

Joseph Giachinta Testamentary Trust B
f/b/o Suzanne Giachinta
Ralph Fleming, Trustee
289 Fishkill Road
Cold Spring, NY 10516
(914) 319-7046

July 2, 2020

Neal Zuckerman, Chairman
Philipstown Planning Board
Town Hall, 238 Main Street
Cold Spring New York 10516

Re: 2761 Route 9, Cold Spring, NY (Tax ID 38.-3-64)
Application of CRS International for Site Plan Approval

Dear Mr. Zuckerman and Members of the Planning Board;

As the letterhead indicates, I am the Trustee owner of the captioned property. The property was granted to me, as Trustee, by Suzanne Giachinta and Katherine DeMarco, Administrators of the Last Will and Testament of Joseph Giachinta, on August 16, 2017, by the deed recorded in the Putnam County Clerk's Liber 2054 of deeds at page 403. A copy of the deed is attached.

By this letter and in my capacity as Trustee owner of the captioned property, I confirm that CRS International, Inc. has my permission to apply for and obtain site plan approval to construct a warehouse on the subject property.

Should you have any questions or need anything further, please do not hesitate to contact me at the number above.

Yours truly,


Ralph Fleming, Trustee.

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

THIS INDENTURE, made the *16th* day of *August*, in the year Two Thousand Seventeen
BETWEEN

SUZANNE GIACHINTA, residing at 10 Pond Road, Cold Spring, New York 10516, and
KATHERINE DeMARCO, residing at 5 Healy Road, Cold Spring, New York 10516, as
Administrators of the Last Will and Testament of JOSEPH GIACHINTA, who died a resident of the
Town of Philipstown, Putnam County, New York on November 22, 2015, and whose estate can be
found in the Office of the Clerk of the Surrogate's Court, Putnam County, at File No. 2015-303, and
who was the sole member of M.H.C.P. REALTY LLC, a limited liability company having an address of
3504 Route 9, Cold Spring, New York 10516

party of the first part,

RALPH FLEMING, as Trustee of the Joseph Giachinta Testamentary Trust B f/b/o Suzanne Giachinta
pursuant to Article 4 of the Last Will and Testament of Joseph Giachinta, deceased, having an address of
289 Fishkill Road, Cold Spring, New York 10516;

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 parties of the second part, does hereby grant and release unto the parties of the
second part, their heirs or successors and assigns of the parties 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 TOWN OF PHILIPSTOWN, Putnam County, and State of New York,
which is more particularly bounded and described on Schedule "A," which is attached hereto and
made a part hereof.

BEING the same premises conveyed by Joseph Giachinta to M.H.C.P. Realty, LLC by deed dated
October 28, 2003, and recorded on January 14, 2004, in the Putnam County Clerk's Office in Liber 1650
of Deeds at Page 406.

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

SCHEDULE A

All that certain plot, piece or parcel of land situate, lying and being in the TOWN Of PHILIPSTOWN, County of Putnam and State of New York, bounded and described as follows:

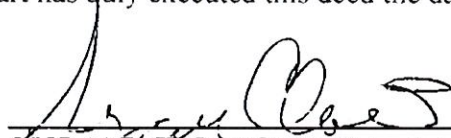
BEGINNING at a point on the easterly line of U.S. Route S.H. 5149 at its intersection with the division line between lands now or formerly of East Mountain Realty, Inc. (Liber 1144 Page 63) on the east and lands now or formerly of Tabitha Sardi on the west, said point being distant 261.18 feet southwesterly from the centerline of Mill Road, said point of beginning being marked by a steel rebar with cap set, thence along said division line;

1. South 05-11-04 East crossing a creek and stone wall, 339.00 feet to its intersection with the division line between lands now or formerly of P.& M. Campbell (Liber 754 cp) on the east and lands now or formerly of T. Sardi on the west, the last mentioned point being marked by a steel rebar with cap, thence along the last mentioned division line,
2. South 05-11-04 East 114.38 feet to its intersection with the division line between lands now and formerly of J & J Giachinta (Liber 1154 Page 95) on the south and lands now or formerly of T. Sardi on the north, the last mentioned point being marked by a steel rebar with cap, thence along the last mentioned division line,
3. North 62-01-44 West passing 2 iron pipes found to be 0.7 foot north and passing through a steel rebar with a cap set, 260.27 feet to its intersection with said easterly line of U.S. Route 9, the last mentioned point being marked by a rebar set which is distant South 65-46 East 1.1 feet from a rebar found, thence along said line of Route 9 as widened in 1957 and 1959 the following three (3) courses and distances;
4. North 29-08-10 East 50.00 feet,
5. North 31-25-10 East 50.00 feet,
6. North 27-12-10 East 207.25 feet, thence continuing along said line of Route 9,
7. North 36-39-28 East 73.27 feet to the point or place of BEGINNING.

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:



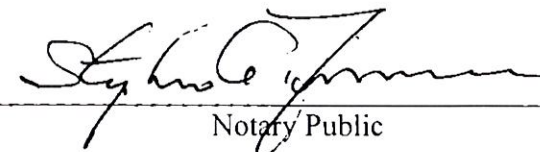
SUZANNE GIACHINTA, Administrator



KATHERINE DeMARCO, Administrator

STATE OF NEW YORK)
COUNTY OF PUTNAM) ss:

On the 16th day of August, in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared SUZANNE GIACHINTA and KATHERINE DeMARCO personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals or the person upon behalf of which the individuals acted, executed the instrument.



Notary Public

Bargain & Sale Deed
With Covenant Against Grantor's Acts
Title No. _____
SUZANNE GIACHINTA and KATHERINE
DEMARCO, as Administrators of the Last Will
and Testament of JOSEPH GIACHINTA, deceased,

STEPHEN G. TOMANN
Notary Public, State of New York
Qualified in Putnam County
Reg. No. 01TO4804470
My Commission Expires April 30, 2018

SECTION _____
BLOCK Tax Map No. 16.12-1-16
COUNTY OR TOWN:

TO

TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM

RALPH FLEMING, as Trustee of the Joseph
Giachinta Testamentary Trust B f/b/o Suzanne
Giachinta pursuant to Article 4 of the Last Will
and Testament of Joseph Giachinta, deceased.

RETURN BY MAIL TO:

STEPHEN G. TOMANN, ESQ.
P.O. BOX 313
COLD SPRING NY 10516

FOR COUNTY USE ONLY

C1. SWIS Code 372689

C2. Date Deed Recorded 9/5/17
Month Day Year

C3. Book 2054 C4. Page 403



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 3510-3514 ROUTE 9
*STREET NUMBER *STREET NAME

Location PHILIPSTOWN N/A 10516
*CITY OR TOWN *VILLAGE *ZIP CODE

2. Buyer Name FLEMING, RALPH ITEE JOS. GIACHINTA TEST TR B
*LAST NAME/COMPANY *FIRST NAME

E/S/O SUZANNE GIACHINTA
LAST NAME/COMPANY *FIRST NAME

3. Tax Billing Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of _____)
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 378 X 227 OR _____
*FRONT FEET *DEPTH *ACRES

6. Seller Name GIACHINTA, SUZANNE Admin. EST. of JOSEPH GIACHINTA
*LAST NAME/COMPANY *FIRST NAME

DeMARCO, KATHERINE Admin. EST. of JOSEPH GIACHINTA
LAST NAME/COMPANY *FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:
 B. 2 or 3 Family Residential

Check the boxes below as they apply:
 8. Ownership Type is Condominium
 9. New Construction 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. Date of Sale/Transfer 08-16-17

13. Full Sale Price 0.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale .00
Conveyance per Last Will & Testament of decedent

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) 16

17. Total Assessed Value 218,500

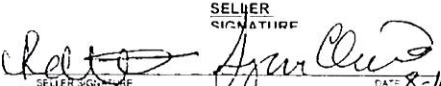
18. Property Class 280

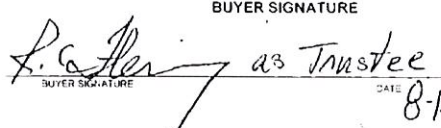
19. School District Name HALDANE CSD

20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier)
16.12-1-16

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

 DATE 8-16-17

BUYER SIGNATURE

 DATE 8-16-17

BUYER CONTACT INFORMATION
(Enter information for the buyer. Note: If buyer is a partnership, 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.)

FLEMING RALPH, Trustee
*LAST NAME *FIRST NAME

289 FISHKILL ROAD
*AREA CODE *STREET NUMBER *STREET NAME

COLD SPRING NY 10516
*CITY OR TOWN *STATE *ZIP CODE

BUYER'S ATTORNEY

TOMANN STEPHEN
*LAST NAME *FIRST NAME

(845) 265-9231
*AREA CODE *TELEPHONE NUMBER (E: 9999999)

