

TOWN OF MARLBOROUGH

Building Department
PO BOX 305 - MILTON N.Y. 12547
(845) 795-2406 Ext # 7

APPLICATION FOR SHORT TERM RENTAL CERTIFICATION

* This application must be filled out completely and a approval letter from the Town of Marlborough Planning board must be attached.

Property Owner Contact Information :

Owners Name : MARK FRANKOS
Address : 387 Lattintown Rd.
Marlboro NY 12542
Phone : 646.248.3713
Cell Phone : 646.248.3713
Email : markfrankos@gmail.com
Section-Block-Lot _____

Property Information :

Section-Block-Lot 108.2.9.06

Address : 387 Lattintown Rd.
Marlboro NY 12542

District Location : ☐R ☐R-1 ☒RAG-1

Is this a : ☒Single Family Home ☐Detached Dwelling ☐Bed & Breakfast

Is this property ☐directly next door ☐across the street ☒same property to the OWNER

Number of bedrooms : 6 Number of bathrooms : 7

WATER ☒Private ☐Municipal SEWER ☒Private ☐Municipal

Number of parking spaces available : 6

Maximum Occupancy for overnight guest : 10

Any other structures on the property ? Yes. An old poolhouse.

Is approval from the Town of Marlborough Planning Board attached ☐YES ☐NO

CHECKLIST FOR SHORT TERM RENTAL CERTIFICATION

I. The following shall be submitted to the Building Department for a Annual Short Term Rental Certification

1. ☒ Completed Application
2. ☐ Application Fee (\$500.00 Payable to Town of Marlborough - waived first year)
* Plus \$50.00 per bedroom over one bedroom
3. ☐ Fire Inspection Fee (\$100.00 Payable to the Town of Marlborough)
4. ☒ Copy of deed (Proof of Ownership)
5. ☐ Copy of Tax Bill (Proof of address)
6. ☒ Planning Board approval letter (attached)

II. The following items shall be required with submittal for Short Term Rental Certificate :

1. ☒ Exterior Plot Plan Showing all existing structures on the property including :
 - a. ☒ Property Boundaries
 - b. ☒ Parking Layout
2. ☒ Floor Plan of Home - all floors including basement
3. ☒ Copy of Safety Egress Plan - To be posted in rental unit on back of each bedroom door
4. ☒ Emergency Contact Information and 911 Address - To be posted in rental unit
5. ☒ Proof of registration of the Short Term rental with Ulster County

Notice : Only those structures and uses that have received a Certificate of Occupancy may be legally occupied pursuant to the Marlborough Town Code. The issuance of the Short Term Certificate does not mean that ALL structures , or portions thereof, on said property may be legally occupied. Only structures permitted by this application shall be deemed legally occupied.

Acknowledgment : This Short Term Rental Certificate application is a annual application and is subject to a annual renewal fee set forth by the Town of Marlborough and listed in the town fee schedule. This application is also subject to revocation or non-renewal if applicant fails to adhere to the Codes of the Town of Marlborough (examples but not limited to : noise, property maintenance, parking, signs, snow removal etc.)

Under penalties of perjury, I declare that I have completed this application and to the best of my knowledge and belief it is true, correct and complete, and I further declare that I have the authority to sign this application and that I am the owner of the said property.

Print Name MARK FRANKOS

Date _____

Signature of Owner 

Ulster County
Nina Postupack
County Clerk
Kingston, NY 12401



60 2017 00001065

Volm-6115 Pg-119

Instrument Number: 2017- 00001065

As

Recorded On: January 20, 2017

D01 - Deed

Parties: FANNIE MAE

To

FRANKOS MARK C

Billable Pages: 5

Recorded By: HUDSON UNITED TITLE SERVICES LLC

Num Of Pages: 5

Comment:

**** Examined and Charged as Follows: ****

D01 - Deed	65.00	RP:5217-125	125.00	Tax Affidavit TP 584	5.00
Recording Charge:	195.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	632.00	158,000.00	2769	Basic	0.00
MARLBOROUGH				Local	0.00
				Additional	0.00
				Special Additional	0.00
				Transfer	632.00
Tax Charge:	632.00				

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

File Information:

Record and Return To:

Document Number: 2017- 00001065

HUDSON UNITED TITLE SERVICES LLC

Receipt Number: 1556123

95 S MIDDLETOWN RD

Recorded Date/Time: January 20, 2017 04:39:23P

NANUET NY 10954

Book-Vol/Pg: Bk-D VI-6115 Pg-119

Cashier / Station: k ktsc / Cashier Workstation 7



Nina Postupack

Nina Postupack Ulster County Clerk

S 108.2
B 9 5
L 26 30
tn:

BARGAIN AND SALE DEED

THIS INDENTURE, dated as of 12/13/, 2016

Effective as of 12-13-2016

BETWEEN

Fannie Mae A/K/A Federal National Mortgage Association
Having an address at: PO Box 650043, Dallas, TX 75265

party of the first part,

^C
Mark Frankos
residing at: 239 East 33rd St., Apt 1B, New York, NY 10016

party of the second part,

WITNESSETH, that the party of the first part, in consideration of \$ 158,000.00 (One Hundred Fifty-Eight Thousand and 00/100 Dollars) 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 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 County of Ulster, State of New York, bounded and described as follows:

^A
Town of Marlborough

See Attached Schedule A, annexed hereto and made a part hereof, said property being commonly known as: **387 Lattintown Road, Marlboro, NY 12542**

Being and intended to be the same as in deed dated May 27, 2016 from Asaf Ahmet to Federal National Mortgage Association recorded on June 23, 2016 in the Ulster County Clerk's Office in Instrument Number: 2016-00008216.

This transaction is made in the regular course of grantors business.

This conveyance has been made with the unanimous consent in writing of all the stockholders of the party of the first 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

CHECKED (1)
ENTERED (1)
MARK/OFF 11

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.

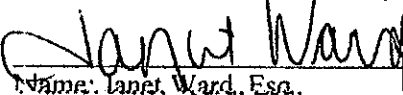
GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$189,600.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$189,600.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

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

**Fannie Mae A/K/A Federal National Mortgage Association By:
Rosicki, Rosicki & Associates, PC as Attorney in Fact**

By:


Name: Janet Ward, Esq.
Title: Managing Attorney

STATE OF NEW YORK)

) ss.

COUNTY OF NASSAU)

On the 7 Day of December in the year 2016 before me, the undersigned, personally appeared Janet Ward, Esq. of Rosicki, Rosicki & Associates, P.C. as Attorney in Fact for **Fannie Mae A/K/A Federal National Mortgage Association**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) described in the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), 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 the City of Plainview, State of New York.

Margaret A. Gangi
Notary Public, State of New York
No. 01GA6149498
Qualified in Nassau County
Commission Expires 2-19-18


Notary Public

Fannie Mae A/K/A Federal National Mortgage Association

TO

Mark Frankos

BARGAIN AND SALE DEED

SEC.: 108.2
BLOCK: 9
LOT: 26

RECORD AND RETURN TO:

Hudson United Hns 22655
Michael ~~McCauley~~ ESQ
25 Main Street
Goshen NY 10925

✓
RER HUDSON UNITED
TITLE SERVICES, LLC
95 S. MIDDLETOWN RD.
NANUET, NY 10954

Title Resources Guaranty Company

Title Number: **HAS-22655**

SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, designated as Lot 1 as shown on a map entitled "Minor Subdivision Prepared For Joseph Rapisardi & Rose Gilbert", filed in the Ulster County Clerk's Office on October 26, 1979 as map #4041 and being more particularly bounded and described as follows;

BEGINNING at a point marked by an iron pipe found in the northerly line of Lattintown Road, also being County Road No. 85, at the division line of the herein described Lot 1 and Lot 3 of the aforementioned filed map;

THENCE South 48 degrees 27 minutes 24 seconds West for a distance of 33.13 feet along the northerly line of Lattintown Road to a point;

THENCE South 52 degrees 34 minutes 09 seconds West for a distance of 160.02 feet along the same to a point in or near a stone headwall for 36" cast iron culvert;

THENCE North 49 degrees 38 minutes 41 seconds West for a distance of 193.78 feet along the northeasterly bounds of lands now or formerly of Tamburri, Liber 2463, Page 266 to a point in or near a drainage ditch;

THENCE North 15 degrees 08 minutes 26 seconds West for a distance of 115.89 feet continuing along said bounds of Tamburri and along a drainage ditch to a point;

THENCE North 37 degrees 52 minutes 37 seconds West for a distance of 348.91 feet along said bounds of lands of Tamburri passing through an iron pipe found on line at a distance of 101.70 feet, to a point in or near a macadam spillway;

THENCE North 74 degrees 31 minutes 08 seconds East for a distance of 194.32 feet across said spillway and continuing across and through an earth dam being the southerly line of Lot 4 as shown on a map entitled "Survey Map And Subdivision Map Of Lands Of Hassan Abie", filed in the Ulster County Clerk's Office on September 23, 1987 as map #7108A and being the southerly bounds of lands now or formerly of Cavoli, Liber 2800, Page 118 to a point marked by an iron pipe & iron rod found;

THENCE South 09 degrees 29 minutes 48 seconds West for a distance of 129.66 feet along the division line of the herein described lot 1 and Lot 2 of filed map #4041, being the westerly bounds of lands now or formerly of Marquis, Liber 3417, Page 139 to a point;

THENCE South 03 degrees 58 minutes 52 seconds East for a distance of 103.08 feet along the same to a point marked by an iron pipe & iron rod found;

THENCE South 81 degrees 33 minutes 21 seconds East for a distance of 216.12 feet along said division line being the southerly bounds of said lands of Marquis to a point;

THENCE South 11 degrees 52 minutes 51 seconds East for a distance of 68.77 feet along the division line of Lot 1 and Lot 3 of said filed map #4041, being the southwesterly bounds of lands now or formerly of Piazza, Liber 4648, Page 113 to a point;

THENCE South 56 degrees 51 minutes 45 seconds East for a distance of 115.00 feet along the same and along a wood stockade fence to a point;

THENCE South 41 degrees 32 minutes 36 seconds East for a distance of 70.51 feet along said division line and southwesterly bounds of said lands of Piazza to the POINT OR PLACE OF BEGINNING.

Being and intended to be the same premises conveyed to the grantor by deed dated 5/27/2016 and recorded 6/23/2016 in the Ulster County Clerk's Office in Document Number 2016-00008216.

FOR COUNTY USE ONLY

C1. SWIS Code

5,13,6,0,0

C2. Date Deed Recorded

1/20/17

C3. Book

6115

C4. Page

119

1065

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property
Location

387

Lattintown Road

* STREET NUMBER

* STREET NAME

Marlborough

* CITY OR TOWN

VILLAGE

12542

* ZIP CODE

2. Buyer
Name

Frankos

Mark

* LAST NAME/COMPANY

* FIRST NAME

* LAST NAME/COMPANY

* FIRST NAME

3. Tax
Billing
AddressIndicate where future Tax Bills are to be sent
if other than buyer address (at bottom of form)

FRANKOS

MARK C.

* LAST NAME/COMPANY

* FIRST NAME

239 EAST 33RD ST APT. 1B

* STREET NUMBER AND NAME

NEW YORK

* CITY OR TOWN

N.Y.

* STATE

10016

* ZIP CODE

4. Indicate the number of Assessment
Roll parcels transferred on the deed

1

of Parcels

OR

☐ Part of a Parcel

(Only If Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

☐

4B. Subdivision Approval was Required/Not Transferred

☐

4C. Parcel Approved for Subdivision with Map Provided

☐5. Deed
Property
Size

* FRONT FEET

* DEPTH

OR

2.00

* ACRES

6. Seller
Name

Federal National Mortgage

Association

* LAST NAME/COMPANY

* FIRST NAME

* LAST NAME/COMPANY

* FIRST NAME

7. Select the description which most accurately describes the
use of the property at the time of sale:

B. 2 or 3 Family Residential

Check the boxes below as they apply:

8. Ownership Type is Condominium

☐

9. New Construction or Vacant Land

☐

10A. Property Located within an Agricultural District

☐10B. Buyer received a disclosure notice indicating that the property is in an
Agricultural District☐

SALE INFORMATION

11. Sale Contract Date

10/11/2016

12. Date of Sale/Transfer

12/13/2016

13. Full Sale Price

153,000.00

(Full Sale Price is the total amount paid for the property including personal property.
This payment may be in the form of cash, other property or goods, or the assumption of
mortgages or other obligations.) Please round to the nearest whole dollar amount.14. Indicate the value of personal
property included in the sale

.00

Deed

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken (YY)

16

17. Total Assessed Value

236,000

18. Property Class

220

19. School District Name

Marlboro

20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

108.2-9-26

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful
false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Janet Ward, Managing Attorney

BUYER SIGNATURE

Mark C. Frankos

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or
entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible
party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Frankos

Mark

* LAST NAME

* FIRST NAME

(845)

615-8500

* AREA CODE

* TELEPHONE NUMBER (Ex. 9999999)

239

East 33rd st apt 1B

* STREET NUMBER

* STREET NAME

New York

NY

10016

* CITY OR TOWN

* STATE

* ZIP CODE

BUYER'S ATTORNEY

O'Keefe & McCann LLP

* LAST NAME

* FIRST NAME

(845)

615-8500

* AREA CODE

* TELEPHONE NUMBER (Ex. 9999999)

27 AMYOT CAMPBELL
Milton, NY 12547

Tax RECEIPT Enclosed

SWISS CODE	SWISS NO	DEBITED SWISS	TRANSACT NO	MOBILE NO	MOBILE NO
	0031164		1 OF 1	1	101875.120
FISCAL YEAR			WARRANT DATED		SWISS CODE
					513500
ESTIMATED STATE AID				SEE REVERSE FOR MORE INFORMATION	
FOR YOUR INFORMATION					



513600 108.2-9-26 001164

28156 Frankos Mark C
239 East 33rd St Apt 1B
New York, NY 10016

28156

PROPERTY DESCRIPTION & LOCATION		EXEMPTION	TAX PURPOSE	VALUE	EXEMPTION	TAX PURPOSE	VALUE
TX MAP NO.	513600 108.2-9-26						
LOCATION	387 Lattintown Rd						
DIMENSIONS	ACRES: 2.00						
SCHOOL DIST	MARLBORO CENTRAL						
PROPERTY CLASS	220						
Latta Lattintown Rd				THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT:		271264	
Cilea Cilea				THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS IS:		87.00%	
				THE ASSESSED VALUE OF THIS PROPERTY IS:		0	
LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE PRIOR YEAR	TAXABLE ASSESSED VALUE	TAX RATE PER \$1,000	TAX AMOUNT		
Marlboro Central	35162638	-3.1	236,000.00	28.59930700	6,749.44		
Marlboro Public Libr	969778	3.3	236,000.00	0.78876100	186.15		
				TOTAL TAX		6,935.59	

An estimated STAR check will be mailed to you upon issuance by the WFS Tax Department.
Any overpayment or underpayment can be reconciled on your next tax return or STAR credit check.

TAXPAYER'S COPY

BILL NO. 001164 TAX MAP NO. 513600 ACCOUNT 101875.120 BANK CODE
LOCATION 387 Lattintown Rd

TAXES PAID BY CHECK ARE SUBJECT TO COLLECTION

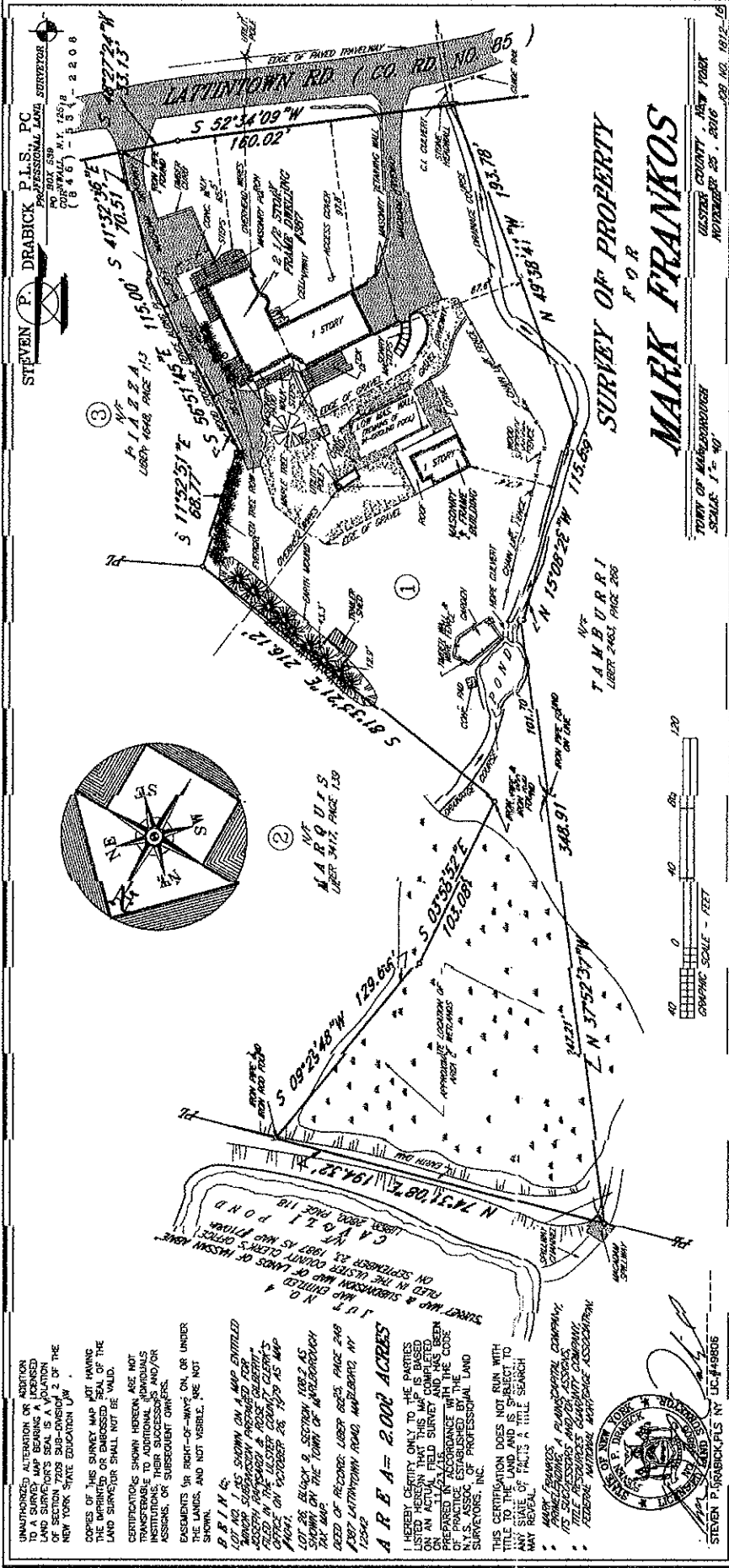
AMOUNT

6,935.59

*513600 108.2-9-26
Frankos Mark C
239 East 33rd St Apt 1B
New York, NY 10016

✻✻

Taxes Paid: \$6,935.59
Penalty Paid: \$0.00
Service Charge Paid: \$0.00
Payment Date: 09/30/2021
Batch: 66



UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP BEARING A JUDICIAL LAND SURVEY, MADE IN ACCORDANCE OF SECTION 2008 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEING THE MARRIAGE OR DIBESSED REAL OF THE LAND SURVEYOR SHALL NOT BE VALID. CERTIFICATIONS SHOWN HEREON ARE NOT INSTRUMENTS TO ADDITIONAL INSTRUCTIONS, ASSIGNMENTS, OR SUBSEQUENT OWNERS. DISSENTS OR RIGHT-OF-WAYS ON OR UNDER THE LAND, AND NOT VISIBLE, ARE NOT SHOWN.

P. L. M. G. LOT 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

AREA = 2.002 ACRES

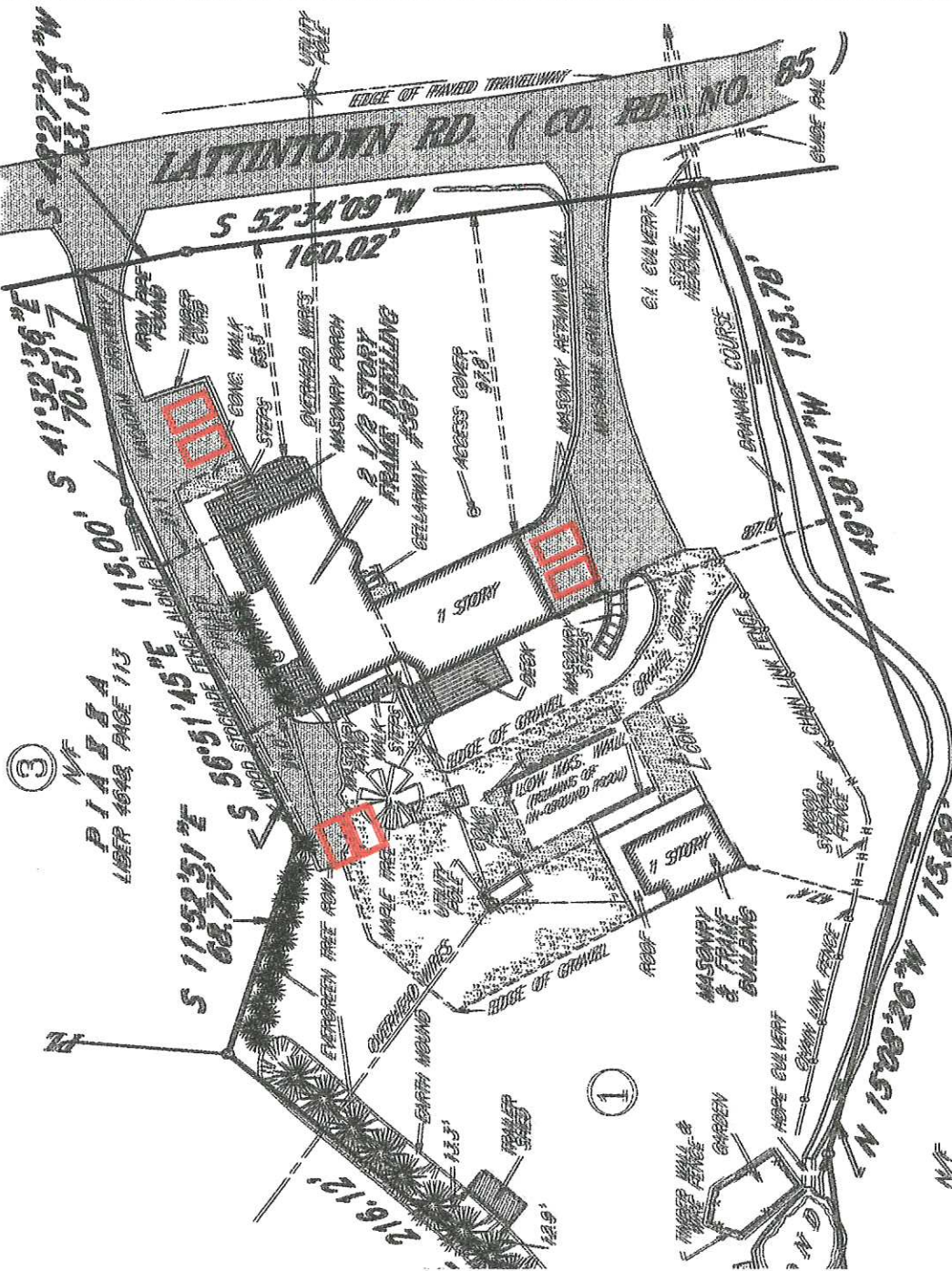
THIS CERTIFICATION DOES NOT RUN WITH THE TITLE TO THE LAND AND IS SUBJECT TO ANY RULES OF PRACTICE IN A TITLE SEARCH.

MARK FRANKOS, A REAL ESTATE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, TITLE RESOURCES COMPANY, FEDERAL NATIONAL MORTGAGE ASSOCIATION.



STEVEN P. DRABICK, P.L.S., PC, NO. 10000, NOVEMBER 25, 2016, UC-49806

STEVEN P. DRABICK P.L.S., P.C.
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 689
 CORNWALL, N.Y. 12518
 (845) 334-006

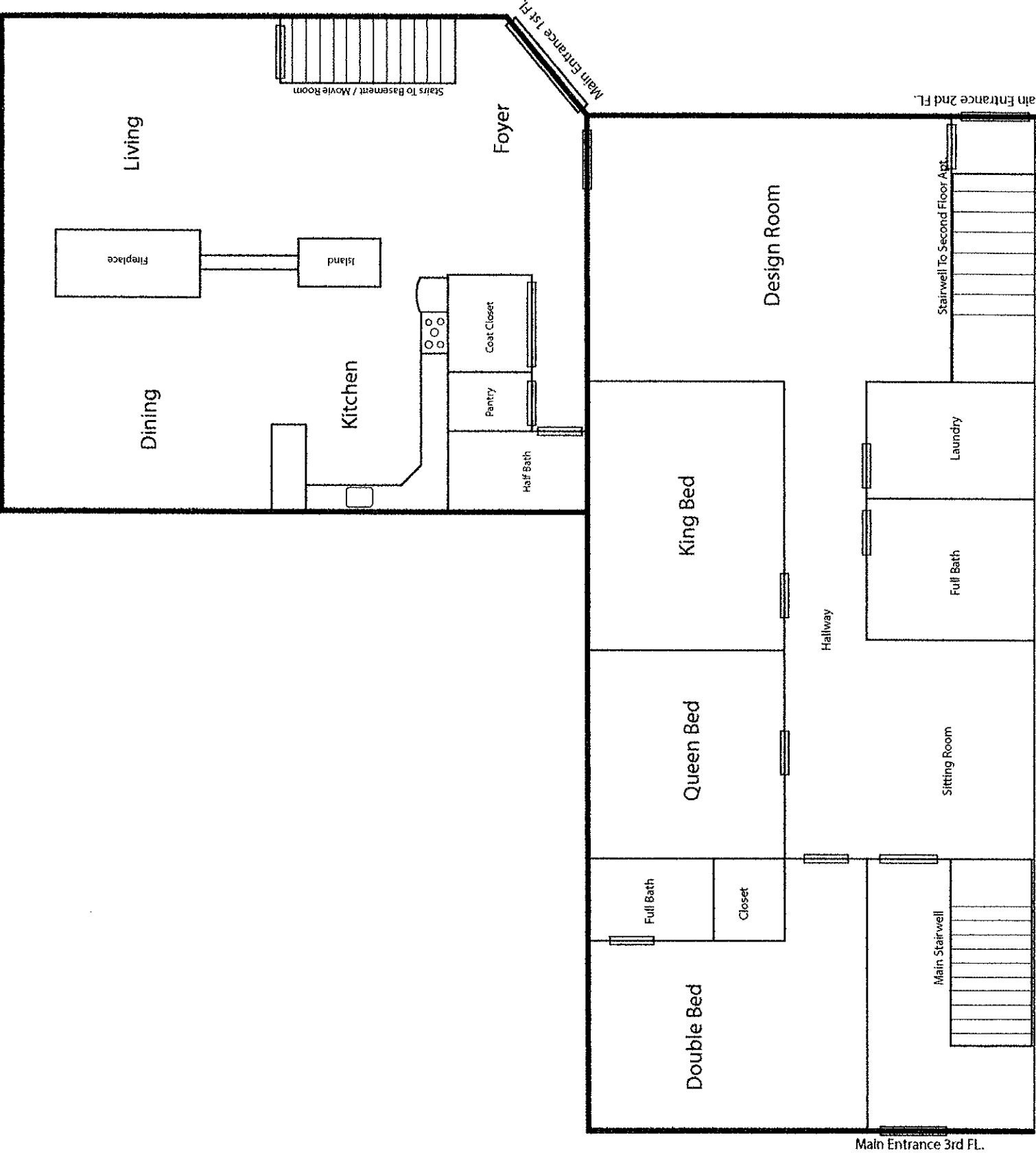


**SURVEY OF PROPERTY
 FOR
 MARK FRANKOS**

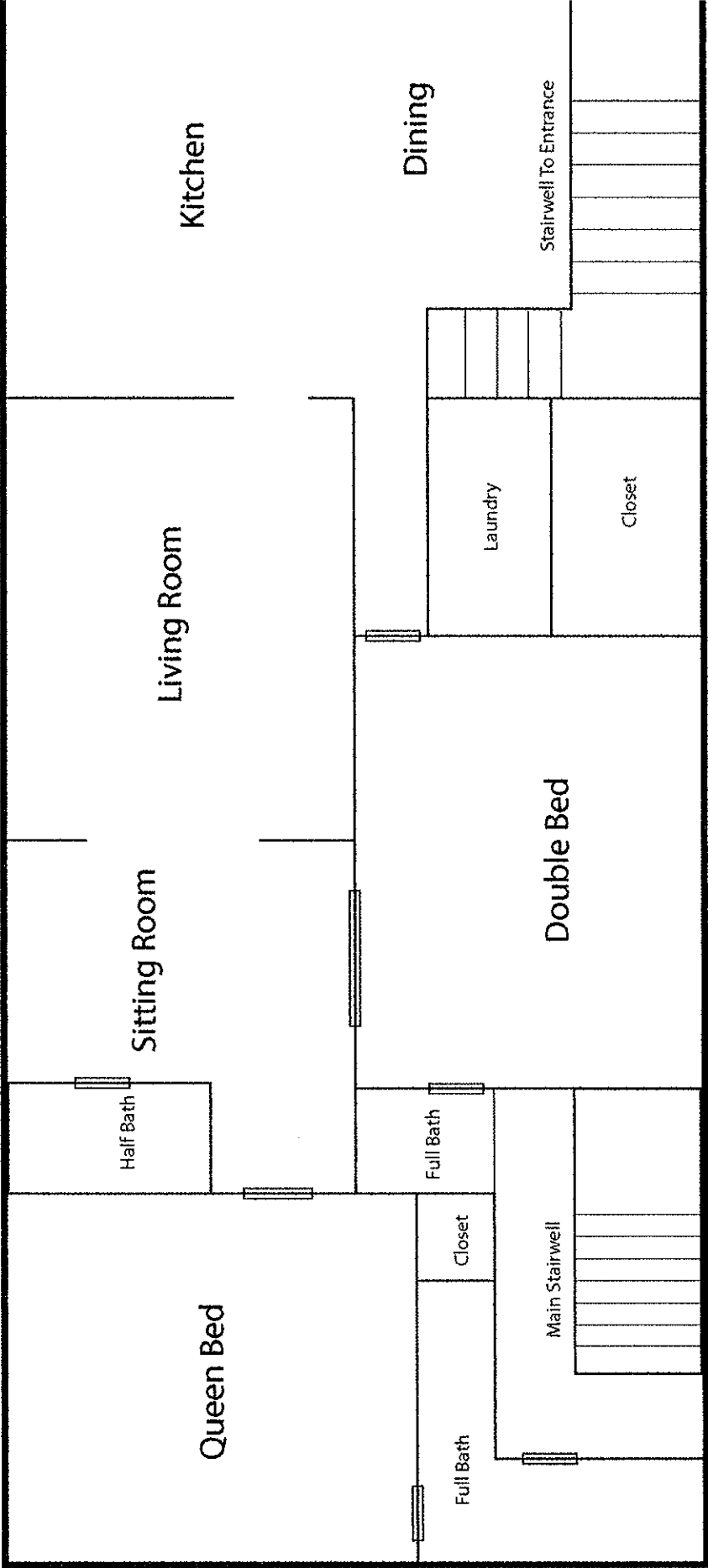
N/E
 A.M.B.U.R.R.I.
 LIBER 2403, PAGE 266

TOWN OF MARLBOROUGH
 SCALE: 1" = 40'
 CUSTER COUNTY, NEW YORK
 NOVEMBER 25, 2016
 JOB NO. 1812-16

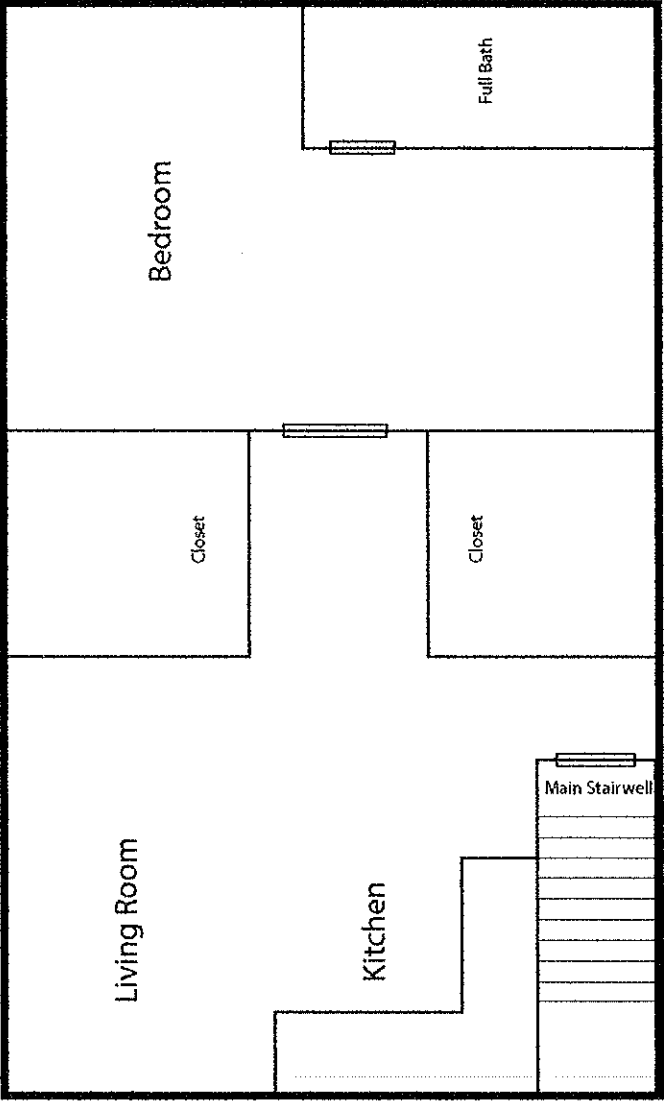
 Denotes
 Parking Space

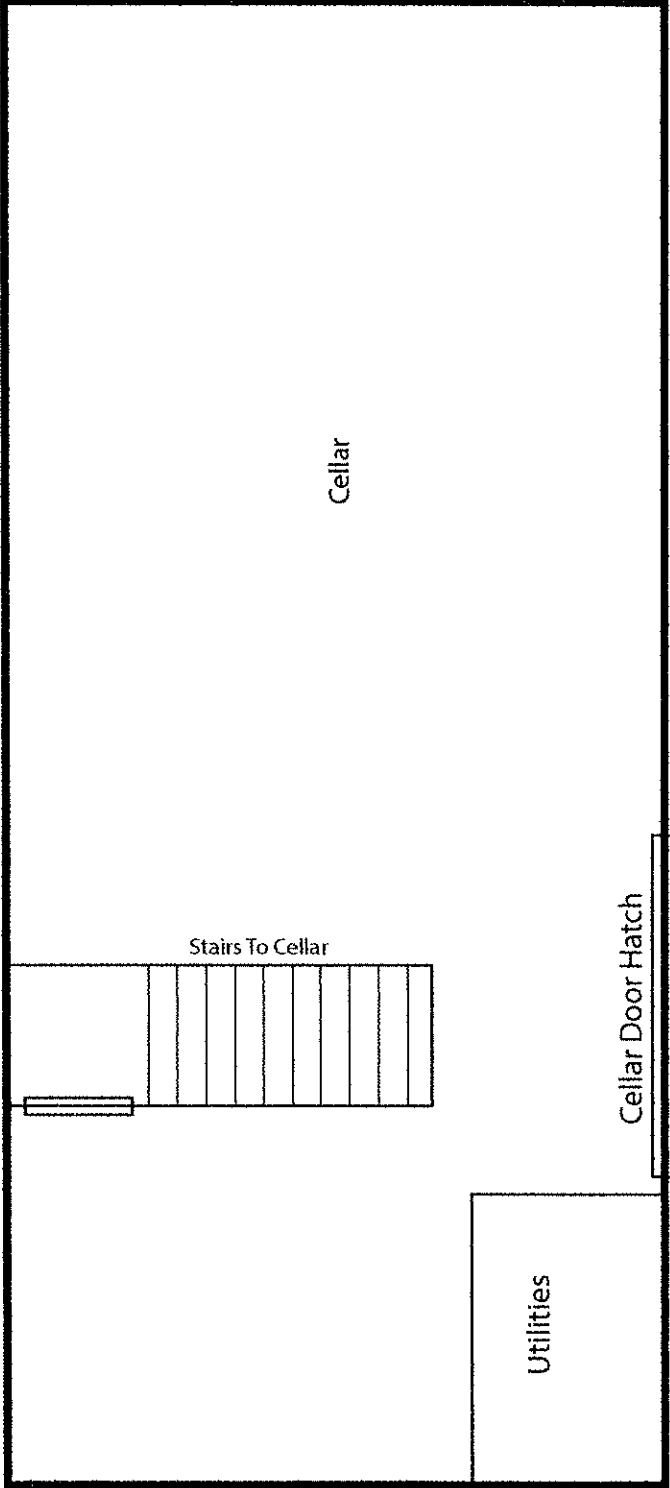
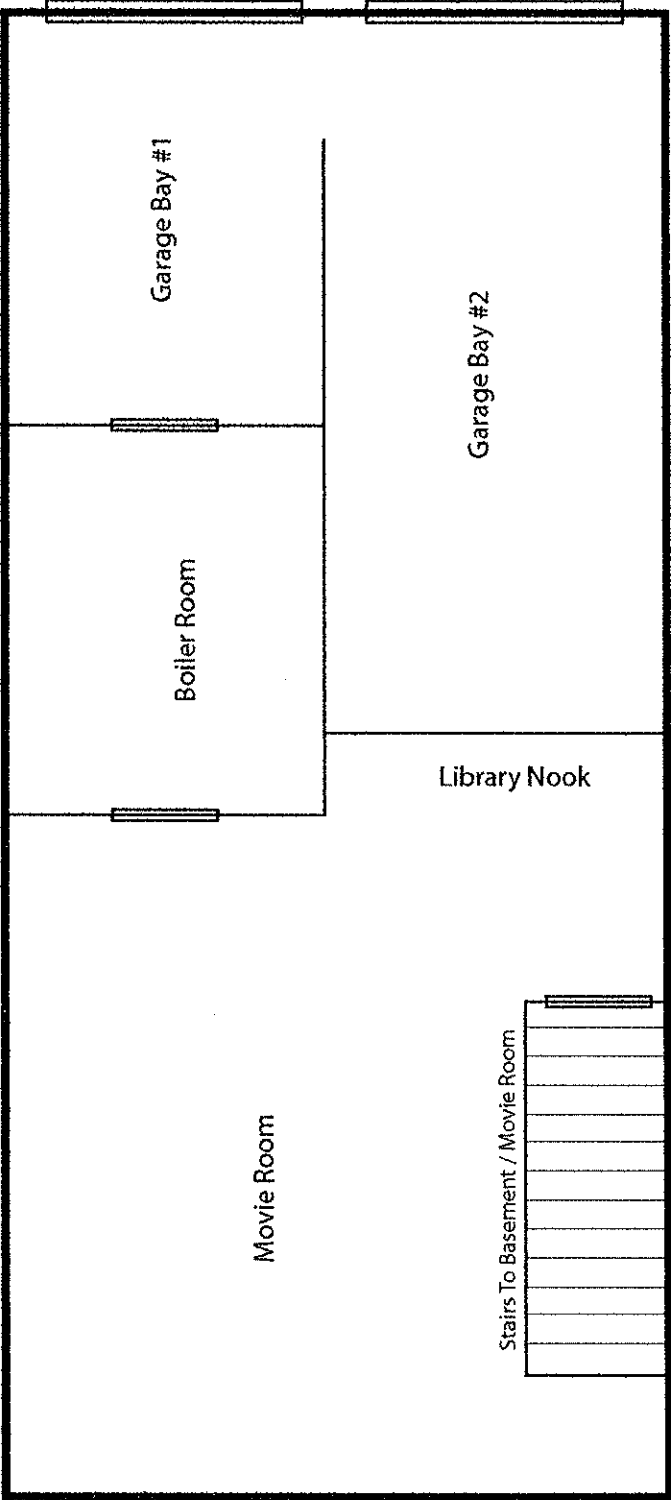


Second Floor

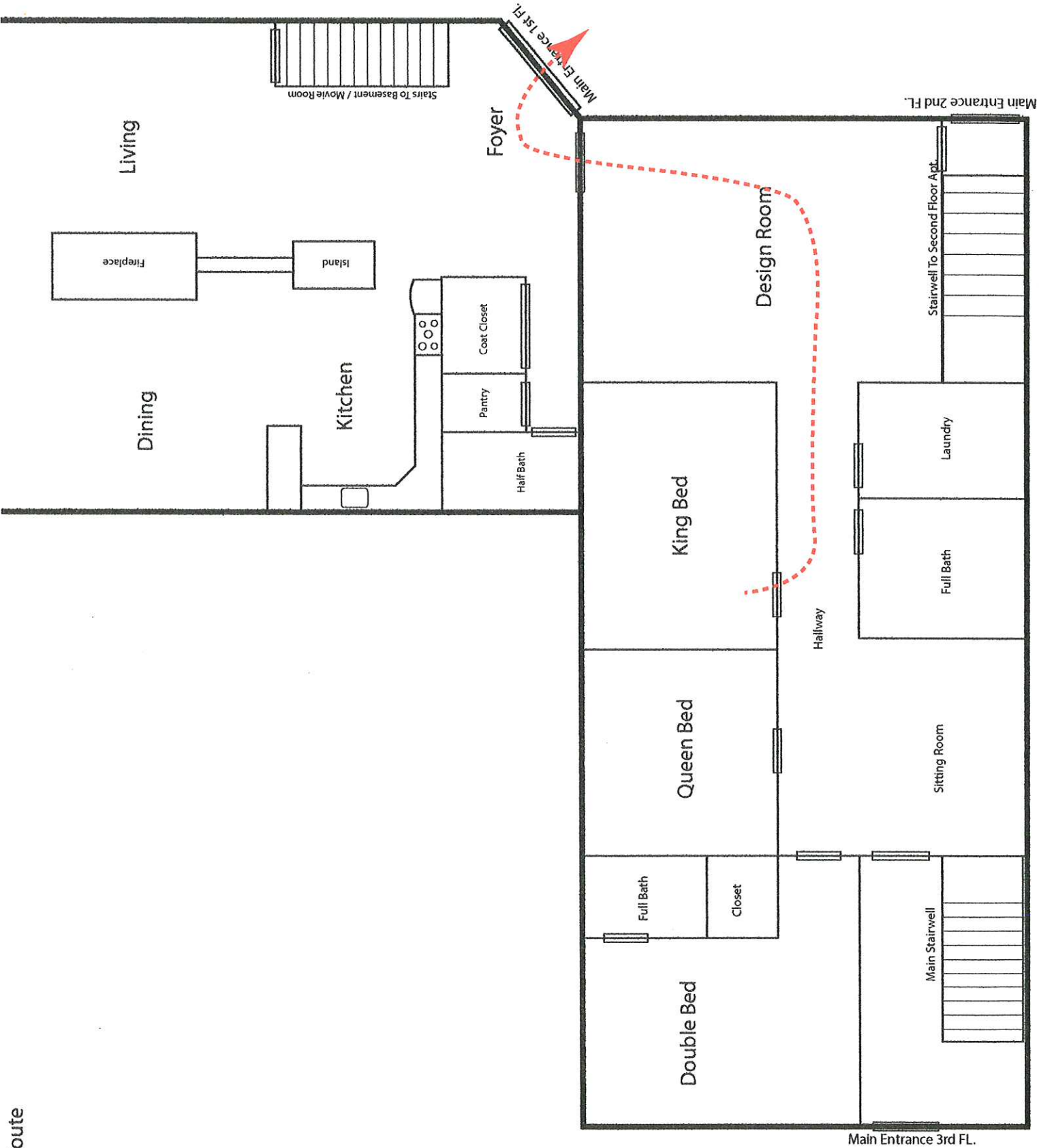


Third Floor





First Floor Exit Route



Emergency Contact Information

911 - Location
387 Lattintown Rd
Marlboro NY, 12542

Marlborough Police
21 Milton TurnpikeMilton, NY 12547
845.795.2181

Marlborough Fire Department
14 Grand Street
Marlboro, NY 12542
845-236-4445

Nearest Hospital:
Montefiore St. Luke's Cornwall
70 Dubois St.
Newburgh, NY, 12550
845.561.4400

<https://www.montefioreslc.org>

ULSTER COUNTY

CERTIFICATE OF AUTHORITY

TAX ON OCCUPANCY OF HOTEL and MOTEL ROOMS

REGISTRATION NUMBER

9835

(use this number on ALL returns and
Correspondence)

Business Name:

Mark Frankos

Address:

387 Lattintown Road

Marlboro, NY 12542

is authorized to collect Hotel Occupancy Tax under Local Law #5 of 1991 and pursuant to Chapter 221 of the Laws of 1991
of the State of New York. This certificate must be prominently displayed in your place of business.

DATE ISSUED: **04/15/2019**

Ulster County Department of Finance

SEAL

Burton Gulnick Jr.

Commissioner of Finance