



**Village of Greenport Building Department**

236 Third Street, Greenport, New York 11944

OFFICE: 631.477.0248 / FAX: 631.477.1877

NOTICE OF DISAPPROVAL

Date: November 15, 2021

To: Eric Urban

PLEASE TAKE NOTICE that your application dated March 4, 2020 for renovations to an accessory structure/carriage house at property located at 440 First Street, in the R-2 District, is returned herewith and disapproved on the following grounds:

1. One dwelling per lot.

150-8A (1), 150-7A(1)

Permitted Uses: One-family detached dwellings, not to exceed one dwelling on each lot.

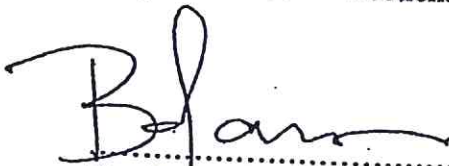
The plans show the conversion of an accessory structure on the lot into a dwelling. There is a limit of one dwelling per lot. This would require a use variance to convert the accessory structure into a second dwelling on the lot.

**This application is therefore denied, requiring the above-mentioned use variance.**

**Please be advised that this property is located within the Historic District. In addition to the use variance, A Certificate of Appropriateness from the Historic Preservation Commission must be obtained PRIOR to the issuance of a Building Permit.**

The premise to which this application applies to is located at:  
440 First Street, Greenport, New York 11944. This property is located in the R-2 District. This property is located within the Historic District.

Map: 1001 Section: 4 Block: 7 Lot: 1

  
.....  
Alex Bolanos - Code Enforcement Official

11/15/2021

.....  
Date



# ZONING BOARD OF APPEALS APPLICATION

## REVERSAL OF NOTICE OF DISAPPROVAL

236 Third Street, Greenport, New York, 11944  
(631) 477-0248

[www.villageofgreenport.org](http://www.villageofgreenport.org)

Date of Application 01/14/2022

All information below is to be completed by the applicant. This completed application is to be accompanied by the Notice of Disapproval, Copies of Covenants and/or Restrictions, where applicable, Environmental Assessment Form, building plans showing elevations, setbacks, floor plans, room dimensions, details of footings and foundation, Survey/Site Plan and species of lumber and quality of material, where applicable.

### THE OWNER OF THE PROPERTY IS: (PLEASE PRINT CLEARLY)

Eric	Individually and Urban Sole Member of	1st & Center LLC
First Name	Last Name	Business Name, if applicable
[REDACTED]	[REDACTED]	[REDACTED] [REDACTED]
Mailing Address	City/ Town/ Village	State Zip
[REDACTED]	[REDACTED]	[REDACTED]
Phone #	E-Mail Address	

### CONTACT PERSON (if different from owner)

*The person to receive all correspondence:*

Eric J.	Bressler	Wickham, Bressler & Geasa, P.C.
First Name	Last Name	Business Name, if applicable
P.O. Box 1424	Mattituck	NY 11952
Mailing Address	City/ Town/ Village	State Zip
(631) 298-8353	ebressler@wbglawyers.com	
Phone #	E-Mail Address	

**IF ANYONE OTHER THAN THE OWNER COMPLETES THIS APPLICATION, WRITTEN CONSENT FROM THE OWNER MUST BE SUBMITTED WITH THIS APPLICATION.**

### Location:

Suffolk County Tax Map Number: 1001 Section: 4 Block: 7 Lot 1.2  
Street Address: 440 First Street Greenport, New York, 11944

Zoning District:  WC  R1  R2  PD  CR  CG

Is property located within the Historic District?  Yes  No



# ZONING BOARD OF APPEALS APPLICATION

## REVERSAL OF NOTICE OF DISAPPROVAL

236 Third Street, Greenport, New York, 11944.

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The Code Official reviewed and denied an application dated 03/04/2020 for a Building Permit for the location specified on this application.

### Provisions of the Zoning Code appealed:

*(Indicate Article, Section and Subsection of Zoning Code by numbers)*

Article: IV Section: 150 - 7A(1) and 150-8A(1) Subsection: \_\_\_\_\_

### Type of appeal made for:

A Variance to the Zoning Code or Zoning Map.

An interpretation of the Village Code Article: \_\_\_\_\_ Section: \_\_\_\_\_ Subsection: \_\_\_\_\_

Reversal of Notice of Disapproval dated November 15, 2021

Has a prior appeal been made at any time with respect to this property?  Yes  No  I Don't Know

If yes, please provide the date appeal was made: \_\_\_\_\_

**Project Description:** Remodel and repair existing carriage house for residential occupancy

### For Demolition of Existing Building Areas:

Please describe area being removed:

Nothing will be demolished

**New Construction Areas (New Dwelling or New Addition/Extensions)** - No exterior expansion

Dimensions of First Floor (Addition/Extension): \_\_\_\_\_

Dimensions of Second Floor: \_\_\_\_\_

Height (from finished grade to top of ridge): \_\_\_\_\_ - Feet, \_\_\_\_\_ - Inches

Is basement or lowest floor area being constructed?  Yes  No

If yes, please provide height (above ground) measured from natural existing grade to first floor:

\_\_\_\_\_ - Feet, \_\_\_\_\_ - Inches.



## ZONING BOARD OF APPEALS APPLICATION

REVERSAL OF NOTICE OF DISAPPROVAL

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### **Project Description: (CONTINUED)**

#### **Proposed Construction Description: (Alteration or Structural Changes)**

Number of floors BEFORE alterations: 2

Describe General Characteristics BEFORE alterations:

The 120 year old building is solid and in good health. It is a two-story frame structure with a stone foundation.  
The structure needs paint and window replacement.

Number of floors AFTER Alterations: 2

Describe General Characteristics AFTER alterations:

With minor exterior changes, the building will have the garage doors replaced with new energy efficient windows throughout. The interior renovations include two (2) second floor bedrooms with a bathroom. First floor has a living room, kitchen and a bathroom. The footprint for the building is 621 sq. ft.  
The livable floor space is 1,242 sq. ft.

#### **Calculations of Building Areas and Lot Coverage:**

Existing Square Footage of Building(s) on this property: 621 SF

Proposed Increase in Building Coverage: 0 SF

Square Footage of this Lot: 6,814 SF

Percentage of Coverage of this Lot by Building Area: 10.9 %

#### **Purpose of New Construction:**

*Please describe:*

Without increasing the footprint, the new construction would upgrade the existing structure to conform with the current building codes for residential use.



## ZONING BOARD OF APPEALS APPLICATION

### REVERSAL OF NOTICE OF DISAPPROVAL

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Without increasing the footprint, the new construction would upgrade the existing structure to conform with the current building codes for residential use.

## ZONING BOARD OF APPEALS APPLICATION

### REVERSAL OF NOTICE OF DISAPPROVAL

#### BASIS FOR REVERSAL

1. This Appeal is from the disapproval of the Village of Greenport Building Department dated November 15, 2021 of an application, ("Application") to renovate a carriage house for residential purposes on Lot 98 on the map entitled Map of Beebe Estates situated at The Incorporated Village of Greenport File No. 9 Filed August 10, 1838, ("Filed Map"), and designated as Suffolk County Tax Map #1001-004.00-07.00-001.002, ("Lot 2"). Copies of Filed Map and Tax Map are attached as Exhibit A. The stated basis for the disapproval was that Lot 2 was part of a larger lot which already contained a residence.
2. Lot 2 is owned by 1<sup>st</sup> and Center LLC. Notwithstanding such Application, the Notice of Disapproval is issued to Eric Urban and references Tax Lot No. 001.000, a lot not reflected on the Tax Map, which presumably encompasses Lot 2 and the adjoining lot, Tax Lot 001.001, shown as Lot 99 on the map entitled Map of Beebe Estates situated at The Incorporated Village of Greenport File No. 9 Filed August 10, 1838, ("Lot 1").
3. Lots 1 and 2 are in a R-2 zone. Greenport Village Code §150-7(A)(1) permits single family residences in an R-2 zone. Greenport Village Code §150-(8)(2), not cited in the Notice of Disapproval permits two family residences in a R-2 zone.
4. The lots were conveyed as separate lots 98 and 99 on the Filed Map from 1882 until October 25, 1972, when the North Fork Bank & Trust Company, as Executor of the Frank L. Barth Estate, conveyed to William and Edith Urban, and thereafter in the conveyance from the Urbans to Eric Urban. On October 17, 2017, there were separate deeds to the current owners, again defined as separate lots, #98 and #99, on the Filed Map. Copies of deeds are attached as Exhibit B. Lot 98 and Lot 99 were never merged.
5. The Village of Greenport Zoning Ordinance contains no provision for merger of adjacent lots by virtue of common ownership. Conversely, the Village of Greenport Zoning Ordinance Section 118-115 prohibits merger or combining of lots except under certain circumstances with approval from the Zoning Board of Appeals. Further, Lots 1 and 2 each have separate tax bills. Copies of the separate tax bills are attached as Exhibit C. Thus, the Village of Greenport has treated Lot 1 and Lot 2 as separate lots.
6. The Notice of Disapproval was erroneous in that it apparently considered Tax Map Lots 001.001 and 001.002 (Filed Map lots 98 and 99) as one lot, when, in fact, they were and are two separate lots. The proposed conversion of the Carriage House on Lot 2 is in accordance with §150-7(A)(1), 8(A)(1).
7. Reversal will result two residential units on two separate lots on the Filed Map. This result is entirely consistent with the character of the neighborhood where there are numerous residential units on single lots which are of comparable size on the Filed Map. Google Earth maps of the area are attached as Exhibit D. As a result, the Notice of Disapproval should be reversed and approval to renovate the Carriage House should be granted.


# AFFIDAVIT

~~Village of Greenport~~ )  
~~Town of Southold~~ )  
County of ~~Suffolk~~ ) ss Bronx  
State of New York )

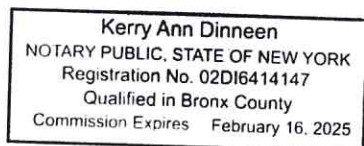
I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, this Use Variance will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Use Variance are complied with. Any violation of all applicable codes, or deviations from the approved plans may result in the immediate revocation of this Use Variance & legal action taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement, the Fire Marshal or the Fire Department by reason of this application and permit.

Sworn to be before this 12<sup>th</sup> day  
of January 20 22

Signature   
Owner or Applicant  
Eric Urban

  
Notary Public, ~~Suffolk~~ County, New York

Bronx



**AFFIDAVIT**

~~Village of Greenport~~ )  
~~Town of Southold~~ )  
~~County of Suffolk~~ Bronx ) ss  
State of New York )

I swear that to the best of my knowledge and belief that the statements contained in this application, together with the plans and specifications submitted, are true and complete statements of proposed work to be done on the described premises and that all provisions of the Building Code, Zoning Code, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work and inspections are authorized by the owner. The Village of Greenport is hereby granted permission to enter the property listed as the "Location" for the purposes of inspecting my property for a site visit. I understand that if approved, this Use Variance will be granted and accepted on condition that the provisions of Federal, State and Local rules and regulations, and any additional requirements of the Use Variance are complied with. Any violation of all applicable codes, or deviations from the approved plans may result in the immediate revocation of this Use Variance & legal action taken against me. No responsibility rests upon the Village of Greenport, Code Enforcement, the Fire Marshal or the Fire Department by reason of this application and permit.

Sworn to be before this 12<sup>th</sup> day  
of January 20 22

ist & Center LLC  
Signature By: *Eric Urban*  
Owner or Applicant  
Eric Urban, Member

*Kerry Ann Dinneen*  
Notary Public, ~~Suffolk~~ County, New York

Bronx

Kerry Ann Dinneen  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02DI6414147  
Qualified in Bronx County  
Commission Expires February 16, 2025



## 1ST & CENTER LLC

1ST & CENTER LLC is a single member limited liability company.

The sole member is ERIC URBAN.

617.20  
Appendix B  
Short Environmental Assessment Form

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: RENOVATION OF CARRIAGE HOUSE FOR RESIDENTIAL USE			
Project Location (describe, and attach a location map): 440 First Street, Greenport, New York 11944			
Brief Description of Proposed Action: Renovation of existing Carriage House and conversion to residential use.			
Name of Applicant or Sponsor: Eric Urban and 1st & Center LLC		Telephone: [REDACTED]	
Address: [REDACTED]		E-Mail: [REDACTED]	
City/PO: [REDACTED]		State: [REDACTED]	Zip Code: [REDACTED]
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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building Permit from Building Dept. and Certificate of Appropriateness from Historic Preservation Commission		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1 lot _____ acres .135 acres	
b. Total acreage to be physically disturbed?		0 _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2 lots _____ acres .27 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	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, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Eric Urban and 1st &amp; Center LLC</u>		Date: <u>1/12/2022</u>
Signature: <u><i>Eric Urban</i></u>		
Eric Urban, Individually and as sole member		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No; or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

# EXHIBIT A

171
170
169
168
167
166
165
164
163
162

128	123
129	122
130	121
131	120
132	119
133	118
134	117
135	116
136	115
137	114

Front streets

88	King
89	Junior Higgins J. Higgins
90	W. Fair
91	2
92	1
93	79
94	X
95	77
96	Harren Young
97	P. H. Payne

1	
2	
3	
4	
5	24
6	23
7	22
8	21
9	20
10	19
Nicholas Jamney	
Isaac Rice	
11	14
12	17
13	1
14	1

Open Hay

161
160
159
158
157
156
155
154
153

138	113
139	112
140	111
141	110
142	109
143	108
144	107
145	106
146	105

60

98	E. Harris
99	J. King
100	Pratt
101	
102	D. Allen
103	Capt. H. Lane
104	W. Jamney
105	E. Walters
	G. W. Harris

Main Street - Row 2. 11 1/2 E.

Open Hay	
T. L. Lewis	
J. Ashley	
N. Tullish	
W. Tullish	
N. Tullish	
J. Tullish	
J. Penney	
Rene	

Open Hay

152	
151	
J. Jamney	

147	149
148	150
L. G. B. ...	
B. ...	
...	
...	

Open Park

Open Park	
S. ...	
E. ...	
F. ...	
Capt. J. Clark	
...	
...	
...	
...	
...	

Open Park	
S. Webb	
R. H. Beckwith	
J. H. ...	
S. ...	
J. ...	
...	
...	
...	
...	

Open Park

File # 9

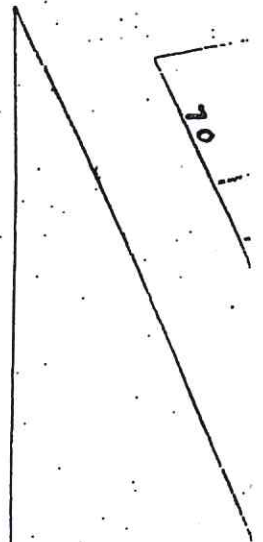
Filed Aug. 10, 1838

A Map  
of  
Greenport Village

The Beebe Estate is designated on the  
Map and numbered with red ink.

Scale of Map 100 feet to an inch

Hugh Halsey Master in Chancery







# EXHIBIT B

year one thousand eight hundred and eighty two before me the subscriber personally appeared Phoebe F. Tuttle and William P. Tuttle to me personally known to be the same persons described in and who executed the within instrument and they acknowledged that they executed the same. Elias P. Tuttle Notary Public

Recorded 31 January 1882 @ 1 P. M.

Orville B. Hekery Clerk

This Indenture made this 11<sup>th</sup> day of January in the year of our Lord one thousand eight hundred and eighty two Between Jonah Hulse of South Creek Barfoot County State of North Carolina party of the first part and William F. Brown of Green Port Suffolk County State of New York party of the second part. Witnesseth that the said party of the first part, in consideration of the sum of Thirteen hundred and fifty Dollars (\$1350<sup>00</sup>), to him duly paid has sold and by these presents does grant and convey to the said party of the second part his heirs and assigns. All that tract or parcel of land situate in the village of Greenport County of Suffolk and State of New York being lots numbered ninety eight and ninety nine as designated on the map of the Beebe Estate and bounded as follows Northernly by Centre Street, one hundred and thirty five feet Easterly by the lands belonging to the heirs of Henry Wells (deceased) and by lands formerly of Rebecca R. Vansant one hundred feet Southernly by land belonging to the heirs of Daniel O. Wells deceased one hundred and thirty five feet Westerly by First Street one hundred feet with the appurtenances, and all the estate title and interest therein of the said party of the first part. And the said Jonah Hulse party of the first part does hereby covenant and agree to and with the said party of the second

98 + 99

... his heirs and assigns that at the time of the  
executing and delivery of this presents he is the  
lawful owner and is well seized of the premises above  
conveyed, free and clear from all incumbrances of  
every name and nature, legal or equitable and that  
the premises thus conveyed in the quiet and peaceable  
possession of the said party of the second part his heirs  
and assigns and will forever warrant and defend  
against any person whomsoever lawfully claiming  
the same or any part thereof. In witness whereof the  
party of the first part has herunto set his hand  
and seal the day and year first above written.

Sealed and Delivered in the presence of J. N. Harper  
State of North Carolina } & Jonah Kulse F.S.  
County of Beaufort } S.S. I.S.

State of North Carolina } On this 11<sup>th</sup> day of January  
in the year one thousand eight hundred and eighty  
two before me the subscriber personally appeared  
Jonah Kulse of Beaufort County State of North Carolina  
to me personally known to be the same person described  
in and who executed the within instrument and he  
acknowledged that he executed the same. J. N. Harper  
Justice of Peace.

North Carolina Beaufort County Superior Court Jan'y  
14<sup>th</sup> 1882 - This is to certify that J. N. Harper is a  
Justice of the Peace in and for said County of Beau-  
fort and whose signature as appearing on the fore-  
going instrument is genuine.

Witness my hand and official seal. G. E. Buchanan  
Clerk of the Superior Court Beaufort County North Carolina

Recorded 31<sup>st</sup> January 1882 @ 3 P. M.  
Drville B. Wakerly Clerk

412  
and convey the same, by virtue of the said execution and the law relating thereto. In Witness whereof, the said Robert L. Petty Esq. Sheriff of the County of Suffolk hath hereunto set his hand and seal the day and year first above written. Robt L. Petty Sheriff of Suffolk County N.Y. — Sealed and delivered in the presence of Geo. T. Reeve — State of New York, Town of Riverhead County of Suffolk, Is: On the twenty fourth day of April in the year one thousand eight hundred and eighty two before me personally came Robert L. Petty Esq. (Sheriff) known to me to be the individual described in and who executed the above conveyance and acknowledged that he executed the same. Geo. T. Reeve Notary Public Suffolk, N.Y.

Recorded 24<sup>th</sup> April 1882 @ 2 P. M.  
Orville B. McKerly Clerk

This Indenture made the day of April 10. in the year one thousand eight hundred and eighty two Between William F. Brown of Greenport in the County of Suffolk and State of New York party of the first part and M<sup>rs</sup> D. Corey of same place party of the second part Witnesseth That the said party of the first part in consideration of the sum of One  $\frac{00}{100}$  (\$1  $\frac{00}{100}$ ) Dollars to him duly paid before the delivery hereof, has bargained and sold and by these presents does grant and convey to the said party of the second part his heirs and assigns for ever. All that certain piece or parcel of land situate lying and being in the village of Greenport County of Suffolk and State of New York, being lots numbered ninety eight (98) and ninety nine (99) as designated on the map of the Belle Estate and bounded as follows viz: Northerly by Centre St. one hundred and thirty five (135) feet

Easterly by land belonging to the heirs of Henry Wells deceased and by lands formerly of Rebecca R. Van Sant, one hundred (100) feet; Southerly by land belonging to heirs of David O. Wells deceased, one hundred and thirty five (135) feet Westerly by First St. one hundred (100) feet being the same property conveyed by Jonathan Wells of South Creek, Beaufort Co. North Carolina by deed dated the eleventh (11<sup>th</sup>) day of January in the year 1882 to parties in the first part said deed having been recorded in the Suffolk Co. Clerks office in Liber 261 of Deeds page 318 Jan 31/82 at 3 o'clock With the appurtenances and all the estate, right, title and interest dower and right of dower of the said party of the first part therein. And the said party of the first part, does hereby covenant and agree to and with the said party of the second part, that at the time of the delivery hereof the said party of the first part was the lawful owner of the premises above granted, and seized thereof in fee simple, absolute and that he will warrant and defend the said premises in the quiet and peaceable possession of the said party of the second part his heirs and assigns forever. In Witness whereof the said party of the first part, has hereunto set his hand and seal the day and year first above written. Wm. J. Brown Jr.

Sealed and delivered in the presence of B. P. Adams  
 State of New York Village of Greenport County of Suffolk Co: On the Tenth day of April in the year one thousand eight hundred and eighty two before me personally came William J. Brown to me known and known to me to be the individual described in and who executed the foregoing instrument and acknowledged that he executed the same - Barclay P. Adams Notary Public. I. S.

Recorded 24<sup>th</sup> April 1882 @ 3 P. M.

Wm. B. Collier, Clerk

THIS INDENTURE, made the 31st. day of March in the year nineteen hundred and ten, BETWEEN SARAH S. COREY of the Village of Greenport, in the Town of Southold, County of Suffolk and State of New York, party of the first part and ADOLF JOHNSEN of the same place party of the second part WITNESSETH that the said parties of the first part in consideration of other good and valuable considerations and one and no/100 Dollars, lawful money of the United States, paid by the party of the second part, doth hereby grant and release unto the said party of the second part his heirs and assigns forever. All that certain tract or parcel of land, situate, lying and being in the Village of Greenport, Town of Southold, County of Suffolk and State of New York, bounded and described as follows; Northerly by Centre Street one hundred thirty five (135) feet; Easterly by land now or late of the heirs of Henry Wells, deceased, and by land late of Van Sant one hundred (100) feet; Southerly by land now or late of the heirs of Daniel O. Wells, deceased, one hundred thirty five (135) feet and westerly by First Street one hundred (100) feet; Being known as lots #'s 98 and 99 as designated on the Map of the Beebe Estate filed in the office of the Clerk of Suffolk County August 10th 1838 as Map Number 9. Being and intended to be the same to be the same premises conveyed to William D. Corey in his lifetime by deed recorded in the office of the Clerk of the County of Suffolk in Liber 263 of Deeds at page 472. TOGETHER with the appurtenances and all the estate and rights of the said party of the first part in and to said premises. TO HAVE AND TO HOLD the above granted premises unto the said party of the second part his heirs and assigns forever. AND the said Sarah S. Corey the party of the first part doth covenant with the said party of the second part as follows; FIRST. That she, the said Sarah S. Corey the party of the first part is seized of the said premises in fee simple and hath good right to convey the same. SECOND. That the party of the second part shall quietly enjoy the said premises. THIRD. That the said premises are free from incumbrances. FOURTH. That she, the said Sarah S. Corey, the party of the first part will execute or procure any further necessary assurance of the title to said premises. FIFTH. That she, the said Sarah S. Corey the party of the first part will forever warrant the title to said premises. IN WITNESS WHEREOF, the said party of the first part hath hereunto set her hand and seal the day and year first above written.

In presence of : SARAH S. COREY L.S.  
 Frederick L. Terry ;

State of New York, County of Suffolk, ss.:-; On this thirty first day of March in the year of our Lord one thousand nine hundred and ten before me personally came and appeared Sarah S. Corey to me known and known to me to be the individ-

that she executed the same. Frederick L. Terry, Notary Public.

Recorded 31 March 1910 @ 4 P.M.

*Wm. F. Flanagan, Clerk.*

THIS INDENTURE, made the 23rd. day of March in the year nineteen hundred and ten, BETWEEN EDNA EMANUEL of Salt Lake City Utah, party of the first part and C. ANTHONY WOLFE, of the Village of Northport, County of Suffolk State of New York, party of the second part, WITNESSETH, that the said party of the first part in consideration of certain valuable consideration and one (\$1.00) Dollars, lawful money of the United States paid by the party of the second part does hereby grant and release unto the said party of the second part his heirs and assigns forever. All that certain tract or lot of land situated in the Village of Northport, Town of Huntington: County of Suffolk, State of New York, bounded on the west by Bayview Avenue, North by land of W. Brookings, late of William J. Mills, East by land of Edna Emanuel, late of Ida A. Smith, and of J. S. Lewis, and land of one Fosdick late of Ida A. Smith and of J. S. Lewis and south by land of Minerva Lewis being fifty (50) feet wide front and rear and one hundred thirty (130) feet deep and being the same premises conveyed by Willard N. Baylis to Edna Emanuel by deed dated July 20th 1909 and recorded in the Suffolk County Clerk's Office Liber 694 of Deeds page 325 on the 23rd day of July 1909. 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 above granted premises unto the said party of the second part his heirs and assigns forever. AND the said party of the first part does covenant with the said party of the second part as follows; FIRST. That the party of the first part is seized of the said premises in fee simple and has good right to convey the same. SECOND. That the party of the second part shall quietly enjoy the said premises. THIRD. That the said premises are free from incumbrances. FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises. FIFTH. That the party of the first part will forever warrant the title to said premises. IN WITNESS WHEREOF, the said party of the first part has hereunto set hand and seal the day and year first above written.

In presence of : EDNA EMANUEL L.S.  
C.H. Abbott.



L 1093  
P 378

THIS INDENTURE, made the 24th day of December in the year nineteen hundred and thirteen BETWEEN ADOLF JOHNSEN of the Village of Greenport in the Town of Southold, County of Suffolk and State of New York, party of the first part, and GRACE L. JOHNSEN, his wife, residing on the east side of First Street in the Village of Greenport, Town, County and State aforesaid, party of the second part, WITNESSETH, that the said party of the first part, in consideration of other good and valuable considerations and one and no/100 Dollar, lawful money of the United States, paid by the party of the second part, doth hereby grant and release unto the said party of the second part, her heirs and assigns forever,

ALL that certain tract or parcel of land, situate, lying and being in the Village of Greenport, Town of Southold, County of Suffolk and State of New York, bounded and described as follows: Northerly by Centre Street one hundred thirty-five (135) feet; Easterly by land now or late of the heirs of Henry Wells, deceased, and by land late of Van Sant one hundred (100) feet; Southerly by land now or late of the heirs of Daniel O. Wells, deceased, one hundred thirty-five (135) feet and westerly by First Street one hundred (100) feet. Being known as lots #'s 98 and 99 as designated on the Map of the Beebe Estate, filed in the office of the Clerk of Suffolk County August 10th, 1838 as Map Number 9. Being and intended to be the same premises conveyed to said party of the first part by Adolf Johnsen by Sarah S. Corey by deed duly recorded in the Office of the Clerk of the County of Suffolk on the 31st day of March 1910 in Liber 717 of Deeds at page 523.

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 above granted premises unto the said party of the second part, her heirs and assigns forever. AND the said Adolf Johnsen, the party of the first part doth covenant with the said party of the second part as follows: FIRST. That he, the said Adolf Johnsen, the party of the first part is seized of the said premises in fee simple, and hath good right to convey the same. SECOND. That the party of the second part shall quietly enjoy the said premises. THIRD. That the said premises are free from incumbrances. FOURTH. That he, the said Adolf Johnsen the party of the first part will execute or procure any further necessary assurance of the title to said premises. FIFTH. That he, the said Adolf Johnsen, the party of the first part will forever WARRANT the title to said premises. IN WITNESS WHEREOF, the said party of the first part hath hereunto set his hand and seal the day and year first above written.

In presence of  
Mary E. Barker

ADOLF JOHNSEN    I.S.

State of New York, County of Suffolk SS: On this 24th day of December in the year one thousand nine hundred and thirteen before me personally came and appeared Adolf Johnsen to me known and known to me to be the person described in, and who executed the within Instrument, and duly acknowledged to me that he executed the same. Mary E. Barker Notary Public.

Recorded 3rd March 1924 @ 10:00 A.M.

Compared by:

*Sydney H. Kratville*  
*Kathleen Jones*

*11093*  
*0379*

(50 cents U.S.I.R.S. CAN.)

THIS INDENTURE WITNESSETH, That J.A.HOOD, Richmond, Indiana, of Wayne County, in the State of Indiana, CONVEY AND WARRANT to M.E.SHREEVE, Indianapolis, Indiana, of Marion County, in the State of Indiana, for the sum of One Dollar (\$1.00) and other considerations, the following real estate in Suffolk County, in the State of New York, to-wit:

Lots No. 5 (Five) No. 6 (six) and No. 7 (Seven) Block No. Three (3) of a certain map entitled "Section Three of Westhampton Beach Park" filed in the office of the County Clerk of Suffolk County on the 4th day of May, 1909, under the number "326" being a portion of the lands represented by a certain map entitled "Map of Westhampton Beach Park, as surveyed by J.S.Raynor" filed with the County Clerk of the said Suffolk County on the first day of April, 1908, under the number of "364" excepting however all right, title and interest in and to the streets and roads as laid down on the aforesaid map, and reserving to the party of the first part the right to change and modify the lines of all of said streets and roads except such as lie in front of and immediately adjoin the hereby conveyed premises.

IN WITNESS WHEREOF, the said J.A.Hood and Mary E. Hood (his wife) have hereunto set their hands and seals this 8th day of June 1923.

J.A.HOOD L.S.

MARY E. HOOD L.S.

State of Indiana, Marion County SS: Before me, a Notary Public in and for said County, this 8th day of June, 1923 personally appeared J.A.Hood and Mary E. Hood (his wife) and acknowledged the execution of the annexed deed. WITNESS my hand and notarial seal. L.S. Genevieve McNeal My commission expires Mar. 9, 1925.

State of Indiana, Marion County, SCT: I, the undersigned, Clerk of the County of Marion, in the State of Indiana, and also Clerk of the Circuit Court, within and for said County and State, the same being a Court of Record, and

LIBER 1249 PAGE 334

# This Indenture,

Made the 31st day of January Nineteen Hundred and  
twenty-seven  
Between Grace L. Johnsen residing at Greenport, Suffolk  
County, New York

part y of the first part, and  
Fred E. Barth residing at Greenport, Suffolk County, New York

part y of the second part,  
Witnesseth, that the part y of the first part, in consideration of  
Ten Dollar  
(\$ 10.00 ) lawful money of the United States, and other good and  
valuable considerations paid by the part y of the second part,  
do es hereby grant and release unto the part y of the second part,  
his heirs and assigns forever, all that certain piece or parcel of  
land together with all buildings and improvements thereon situate in  
the Village of Greenport, County of Suffolk and State of New York bound-  
ed as follows: On the north by Centre Street; on the east by land  
formerly of G. Thomas Black; on the south by land formerly of William  
W. Griffin and on the west by First Street.

Said premises being 100 feet wide front and rear and 135 feet deep  
and being known as lot # 98 and # 99 as designated on the map of the  
Beebe Estate filed at the office of the clerk of Suffolk County on  
August 10th, 1838 as map # 9. Being and intended to be the same premises  
conveyed to the party of the first part by Adolf Johnsen by deed dated  
the 24th day of December 1913 and recorded in the Suffolk County clerks  
office on the 3rd day of March 1924 in liber 1093 of deeds page 378  
thereof.

Together with the appurtenances and all the estate and rights of the part of the first part in and to said premises,  
To have and to hold the premises herein granted unto the part of the second part, his heirs and assigns forever.

And said Grace L. Johnsen

covenants as follows:

First. That said Grace L. Johnsen is

seized of said premises in fee simple, and has a good right to convey the same;

Second. That the party of the second part shall quietly enjoy the said premises;

Third. That the said premises are free from incumbrances;

Fourth. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth. That said Grace L. Johnsen

will forever Warrant the title to said premises.

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

*Frank Memman*

*Grace L. Johnsen*



State of New York

County of Suffolk

of

ss.:

On this 31st day of January Nineteen Hundred and twenty-seven before me, the subscriber, personally appeared Grace L. Johnsen

to me personally known and known to me to be the same person described in and who executed the within Instrument, and she acknowledged to me that she executed the same

*Frank J. McManis*

*Notary Public*

*Suffolk County*

RECORDED

FEB 1-1927

*C/2*  
FRED. S. PULVER  
CLERK

# This Indenture

Made the second day of July Nineteen Hundred and forty-nine

Between IRVING H. BARTH residing in the Village of Greenport, Town of Southold, Suffolk County, New York,

part y of the first part, and  
FRANK L. BARTH residing in the Village of Greenport, Town of Southold, Suffolk County, New York,

part y of the second part,  
Witnesseth, that the part y of the first part, in consideration of Ten and 00/100ths-----Dollar s (\$10.00 ) lawful money of the United States, and other good and valuable considerations paid by the part y of the second part, does hereby remise, release, and quitclaim unto the part y of the second part, his heirs and assigns forever, all that certain piece or parcel of land together with all buildings and improvements thereon, situate in the Village of Greenport, County of Suffolk and State of New York, bounded as follows: On the north by Centre Street, on the east by land formerly of G. Thomas Black, on the south by land formerly of William W. Griffin and on the west by First Street. Said premises being 100 feet wide front and rear and 135 feet deep and being known as Lot No. 98 and 99 as designated on the Map of the Beebe Estate filed in the Office of the Clerk of Suffolk County on August 10th 1838 as Map No. 9.


BEING all the right, title and interest of the grantor of, in and to the premises conveyed by Grace L. Johnsen to Fred E. Barth by Deed dated January 31st 1927 and recorded in the Suffolk County Clerk's Office on February 1st 1927 in Liber 1249 of Deeds at Page 534, and being premises of which Fred E. Barth died seized and possessed.


Together with the appurtenances and all the estate and rights of the part y of the first part in and to said premises,


To have and to hold the premises herein granted unto the part y of the second part, his heirs and assigns forever.


In Witness Whereof, the part y of the first part ha s hereunto set his hand and seal the day and year first above written.


In Presence of


Quincy X Barth 

\_\_\_\_\_ 

\_\_\_\_\_ 

\_\_\_\_\_ 

\_\_\_\_\_ 

\_\_\_\_\_ 

State of New York  
County of SUFFOLK

LIBER 2995 PAGE 179

ss.

On this <sup>of</sup> *first*  
~~second~~  
forty-nine

day of ~~July~~ *September*  
Nineteen Hundred and  
before me, the subscriber, personally appeared

IRVING H. BARTH

to me personally known and known to me to be the same person described  
in and who executed the within Instrument, and he  
acknowledged to me that he executed the same

*Frank J. McMann*

Notary Public, Suffolk County

Frank J. McMann, Notary Public  
Suffolk County, N. Y. No. 1316  
Commission Expires March 30, 1950

RECORDED

SEP 20 1949

*1:55 P.M.*  
R. FORD HUGHES  
CLERK OF SUFFOLK COUNTY

7/20  
RECORDED  
SEP 20 1 55 PM '49  
R. FORD HUGHES  
CLERK OF  
SUFFOLK COUNTY

**QUIT CLAIM**

IRVING H. BARTH

TO

FRANK L. BARTH

Filed, July 2nd 1949

STATE OF NEW YORK

County of \_\_\_\_\_ ss.

RECORDED ON THE

day of *SEP. 19*

at *six* o'clock *A.M.*

in LIBER \_\_\_\_\_ of DEEDS

at PAGE \_\_\_\_\_ and examined

CLERK

FRANK J. MCMANN  
ATTORNEY AND COUNSELLOR AT LAW  
GREENPORT, N. Y.

3



44.00

THIS INDENTURE, made the 25th day of October, nineteen hundred and seventy-two  
BETWEEN THE NORTH FORK BANK & TRUST COMPANY, a domestic banking corporation having its principal place of business at 245 Love Lane, Mattituck, Town of Southold, County of Suffolk and State of New York; Executor of the Estate of Frank L. Barth, having qualified as such Executor by decree of the Surrogate's Court of Suffolk County dated 1972 under file number 375 P 1972,  
as executor of the last will and testament of FRANK L. BARTH, late deceased,  
Greenport, New York.

party of the first part, and WILLIAM URBAN and EDITH URBAN, his wife, both residing at 529 Minneford Avenue, Bronx, New York, N.Y.

party of the second part.

WITNESSETH, that the party of the first part, by virtue of the power and authority given in and by said last will and testament, and in consideration of Forty thousand (\$40,000.00) dollars,

paid by the party of the second part, do 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 Village of Greenport, Town of Southold, County of Suffolk and State of New York bounded and described as follows:

BEGINNING at the corner formed by the intersection of the easterly side of First Street and the southerly side of Center Street and running thence along the said southerly line of Center Street North 83 degrees 16 minutes 40 seconds East 136.25 feet to land of Barth Realty; running along the said land of Barth Realty and land of Amott South 7 degrees 00 minutes 50 seconds East 100.0 feet to other land of Urban, running thence along said other land of Urban South 83 degrees 16 minutes 40 seconds West 136.30 feet to the said easterly side of First Street; running thence along the said easterly line of First Street North 6 degrees 59 minutes 10 seconds West 100.0 feet to the corner at the point of BEGINNING.

REAL ESTATE TRANSFER TAX STATE OF NEW YORK

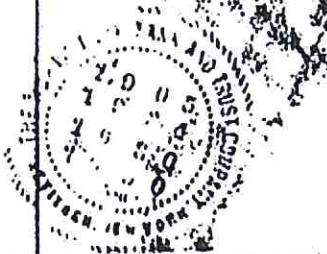
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; 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 incumbered 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:

THE NORTH FORK BANK & TRUST COMPANY  
By John O. Ashton  
John O. Ashton  
Trust Officer



STATE OF NEW YORK, COUNTY OF

STATE OF NEW YORK, COUNTY OF

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 Suffolk

STATE OF NEW YORK, COUNTY OF

On the 18th day of October, 1972 before me personally came JOHN O. ANSTON to me known, who, being by me duly sworn, did depose and say that he resides at No. 705 Love Lane, Mattituck, New York

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

that he is the Trust Officer of THE NORTH FORK BANK & TRUST COMPANY the corporation described in and which executed the foregoing instrument; that he knows the seal 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 in name thereto by the order

that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and did execute the same, and that he, said witness, at the same time subscribed in name as witness thereto

*Irving L. Price, Jr.*

IRVING L. PRICE, JR.  
Notary Public in and for the State of New York  
My Commission Expires April 10, 1974  
452-5614450

Title No. 22-058-3489  
THE NORTH FORK BANK & TRUST COMPANY, as Executor of the Estate of Frank L. Barth

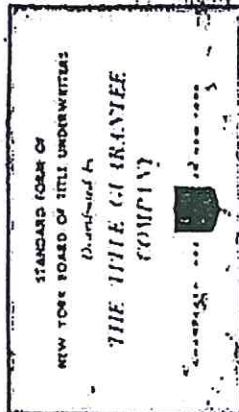
TO

WILLIAM URBAN and EDITH URBAN

Executed in Hand

The land affected by the within instrument is in the Section Town of Southold, Land 8th of the County of Suffolk

Lawrence M. Edson, Esq.  
Attorney at Law  
Southold, N.Y.



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE  
17278 CP 54  
RECORDED  
MAY 9 11 56 AM '72  
LESTER H. AGRESTA

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

THIS INDENTURE, made the 1st day of June 2003

**BETWEEN**

WILLIAM URBAN and EDITH URBAN, Husband and Wife, both residing at 529 Minnieford Avenue, City Island, NY 10464,

party of the first part, and

ERIC URBAN, residing at 529 Minnieford Avenue, City Island, NY 10464,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Two Hundred Thousand (\$200,000) dollars 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

Village of Greenport, Town of Southold, County of Suffolk and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the easterly side of First Street and the southerly side of Center Street and running thence along the said southerly line of Center Street north 83 degrees 16 minutes 40 seconds East 136.25 feet to land of Barth Realty; running along the said land of Barth Realty and land of Amott South 7 degrees 00 minutes 50 seconds East 100.0 feet to other land of Urban; running thence along said other land of Urban South 83 degrees 16 minutes 40 seconds West 136.30 feet to the said easterly line of First Street; running thence along the said easterly line of First Street North 6 degrees 59 minutes 10 seconds West 100.0 feet to the corner at the point of BEGINNING.

BEING the same premises conveyed to the parties of the first part by deed dated October 25, 1972, and recorded with the Suffolk County Clerk on November 8, 1972 in Liber 7278 Page 54.

BEING the same premises also known as 440 1st Street, Greenport, New York, 11944.

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" when ever 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:

William Urban  
WILLIAM URBAN

Edith Urban  
EDITH URBAN

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of Westchester ss:

On the 1st day of June in the year 2003 before me, the undersigned, personally appeared WILLIAM URBAN 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(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.

Mary P. Coakley  
(signature and office of individual taking acknowledgment)  
MARY P. COAKLEY  
Notary Public, State of New York  
No. 01CO5062134  
Qualified in Westchester County  
Commission Expires June 24, 2004

State of New York, County of Westchester ss:

On the 1st day of June in the year 2003 before me, the undersigned, personally appeared EDITH URBAN 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(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.

Mary P. Coakley  
(signature and office of individual taking acknowledgment)  
MARY P. COAKLEY  
Notary Public, State of New York  
No. 01CO5062134  
Qualified in Westchester County  
Commission Expires June 24, 2004

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of \_\_\_\_\_ ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_ 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(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, and that such individual made such appearance before the undersigned in the \_\_\_\_\_

\_\_\_\_\_ in \_\_\_\_\_  
(insert the City or other political subdivision) (and insert the State or Country or other place the acknowledgment was taken)

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

DISTRICT \_\_\_\_\_  
SECTION 1001-4-7-1  
BLOCK \_\_\_\_\_  
LOT \_\_\_\_\_  
COUNTY OR TOWN SUFFOLK/GREENPORT  
STREET ADDRESS 440 1ST STREET

BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. \_\_\_\_\_  
WILLIAM and EDITH URBAN, as Husband and Wife

TO

ERIC URBAN

Recorded at Request of  
THE JUDICIAL TITLE INSURANCE AGENCY LLC

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS  
Distributed by  
THE JUDICIAL TITLE INSURANCE AGENCY LLC  
550 MAMARONECK AVENUE  
HARRISON, NY 10528  
914-381-6700 • 800-281-TITLE

STERN KEISER PANKEN & WOHL, LLP  
ATT: KELLEY MIKULAK  
1025 WESTCHESTER AVENUE, STE 305  
WHITE PLAINS, NY 10604

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

CONFIRMATION AND CORRECTION DEED

NY 005 - Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet) (NYBTU 8002)

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

THIS INDENTURE, made the 17 day of October, in the year 2017

BETWEEN  
Eric Urban  
440 First Street  
Greenport, NY 11944

party of the first part, and  
1st & Center LLC, a Delaware Limited Liability Company  
440 First Street  
Greenport, NY 11944

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 that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Greenport, Town of Southold, County of Suffolk and State of New York shown as Lot 99 on Map of Beebe Estates situate The Incorporated Village of Greenport File No. 9 Filed August 10, 1838 in the Suffolk County Clerk's Office.

<sup>Confirmation and</sup>  
This/Correction Deed is to correct that this parcel is an individual lot pursuant to the Village of Greenport Code Section 118-15 which states that Owners of lots or an owner of lots in the Village of Greenport shall be prohibited from combining or merging two or more of those lots.

BEING AND INTENDED TO BE part of the premises conveyed by Deed dated June 1, 2003 and recorded July 16, 2003 in Liber 12261 page 389 in the Suffolk County Clerk's Office.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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 incumbered 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:

  
Eric Urban

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Suffolk } ss.:

On the 17 day of OCT. in the year 2017 before me, the undersigned, personally appeared Eric Urban

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(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.

Margaret C. Rutkowski

MARGARET C. RUTKOWSKI Notary Public, State of New York No. 4982528 Qualified in Suffolk County Commission Expires June 3, 2019

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY: (New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of } ss.:

On the day of in the year before me, the undersigned, personally appeared

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/she/they reside(s) in

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of } ss.:

On the day of in the year before me, the undersigned, personally appeared

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(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.

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY: (Out of State or Foreign General Acknowledgment Certificate)

..... } ss.: (Complete Venue with State, Country, Province or Municipality)

On the day of in the year before me, the undersigned, personally appeared

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(ies), that by his/her/ their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

BARGAIN & SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO.

Eric Urban

TO

1st & Center LLC, a Delaware Limited Liability Company

DISTRICT 1001 SECTION 004.00 BLOCK 07.00 LOT p/o 001.000 COUNTY OR TOWN Suffolk

RECORDED AT REQUEST OF Fidelity National Title Insurance Company RETURN BY MAIL TO



Patricia C. Moore, Esq. 51020 Main Road Southold, NY 11971

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1 2

Number of pages

This document will be public record. Please remove all Social Security Numbers prior to recording.

Deed / Mortgage Instrument      Deed / Mortgage Tax Stamp      Recording / Filing Stamps

3 FEES

Page / Filing Fee \_\_\_\_\_
Handling 20.00
TP-584 \_\_\_\_\_
Notation \_\_\_\_\_
EA-52 17 (County) \_\_\_\_\_ Sub Total \_\_\_\_\_
EA-5217 (State) \_\_\_\_\_
R.P.T.S.A. \_\_\_\_\_
Comm. of Ed. 5.00
Affidavit \_\_\_\_\_
Certified Copy \_\_\_\_\_
NYS Surcharge 15.00 Sub Total \_\_\_\_\_
Other \_\_\_\_\_ Grand Total \_\_\_\_\_



Mortgage Amt. \_\_\_\_\_
1. Basic Tax \_\_\_\_\_
2. Additional Tax \_\_\_\_\_
Sub Total \_\_\_\_\_
Spec./Assit. \_\_\_\_\_
or \_\_\_\_\_
Spec./Add. \_\_\_\_\_
TOT. MTG. TAX \_\_\_\_\_
Dual Town \_\_\_\_\_ Dual County \_\_\_\_\_
Held for Appointment \_\_\_\_\_
Transfer Tax \_\_\_\_\_
Mansion Tax \_\_\_\_\_
The property covered by this mortgage is or will be improved by a one or two family dwelling only.
YES \_\_\_\_\_ or NO \_\_\_\_\_
If NO, see appropriate tax clause on page # \_\_\_\_\_ of this instrument.

4 Dist. 1001 Section 004.00 Block 07.00 Lot p/o 1      5 Community Preservation Fund

Real Property Tax Service Agency Verification
Satisfactions/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:
Patricia C. Moore, Esq.
51020 Main Road
Southold, NY 11971

Consideration Amount \$ 0
CPF Tax Due \$ 0
Improved \_\_\_\_\_
Vacant Land \_\_\_\_\_
TD \_\_\_\_\_
TD \_\_\_\_\_
TD \_\_\_\_\_

Mail to: Judith A. Pascale, Suffolk County Clerk
310 Center Drive, Riverhead, NY 11901
www.suffolkcountyny.gov/clerk
7 Title Company Information
Co.Name Peconic Bay Title Insurance Agency
Title #

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Confirmation and Correction Deed made by: (SPECIFY TYPE OF INSTRUMENT)
Eric Urban The premises herein is situated in SUFFOLK COUNTY, NEW YORK.
TO In the TOWN of Southold
1st & Center LLC In the VILLAGE
or HAMLET of Greenport

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(over)

## IMPORTANT NOTICE

If the document you've just recorded is your SATISFACTION OF MORTGAGE, please be aware of the following:

If a portion of your monthly mortgage payment included your property taxes, \*you will now need to contact your local Town Tax Receiver so that you may be billed directly for all future property tax statements.

Local property taxes are payable twice a year: on or before January 10<sup>th</sup> and on or before May 31<sup>st</sup>. Failure to make payments in a timely fashion could result in a penalty.

Please contact your local Town Tax Receiver with any questions regarding property tax payment.

Babylon Town Receiver of Taxes  
200 East Sunrise Highway  
North Lindenhurst, N.Y. 11757  
(631) 957-3004

Brookhaven Town Receiver of Taxes  
One Independence Hill  
Farmingville, N.Y. 11738  
(631) 451-9009

East Hampton Town Receiver of Taxes  
300 Pantigo Place  
East Hampton, N.Y. 11937  
(631) 324-2770

Huntington Town Receiver of Taxes  
100 Main Street  
Huntington, N.Y. 11743  
(631) 351-3217

Islip Town Receiver of Taxes  
40 Nassau Avenue  
Islip, N.Y. 11751  
(631) 224-5580

Riverhead Town Receiver of Taxes  
200 Howell Avenue  
Riverhead, N.Y. 11901  
(631) 727-3200

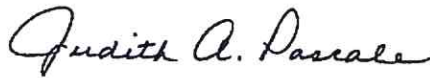
Shelter Island Town Receiver of Taxes  
Shelter Island Town Hall  
Shelter Island, N.Y. 11964  
(631) 749-3338

Smithtown Town Receiver of Taxes  
99 West Main Street  
Smithtown, N.Y. 11787  
(631) 360-7610

Southampton Town Receiver of Taxes  
116 Hampton Road  
Southampton, N.Y. 11968  
(631) 283-6514

Southold Town Receiver of Taxes  
53095 Main Street  
Southold, N.Y. 11971  
(631) 765-1803

Sincerely,



Judith A. Pascale  
Suffolk County Clerk

dw  
2/99



CONFIRMATION AND CORRECTION DEED

NY 005 - Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet) (NYBTU 8002)

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

THIS INDENTURE, made the 17 day of October, in the year 2017

BETWEEN  
Eric Urban  
440 First Street  
Greenport, NY 11944

party of the first part, and  
Eric Urban  
440 First Street  
Greenport, NY 11944

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 that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Greenport, Town of Southold, County of Suffolk and State of New York shown as Lot 98 on Map of Beebe Estates situate The Incorporated Village of Greenport File No. 9 Filed August 10, 1838 in the Suffolk County Clerk's Office.

Confirmation and  
This Correction Deed is to correct that this parcel is an individual lot pursuant to the Village of Greenport Code Section 118-15 which states that Owners of lots or an owner of lots in the Village of Greenport shall be prohibited from combining or merging two or more of those lots.

BEING AND INTENDED TO BE part of the premises conveyed by Deed dated June 1, 2003 and recorded July 16, 2003 in Liber 12261 page 389 in the Suffolk County Clerk's Office.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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 incumbered 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:

  
Eric Urban

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Suffolk } ss.:

On the 17 day of OCT. in the year 2017

before me, the undersigned, personally appeared Eric Urban

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(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.

MARGARET C. RUTKOWSKI Notary Public, State of New York No. 4982528 Qualified in Suffolk County Commission Expires June 3, 2019

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY: (New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of } ss.:

On the day of in the year before me, the undersigned, personally appeared

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/she/they reside(s) in

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of } ss.:

On the day of in the year before me, the undersigned, personally appeared

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(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.

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY: (Out of State or Foreign General Acknowledgment Certificate)

..... } ss.:

On the day of in the year before me, the undersigned, personally appeared

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(ies), that by his/her/ their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).

BARGAIN & SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO.

Eric Urban

TO

Eric Urban

DISTRICT 1001 SECTION 004.00 BLOCK 07.00 LOT p/o 001.000 COUNTY OR TOWN Suffolk

RECORDED AT REQUEST OF Fidelity National Title Insurance Company RETURN BY MAIL TO



Patricia C. Moore, Esq. 51020 Main Road Southold, NY 11971

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

1 2

Number of pages

This document will be public record. Please remove all Social Security Numbers prior to recording.

Deed / Mortgage Instrument      Deed / Mortgage Tax Stamp      Recording / Filing Stamps

3 FEES

Page / Filing Fee \_\_\_\_\_  
 Handling 20.00  
 TP-584 \_\_\_\_\_  
 Notation \_\_\_\_\_  
 EA-52 17 (County) \_\_\_\_\_ Sub Total \_\_\_\_\_  
 EA-5217 (State) \_\_\_\_\_  
 R.P.T.S.A. \_\_\_\_\_  
 Comm. of Ed. 5.00  
 Affidavit \_\_\_\_\_  
 Certified Copy \_\_\_\_\_  
 NYS Surcharge 15.00 Sub Total \_\_\_\_\_  
 Other \_\_\_\_\_ Grand Total \_\_\_\_\_



Mortgage Amt. \_\_\_\_\_  
 1. Basic Tax \_\_\_\_\_  
 2. Additional Tax \_\_\_\_\_  
 Sub Total \_\_\_\_\_  
 Spec./Assit. \_\_\_\_\_  
 or \_\_\_\_\_  
 Spec./Add. \_\_\_\_\_  
 TOT. MTG. TAX \_\_\_\_\_  
 Dual Town \_\_\_\_\_ Dual County \_\_\_\_\_  
 Held for Appointment \_\_\_\_\_  
 Transfer Tax \_\_\_\_\_  
 Mansion Tax \_\_\_\_\_  
 The property covered by this mortgage is or will be improved by a one or two family dwelling only.  
 YES \_\_\_\_\_ or NO \_\_\_\_\_  
 If NO, see appropriate tax clause on page # \_\_\_\_\_ of this instrument.

4 Dist. 1001 Section 004.00 Block 07.00 Lot p/o 1      5 Community Preservation Fund

Real Property Tax Service Agency Verification

Consideration Amount \$ 0  
CPF Tax Due \$ 0

6 Satisfactions/Discharges/Releases List Property Owners Mailing Address  
RECORD & RETURN TO:  
  
Patricia C. Moore, Esq.  
51020 Main Road  
Southold, NY 11971

Improved \_\_\_\_\_  
Vacant Land \_\_\_\_\_  
TD \_\_\_\_\_  
TD \_\_\_\_\_  
TD \_\_\_\_\_

Mail to: Judith A. Pascale, Suffolk County Clerk  
310 Center Drive, Riverhead, NY 11901  
www.suffolkcountyny.gov/clerk

7 Title Company Information  
Co. Name Peconic Bay Title Insurance Agency  
Title #

### 8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Confirmation and Correction Deed made by: \_\_\_\_\_ (SPECIFY TYPE OF INSTRUMENT)

Eric Urban The premises herein is situated in \_\_\_\_\_ SUFFOLK COUNTY, NEW YORK.

TO \_\_\_\_\_ In the TOWN of Southold  
Eric Urban In the VILLAGE \_\_\_\_\_  
or HAMLET of Greenport

## IMPORTANT NOTICE

If the document you've just recorded is your SATISFACTION OF MORTGAGE, please be aware of the following:

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Local property taxes are payable twice a year: on or before January 10<sup>th</sup> and on or before May 31<sup>st</sup>. Failure to make payments in a timely fashion could result in a penalty.

Please contact your local Town Tax Receiver with any questions regarding property tax payment.

Babylon Town Receiver of Taxes  
200 East Sunrise Highway  
North Lindenhurst, N.Y. 11757  
(631) 957-3004

Brookhaven Town Receiver of Taxes  
One Independence Hill  
Farmingville, N.Y. 11738  
(631) 451-9009

East Hampton Town Receiver of Taxes  
300 Pantigo Place  
East Hampton, N.Y. 11937  
(631) 324-2770

Huntington Town Receiver of Taxes  
100 Main Street  
Huntington, N.Y. 11743  
(631) 351-3217

Islip Town Receiver of Taxes  
40 Nassau Avenue  
Islip, N.Y. 11751  
(631) 224-5580

Riverhead Town Receiver of Taxes  
200 Howell Avenue  
Riverhead, N.Y. 11901  
(631) 727-3200

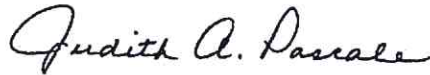
Shelter Island Town Receiver of Taxes  
Shelter Island Town Hall  
Shelter Island, N.Y. 11964  
(631) 749-3338

Smithtown Town Receiver of Taxes  
99 West Main Street  
Smithtown, N.Y. 11787  
(631) 360-7610

Southampton Town Receiver of Taxes  
116 Hampton Road  
Southampton, N.Y. 11968  
(631) 283-6514

Southold Town Receiver of Taxes  
53095 Main Street  
Southold, N.Y. 11971  
(631) 765-1803

Sincerely,



Judith A. Pascale  
Suffolk County Clerk

dw  
2/99

# EXHIBIT C

PAID CK # 1462 DTD 6/16/21 \$ 857.72

Make Checks Payable To:  
VILLAGE OF GREENPORT  
236 THIRD STREET  
GREENPORT, NEW YORK 11944

TAX MAP NO. 473801 4-7-1.1  
LOCATION: 440 FIRST ST  
DIMENSIONS: Front: 0.00 Depth: 0.00 Ac: 0.15  
PROPERTY CLASS 210  
562 Collection will only be received from 8:30 am to 4:30 pm M-F

LEVY DESCRIPTION	TOTAL TAX LEVY	PERCENT OF CHANGE FROM PREVIOUS YEAR	TAXABLE VALUE	TAX RATE	TAX AMOUNT
VILLAGE TAX	1,107,258.00	2.86	4,100	20.920000	857.72
TOTAL ASSESSED VALUE	4,100				
STATE AID CNTY.					
VILLAGE	23,542				
TAX YR.	2021/2022				
FISCAL YR.	06/01/2021 - 05/31/2022				
WARRANT DATE	06/01/2021				
BANK CODE					
BILL NO.	567				
ROLL SECTION	1				
PER ASSESSMENT ROLL					

Exemptions	Value	Full Value Exemptions	Value	Full Value

IMPORTANT: UNPAID TAXES will accrue a 5% Penalty for the month of July, and an Additional 1% Penalty per month starting August.

The Assessor Estimated Full Market Value of this Property As of:  
July 1, 2019 Was: \$465,909  
The Uniform Percentage Value Used to Establish Assessment Was: 88 %

TOTAL TAX AMT	857.72
TAX AMT	857.72
TOTAL DUE	857.72
DUE DATE	06/01/2021

URBAN ERIC  
PO BOX 42  
BRONX NY 10464

\*2021010000567\*

DETACH HERE

KEEP THIS STUB FOR YOUR RECORDS

DETACH HERE

Make Checks Payable To:  
VILLAGE OF GREENPORT  
236 THIRD STREET  
GREENPORT, NEW YORK 11944

*PAID CHECK# 1463 DTD 6/16/21 \$188.28*

TOTAL ASSESSED VALUE	900	VILLAGE TAX	1,107,258.00	TOTAL TAX LEVY	2.86	TAXABLE VALUE	900	TAX RATE	20.920000	TAX AMOUNT	188.28
STATE AID CNTY.	-										
TAX YR.	2021/2022										
FISCAL YR.	06/01/2021 - 05/31/2022										
WARRANT DATE	06/01/2021										
BANK CODE											
BILL NO.	558										
ROLL SECTION	1										
PER ASSESSMENT ROLL											

TAX MAP NO. 473801 4-7-12  
 LOCATION: 440 FIRST ST  
 DIMENSIONS: Front: 0.00 Depth: 0.00 Ac: 0.15  
 PROPERTY CLASS 312  
 563 Collection will only be received from 8:30 am to 4:30 pm 14-F

IMPORTANT: UNPAID TAXES will accrue a 5% Penalty for the month of July, and an Additional 1% Penalty per month starting August

The Assessor Estimated Full Market Value of this Property As of:  
 July 1, 2019 Was: \$102,273  
 The Uniform Percentage Value Used to Establish Assessment Was: 88 %

1ST & CENTER LLC  
 PO BOX 42  
 BRONX NY 10464

TOTAL TAX AMT 188.28  
 TAX AMT 188.28  
 TOTAL DUE 188.28  
 DUE DATE 06/01/2021

\*2021010000568\*

KEEP THIS STUB FOR YOUR RECORDS

DETACH HERE

DETACH HERE

01/13/2022 11:47AM FAX

OFFICE ADDRESS:  
63096 ROUTE 26 - P.O. BOX 1409  
SOUTHOLD, NY 11971-0499

### TOWN OF SOUTHOLD CONSOLIDATED REAL PROPERTY TAX BILL

DECEMBER 1, 2021 - NOVEMBER 30, 2022 - TAXES BECOME A LIEN DECEMBER 1, 2021

0004/0004

OFFICE HOURS & PHONE  
MON-FRI 8:00 AM TO 4:00 PM  
631-765-1803 FAX: 631-765-5189

SUFFOLK COUNTY TAX MAP NUMBER		SCHOOL CODE	IF THE WORD "ARRFARS" IS PRINTED HERE SEE NOTICE OF ARREARS ON REVERSE SIDE. ↓	ACCOUNT NUMBER	BILL NUMBER
473801 4.-7-1.1		239		20	567

PROPERTY LOCATION		ACRES	EXCEPTION DESCRIPTION	VALUE	FULL	PURPOSE
440 First St		0.15	PAID CK# 1490 DTD 1/3/22		\$ 2,785.09	
COUNTY AID	TOWN AID	BANK CODE				
318,304,995	3,178,551					
PROPERTY CODE	ROLL SECT	PROPERTY TYPE				
210	1	1 Family Res				

11483 \*\*\*\*AUTO\*\*ALL FOR AADC 100  
  
 Urban Eric  
 PO Box 42  
 Bronx, NY 10464-0042

WARRANT DATE	LAND ASSESSMENT	TOTAL ASSESSMENT
12/7/2021	600	4,100
OWNER AS OF TAXABLE STATUS DATE ON MARCH 1, 2021		
Urban, Eric		

2020-2021 TAX PAYMENT INFORMATION				NOTICE OF ASSESSED VALUE			
First Half:	566	\$2,655.18	1/11/2021	ASSESSED VALUE	RATIO	100% OF FULL VALUE	
Second Half:	566	\$2,655.19	5/26/2021	4,100	WHICH IS: 0.88%	OF ITS: 465,909	

LEVY DESCRIPTION	LEVY %	TAXABLE VALUE	TAX RATE PER \$1,000	LEVY CHANGE FROM PRIOR YEAR	TAX AMOUNT	TOTAL TAX AMOUNT
Greenport School	73.67%	4,100	1,000.834	1.80%	4,103.42	
Greenport Library	2.55%	4,100	34.606	100.00%	141.88	

<b>TAX LEVIED 76.22% FOR SCHOOL</b>		<b>4,245.30</b>	
Suffolk County Tax	1.22%	4,100	16.620
SC Community College	0.13%	4,100	1.771
			0.00%
			68.14
			7.26

<b>TAX LEVIED 1.35% FOR COUNTY</b>		<b>75.40</b>	
Southold Town Tax	19.79%	4,100	268.887
			0.10%
			1,102.44

<b>TAX LEVIED 19.79% FOR TOWN</b>		<b>1,102.44</b>	
MTA Payroll Tax	0.04%	4,100	.587
Out of Cty SCCC	0.04%	4,100	.517
NYS Real Prop TaxLaw	1.03%	4,100	13.994
Solid Waste District	1.53%	4,100	20.766
			-8.80%
			-44.10%
			258.70%
			2.90%
			2.41
			2.12
			57.38
			85.14

<b>TAX LEVIED 2.64% FOR OTHER DISTRICTS</b>		<b>147.05</b>	
<b>FIRST HALF TAX 2,785.09</b>	<b>SECOND HALF TAX 2,785.10</b>	<b>TOTAL TAX LEVY</b>	<b>5,570.19</b>
DUE DEC. 1, 2021 PAYABLE WITHOUT PENALTY TO JAN. 10, 2022 SEE REVERSE SIDE FOR PENALTY SCHEDULE.		DUE DEC. 1, 2021 PAYABLE WITHOUT PENALTY TO MAY 31, 2022. SEE REVERSE SIDE FOR PENALTY SCHEDULE AND COUNTY COMPTROLLER'S NOTICE.	
THIS TAX MAY BE PAID IN ONE OR TWO INSTALLMENTS			

**SECOND HALF ~ SOUTHOLD TAX LEVY • 2021-2022**  
 DETACH STUB AND RETURN WITH SECOND HALF PAYMENT ~ RETURN BOTH STUBS FOR PAYMENT OF TOTAL TAX. MAKE CHECK PAYABLE TO: KELLY J. FOGARTY, RECEIVER OF TAXES AND WRITE BILL NO. AND TAX MAP NO. ON FACE OF THE CHECK.

SUFFOLK COUNTY TAX MAP NUMBER  
473801 4.-7-1.1

<b>AMOUNT DUE</b>	<b>BILL NO.</b>
2,785.10	567

CHECK HERE IF YOU WANT A RECEIPT

SECOND HALF TAXES BECOME A LIEN DEC. 1, 2021, PAYABLE WITHOUT PENALTY TO MAY 31, 2022  
 PAID BY:  ASSESSED  OTHER

Urban Eric

The following bank branches located within the Town of Southold accept payments during regular business hours:  
 Dime Bank, People's United.

47380100000004XZ721X100056721000000000278510005570199



01/13/2022 11:47AM FAX

OFFICE ADDRESS:  
63095 ROUTE 25 - P.O. BOX 1409  
SOUTHOLD, NY 11971-0499

# TOWN OF SOUTHOLD CONSOLIDATED REAL PROPERTY TAX BILL

DECEMBER 1, 2021 - NOVEMBER 30, 2022 - TAXES BECOME A LIEN DECEMBER 1, 2021

0003/0004

OFFICE HOURS & PHONE  
MON-FRI 8:00 AM TO 4:00 PM  
631-765-1803 FAX: 631-765-5184

SUFFOLK COUNTY TAX MAP NUMBER	SCHOOL CODE	IF THE WORD "ARREARS" IS PRINTED HERE SEE NOTICE OF ARREARS ON REVERSE SIDE. ↓	ACCOUNT NUMBER	BILL NUMBER
473801 4.-7-1.2	239		20	568

PROPERTY LOCATION	ACRES	EXEMPTION: DESCRIPTION	VALUE	FULL	PURPOSE
First St	0.15	PAID CK# 1491 DTP 1/3/22 \$ 611.36			
COUNTY AID	TOWN AID	BANK CODE			
318,304,995	3,178,551				
PROPERTY CODE	ROLL SECT	PROPERTY TYPE			
312	1	Vac w/imprv			

11484 \*\*\*\*AUTO\*\*ALL FOR AADC 100  
  
 1st & Center LLC  
 PO Box 42  
 Bronx, NY 10464-0042

WARRANT DATE	LAND ASSESSMENT	TOTAL ASSESSMENT
12/7/2021	600	900
OWNER AS OF TAXABLE STATUS DATE ON MARCH 1, 2021		
1st & Center LLC,		

2020-2021 TAX PAYMENT INFORMATION				NOTICE OF ASSESSED VALUE			
First Half:	567	\$582.84	1/11/2021	ASSESSED VALUE		RATIO	100% OF FULL VALUE
Second Half:	567	\$582.85	5/26/2021	900	WHICH IS:	0.88% OF ITS:	102,273

LEVY DESCRIPTION	LEVY %	TAXABLE VALUE	TAX RATE PER \$100	LEVY CHANGE FROM PRIOR YEAR	TAX AMOUNT	TOTAL TAX AMOUNT
Greenport School	73.67%	900	1,000.834	1.80%	900.75	
Greenport Library	2.55%	900	34.606	100.00%	31.15	

<b>TAX LEVIED 76.22% FOR SCHOOL</b>		<b>931.90</b>
Suffolk County Tax	1.22%	900 16.620 0.00% 14.96
SC Community College	0.13%	900 1.771 0.00% 1.59

<b>TAX LEVIED 1.35% FOR COUNTY</b>		<b>16.55</b>
Southold Town Tax	19.79%	900 268.887 0.10% 242.00

<b>TAX LEVIED 19.79% FOR TOWN</b>		<b>242.00</b>
MTA Payroll Tax	0.04%	900 .587 -8.80% .53
Out of City SCCC	0.04%	900 .517 -44.10% .47
NYS Real Prop TaxLaw	1.03%	900 13.994 258.70% 12.59
Solid Waste District	1.53%	900 20.766 2.90% 18.69

<b>TAX LEVIED 2.64% FOR OTHER DISTRICTS</b>		<b>32.28</b>
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<b>FIRST HALF TAX 611.36</b>	<b>SECOND HALF TAX 611.37</b>	<b>TOTAL TAX LEVY 1,222.73</b>
DUE DEC. 1, 2021 PAYABLE WITHOUT PENALTY TO JAN. 10, 2022 SEE REVERSE SIDE FOR PENALTY SCHEDULE.		DUE DEC. 1, 2021 PAYABLE WITHOUT PENALTY TO MAY 31, 2022. SEE REVERSE SIDE FOR PENALTY SCHEDULE AND COUNTY COMPTROLLER'S NOTICE.
THIS TAX MAY BE PAID IN ONE OR TWO INSTALLMENTS		

**SECOND HALF ~ SOUTHOLD TAX LEVY • 2021-2022**  
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SUFFOLK COUNTY TAX MAP NUMBER  
473801 4.-7-1.2

AMOUNT DUE	BILL NO.
611.37	568

CHECK HERE IF YOU WANT A RECEIPT

SECOND HALF TAXES BECOME A LIEN DEC. 1, 2021, PAYABLE WITHOUT PENALTY TO MAY 31, 2022

PAID BY:  ASSESSED  OTHER

1st & Center LLC

The following bank branches located within the Town of Southold accept payments during regular business hours:  
Dime Bank, People's United.





47380100000004XZ7Z1X200056821000000000061137001222730

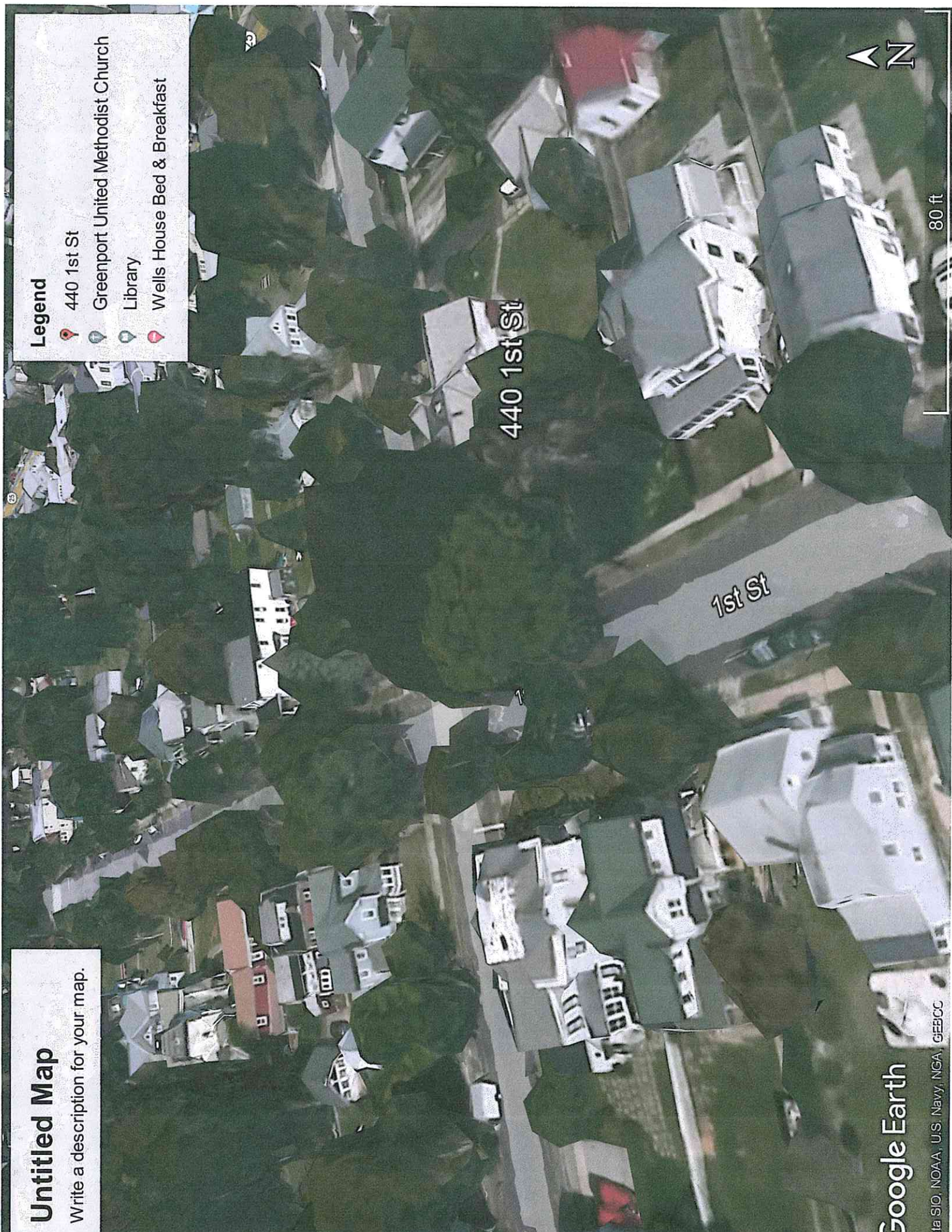
# EXHIBIT D

# Untitled Map

Write a description for your map.

## Legend

-  440 1st St
-  Greenport United Methodist Church
-  Library
-  Wells House Bed & Breakfast



# Untitled Map

Write a description for your map.

## Legend

- 440 1st St
- Greenport United Methodist Church
- Library
- Wells House Bed & Breakfast

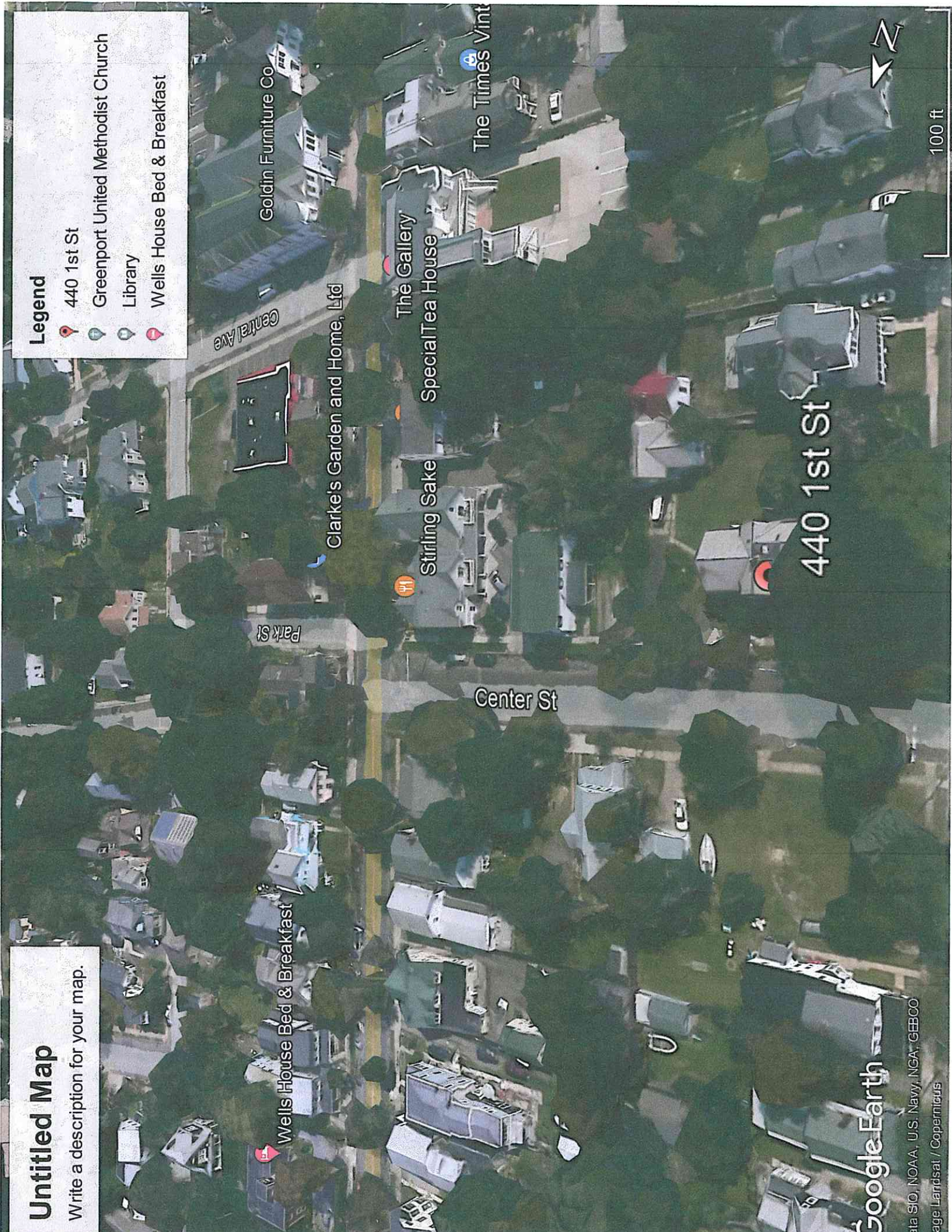


# Untitled Map

Write a description for your map.

## Legend

- 440 1st St
- Greenport United Methodist Church
- Library
- Wells House Bed & Breakfast



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Image Landsat / Copernicus

**SURVEY OF**  
**LOTS 98 & 99**  
**MAP OF**  
**BEEBE ESTATES**  
**THE INCORPORATED VILLAGE OF**  
 FILE No. 9 FILED AUGUST 10, 1838  
**SITUATE**  
**GREENPORT**  
**TOWN OF SOUTHLAND**  
**SUFFOLK COUNTY, NEW YORK**  
**S.C. TAX No. 1001-04-07-01**  
**SCALE 1"=20'**  
**OCTOBER 22, 2014**

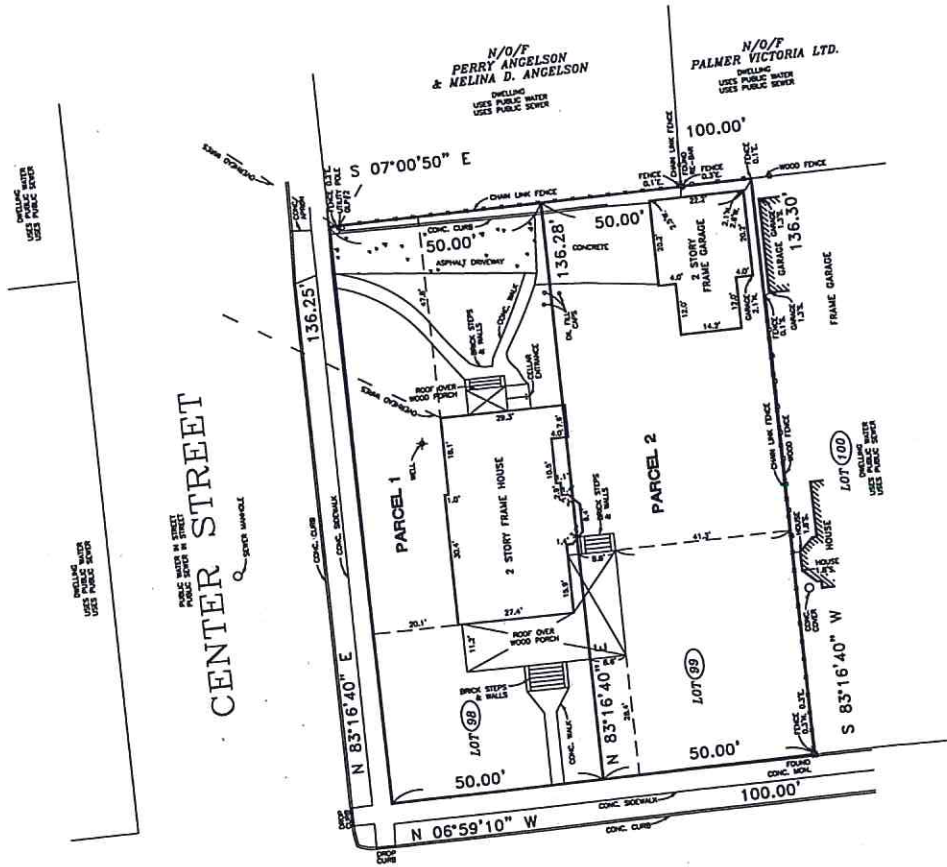
**AREA DATA**

PARCEL 1	6,813 sq. ft.	0.156 ac.
PARCEL 2	6,814 sq. ft.	0.157 ac.
TOTAL	13,627 sq. ft.	0.313 ac.

**OWNER & APPLICANT:**  
 ERIC CORWIN  
 GREENPORT N.Y. 11944

I HEREBY CERTIFY THAT THIS MAP WAS MADE  
 IN ACCORDANCE WITH THE PROVISIONS OF THE  
 EASEMENTS SHOWN THEREON ARE CORRECTLY  
 MONUMENTED AND THE DIMENSIONS AND  
 CORRECTLY SHOWN AND ALL DIMENSIONS  
 AND GEODETIC DETAILS ARE CORRECT.

**Nathan Taft Corwin III**  
**Land Surveyor**  
 Successor to Stanley J. Iokawa, Jr., L.S.  
 Joseph A. Iokappa, L.S.  
 The Surveys - Subdivisions - Site Plans - Construction Layout  
 PHONE (813)727-2090 Fax (813)727-1727  
 OFFICES LOCATED AT  
 1506 Main Road  
 Jonesport, New York 11947



BY \_\_\_\_\_  
 THIS IS TO CERTIFY THE SUBDIVISION PLAN HAS BEEN APPROVED  
 BY THE PLANNING BOARD OF THE TOWN OF SOUTHLAND  
 ON APRIL 10, 2014

CHAIRMAN PLANNING BOARD

IN ACCORDANCE WITH THE PROVISIONS OF THE  
 EASEMENTS SHOWN THEREON ARE CORRECTLY  
 MONUMENTED AND THE DIMENSIONS AND  
 CORRECTLY SHOWN AND ALL DIMENSIONS  
 AND GEODETIC DETAILS ARE CORRECT.

THE EXISTENCE OF RIGHTS OF WAY  
 AND/OR EASEMENTS OF RECORD, IF  
 ANY, ARE SHOWN ARE NOT GUARANTEED.