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64 GLENEIDA AVENUE
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Mr. Angelo Matra
Financial Director
Green Chimneys School
Putnam Lake Road
Caller Box 719
Brewster, New York 10509

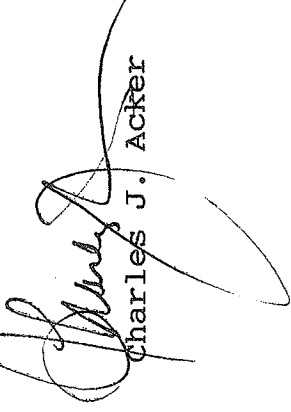
Re: Boni-Bel Property

Dear Angelo:

Enclosed is the original Deed for the Boni-Bel properties which was recorded on March 1, 1993.

The Deed should be kept with the other original school records.

Very truly yours,


Charles J. Acker

CJA:rs
enc.

March 8, 1993

*ORIG. Deed
Boni-Bel*

File *W*



PUTNAM COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

TYPE OR PRINT IN BLACK INK ONLY

RECORD & RETURN TO: 1189 36
(Name, Address, & Zip)

GRANTOR/MORTGAGOR
Cetera Chimney Realty
TO
Cetera Chimney School
GRANTEE/MORTGAGEE

Charles Acker, Esq.
64 Genevaida
Carmel NY 10512

DO NOT WRITE BELOW THIS LINE

INSTRUMENT # _____

INSTRUMENT TYPE: DEED MORTGAGE _____ SAT _____ ASMT _____ OTHER _____

RECORDING FEES # OF PAGES 6

RESERVE FOR TIME STAMP

RCD FEE 18.00
STAT CHG 5.00
REC MGMT 5.00
CROSS REF .00
CERT/COPY .00

TOTAL 38.00

PUTNAM COUNTY CLERK'S OFFICE
MAR 1 10 21 AM '93

DEED TRANSFER TAX

CONSIDERATION \$ 200,000.00

PUTNAM COUNTY CLERK'S OFFICE

TOWNSHIP Southern Patterson

RECORDED ON March 1, 1993

RECEIVED
\$ 1120.00
REAL-ESTATE
1601
TRANSFER TAX
PUTNAM COUNTY

LIBER 1189 PAGE 36 AND EXAMINED.

Joseph L. Peloso
JOSEPH L. PELOSO, JR.
PUTNAM COUNTY CLERK

MORTGAGE TAX

MORTGAGE TAX DISTRICTS:

MTX AMOUNT _____

TOWN OF CARMEL

SERIAL NUMBER _____

TOWN OF KENT

TOTAL TAX _____

TOWN OF PATTERSON
TOWN OF PHILIPSTOWN
TOWN OF PUTNAM VALLEY
TOWN OF SOUTHEAST
UNAPPORTIONED

AFFIDAVIT FILED _____

YES / NO

MORTGAGE TYPES:

- A COMMERCIAL
- B 1 - 2 FAMILY
- C UNDER \$10,000
- D CREDIT UNION/PERSONAL MTG
- E 3 - 6 UNITS
- O OPTIONAL
- N EXEMPT

02539

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

1189 37

THIS INDENTURE, made the 25th day of February, nineteen hundred and ninety-three

BETWEEN

GREEN CHIMNEYS REALTY CORPORATION
Putnam Lake Road
Caller Box 719
Brewster, NY 10509

party of the first part, and

GREEN CHIMNEYS SCHOOL FOR LITTLE FOLK, A CORPORATION
Putnam Lake Road
Caller Box 719
Brewster, NY 10509

party of the second part,

\$280,000.00

WITNESSETH, that the party of the first part, in consideration of ~~REX~~ 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, situate, lying and being in the

SEE ATTACHED SCHEDULE A

The shareholders of Green Chimneys Realty Corporation have duly authorized this sale.

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:

Green Chimneys Realty Corp., Seller

By:

Samuel B. Ross

Samuel B. Ross, Jr., as President and owner of 50% of the issued and outstanding stock of Seller

By:

Samuel B. Ross

Samuel B. Ross, Jr., as President and Executor under the LWT of A. Ross King, Deceased, owner of 50% of Seller

STATE OF NEW YORK, COUNTY OF

STATE OF NEW YORK, COUNTY OF 1189

SS: 41

On the day of 19 , before me personally came

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF Putnam

STATE OF NEW YORK, COUNTY OF

SS:

On the 25 day of February 19 93, before me personally came Samuel B. Ross, Jr. to me known, who, being by me duly sworn, did depose and say that he resides at No. 12 Putnam Lake Road that he is the President of ~~Green Chimneys Realty~~ of Green Chimneys Realty Corporation in and which executed the foregoing instrument; that he knows the seat of said corporation; that the seal affixed to said instrument is such corporate seal that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. that he knows

described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Kathryn D. Semel
KATHRYN D. SEMEL
Notary Public
Reg. No. 4716712
Qualified in Putnam County
Commission Expires Sept. 30, 19 94

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

GREEN CHIMNEYS REALTY CORP.

TO

GREEN CHIMNEYS SCHOOL FOR LITTLE FOLK, A CORPORATION

SECTION 31 21 21
BLOCK 1 2 2
15 11 5
LOT

COUNTY OR TOWN Patterson and Southeast Putnam County

Recorded at Request of

CHICAGO TITLE INSURANCE COMPANY

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

Charles J. Acker, Esq.
64 Gleneida Avenue
Carmel, New York

Zip No. 10512

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Southeast and Town of Patterson, County of Putnam and State of New York being more particularly described as follows:

BEGINNING at a point on the northwesterly side of Putnam Lake Road, A/K/A Doansburgh Road, A/K/A County Highway No. 65, where the same is intersected by the centerline of East Branch Croton River and the westerly line of lands formerly Wallace, now or formerly Diaferio;

THENCE from said point of beginning along the centerline of East Branch Croton River and the westerly line of lands formerly Wallace, now or formerly Diaferio north 13 degrees 59' 07" east 89.50 feet, north 32 degrees 58' 57" east 226.64 feet, north 11 degrees 43' 37" east 81.58 feet, north 34 degrees 21' 13" west 147.30 feet, south 53 degrees 56' 47" west 85.80 feet, south 13 degrees 41' 37" west 91.44 feet, south 86 degrees 39' 07" west 76.16 feet, north 4 degrees 53' 53" west 129.56 feet, north 23 degrees 29' 13" west 115.95 feet, north 38 degrees 34' 27" east 142.44 feet, north 87 degrees 02' 57" east 221.38 feet, north 49 degrees 25' 47" east 161.62 feet, north 28 degrees 21' 03" west 58.18 feet, south 80 degrees 26' 37" west 92.40 feet and north 39 degrees 50' 28" west 162.48 feet to the southerly line of lands now or formerly Green Chimneys School for Little Folk;

THENCE along the southerly line of lands now or formerly Green Chimneys School for Little Folk south 88 degrees 39' 38" west 233.37 feet to the southerly line of lands formerly Englander, now or formerly Educational Alliance, Inc.;

THENCE along the southerly line of lands formerly Englander, now or formerly Educational Alliance, Inc. and partly along the mean centerline of a stone wall north 73 degrees 47' 03" west 584.32 feet to a point on a curve to the left;

THENCE along said curve to the left having a radius of 69.82, a central angle of 38 degrees 14' 40" and a length of 46.60 feet to a point on a curve to the left;

THENCE along said curve to the left having a radius of 143.12 feet, a central angle of 27 degrees 20' 00" and a length of 68.29 to a point;

THENCE continuing along lands formerly Englander, now or formerly Educational Alliance, Inc. and partly along the mean centerline of a stonewall south 40 degrees 36' 17" west 11.89 feet, South 30 degrees 35' 57" west 46.43 feet, North 56 degrees 10' 06" west 28.51, north 59 degrees 24' 03" west 32.88 feet, north 26 degrees 44' 33" west 60.50 feet, north 27 degrees 44' 33" west 60.11 feet, north 7 degrees 58' 58" west 81.32 feet, north 8 degrees 05' 53" west 80.45 feet, north 73 degrees 12' 25" west 197.98 feet, north 7 degrees 57' 59" east 145.98 and north 74 degrees 16' 31" west 423.01 feet to the northwesterly corner of the parcel herein described;

DESCRIPTION

SCHEDULE A - Description

Title No. TTP-8225

1189 39

THENCE partly along lands formerly Englander, now or formerly Educational Alliance, Inc. and partly along lands formerly Goldberg, now or formerly Maplewood North Development Corp. south 5 degrees 18' 35" west 786.46 to a point;

THENCE continuing along lands formerly Goldberg, now or formerly of Maplewood North Development Corp, south 74 degrees 02' 44" east 597.82 feet, south 16 degrees 22' 57" west 220.00 feet, south 0 degree 02' 53" east 174.23 feet and south 48 degrees 36' 03" east 103.29 feet to a point on a curve to the left;

THENCE along said curve to the left having a radius of 172.09 feet, a central angle of 42 degrees 52' 00" and a length of 128.75 to a point on a curve to the left;

THENCE along said curve to the left having a radius of 154.09 feet, a central angle of 48 degrees 12' 00" and a length of 129.63 to a point;

THENCE north 73 degrees 35' 15" east 72.78 feet to a point in the northwesterly most corner of a right of way as described in Liber 673 cp 1102;

THENCE running along the westerly line of said right of way, north 0 degrees 24' 57" east 50.00 feet to a point on the southerly side of said right of way;

THENCE along the southerly side of said right of way, on a curve to the right having a radius of 100 feet a central angle of 54 degrees 57' 15" and a length of 95.91 feet, south 34 degrees 37' 44" east 504.41 feet to a point marked by a monument on the northwesterly side of Putnam Lake Road A/K/A Doansburgh Road, A/K/A County Highway #65;

THENCE running along said northwesterly side of Putnam Lake Road, A/K/A Doansburgh Road, A/K/A County Highway #65, the following courses and distances:

North 25 degrees 11' 36" east 55.97 feet to a monument found;
North 21 degrees 13' 27" east 1.97 feet;
North 21 degrees 13' 27" east 25.15 feet to a monument found;
North 38 degrees 11' 04" east 122.32 feet to a monument found;
North 31 degrees 34' 14" east 210.01 feet to a monument found;
North 61 degrees 56' 29" east 26.47 feet;
North 51 degrees 42' 59" east 72.57 feet;
North 0 degrees 28' 24" east 30.00 feet; and
North 31 degrees 23' 12" east 88.41 feet to a point in the center line of the East Branch of the Croton River at the point or place of BEGINNING.

DESCRIPTION

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SCHEDULE A - Description

Title No. TTP-8225

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Excepting therefrom so much of said premises as was conveyed to Maplewood North Development Corp. by deed dated July, 1991 and recorded 8/15/91 in the Putnam County Clerk's Office in Liber 1133 cp 83, being more particularly bounded and described in said deed as follows:

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

BEGINNING at a point on the westerly side of Putnam Lake Road, aka County Highway No. 65, at the southeasterly corner of lands now or formerly of Green Chimneys Realty Corp. and the northeasterly corner of lands now or formerly Maplewood North Development Corp.;

THENCE from said point of beginning along the southerly line of lands now or formerly Green Chimneys Realty Corp. north 32 degrees 02' 45" west 218.93 feet to a point;

THENCE through lands now or formerly Green Chimneys Realty Corp. south 77 degrees 51' 21" East 214.93 feet to the westerly side of Putnam Lake Road, aka County Highway No. 65;

THENCE along the westerly side of Putnam Lake Road, aka County Highway No. 65 south 40 degrees 46' 03" west 87.17 feet, south 23 degrees 48' 26" west 27.12 feet and south 27 degrees 46' 45" west 55.97 feet to the point and place of BEGINNING.

DESCRIPTION

