER )

On the 31<sup>st</sup> day of May, 1968, before me came ANGELO MILANO, JR.,  
 to me known, who, being by me duly sworn, did depose and say that he resides  
 at 18 Church Street, Croton-on-Hudson, New York, that he is the Vice President  
 of A. Milano & Sons, 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; that he signed his name  
 thereto by like order.

*Carl R. D'Alvia*

CARL R. D'ALVIA  
 Notary Public, State of New York  
 No. 613140  
 Qualified in Westchester County  
 Term Expires March 30, 1971

*A. M. HARRIS & SONS INC.*

*To*

*UNION OF CANTON  
HARRIS NY*

Property affected by this instrument  
is situate in the City  
in the County of Westchester, New York

*DEED.*

*LAND AFFRATED LIES IN  
THE VILLAGE OF CANTON  
ON HARRIS, TOWN OF  
CANTON, WEST CO. NY*

*Red To*

*Joseph K. HARRIS  
11 Park Place*

*NYC NY  
10017*

*LOT 16 BLACK HILLS  
LOT 3C  
SHUT*

8.50 B - CP2 00103 7-1-69

RECEIVED  
WESTCHESTER COUNTY CLERK  
JUL 1 - 11 AM '69

RECEIVED CITY OF CANTON	
Stamp Date	7/1/69
Stamp Time	11:00 AM
Stamp No.	6866
Stamp Name	DEED
Stamp Address	11 Park Place, NYC, NY 10017
Stamp City	CANTON, NY
Stamp State	NY
Stamp Zip	10017
Stamp Total	1.50
Stamp Returned	7/1/69

The foregoing instrument was endorsed for record as follows: The property affected by this instrument is situate in the TOWN OF CANTON County of Westchester, N. Y. A true copy of the original DEED

recorded JULY 1, 1969 at 11:03 AM

EDWARD N. VETRANO, County Clerk.