

TOWN OF MARLBOROUGH
21 MILTON TURNPIKE, P.O. BOX 305
MILTON, NEW YORK 12547
PHONE: 845-795-6167 EXT. 118 / FAX: 845-795-2031

ZONING BOARD APPLICATION

THOMAS CORCORAN JR.
BUILDING INSPECTOR
CODE ENFORCEMENT

DATE 12-26-2023
NAME Adam & Danielle Broza
ADDRESS 20 Mount Rose Road
Marlboro, New York 12542
TELEPHONE 617-487-9758

REQUEST (DESCRIBE IN DETAIL) Multiple setback area variances from existing structures to boundary lines
in accordance with Section 155-18 B.(1)(d) which requires a minimum fifty foot setback
from all structures being utilized in a site plan & special use permit for tourist and vacation buildings

FOR OFFICE USE ONLY

DENIED _____ DATE _____

APPROVED _____ DATE _____

ZONING BOARD OF APPEALS _____

SIGNATURE

PROCEDURE FOR APPLICANTS TO APPEAR BEFORE THE ZONING BOARD OF APPEALS

APPLICATION FEES:	COMMERCIAL	\$300.00
	RESIDENTIAL	\$300.00

ESCROW FEES: \$700.00

(LEGAL NOTICE FEE, TRANSCRIBER FEES & ATTORNEY FEES TO BE TAKEN OUT OF ESCROW FEE)

***PLEASE ISSUE TWO SEPARATE CHECKS FOR APPLICATION AND ESCROW FEES**

1. APPLICATION MADE TO BUILDING INSPECTOR FOR BUILDING PERMIT.
2. IF APPLICATION IS DENIED BY THE BUILDING INSPECTOR, APPLICATION MAY BE MADE TO THE ZONING BOARD.
3. ZONING BOARD OF APPEALS WILL REVIEW APPLICATION AT THEIR NEXT SCHEDULED HEARING IF ALL DOCUMENTATION HAS BEEN SUBMITTED TO THE SECRETARY BY THE DESIGNATED DEADLINE.
4. ZONING BOARD OF APPEALS WILL EITHER:
 - A. APPROVE APPLICATION SUBMITTED
 - B. REQUIRE FURTHER SUBMISSIONS
 - C. DISAPPROVE SUBMITTED APPLICATION
 - D. REQUEST A SITE PLAN FROM THE PLANNING BOARD AND/OR A REFERRAL FROM THE ULSTER COUNTY PLANNING BOARD
5. IF A SITE PLAN REVIEW IS REQUESTED BY THE ZONING BOARD OF APPEALS, SAID APPLICATION WILL BE PLACED ON THE NEXT AVAILABLE AGENDA OF THE PLANNING BOARD.
6. THE PLANNING BOARD WILL REFER THEIR FINDING OF THE SITE PLAN REVIEW TO THE ZONING BOARD. IF ENGINEERING REVIEW IS REQUIRED THE APPLICANT WILL BE LIABLE FOR THOSE CHARGES.
7. LEGAL NOTICES MUST BE SENT TO ALL PROPERTY OWNERS WITHIN 500 FEET OF THE QUESTIONED PROPERTY. THE ZONING BOARD WILL ADVISE THE APPLICANT WHEN THIS MUST BE DONE.

SIGNATURE [Signature] DATE 12/28/2023

APPLICATION TO THE ZONING BOARD OF APPEALS
TOWN OF MARLBOROUGH, NEW YORK

APPLICANT Adam & Danielle Broza PHONE # 617-487-9758
ADDRESS 20 Mount Rose Road, Marlboro, New York ZIP 12542
LOCATION OF PROPERTY 20 Mount Rose Road, Marlboro, New York 12542
ZONING DISTRICT R-1 SECTION 109.1 BLOCK 4 LOT 57,58,56.1,71
APPLICANT IS: OWNER X TENANT _____ OTHER _____
ATTORNEY (IF REQUIRED) _____
ADDRESS _____ PHONE # _____

CHECKLIST OF REQUIREMENTS

1. COPY OF THIS COMPLETED APPLICATION WITH REQUIRED FEE MADE PAYABLE TO THE TOWN OF MARLBOROUGH.
2. SIX (6) COPIES OF PLOT PLAN SHOWING SETBACKS OF PROPOSED VARIANCE AND ALL OTHER STRUCTURES LOCATED ON THE PROPERTY, ALSO EXISTING WELL AND SEPTIC.
3. ANY OTHER DETAILS AND EXHIBITS (PHOTOGRAPHS) DEEMED NECESSARY APPLICABLE TO THIS PROPOSAL.
4. COPY OF DEED AND TAX BILL OF PROPERTY REQUIRING VARIANCE.
5. LIST OF NAMES AND ADDRESSES OF ALL OWNERS OF PROPERTIES WITHIN 500 FEET OF THE PROPERTY FROM "ALL" EXTERIOR BOUNDARIES.
ALL PROPERTY OWNERS MUST BE NOTIFIED BY CERTIFIED MAIL WITH RETURN RECEIPT 10 DAYS PRIOR TO THE PUBLIC HEARING.
6. COPY OF BUILDING PERMIT SHOWING PROPOSAL AND REASON FOR DENIAL IF DENIED.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ACCOMPANIED BY ALL OF THE NECESSARY DOCUMENTATION.

PLEASE ANSWER ALL QUESTIONS #1-12

1. THE UNDERSIGNED HEREBY APPEALS TO THE ZONING BOARD OF APPEALS OF THE TOWN OF MARLBOROUGH.

_____ FROM AN ORDER, REQUIREMENT, DECISION OR DETERMINATION MADE BY THE BUILDING INSPECTOR

☒ FROM A DECISION BY THE PLANNING BOARD OF THE TOWN OF MARLBOROUGH

_____ OTHER _____

2. WHAT IS THE APPROXIMATE ACREAGE OF THE PROPERTY INVOLVED? 26.5 acres

3. IS THE PROPERTY PRESENTLY IMPROVED WITH PERMANENT STRUCTURES? Yes

NUMBER OF DWELLINGS 5 NON-DWELLINGS (GARAGES, SHEDS) 6

4. DOES THE EXISTING BUILDING HAVE A CERTIFICATE OF OCCUPANCY? Yes, or not required

5. ARE EXISTING STRUCTURES PRESENTLY OCCUPIED? Yes

SEASONALLY? _____ YEAR-ROUND? _____

6. HAS IMPROVEMENT, ADDITION, OR CONSTRUCTION BEEN STARTED? Yes

7. WILL PREMISES BE OWNER OCCUPIED? Yes

8. WAS A PREVIOUS APPEAL OR VARIANCE APPLICATION BEEN MADE WITH RESPECT TO THIS PROPERTY? No IF SO, WHEN _____

9. IS THE LAND OR BUILDING WITHIN 500 FEET OF:

No BOUNDARY OF ANY CITY, TOWN OR VILLAGE?

No BOUNDARY OF ANY EXISTING OR PROPOSED STATE OR COUNTY PARK OR OTHER RECREATION AREA?

No RIGHT-OF-WAY OF ANY EXISTING OR PROPOSED STATE OR COUNTY PARKWAY, THRUWAY, EXPRESSWAY, ROAD OR HIGHWAY?

No RIGHT-OF-WAY OF ANY EXISTING OR PROPOSED STREAM OR DRAINAGE CHANNEL OWNED BY THE COUNTY OR FOR WHICH THE COUNTY HAS ESTABLISHED CHANNEL LINES?

10. TYPE OF ACTION SOUGHT:

_____ AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP

☒ A VARIANCE TO THE ZONING ORDINANCE

11. NATURE OF REQUEST:

TOWN CODE SECTION: Section 155-18 B.(1)(d) TITLE: Tourist and vacation buildings- no structure in such use shall be within 50' of any boundary line

12. REASON YOU ARE PETITIONING THE ZONING BOARD OF APPEALS. (IF SEEKING A VARIANCE INDICATE HARDSHIP YOU WILL SUFFER IF THE VARIANCE IS NOT GRANTED).

All structures are existing on the site. Two of structures requiring setback variances are storage buildings,

Three of the buildings are located on either side of Mount Rose Road, with Broza owning both sides of the roadway,

and two of the structures are existing dwellings that will be used for residential vacation rentals on James Street.

It is not feasible to relocate any of the existing buildings, and the code requires a fifty foot setback to permit the proposed use.

STATE OF NEW YORK

COUNTY OF Ulster

SWORN TO ME THIS 28th DAY OF December 2023


NOTARY PUBLIC SIGNATURE

PENNY E CASHMAN
Notary Public, State of New York
Registration No. 01CA6372126
Qualified in Ulster County
Commission Expires March 12, 2026


SIGNATURE

ZONING VARIANCE AREA/USE

1. AREA MAPS SHOWING THE LOCATION OF THE PROPOSAL
 - A. SUBMIT AN 8 ½" X 11" PHOTOCOPY OF THE APPROPRIATE SECTION OF EITHER A USGS OR NYS DEPARTMENT OF TRANSPORTATION MAP – 1:2400 SCALE
 - B. SUBMIT AN 8 ½" X 11" PHOTOCOPY OF THE APPROPRIATE SECTION OF THE MUNICIPAL ZONING MAP
 - C. SUBMIT AN 8 ½" X 11" PHOTOCOPY OF THE APPROPRIATE SECTION OF THE LOCAL TAX MAP OF THE APPLICANT'S PROPERTY
2. COMPLETE WRITTEN DESCRIPTION OF THE PROPOSAL
3. SITE PLAN SHOWING PHYSICAL CHARACTERISTICS OF PROPERTY; EXISTING AND PROPOSED LAYOUT OF BUILDINGS, STRUCTURES, ADDITIONS, PARKING, ROAD OR HIGHWAY ACCESS, DRAINAGE AND AVAILABILITY OF UTILITIES (APPROPRIATE SCALE)
4. SUPPORTING MATERIAL USED IN REQUEST, SUCH AS TRAFFIC GENERATION, ADDITIONAL SERVICES ETC.
5. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED
6. ZONING PROVISION FROM WHICH A VARIANCE IS REQUESTED
 - A. LIST "PRACTICAL DIFFICULTIES" FOR AN AREA VARIANCE
 - B. LIST "UNNECESSARY HARDSHIPS" FOR A USE VARIANCE
7. COPY OF ENVIRONMENTAL ASSESSMENT OR IMPACT STATEMENT AS REQUIRED UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR).
8. AFTER ULSTER COUNTY PLANNING BOARD REVIEW, SUBMISSION OF FINAL ACTION REPORT

THE TOWN OF MARLBOROUGH MUNICIPAL CODE SETS FORTH THE SCHEDULE OF FEES FOR APPLICATIONS TO THE ZONING BOARD. THE SIGNING OF THIS APPLICATION INDICATES YOUR ACKNOWLEDGMENT OF RESPONSIBILITY FOR PAYMENT OF THESE FEES TO THE ZONING BOARD FOR REVIEW OF THIS APPLICATION, INCLUDING BUT NOT LIMITED TO FEES FOR PROFESSIONAL SERVICES (ATTORNEY'S, ENGINEER, LEGAL NOTICE AND TRANSCRIBER FEES).

APPLICANT SUBMISSIONS AND RE-SUBMISSIONS WHICH ARE NOT COMPLETE WILL NOT BE CONSIDERED BY THE ZONING BOARD OR PLACED ON ITS AGENDA UNTIL ALL OUTSTANDING FEES HAVE BEEN PAID.

APPLICATION FEES:	COMMERCIAL	\$300.00
	RESIDENTIAL	\$300.00


ESCROW FEES:	\$700.00
--------------	----------

*ANY PORTION OF THE ESCROW FEE DEPOSIT NOT EXPENDED DURING THE REVIEW OF SUCH APPLICATION SHALL BE RETURNED TO THE APPLICANT UPON FINAL ACTION BY THE TOWN OF MARLBOROUGH.

*ANY AND ALL FEES OUTSTANDING FROM THE ESCROW FEE DEPOSIT IS THE RESPONSIBILITY OF THE APPLICANT TO MAKE IMMEDIATE PAYMENT OF THE AMOUNT DUE TO THE TOWN OF MARLBOROUGH (AN INVOICE WITH BALANCE DUE WILL BE MAILED TO THE APPLICANT).

Adam Broza

APPLICANTS NAME (PRINT)



APPLICANTS SIGNATURE

12/26/2023

DATE

Town of Marlborough Ethics Code

TOWN OF MARLBOROUGH NOTICE OF DISCLOSURE OF INTEREST

In accordance with the Town of Marlborough Code of Ethics, Article 13-3 (E) and Public Officers Law § 209, the following disclosure notice ("notice") must be completed and signed by any individual, including any officer or employee of the Town of Marlborough, who has an application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, special use permit, site plan, subdivision, exemption from a plat or official map, license or permit, pursuant to the provisions of the zoning and planning regulations of the Town of Marlborough before any Town of Marlborough Board, Agency or Department ("decision-making authority"), in which a Town officer or employee has an interest in the subject of the application. The purpose of the disclosure notice is to identify and disclose any potential or actual conflict of interest for the Town employee or officer, which may compromise his/her ability to make decisions solely in the public interest. Please refer to the Town of Marlborough Code of Ethics for further information.

Under the Town of Marlborough Code of Ethics an interest is defined as: a participation, connection or involvement of any sort whether direct or indirect, pecuniary or non-pecuniary, personal or professional, which may result in a benefit. For the purposes of the Town of Marlborough Code of Ethics, the "interests" of a Town officer or employee shall be deemed to include the "interest" of:

- A. An immediate family member. Immediate family member is defined as: grandparents, parents, spouse, significant other, children, grandchildren, brother, sister, dependent, or any household member of a Town officer, Town Board member or employee.
- B. Any person other than a bank, trust company or other lending institution with whom he/she has a substantial debtor-creditor or other financial relationship.
- C. Any person by whom he/she is employed or of which he/she is an officer, director or member having a controlling interest in any business or enterprise in which the Town employee or officer holds stock or has any other profit-bearing or beneficial relationship.
- D. An officer or employee shall also be deemed to have an interest in a matter if he/she or any person described in A through C above is a party to an agreement, expressed or implied, with any applicant before any Board of the Town, whereby he/she may receive any payment or other benefit whether or not for services rendered, dependent or contingent upon the favorable approval of any such application, petition or request by any Town body.

This notice must be completed and included with the application, petition or request to the appropriate Town of Marlborough Board, Agency or Department.

I, Adam Broza, residing at
20 Mount Rose Road, Marlboro, New York 12542, make
the following statements about interests in the real property which is the subject of this application,
petition or request for a Area variances for setbacks, before the Town
of Marlborough Zoning Board of Appeals.

PART I: Except as otherwise set forth in Part II below:

A. Individuals with an interest in the property.

1. No individual, having an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person having an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

B. Corporations or other entities with an interest in the property.

1. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity, which has an ownership interest in or has an interest in a contract to purchase the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No officer, director, partner, or employee of any corporation, partnership, company, trust, association, or other legal entity which has an ownership interest in or has an interest in a contract to purchase the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

C. Stockholder or controlling interest

1. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.
2. No person who has a legal or beneficial ownership or control stock of a corporate applicant or is a member of a partnership or association with the applicant for the subject property is a relative of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

D. Party to an agreement with the applicant

1. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application; petition or request for the subject property is an officer or employee of the Town of Marlborough, Ulster County, New York.

2. No person is a party to an agreement with an applicant, express or implied, or may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request for the subject property is an immediate family member of any individual who is an officer or employee of the Town of Marlborough, Ulster County, New York.

PART II: If any of the statements under A through D above is not true, please explain and set forth the name and the relationship to the applicant and subject property of any Town employee or officer involved:

PART III: This completed notice is to be submitted to the Board, Agency or Department that is authorized to review and render a decision on the application, petition or request. Further, the submittal must be made prior to any review of the application, petition or request. This notice shall be made part of that decision-making authority's official record, disclosing the exact nature of the conflict in detail. If there is an actual or potential conflict, the Town officer or employee shall abstain from voting or otherwise acting on the application, petition or request so as to avoid an actual conflict.

ANY QUESTIONS REGARDING THIS DISCLOSURE NOTICE OR THE CODE OF ETHICS ARE TO BE DIRECTED TO THE TOWN SUPERVISOR AT (845) 795-6167.

PLEASE TAKE NOTICE: A KNOWINGLY FALSE STATEMENT IS PUNISHABLE UNDER N.Y. GEN. MUN. LAW §809 AS A MISDEMEANOR.

Signed: 

Date: 12/28/2023

ACKNOWLEDGMENT

State of New York

County of:

On 12/28/2023, before me personally appeared

Adam Broza, 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 this 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



PENNY E CASHMAN
Notary Public, State of New York
Registration No. 01CA6372126
Qualified in Ulster County
Commission Expires March 12, 2026

Town of Marlborough Planning Board
Letter of Agent

I (We), Adam Broza am (are) the owner(s) of
a parcel of land located
on 20 Mt. Rose Road in the Town

of Marlborough, Tax Map Designation: Section 109.1 Block 4 Lot 57,58, &71.

I (We) hereby authorize Control Point Associates, Patricia P. Brooks Zoning to act as my (our) agent
to represent my (our) interest in applying to the Town of Marlborough Planning Board for
a ☐ Lot Subdivision ☒ Site Plan ☐ Minor Site Plan ☐ Lot Line Revision Application. (check one)

☒ Area Variances

Signature: [Signature]

Date: 4/12/2023

Signature: [Signature]

Date: 12/28/2023

Penny E Cashman

State Of New York Ulster
County of Ulster

PENNY E CASHMAN
Notary Public, State of New York
Registration No. 01CA6372126
Qualified in Ulster County
Commission Expires March 12, 2026

On the 12th day of April in the year 2023 before me, the undersigned, a Notary Public in and for said

State, personally appeared Adam Broza
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, 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]
Notary Public

SUZANNE DEMSKIE
Notary Public, State of New York
Reg. No. 01DE6240448
Qualified in Ulster County
Commission Expires May 02, 2023



Revised September 18, 2023

Revised December 26, 2023

Letter of Intent Someplace Upstate

Owner/applicants Adam Broza and Danielle Broza are the owners of four contiguous parcels of land totaling approximately 26.5 acres of land located on Mt. Rose Road and James Street in the Town of Marlborough. The parcel is located in the R-1 Zone, adjoining the HD Zone on the east and the R-Ag-1 Zone on the west. The owners have applied for a Site Plan and Special Use Permit in accordance with Zoning Code Section 155-12 B.(4)(k) to create a Resort at the site with accommodations for overnight guests and associated amenities. The existing facility has been undergoing renovations for the past year and a half, and all the guest rooms will be contained within existing residences.

The resort will center around existing amenities at the site including the following:

1. Agricultural fruit farming (pears, apples, and grapes) and expanding to include herbs and flowers
2. Equine uses including boarding, lessons, and education
3. Recreational activities such as swimming and spa activities, pickleball, and tennis
4. Property enjoyment of existing gazebo, hot tub, fire pits, and strolling the grounds
5. The lobby will include a farm stand and resort shop for sale of on premise grown flowers and other local agricultural products to the guests

It is proposed that guest events will be hosted at the site for weddings, corporate retreats, wellness retreats, family reunion gatherings, and other similar events. Portable restrooms will be brought on site to accommodate day guests for these events. The guest season will be year round, but it is anticipated that the greatest demand will be during the May through October wedding season. Only one wedding or other celebration will be permitted at a time, and the guests will be required to book the entire venue for their celebration. It is anticipated that 30 to 40 full venue gatherings will be hosted each year, with individual resort accommodations available when the site is not hosting a full venue event. The site shall be in compliance with Section 105 of the Zoning Code regulating noise.

The existing buildings on the site are proposed to be utilized as follows:

The “Villa” – 6 individual bedrooms existing

The “Tennis House” Artist studio with studio apartment

The “Casas” three separate attached apartments with up to five bedrooms

The “Rose House” existing dwelling to be renovated for guest lodging with 6 existing bedrooms

The “White House” existing dwelling to be renovated for guest lodging with 4 existing bedrooms

In accordance with Town Code Section 155-18B.(1)(d), no structure may be within fifty feet of any property line. As all the structures are existing and that criteria cannot be met, an area variance will be required for this application to proceed. After a decision is received from the Town of Marlborough Zoning Board of Appeals, plans will be more fully developed to address the details of this proposal such as lighting, signage, and parking.

Short Environmental Assessment Form

Part 1 - Project Information

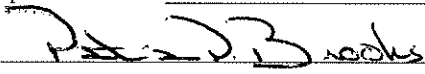
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

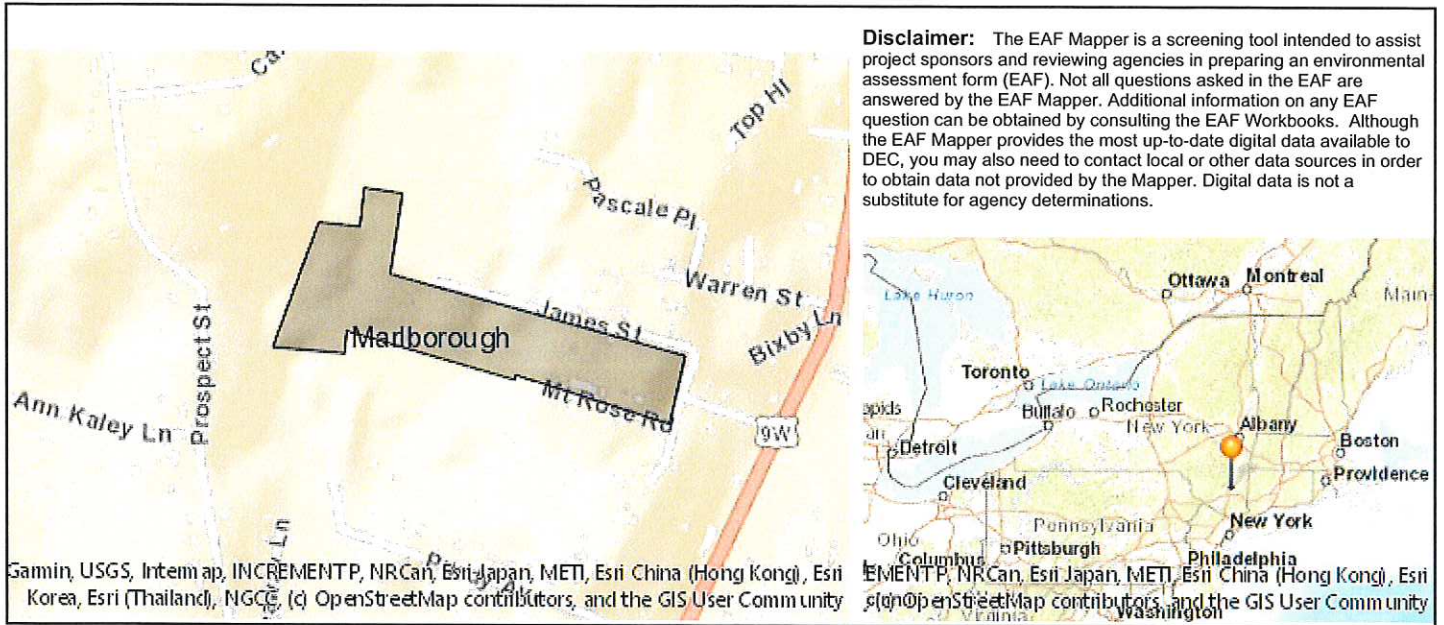
Part 1 – Project and Sponsor Information			
Name of Action or Project: Site Plan prepared for Someplace Upstate, LLC			
Project Location (describe, and attach a location map): 20 Mount Rose Road, Town of Marlborough, Ulster County, New York			
Brief Description of Proposed Action: Site plan and special use permit for rehabilitation of buildings and facilities on a 26.5 acre assemblage of parcels for a Resort with tourist and vacation buildings as more particularly outlined in the attached Letter of Intent. The project requires area variances for several structures that are existing and located closer than fifty feet to a boundary line as stipulated in Zoning Code Section 155-18 B.(1)(d).			
Name of Applicant or Sponsor: Control Point Associates		Telephone: 845-691-7339 E-Mail: pbrooks@bnbpc.biz	
Address: 11 Main Street			
City/PO: Highland		State: New York	Zip Code: 12528
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Marlborough ZBA		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		26.5+- acres	
b. Total acreage to be physically disturbed?		0.7+- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		26.5+- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: Not applicable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Yes, existing municipal water supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Yes, Existing individual septic systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ There are no wetlands mapped or observed on the parcel. The site is within proximity of the Hudson River which is considered a potential sensitive archeological site.			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Shortnos...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 40px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: </div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Control Point Associates</u> Date: <u>4/21/2023</u> Revised <u>12/26/2023</u>		
Signature: <u></u> Title: <u>Land Surveyor / Agent</u>		

EAF Mapper Summary Report

Friday, April 21, 2023 10:08 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Atlantic Sturgeon, Shortnose Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



ULSTER COUNTY – STATE OF NEW YORK
NINA POSTUPACK, COUNTY CLERK
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 6777 / 179
INSTRUMENT #: 2021-4247

Receipt#: 2021016445
Clerk: SM
Rec Date: 03/03/2021 01:43:44 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: 57 MOUNT ROSE RD LLC
Party2: BROZA ADAM H
Town: MARLBOROUGH

Recording:

Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 310.00

Transfer Tax
Transfer Tax - State 800.00

Sub Total: 800.00

Total: 1110.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 4331
Transfer Tax
Consideration: 200000.00

Transfer Tax - State 800.00

Total: 800.00

Record and Return To:

ELECTRONICALLY RECORDED BY CSC

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTION 316-a (5)
& 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK.

Nina Postupack
Nina Postupack
Ulster County Clerk

Bargain and Sale Deed with Covenant against Grantor's Acts

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

THIS INDENTURE, made this 23rd day of February, Two Thousand Twenty One

BETWEEN

57 Mount Rose Rd LLC, a Limited Liability Company duly formed in the State of New York,
with a business address of 20 Mt. Rose Road, Marlboro, New York 12542,

party of the first part, and

Adam H.J. Broza and Danielle L. Steinberg, residing at 95 Horatio Street, Apt. 707, New York,
New York 10014, as joint tenants with rights of survivorship @

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten 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 right, title and interest in and to:

SEE ATTACHED SCHEDULE A

This transfer is made in the ordinary course of business and does not constitute all or substantially all of the assets of the corporate 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.

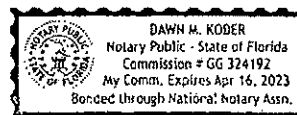
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

57 Mount Rose Rd LLC

By: Tara Lordi, Member

STATE OF FLORIDA

COUNTY OF Palm Beach ss.:On the 16th day of February, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared Tara Lordi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.Dawn M. Koder
Notary Public

Stewart Title Insurance Company

OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

LEGAL DESCRIPTION

Title No.: GA-209589-U

Policy No.: Owner Policy: 540627848

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, being bounded and described as follows:

BEGINNING at a point in the center of James Street, being the northwest corner of lands of Peter F. Lordi Jr. Trust (Liber 4523 Page 245);

RUNNING THENCE along said lands, South 26 degrees 58' 00" West, 408.98 feet to a point in the center of Rose Street said point being on the northerly bounds of lands of Tara Ann Lordi;

THENCE running through Rose Street and in part along said lands of Lordi and in part along lands of Bajiam B. & Hasija Cekovic as (Liber 2526 Page 273) North 61 degrees 07' 19" West, 486.15 feet to a point at the southeast corner of lands of John S. Corrado (Liber 2518 Page 319);

THENCE along said lands, North 26 degrees 58' 00" East, 374.00 feet to a point in the center of aforementioned James Street, said point being on the southerly bounds or lands of The Martha Conway Family Trust (Liber 5565 Page 110);

THENCE running through said road along said bounds, South 63 degrees 57' 31" East, 234.75 feet and South 66 degrees 26' 47" East, 251.61 feet to the place of BEGINNING.

For Information Only:

Said Premise being known as 40 Mt Rose Road, Marlboro, NY.

Section: 109.1 Block: 4 Lot: 58

Being and intended to be the same premises conveyed to the 57 Mount Rose Rd LLC by Deed dated 11/21/2014, recorded 11/21/2014 in the Ulster County Clerk's Office in Instrument No. 2014-14329.

Record and Return To
Larkin Ingrassia LLP
Antonette Naclerio, Esq.
356 Meadow Avenue
Newburgh, NY 12550

AT 11-19-13

FOR COUNTY USE ONLY

INSTRUCTIONS(RP-5217-PDF-INS): www.ops.state.ny.us

Swis Code # 513600
 Date Deed Recorded 03/03/2021
 Bk # 6777 Pg # 179 Instr # 2021-4247



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 40 Mt. Rose Road
 * STREET NUMBER * STREET NAME
 Marlborough 12542
 * CITY OR TOWN VILLAGE * ZIP CODE

2. Buyer Name Broza Adam H.J.
 * LAST NAME/COMPANY FIRST NAME
 Steinberg Danielle L.
 * LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)
 * LAST NAME/COMPANY * FIRST NAME
 * STREET NUMBER AND NAME * CITY OR TOWN * STATE * 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 for Transfer ☐
 4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size * FRONT FEET X * DEPTH OR 3.70 * ACRES
 57 Mount Rose Rd LLC
 * 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:
 C. Residential Vacant Land

Check the boxes below as they apply:
 8. Ownership Type is Condominium ☐
 9. New Construction on a 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 12/09/2020
 * 12. Date of Sale/Transfer 02/23/2021
 * 13. Full Sale Price 200,000.00
 (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 0.00

15. Check one or more of these conditions as applicable to transfer:
☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale Between Related Companies or Partners in Business.
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☐ J. None

Comment(s) on Condition:

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

16. Year of Assessment Roll from which information taken(YR) 20 * 17. Total Assessed Value 75,400
 * 18. Property Class 311 * 19. School District Name Marlboro
 * 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
 109.1-4-58

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
 Tara Cordy Member
 DATE 2-16-21
 BUYER SIGNATURE
 Daniel H. H. 2/23/21
 DATE

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.)

Broza Adam H.J.
 * LAST NAME FIRST NAME
 * AREA CODE * TELEPHONE NUMBER (Ex. 999-9999)
 20 Mount Rose Rd.
 * STREET NUMBER * STREET NAME
 Marlboro NY 12542
 * CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY

Naclerio Antonette
 * LAST NAME FIRST NAME
 (845) 237-3386
 * AREA CODE * TELEPHONE NUMBER (Ex. 999-9999)



ULSTER COUNTY – STATE OF NEW YORK
NINA POSTUPACK, COUNTY CLERK
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 6777 / 183
INSTRUMENT #: 2021-4248

Receipt#: 2021016445
Clerk: SM
Rec Date: 03/03/2021 01:43:44 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: GREENACRE ABSTRACT LLC

Party1: MOUNT ROSE ESTATE LLC
Party2: BROZA ADAM H
Town: MARLBOROUGH

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 315.00

Transfer Tax
Transfer Tax - State 2900.00

Sub Total: 2900.00

Total: 3215.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 4332
Transfer Tax
Consideration: 725000.00

Transfer Tax - State 2900.00

Total: 2900.00

Record and Return To:

ELECTRONICALLY RECORDED BY CSC

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTION 316-a (5)
& 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK.

Nina Postupack
Nina Postupack
Ulster County Clerk

Bargain and Sale Deed with Covenant against Grantor's Acts

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

THIS INDENTURE, made this 23rd day of February, Two Thousand Twenty One

BETWEEN

Mount Rose Estate, LLC, a Limited Liability Company duly formed in the State of Florida, with a business address of 11864 Pebblewood Drive, Wellington, FL 33414,

party of the first part, and

Adam H.J. Broza and Danielle L. Steinberg, residing at 95 Horatio Street, Apt. 707, New York, New York 10014, as joint tenants with rights of survivorship

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten 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 right, title and interest in and to:

SEE ATTACHED SCHEDULE A

This transfer is made in the ordinary course of business and does not constitute all or substantially all of the assets of the corporate 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.

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

IN PRESENCE OF:

Mount Rose Estate, LLC

By:  David Magliato, Manager

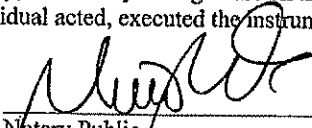
By:  Tara Lordi, Member

STATE OF NEW YORK

ss.:

COUNTY OF ULSTER

On the 22 day of February, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared **David Magliato**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

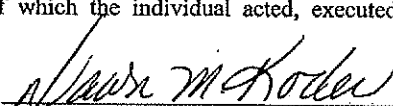
DANIEL J. RUSK
Notary Public, State of New York
No. 6031945
Qualified in Ulster County 21
Commission Exp.: 10/12/2021

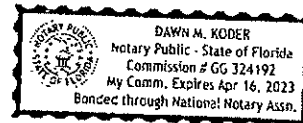
STATE OF FLORIDA

ss.:

COUNTY OF *Palm Beach*

On the 11th day of February, 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared **Tara Lordi**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public



Stewart Title Insurance Company

OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

LEGAL DESCRIPTION

Title No.: GA-209591-U

Policy No.: Owner Policy: 547282013

Section 109.1 Block 4 Lot 57:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Marlborough, County of Ulster and State of New York, being bounded and described as follows:

BEGINNING at a point on the northerly side of Rose Street, said point being on the division line of the herein described parcel with lands now or formerly of Soukiesion;

RUNNING THENCE along said division line and following a fence and running 0.5 feet West of the westerly edge of a concrete curb, North 26 degrees 58' 00" East, 401.50 feet to a point in James Street;

THENCE through said road, South 65 degrees 37' 20" East, 651.10 feet;

THENCE through Front Street, South 26 degrees 53' 55" West, 438.10 feet to a point in the aforementioned Rose Street;

THENCE through and along said road, North 62 degrees 24' 00" West, 651.00 feet to the place of BEGINNING.

For Information Only:

Said Premise being known as 20-38 Mt Rose Road, Marlboro, NY.

Section: 109.1 Block: 4 Lot: 57

Being and intended to be the same premises conveyed to Mount Rose Estate LLC by Deed dated 02/02/2016, recorded 02/18/2016 in the Ulster County Clerk's Office in Instrument No. 2016-2176.

Record and Return To:
Larkin Ingrassia UP
Antonette Naclerio, Esq.
356 Meadow Avenue
Newburgh, NY 12550

FOR COUNTY USE ONLY

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

Swis Code # 513600
 Date Deed Recorded 03/03/2021
 Bk # 6777 Pg # 183 Instr # 2021-4248



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 20-38 Mt. Rose Road
 *STREET NUMBER *STREET NAME
 Marlborough 12542
 *CITY OR TOWN VILLAGE *ZIP CODE

2. Buyer Name Broza Adam H.J.
 *LAST NAME/COMPANY FIRST NAME
 Steinberg Danielle L.
 LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)
 LAST NAME/COMPANY FIRST NAME
 STREET NUMBER AND NAME CITY OR TOWN STATE 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 for Transfer ☐
 4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size *FRONT FEET X *DEPTH OR 6.27 *ACRES
 4B. Subdivision Approval was Required for Transfer ☐
 4C. Parcel Approved for Subdivision with Map Provided ☐

6. Seller Name Mount Rose Estate, LLC
 *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:
 F. Commercial ☒
 Check the boxes below as they apply:
 8. Ownership Type is Condominium ☐
 9. New Construction on a 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 12/09/2020
 *12. Date of Sale/Transfer 02/23/2021
 *13. Full Sale Price 725,000.00
 (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 0.00

15. Check one or more of these conditions as applicable to transfer:
☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business.
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☒ J. None
 Comment(s) on Condition:

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

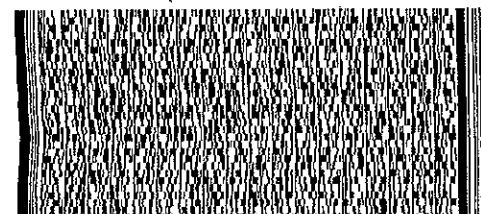
16. Year of Assessment Roll from which information taken(YY) 20 *17. Total Assessed Value 575,000
 *18. Property Class 484 *19. School District Name Marlboro
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
 109.1-4-57

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 subjects me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE DATE 2-16-21
 BUYER SIGNATURE DATE 2/23/2021
 BUYER SIGNATURE DATE 2/23/2021

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.)
 Broza Adam H.J.
 *LAST NAME FIRST NAME
 *AREA CODE *STREET NUMBER *STREET NAME *TELEPHONE NUMBER (EX: 516-332-1234)
 20 Mount Rose Rd.
 *CITY OR TOWN *STATE *ZIP CODE
 New York Marlboro NY 12542



BUYER'S ATTORNEY
 Naclerio Antonette
 LAST NAME FIRST NAME
 (845) 237-3386
 AREA CODE TELEPHONE NUMBER (EX: 516-332-1234)



ULSTER COUNTY – STATE OF NEW YORK
NINA POSTUPACK, COUNTY CLERK
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 7078 / 334
INSTRUMENT #: 2022-10260

Receipt#: 2022044687
Clerk: SM
Rec Date: 06/09/2022 01:26:52 PM
Doc Grp: D
Descrip: REFEREE'S DEEDS
Num Pgs: 7
Rec'd Frm: HUDSON UNITED

Party1: NOTO JOHN M BY REF
Party2: ROSEVINE LLC
Town: MARLBOROUGH

Related: Instr#: 2017-6660

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Cross References	0.50
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 190.50

Transfer Tax
Transfer Tax - State 1440.00

Sub Total: 1440.00

Total: 1630.50

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 6041

Transfer Tax

Consideration: 360000.00

Transfer Tax - State 1440.00

Total: 1440.00

Record and Return To:

ELECTRONICALLY RECORDED BY CSC

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTION 316-a (5)
& 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK.

Nina Postupack
Nina Postupack
Ulster County Clerk

Section 109.1
Block 4
Lot 71

HAS-30247

REFEREE'S DEED

This deed, made the 10th day of January, 2022, between John Burns, Esq., Referee, with an address of 85 Main Street, P.O. Box 3939, Kingston, New York 12402, referee duly appointed in the action hereinafter mentioned, Grantor, and Rosevine LLC, with an address of 20 Mount Rose, Marlboro, New York 12542, Grantee:

WITNESSETH, that the grantor, the referee appointed in an action between Joseph Corrado and Suzanne Noto, the plaintiffs, and John Corrado, the defendant, in pursuance of an Order and Judgment entered at a special term of the Supreme Court of Ulster County, on June 10, 2021, under Index No. EF19-2792, and in consideration of \$360,000.00 dollars paid by the grantee, being the highest sum bid at the sale under said judgment, does hereby grant and convey unto the grantee, all the property described in Schedule A attached hereto;

BEING and intended to be a portion of the same premises conveyed to Joseph M. Corrado, Suzanne E. Corrado and John M. Corrado by deed from John M. Corrado, as Executor of the Estate of Esther M. Corrado, dated April 28, 2017, recorded May 9, 2017 in the Ulster County Clerk's Office in Instrument No. 2017-6660, said Esther M. Corrado having obtained title as devisee of the Estate of John S. Corrado having obtained title by deed made by Katherine Corrado a/k/a Catherine Corrado to John S. Corrado dated August 24, 1995 and recorded August 28, 1995 in the Ulster County Clerk's Office at Liber 2518 Page 319.

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 grantee, Rosevine LLC with an address of 20 Mount Rose, Marlboro, New York 12542 and assigns forever.

AND the party of the first part/grantor, in compliance with Section 13 of the Lien Law, covenants that the party of the first part/grantor 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" or "grantor" shall be construed as if it read "parties" or "grantors" whenever the sense of this document so requires.

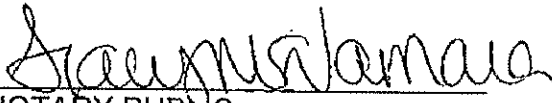
In witness whereof, the grantor has hereunto set his hand and seal.
In presence of:



JOHN BURNS, Referee
Esq.


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

On the 10th day of January, 2022, before me, the undersigned personally appeared, JOHN BURNS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



NOTARY PUBLIC

R & R:
Richard N. Sarcone, Esq.
9 Oriole Lane
Cortlandt Manor, New York 10567

TRACY MCNAMARA
Notary Public, State of New York
Qualified in Orange County
No. 01MC6226192
My Commission Expires Aug. 02, 2022 

TRACY MCNAMARA
Notary Public, State of New York
Reg No. 01MC6226192
Qualified in Orange County
Commission Expires August 2, 2022

The Security Title Guarantee Corporation of Baltimore

Title Number: **HAS-30247**

SCHEDULE A DESCRIPTION

ALL those certain lots, pieces or parcels of situate, lying and being in the Town of Marlborough, Ulster County, New York, bounded and described as follows:

BEGINNING at the S.E. corner of the lot hereby intended to be granted, and N.E. corner of lands of formerly Sarles E. Baxter; thence northerly along the west bounds of lands formerly of Rose and Edmund Shortt and Joseph Bailey to S.E. corner of lands now of Sanford Baxter; thence westerly along the south bounds of lands of said Baxter to the first stone wall running north and south and lands of Michael Flannery; thence southerly along the center of said stone wall to lands of said Sarles Baxter; thence easterly along the north bounds of lands of said Sarles E. Baxter to the place of beginning.

ALSO, ALL that certain piece or lot of land situate, lying and being in the Town of Marlborough, County of Ulster, State of New York, bounded and described as follows:

BEGINNING at a stake in the center of James Street at the N.W. corner of Daniel Nevins lot and runs from thence along said Nevins land South 23 degrees West three hundred and seventy-eight feet to a stake and stones in the center of Rose Street; thence along the center of Rose Street North 65 degrees 45 minutes West two hundred and thirty-seven feet to a stake and pile of stones near a stone wall; thence North 23 degrees East three hundred and sixty-five feet to the center of James Street; thence along the same South 69 degrees East two hundred and thirty-seven feet to the place of beginning; EXCEPTING AND RESERVING from the above described premises a strip of land of the width of one rod running along the whole length of the north and south side of said lot, to which is to be added a like strip to make a public road or street of the width of two rods.

SECOND: - ALSO ALL that tract or parcel of land situate in the Town of Marlborough, County of Ulster and State of New York, bounded and described as follows, to wit:-

BEGINNING at a stake in the center of Rose Street as laid down on a parcel of land heretofore owned by John C. Rose and of which parcel this lot hereby conveyed formed a part and at the corner of a lot of land now or formerly in possession of one John Badner, running from thence along the center of said Rose Street north sixty-five degrees forty-five minutes west four hundred and fifty-four feet to a stake in the stone wall in the line of lands of Daniel Mackey; thence along said Mackey's land north thirteen degrees and thirty minutes east three hundred and forty-four feet to the center of James Street; thence along the center of James Street south sixty-nine degrees east five hundred and sixteen feet to a stake in the center of James Street; thence south twenty-three degrees west three hundred and sixty-six feet to the place of beginning.

THIRD:- ALSO ALL that tract or parcel of land, situate in the Town of Marlborough, County of Ulster and State of New York, bounded on the north by lands of Turturro, east by lands of Paglialunga, south by lands of Castellano and west by lands of Baxter.

FOR INFORMATION ONLY:

Being and intended to be part of the same premises conveyed to the grantor by deed dated April 28, 2017 and recorded May 9, 2017 in the ULSTER County Clerk's Office in Document No. 2017-6660.

FOR COUNTY USE ONLY

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

Swis Code # 513600

Date Deed Recorded 06/09/2022

Bk # 7078 Pg # 334 Instr # 2022-10260

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 62-80 James Street
*STREET NUMBER *STREET NAME
Marlborough
*CITY OR TOWN VILLAGE 12542
*ZIP CODE

2. Buyer Name Rosevine LLC
*LAST NAME/COMPANY FIRST NAME
LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address
Indicate where future Tax Bills are to be sent
if other than buyer address(at bottom of form)
*LAST NAME/COMPANY FIRST NAME
STREET NUMBER AND NAME CITY OR TOWN STATE 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 for Transfer ☐
4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size *FRONT FEET X *DEPTH OR 12.10 *ACRES
Burns, Referee
*LAST NAME/COMPANY FIRST NAME
John
*LAST NAME/COMPANY FIRST NAME
Suzanne E.

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

Check the boxes below as they apply:
8. Ownership Type is Condominium ☐
9. New Construction on a 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 08/31/2021

*12. Date of Sale/Transfer 01/10/2022

*13. Full Sale Price 360,000.00
(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 0.00 Referee's Deed

15. Check one or more of these conditions as applicable to transfer:
☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business.
☐ C. One of the Buyers is also a Seller
☒ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☐ J. None

*Comment(s) on Condition:

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

16. Year of Assessment Roll from which information taken(Y) 21 *17. Total Assessed Value 174,300


*18. Property Class 151 *19. School District Name Marlboro CSD

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
109.1-4-71


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

 1/10/2022
SELLER SIGNATURE DATE

BUYER SIGNATURE

 1/10/2022
BUYER SIGNATURE DATE

BUYER CONTACT INFORMATION

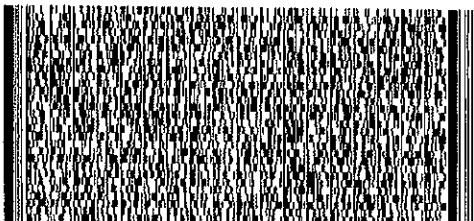
(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual responsible party who can answer questions regarding the transfer must be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

Broza Adam H.
*LAST NAME FIRST NAME
646 442-6442
*AREA CODE *TELEPHONE NUMBER (EX: 9999999)
20 Mount Rose Rd.
*STREET NUMBER *STREET NAME

Marlboro NY 12542
*CITY OR TOWN *STATE *ZIP CODE

BUYER'S ATTORNEY

Sarcone Richard N.
*LAST NAME FIRST NAME
(914) 772-1525
*AREA CODE *TELEPHONE NUMBER (EX: 9999999)



FOR COUNTY USE ONLY

Swis Code # 513600
Date Deed Recorded 06/09/2022
Bk # 7078 Pg # 334 Instr # 2022-10260



**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 62-80 James Street
 * STREET NUMBER * STREET NAME
Marlborough 12542
 * CITY OR TOWN * ZIP CODE

2. Buyer Name Rosevine LLC
 * LAST NAME/COMPANY * FIRST NAME
 * LAST NAME/COMPANY * FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)
 * LAST NAME/COMPANY * FIRST NAME
 * STREET NUMBER AND NAME * CITY OR TOWN * STATE * 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 for Transfer ☐
 4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size X * FRONT FEET * DEPTH OR 12.10 * ACRES
 4B. Subdivision Approval was Required for Transfer ☐
 4C. Parcel Approved for Subdivision with Map Provided ☐

6. Seller Name Burns, Esq., Referee John
 * LAST NAME/COMPANY * FIRST NAME
Noto Suzanne E.
 * LAST NAME/COMPANY * FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:
 E. Agricultural ☐
 Check the boxes below as they apply:
 8. Ownership Type is Condominium ☐
 9. New Construction on a 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 08/31/2021

* 12. Date of Sale/Transfer 01/10/2022

*13. Full Sale Price 360,000.00
 (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 0.00 Referee's Deed

15. Check one or more of these conditions as applicable to transfer:
☐ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business.
☐ C. One of the Buyers is also a Seller
☒ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☐ J. None
 *Comment(s) on Condition:

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

16. Year of Assessment Roll from which information taken(YY) 21 *17. Total Assessed Value 174,300

*18. Property Class 151 *19. School District Name Marlboro CSD

*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
109.1-4-71

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

SELLER SIGNATURE DATE

BUYER SIGNATURE

BUYER SIGNATURE DATE

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.)

Broza Adam H.
 * LAST NAME * FIRST NAME

(646) 472-6442
 * AREA CODE * TELEPHONE NUMBER (Ex: 9999999)

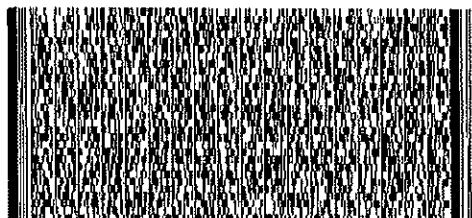
20 Mount Rose Rd
 * STREET NUMBER * STREET NAME

Marlboro NY 12542
 * CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY

Sarcone Richard N.
 * LAST NAME * FIRST NAME

(914) 772-1525
 * AREA CODE * TELEPHONE NUMBER (Ex: 9999999)



RP-5217 Addendum

6. Seller Name:

Joseph M. Corrado

John M. Corrado



ULSTER COUNTY – STATE OF NEW YORK
NINA POSTUPACK, COUNTY CLERK
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 7232 / 218
INSTRUMENT #: 2023-6181

Receipt#: 2023039739
Clerk: JCAH
Rec Date: 06/05/2023 12:44:52 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: HUDSON UNITED TITLE SERVICES

Party1: LORDI TARA A
Party2: BELLFLOWER GROUP LLC
Town: MARLBOROUGH
109.1-4-56.100

Recording:

Cover Page	5.00
Recording Fee	30.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 195.00

Transfer Tax
Transfer Tax - State 2128.00

Sub Total: 2128.00

Total: 2323.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 4990
Transfer Tax
Consideration: 532000.00

Transfer Tax - State 2128.00

Total: 2128.00

Record and Return To:

RICHARD SARCONI ESQ
9 ORIOLE LANE
CORTLANDT MANOR NY 10567

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Nina Postupack
Nina Postupack
Ulster County Clerk

3
TN: 36

HAS-32354

Section 109.1, Block 4, Lot 56.100 and Section 109.1, Block 4, Lot 51

Bargain and Sale Deed with Covenant against Grantor's Acts

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

THIS INDENTURE, made this 24th day of May, Two Thousand Twenty Three

BETWEEN

Tara Ann Lordi, residing at 11864 Pebblewood Drive, Wellington, FL 33414,

party of the first part, and

TAL
DOR

Bellflower ELC, with a business address at 29 Mt. Rose Road, Marlboro, NY 12542

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten 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 right, title and interest in and to:

SEE ATTACHED SCHEDULE A

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:



Tara Ann Lordi

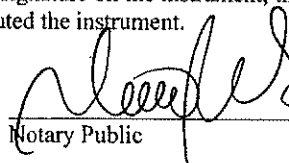
STATE OF NEW YORK

ss.:

COUNTY OF ULSTER

On the 24th day of May, 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared **Tara Ann Lordi**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

DANIEL J. RUSK
Notary Public-State of New York
No. 02RU6031945
Qualified in Ulster County
Commission Expires October 12, 2025


Notary Public

SCHEDULE A

Title Company: Hudson United Title Services
Title Number: HAS-32354

Parcel I: Section 109.1 Block 4 Lot 51.

ALL that certain tract or parcel of land, situate, lying and being in the Town of Marlborough, County of Ulster, State of New York, being know and designated as Section 109.1 Block 4 Lot 51 on the official tax map of the Town of Marlborough, County of Ulster.

Being and intended to be the same premises conveyed to the grantor by deed dated 6/28/2000 and recorded on 8/21/2000 in the Ulster County Clerk's Office in Book 3071 Page 267.

Parcel II: Section 109.1 Block 4 Lot 56.1.

ALL that certain tract or parcel of land, site, lying and being in the Town of Marlborough, County of Ulster and State of New York, being designated as Lot 2 on a map entitled "Final Map of Lot Line Revision of Lands of Tara Ann Lordi" filed with the Office of the Ulster County Clerk on December 16, 2021 as Map Number 21-295, said lot being more particularly bounded and described as follows: BEGINNING at a rebar to be set at the northeast corner of the herein described parcel of land on the southerly bounds of a parcel of land offered to the Town of Marlborough for use as a Town Road known as Mt. Rose Road, said point being on the division line with Lot 1 as designated on the above referenced filed map #21-295; thence along the division line between the herein described Lot 2, and said Lot 1, running in part five feet westerly of and parallel to a wood board fence, South 32 degrees 06 minutes 17 seconds West 225.96 feet to a rebar to be set on the division line with lands conveyed to Bajram B. Hasija Cekovic as recorded in Deed Liber 2526 at Page 273; thence along the division line with said lands to Cekovic North 62 degrees 26 minutes 24 seconds West 188.49 feet to a point; thence in part along a stone wall North 62 degrees 41 minutes 52 seconds West 312.36 feet to a point in a stone wall; thence still along a stone wall North 61 degrees 03 minutes 45 seconds West 137.65 feet to a point in a stone wall corner; thence still continuing along the division line with said lands of Cekovic and in part along a stone wall North 30 degrees 20 minutes 38 seconds East 254.28 feet to a rebar to be set on the northerly side of a woods road on the division line with lands conveyed to Adam H.J. Broza and Danielle L. Steinberg as recorded in Deed Liber 6777 at Page 179; thence along the division line with said lands of Broza and Steinberg and along the northerly side of said woods road South 62 degrees 00 minutes 17 seconds East 179.44 feet to the northwest corner of the end of the Town Road known as Mt. Rose Road; thence along the westerly end of said Mt. Rose Road South 26 degrees 22 minutes 56 seconds West 34.15 feet to a rebar to be set; thence along the southerly bounds of said Mt. Rose Road on a line twenty five feet distant from and parallel to the centerline of said road, South 64 degrees 02 minutes 37 seconds East 220.27 feet to a point and thence South 62 degrees 08 minutes 07 seconds East 243.69 feet to the place of BEGINNING.

Being and intended to be the same premises conveyed to the grantor by deed dated 4/11/2022 and recorded 4/21/2022 in the Ulster County Clerk's Office in Book 7050 Page 310.

R & R to: *Richard Sarcone, Esq.*
9 Oriole Lane
Cortlandt Manor, New York 10567

INSTRUCTIONS(RP-5217-PDF-INS): www.cprp.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code 51.3.60.0

C2. Date Deed Recorded 06/05/2023

C3. Book 7.2.3.2 C4. Page 218

C5. 6181

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 29-39 Mt. Rose Road

*STREET NUMBER *STREET NAME

Marlborough 12542

*CITY OR TOWN *ZIP CODE

2. Buyer Name Bellflower LLC

*LAST NAME/COMPANY FIRST NAME

Bellflower LLC Group

3. Tax Billing Address 29 Mt. Rose Road Marlboro NY 12542

STREET NUMBER AND NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # 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 for Transfer ☐

4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size X *FRONT FEET 3.45 *DEPTH *ACRES

6. Seller Name Lordi Tara Ann

*LAST NAME/COMPANY FIRST NAME

Lordi Tara Ann

*LAST NAME/COMPANY FIRST NAME

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

A. One Family Residential ☐

Check the boxes below as they apply:

8. Ownership Type is Condominium ☐

9. New Construction on a 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 04/26/2023

12. Date of Sale/Transfer 05/24/2023

13. Full Sale Price 532,000.00

(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 0.00

15. Check one or more of these conditions as applicable to transfer:

☐ A. Sale Between Relatives or Former Relatives

☐ B. Sale between Related Companies or Partners in Business

☐ C. One of the Buyers is also a Seller

☐ D. Buyer or Seller is Government Agency or Lending Institution

☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)

☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)

☐ G. Significant Change in Property Between Taxable Status and Sale Dates

☐ H. Sale of Business is Included in Sale Price

☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)

☒ J. None

Comment(s) on Condition:

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

16. Year of Assessment Roll from which information taken(Yr) 22

17. Total Assessed Value 195,300

18. Property Class 210/311

19. School District Name Marlboro

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

109.1-4-56.100 109.1-4-51

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 Chen 5/24/23

DATE

BUYER SIGNATURE member 5/24/23

DATE

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.)

Broza Adam

*LAST NAME FIRST NAME

617 487-9750

*AREA CODE *TELEPHONE NUMBER (Ex: 9999999)

29 Mt. Rose Road

*STREET NUMBER *STREET NAME

Marlboro NY 12542

*CITY OR TOWN *STATE *ZIP CODE

BUYER'S ATTORNEY

Sarcone Richard

*LAST NAME FIRST NAME

(914) 734-9234

*AREA CODE *TELEPHONE NUMBER (Ex: 9999999)

Attachment

1. Property Location (continued):
53-61 Mt. Rose Road
Marlborough 12542

5. Deed Property Size (continued):
4.1 acres

7. Description use of property at time of sale:
C Residential Vacant Land

17. Assessed Value:
6,000.00

18. Property Class:
311

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
109.1-4-52.200	41-51 Mt Rose Rd			109.1-4-52.200		120555.000
Cekovic Bajram B	311 Res vac land		COUNTY TAXABLE VALUE	85,500		
Cekovic Hasiija	MARLBORO CENTRA 513601-99	85,500	TOWN TAXABLE VALUE	85,500		
10 Schoolhouse Pl	Mccormick Denaro	85,500	SCHOOL TAXABLE VALUE	85,500		
Oyster Bay, NY 11771	Purdy Corrado		FD091 Marlborough fire	85,500 TO		
	1999 Subdivision					
	ACRES 11.04					
	EAST-0636669 NRTH-1012963					
	DEED BOOK 2526 PG-273					
	FULL MARKET VALUE	141,322				
21-25 Mt Rose Rd				109.1-4-53		106645.000
210 1 Family Res			COUNTY TAXABLE VALUE	243,700		
MARLBORO CENTRA 513601-99		91,000	TOWN TAXABLE VALUE	243,700		
Randozzo Pesevento		243,700	SCHOOL TAXABLE VALUE	243,700		
Purdy Randozzo			FD091 Marlborough fire	243,700 TO		
ACRES 2.70						
EAST-0637244 NRTH-1012670						
DEED BOOK 5734 PG-299						
FULL MARKET VALUE		402,810				
15 Mt Rose Rd				109.1-4-54		120556.000
210 1 Family Res			ENH STAR 41834	0	0	64,510
MARLBORO CENTRA 513601-99		61,000	COUNTY TAXABLE VALUE	96,800		
Condon Randozzo		96,800	TOWN TAXABLE VALUE	96,800		
Randozzo Randozzo			SCHOOL TAXABLE VALUE	32,290		
FRNT 77.00 DPTH 158.00			FD091 Marlborough fire	96,800 TO		
EAST-0637381 NRTH-1012878						
DEED BOOK 3067 PG-66						
FULL MARKET VALUE		160,000				
11 Mt Rose Rd				109.1-4-55.100		104880.000
210 1 Family Res			COUNTY TAXABLE VALUE	120,900		
MARLBORO CENTRA 513601-99		74,400	TOWN TAXABLE VALUE	120,900		
2022 LLR Map #896		120,900	SCHOOL TAXABLE VALUE	120,900		
ACRES 1.25			FD091 Marlborough fire	120,900 TO		
EAST-0637441 NRTH-1013012						
DEED BOOK 7047 PG-178						
FULL MARKET VALUE		199,835				
29-39 Mt Rose Rd				109.1-4-56.100		116331.000
210 1 Family Res			COUNTY TAXABLE VALUE	195,300		
MARLBORO CENTRA 513601-99		81,000	TOWN TAXABLE VALUE	195,300		
2022 LLR Map #896		195,300	SCHOOL TAXABLE VALUE	195,300		
ACRES 3.45			FD091 Marlborough fire	195,300 TO		
EAST-0637025 NRTH-1013137						
DEED BOOK 7232 PG-218						
FULL MARKET VALUE		322,810				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2026						

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	TOWN	SCHOOL	TAXABLE VALUE	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION				
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
109.1-4-57	20-38 Mt Rose Rd			109.1-4-57			116025.000
Steinberg as the owners of th2	484 1 use sm bld		AGRI DIST 41720	13,342			13,342
Steinberg Danielle L	Mt Rose Rd	114,000	COUNTY TAXABLE VALUE				
20 Mount Rose Rd	Mt Rose Rd	575,000	TOWN TAXABLE VALUE				
Marlboro, NY 12542	Mt Rose Rd Soukiasian		SCHOOL TAXABLE VALUE				
	ACRES 6.27		FD091 Marlborough fire				
	EAST-0637243 NRTH-1013420		WD091 Marlborough water				
MAY BE SUBJECT TO PAYMENT	DEED BOOK 6777 PG-183						
UNDER AGDIST LAW TIL 2027	FULL MARKET VALUE	950,413					
109.1-4-58	40 Mt Rose Rd			109.1-4-58			123085.000
Broza Adam H.J.	311 Res vac land		AGRI DIST 41720	74,332			74,332
Steinberg Danielle L	MARLBORO CENTRA 513601-99	75,400	COUNTY TAXABLE VALUE				
20 Mount Rose Rd	Mt Rose Rd Ulster Scie	75,400	TOWN TAXABLE VALUE				
Marlboro, NY 12542	Mt Rose Rd Corrado		SCHOOL TAXABLE VALUE				
	ACRES 3.70		FD091 Marlborough fire				
MAY BE SUBJECT TO PAYMENT	EAST-0636732 NRTH-1013556						
UNDER AGDIST LAW TIL 2027	DEED BOOK 6777 PG-179						
	FULL MARKET VALUE	124,628					
109.1-4-63.100	52-60 James St			109.1-4-63.100			103419.000
Romar Farms, LLC	210 1 Family Res		COUNTY TAXABLE VALUE				
28 Riverwood Dr	MARLBORO CENTRA 513601-99	70,800	TOWN TAXABLE VALUE				
Marlboro, NY 12542	2023 LLR Map #908	176,700	SCHOOL TAXABLE VALUE				
	ACRES 1.08		FD091 Marlborough fire				
MAY BE SUBJECT TO PAYMENT	EAST-0636500 NRTH-1013970						
UNDER AGDIST LAW TIL 2027	DEED BOOK 6946 PG-306						
	FULL MARKET VALUE	292,066					
109.1-4-64	42-50 James St			109.1-4-64			125010.000
Living Trust Martha Conway	210 1 Family Res		VET WAR C 41122	27,225			0
42 James Street	MARLBORO CENTRA 513601-99	92,500	VET WAR S 41124	0			16,335
Marlboro, NY 12542	Baggotta Mondello	315,500	VET WAR TS 41126	0			16,335
	Mt Rose Rd Corrado		ENH STAR 41834	0			64,510
	ACRES 6.20		COUNTY TAXABLE VALUE				
	EAST-0063680 NRTH-1014000		TOWN TAXABLE VALUE				
	DEED BOOK 7121 PG-230		SCHOOL TAXABLE VALUE				
	FULL MARKET VALUE	521,488	FD091 Marlborough fire				
109.1-4-65.100	20-40 James St			109.1-4-65.100			115758.000
Mondello Living Trust Lucas A	280 Res Multiple		COUNTY TAXABLE VALUE				
80 Riverview St	MARLBORO CENTRA 513601-99	114,500	TOWN TAXABLE VALUE				
Port Ewen, NY 12466	2022 LLR Map # 893	441,800	SCHOOL TAXABLE VALUE				
	ACRES 6.80		FD091 Marlborough fire				
	EAST-0637350 NRTH-1013775						
	DEED BOOK 6928 PG-270						
	FULL MARKET VALUE	730,248					

STATE OF NEW YORK
COUNTY - Ulster
TOWN - MARLBOROUGH
SWIS - 513600

2023 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 060.50

	PAGE	895
VALUATION DATE-JUL 01, 2022		
TAXABLE STATUS DATE-MAR 01, 2023		

TAX MAP	PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	TOWN	SCHOOL
CURRENT OWNERS NAME		SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS		PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	TAXABLE VALUE	ACCOUNT NO.
*****	*****	*****	*****	*****	*****	*****
62-80	James St				109.1-4-71	
	151 Fruit crop			AGRI DISTS 41720		
Rosevine LLC	MARLBORO CENTRA 513601-99		106,000	COUNTY TAXABLE VALUE	30,715	105426.000
435 E 70th St Apt 8D	Corrado Corrado		174,300	TOWN TAXABLE VALUE	143,585	30,715
New York, NY 10804	Corrado Corrado			SCHOOL TAXABLE VALUE	143,585	
	ACRES 12.10			FD091 Marlborough fire	174,300 TO	
MAY BE SUBJECT TO PAYMENT	EAST-0635969 NRTH-1013833					
UNDER AGDIST LAW IIL 2027	DEED BOOK 7078 PG-334					
	FULL MARKET VALUE		288,099			
*****	*****	*****	*****	*****	*****	*****

