

ULSTER COUNTY

CERTIFICATE OF AUTHORITY

TAX ON OCCUPANCY OF HOTEL AND MOTEL ROOMS

REGISTRATION NUMBER

11565

(use this number on ALL returns and Correspondence)

BUSINESS NAME:

Mathew & Michele Bernhardt

ADDRESS:

351 Old Post 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: 05/10/2023

ULSTER COUNTY DEPARTMENT OF FINANCE

SEAL

KENNETH J. JURAS
INTERIM COMMISSIONER OF FINANCE

DECKER
SURVEYING

NO.	DESCRIPTION	DATE
1	FIELD NOTES	12/15/20
2	FIELD BOOK	12/15/20
3	FIELD SKETCH	12/15/20
4	FIELD MAP	12/15/20
5	FIELD PHOTO	12/15/20
6	FIELD VIDEO	12/15/20
7	FIELD AUDIO	12/15/20
8	FIELD DRAWING	12/15/20
9	FIELD MEASUREMENT	12/15/20
10	FIELD CALCULATION	12/15/20

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF SURVEYING. THE SURVEYOR HAS TAKEN ALL NECESSARY PRECAUTIONS TO ENSURE THE ACCURACY OF THE RESULTS. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR DUE TO HUMAN FACTORS OR UNUSUAL CIRCUMSTANCES. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROPERTY LINES SINCE THE SURVEY WAS COMPLETED. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROPERTY LINES SINCE THE SURVEY WAS COMPLETED.

TOWN OF MARLBOROUGH
DECEMBER 3, 2020

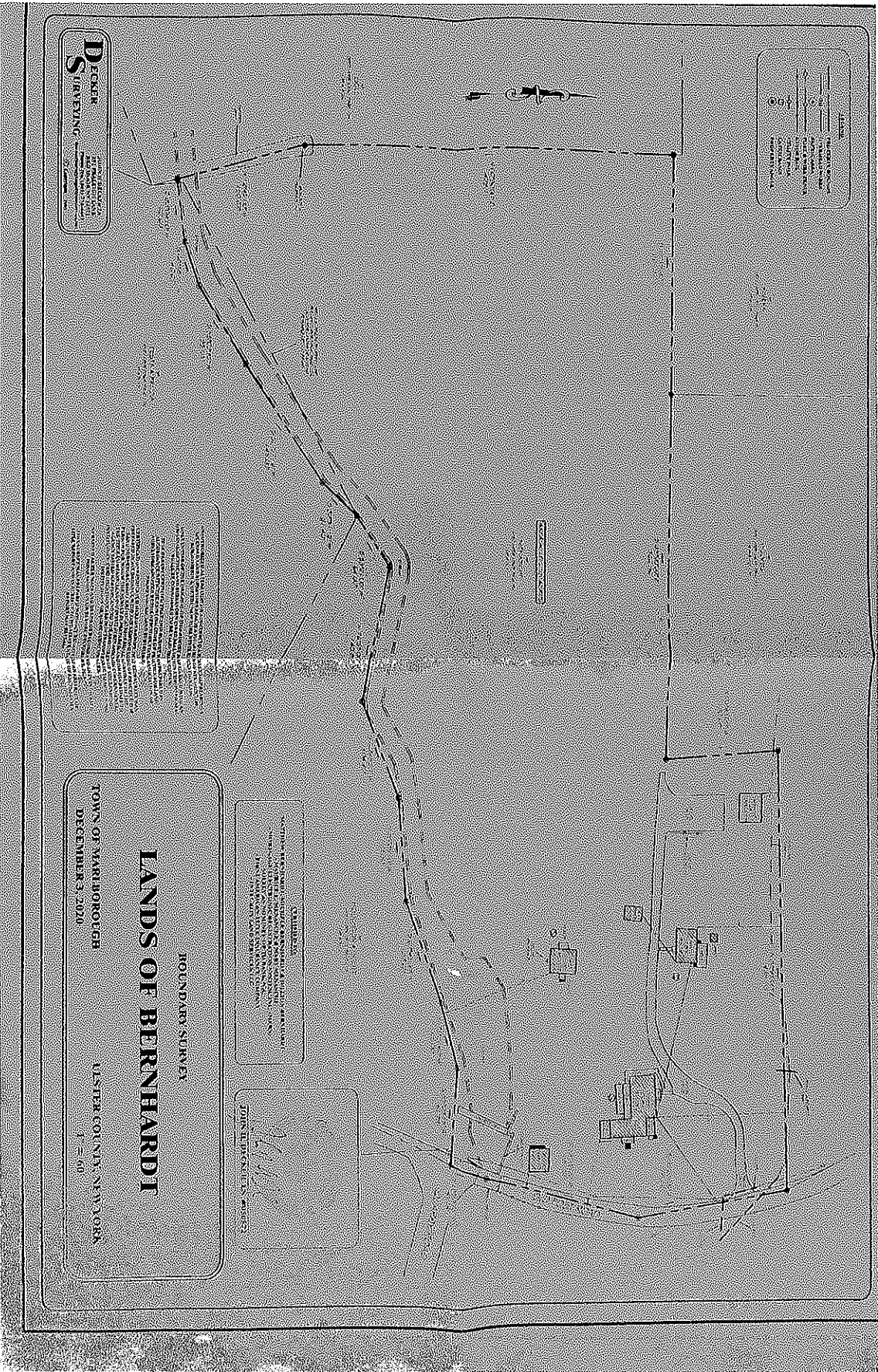
LANDS OF BERNHARDI

BOUNDARY SURVEY

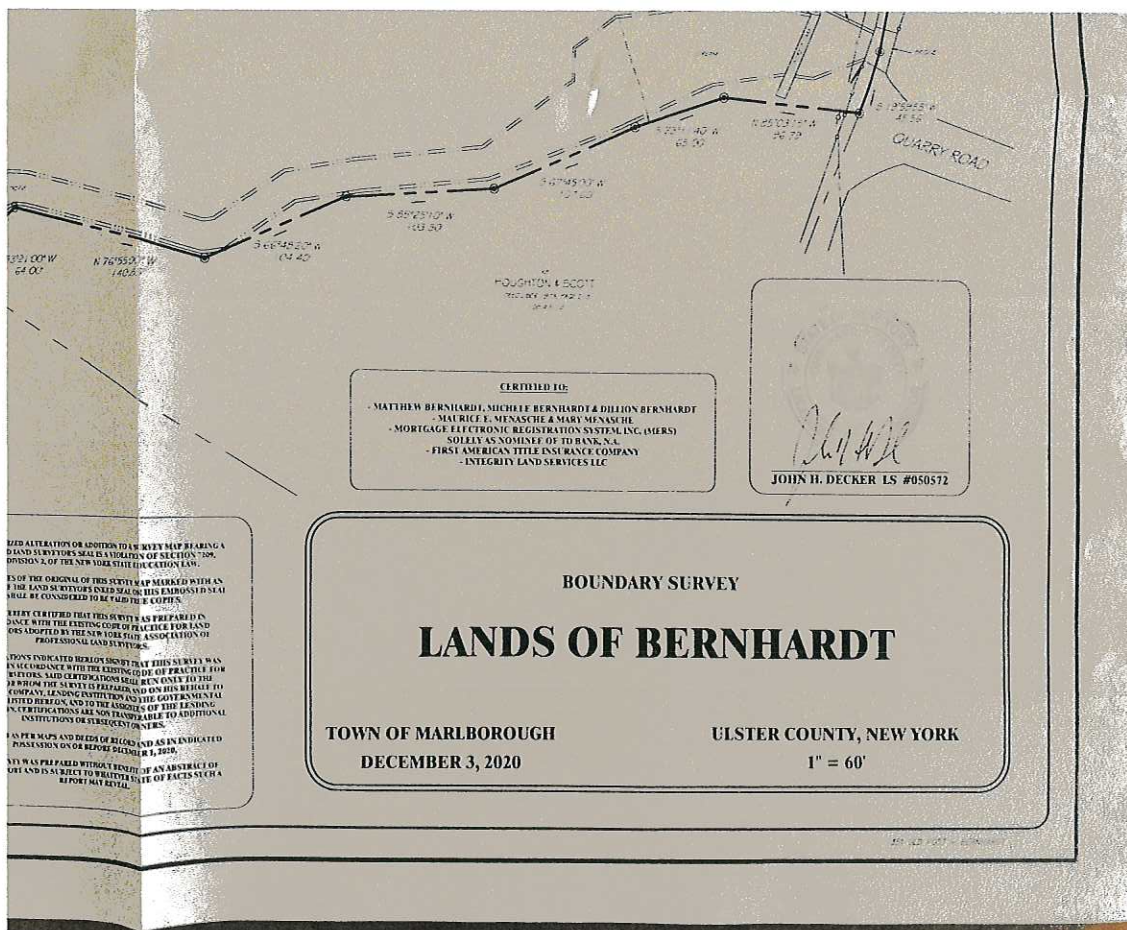
CLSTER COUNTY, NEW YORK
1" = 60'

NOTICE: THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY LINES SHOWN ON THIS MAP ARE NOT THE SAME AS THE PROPERTY LINES SHOWN ON THE MAPS OF THE TOWN OF MARLBOROUGH. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY LINES SHOWN ON THIS MAP ARE NOT THE SAME AS THE PROPERTY LINES SHOWN ON THE MAPS OF THE TOWN OF MARLBOROUGH.

DATE OF SURVEY: 12/15/20
SURVEYOR: [Signature]



in Front of House



AP
OGI
1000 1000 1000 1000
100 100 100 100

SECTION 17
T12N R10E S14E

SECTION 17
T12N R10E S14E

SECTION 17
T12N R10E S14E

SECTION 17
T12N R10E S14E

SECTION 17
T12N R10E S14E

DECKER
SURVEYING
JOHN H. DECKER JR.
100 FRANKLIN AVE.
KNOX, TN 37603
Phone: (615) 718-4441
jdeckersurveying@comcast.net
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THIS SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE STATE OF TENNESSEE, AND THE SURVEYOR'S CERTIFICATE OF QUALIFICATION IS HEREBY SUBMITTED TO THE BOARD FOR REVIEW AND APPROVAL. THE SURVEYOR'S CERTIFICATE OF QUALIFICATION IS HEREBY SUBMITTED TO THE BOARD FOR REVIEW AND APPROVAL.

ONLY COPIES OF THIS SURVEY MAP, WHEN MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE STATE OF TENNESSEE, AND THE SURVEYOR'S CERTIFICATE OF QUALIFICATION IS HEREBY SUBMITTED TO THE BOARD FOR REVIEW AND APPROVAL.

IT IS HEREBY CERTIFIED THAT THIS SURVEY MAP WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE STATE OF TENNESSEE, AND THE SURVEYOR'S CERTIFICATE OF QUALIFICATION IS HEREBY SUBMITTED TO THE BOARD FOR REVIEW AND APPROVAL.

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DEED

THIS INDENTURE, made as of the 1st day of March, 2021

BETWEEN

MAURICE E. MENASCHE and **MARY MENASCHE**, as husband and wife, 351 Old Post Road, Marlboro, NY 12542, collectively, the party of the first part, and

MATHEW BERNHARDT, as to an undivided 50% interest, **MICHELE BERNHARDT** and **DILLON BERNHARDT**, as tenants by the entirety as to an undivided 50% interest, all as joint tenants with rights of survivorship, 530 East 72nd Street, Apt 2b, New York, NY 10021, collectively, the party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) 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 more particularly described in Schedule A annexed hereto.

Said premises being known as and by the street number: 351 Old Post Road, Marlboro, NY County: Ulster; Section 108.4; Block 5; Lot 11

Being and intended to be the same premises described in a deed to the party of the first part dated 9/22/1988 and recorded on 11/1/1988 in Liber 1869 at Page 40 in the Ulster County Clerk's Office.

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 line 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 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Integrity Land Services LLC
as Agent for
First American Title Insurance Company

SCHEDULE A - LEGAL DESCRIPTION

Title No.: ILS-U-20131

All that certain piece or parcel of land situate in the Town of Marlborough, County of Ulster and the State of New York, is more particularly described as follows:

Beginning at a point in the centerline of Old Post Road at the northeast corner of lands, now or formerly, Houghton & Scott (Deed Liber 1973, Page 218), said point being the southeast corner of herein described parcel, thence running westerly along the northerly bounds of Houghton & Scott and generally along the west bank of a stream the following seven (7) courses:

- 1) North 85°03'15" West 96.79 feet,
- 2) South 73°11'40" West 65.00 feet,
- 3) South 67°45'00" West 107.60 feet,
- 4) South 85°25'10" West 103.30 feet,
- 5) South 66°48'20" West 104.40 feet,
- 6) North 76°55'00" West 140.85 feet and
- 7) South 53°21'00" West 64.00 feet

to a point being the northeast corner of lands, now or formerly, Festa & Prizzia (Deed Liber 5964, Page 176); thence running westerly along said stream bank and the northerly bounds of Festa & Prizzia the following five (5) courses:

- 1) South 39°51'15" West 51.40 feet,
- 2) South 52°57'15" West 145.00 feet,
- 3) South 55°09'35" West 95.05 feet,
- 4) South 68°58'25" West 46.65 feet and
- 5) South 82°04'10" West 62.60 feet

to a point on the easterly bounds of lands, now or formerly, Ogle (Deed Liber 5930, Page 154); thence running northerly along the easterly bounds of Ogle and an earthen dam, North 12°45'00" West 150.67 to an iron pipe and North 00°30'00" East 429.11 feet to a point on the southerly bounds of lands, now or formerly, Rivera (Deed Liber 1871, Page 81); thence running easterly along the southerly bounds of Rivera, South 89°15'00" East 221.31 feet to a point being the southwest corner of lands, now or formerly, Holveg (Deed Liber 1603, Page 237); thence running easterly along the southerly bounds of Holveg, South 89°00'00" East 366.96 feet, North 03°45'00" West 130.60 feet and North 88°45'00" East 439.70 feet to a point in the centerline of aforementioned Old Post Road; thence running southerly along the centerline of Old Post Road, South 08°25'00" East 176.22 feet, South 13°15'00" West 181.50 feet and South 19°59'55" West 46.56 feet to the point or place of beginning.

For Conveyancing Purposes Only, Not for Policy: Containing 10.255 acres of land.

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

IN PRESENCE OF:


MAURICE E. MENASCHE

MARY MENASCHE

State of New York)
County of Westchester) ss.:

On the 19th day of February, 2021, before me, the undersigned, personally appeared MAURICE E. MENASCHE and MARY MENASCHE, 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 this instrument.

Notary Public, State of New York
No. 01CE6311191
Qualified in Westchester County
Commission Expires Sept. 8, 2022


Notary Public

By remote means pursuant to NYS Executive Order 202.7

Bargain and Sale Deed With Covenants Against Grantor's Act

Title No. ILS-U-20131

MENASCHE

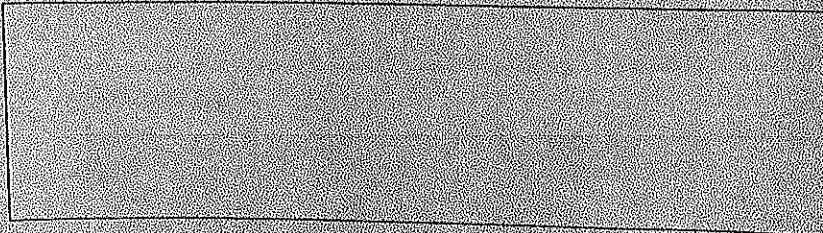
to

BERNHARDT

Section: 108.4
Block: 5
Lot: 11
County: Ulster
Street Address: 351 Old Post Road, Marlboro, NY

Return By Mail To:
Karen Hirsch, Esq.
142 West End Avenue
Suite 1-T
New York, NY 10023

Reserve This Space For Use Of Recording Office



351 Old Post Rd, Marlboro, NY

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

1ST FLOOR

Breakfast: 16'2" x 7'8"
 Bth: 2'6" x 7'
 Den: 12'2" x 16'
 Dining: 16'2" x 16'
 Family: 11'3" x 16'4"
 Great: 16'1" x 17'1"
 Kitchen: 18'7" x 17'9"
 Living: 16' x 17'1"
 Sun Room: 9'2" x 17'7"
 Sun Room: 11'6" x 17'1"

2ND FLOOR

Bath: 7'2" x 8'6"
 Bath: 11'5" x 6'2"
 Bath: 7'4" x 6'4"
 Bedroom: 9'16" x 7'9"
 Bedroom: 11'7" x 10'6"
 Bedroom: 8'10" x 6'3"
 Bedroom: 11'7" x 10'6"
 Bedroom: 11'5" x 11'2"
 Bedroom: 11'4" x 9'2"
 Master: 10'3" x 17'2"

3RD FLOOR

Bath: 5'4" x 7'
 Loft: 28'6" x 33'9"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to nearest integer. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

1ST FLOOR

Interior Area: 1911 sq ft
 Excluded Area: 367 sq ft
 Perimeter Wall Length: 254 ft
 Perimeter Wall Thickness: 8.0 in
 Exterior Area: 2081 sq ft

2ND FLOOR

Interior Area: 1659 sq ft
 Perimeter Wall Length: 215 ft
 Perimeter Wall Thickness: 8.0 in
 Exterior Area: 1802 sq ft

3RD FLOOR

Interior Area: 842 sq ft
 Perimeter Wall Length: 142 ft
 Perimeter Wall Thickness: 8.0 in
 Exterior Area: 936 sq ft

Cottage #1

COTTAGE #1: 1ST FLOOR

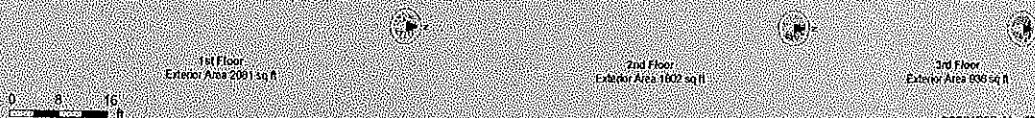
Interior Area: 757 sq ft
 Perimeter Wall Length: 114 ft

White regions are excluded from total floor area in GUIDE floor plans. All foot dimensions and floor areas must be considered approximate and are subject to independent verification.



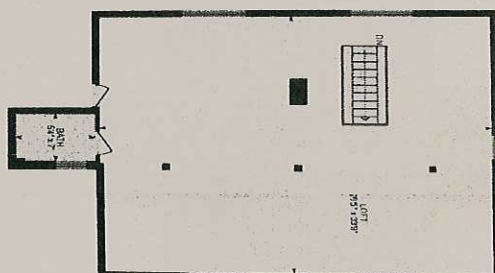
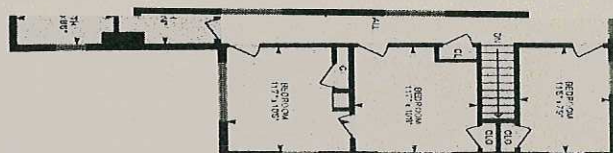
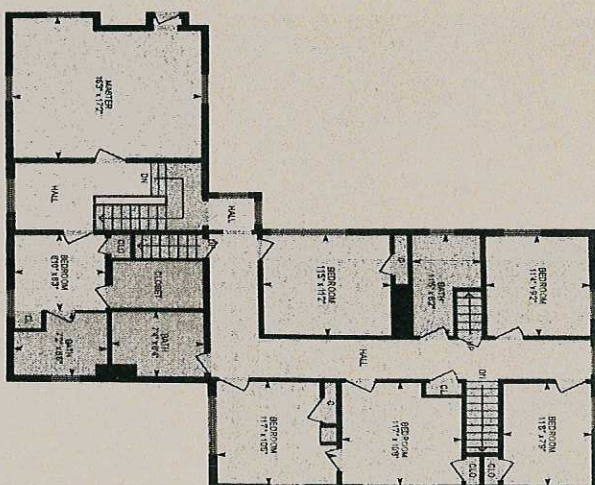
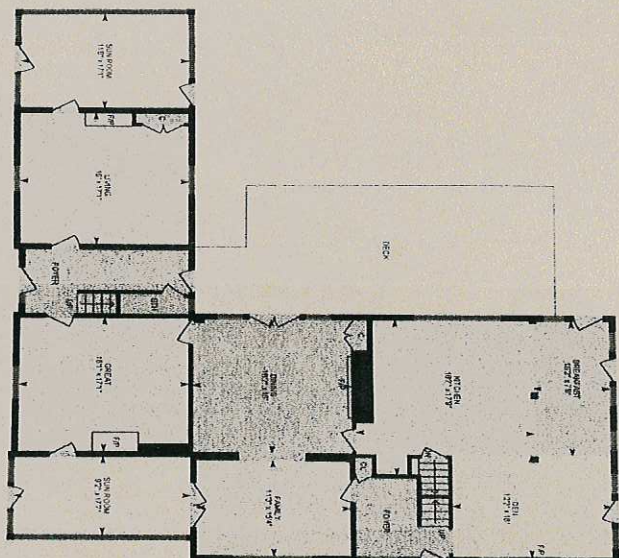
351 Old Post Rd, Marlboro, NY

Main Building: Total Exterior Area Above Grade 4619 sq ft



06/04/2018 11:00 AM

1st Floor
Exterior Area 2081 sq ft



2nd Floor
Exterior Area 1802 sq ft



3rd Floor
Exterior Area 936 sq ft



Marlboro Central School
21 Milton Turnpike
Milton, NY 12547

Marlboro Central School District

BANK CODE	BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
	000293		1 OF 1	1	115389.00
FISCAL YEAR			WARRANT DATED		SWIS CODE
					513600
ESTIMATED STATE AID				SEE REVENUE SIDE FOR MORE INFORMATION	
FOR YOUR INFORMATION					

Tax RECEIPT Enclosed

1383 *513600 108.4-5-11 000293
Berhardt Mathew
Berhardt Michele+Dillon
351 Old Post Rd
Marlboro, NY 12542 ** 1383

PROPERTY DESCRIPTION & LOCATION		EXEMPTION	TAX PURPOSE	VALUE	EXEMPTION	TAX PURPOSE	VALUE
MAP NO.	513600 108.4-5-11						
SECTION	351-357 Old Post Rd						
ACREAGE	ACRES: 9.30						
SCHOOL DIST.	MARLBORO CENTRAL						
PROPERTY CLASS	280						
Chramm Old Post Road				THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT: 777035			
Mackinnon * 351 main 353 sm yellow 35				THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS IS: 58.35%			
				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	33766278	2.	453,400.00	26.78691500	12,145.19
Marlboro Public Libr	986905	0.1	453,400.00	0.78291500	354.97
TOTAL TAX					12,500.16

TAX PAYER'S COPY

BILL NO. 000293 TAX MAP NO. 513600 ACCOUNT 115389.000 BANK CODE
LOCATION 351-357 Old Post Rd

TAXES PAID BY CHECK ARE SUBJECT TO COLLECTION

AMOUNT
12,500.16

*513600 108.4-5-11
Berhardt Mathew
Berhardt Michele+Dillon
351 Old Post Rd
Marlboro, NY 12542 **

Taxes Paid: \$12,500.16
Penalty Paid: \$0.00
Service Charge Paid: \$0.00
Payment Date: 09/30/2024
Batch: 54