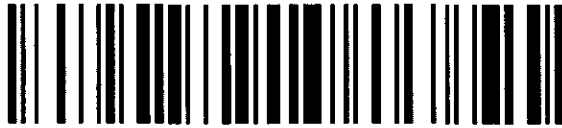




ESSEX COUNTY – STATE OF NEW YORK
 JOSEPH A. PROVONCHA, COUNTY CLERK
 7559 COURT ST, PO BOX 247, ELIZABETHTOWN, NY 12932

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



RECEIPT NO. : 201197004

Clerk: NM
 Instr #: 2011-5360
 Book/Pg: 1687 / 77
 Rec Date: 12/30/2011 10:57:00 AM
 Doc Grp: D
 Descrip: DEED
 Num Pgs: 9
 Rec'd Frm: HANNA ABSTRACT
 Party1: LANDSCAPE REAL ESTATE HOLDINGS
 L P
 Party2: SEGERSTROM LORNE RAY
 Town: CHESTERFIELD

Recording:

Cover Page	5.00
Recording Fee	60.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Additional Names	0.50
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00
Sub Total:	<u>340.50</u>
Transfer Tax	
Transfer Tax - State	920.00
Transfer Tax - County	460.00
Sub Total:	<u>1380.00</u>
Total:	<u>1720.50</u>

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

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

Transfer Tax# : 703
 Consideration: 230000.00
 Transfer Tax: 1380.00

I hereby certify that the within and foregoing was recorded in the Essex County Clerk's Office.

Record and Return To:

STEPHEN CONNERS ESQ
 RUSCH & CONNERS
 20 CHURCH AVENUE PO BOX 463
 BALLSTON SPA NY 12020

Joseph A. Provoncha
 Essex County Clerk

This Indenture, made the 19th day of December, 2011

Between LANDSCAPE REAL ESTATE HOLDINGS, L.P. a Delaware limited partnership, with a principal mailing address at 285 Grand Avenue, Building 1, Englewood, New Jersey 07631,

Grantor, and

LORNE RAY SEGERSTROM and RUNDA HISHAN SEGERSTROM, his wife, residing at 70 6th Infantry Road, Fort Leavenworth, Kansas 66027, as tenants by the entirety,

Grantees,

WITNESS that the Grantor, in consideration of TEN DOLLARS (\$10.00), lawful money of the United States and other valuable consideration, paid by Grantees, does hereby grant and release unto the Grantees, their heirs, successors and/or assigns forever, the premises as described on the Schedule "A" attached hereto.

EASEMENTS AND RIGHTS CONVEYED

TOGETHER WITH the appurtenances and all the estate and rights of the Grantor in and to the Premises.

SUBJECT TO COVENANTS AND RESTRICTIONS

SUBJECT TO all covenants, restrictions and easements of record.

This conveyance does not constitute a conveyance of all or substantially all of the assets of the Grantor.

TAX MAP PARCEL NO. IDENTIFIER

As of the date of this conveyance, the Premises conveyed is identified on the Town of Chesterfield tax map for tax assessment purposes as Tax Map Number: **20.1-1-16.100**.

COVENANTS AND WARRANTIES

TO HAVE AND TO HOLD the Premises herein granted unto the Grantees, their heirs, successors and/or assigns forever. **AND** the Grantor covenants as follows:

FIRST: That the Grantees shall quietly enjoy the Premises;

SECOND: That the Grantor will forever **WARRANT** the title to the Premises.

THIRD: That the Grantor will receive the consideration for this conveyance and hold such consideration as a trust fund to be applied to the payment of the cost of any unpaid improvement before using any part of the consideration for any other purpose, all in compliance with Section 13 of the lien law.

MOUNTAIN ABSTRACT CO., INC.
2011-04807

[SIGNATURE PAGE]

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

IN PRESENCE OF

LANDSCAPE REAL ESTATE HOLDINGS, L.P.

by Landscape Real Estate Management, LLC
the General Partner

by: Michael Morell
MICHAEL MORELL, SECRETARY

STATE OF NEW JERSEY)
COUNTY OF Bergen)ss:

On the 19 day of December, 2011, before me, the undersigned, a notary public in and for said State, personally appeared Michael Morell 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.

YVONNE REID-BERNSTEIN
Notary Public State of New Jersey
No. 2286288
Qualified in Bergen County
Commission Expires April 08 20 12

Yvonne Reid Bernstein
NOTARY PUBLIC

Record & Return to:

Stephen Conners, Esq.
Rusch & Conners
20 Church Avenue, P.O. Box 463
Ballston Spa, New York 12020

SCHEDULE A

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the Town of Chesterfield, County of Essex and State of New York, described as follows:

ALL THOSE several lots, pieces or parcels of land, lying and being in the Town of Chesterfield, County of Essex and State of New York in a Patent of land granted to Thomas Maul and in a survey made by Robert Cochran, therein known and distinguished as Lots number ninety six (96) and ninety seven (97); beginning at the southwest corner of lot number ninety-six (96); thence running northerly along the west line of said lot to the center of the State Road; thence northerly along the center of said road to the north line of said lot; thence south seventy (70) degrees east along the Patent line; thirty five (35) chains to the northeast corner of Lot Number ninety seven (97) (a) of said Maule's Patent; thence south three degrees west along the east line of said lot number ninety-seven (97) ninety one chains and fifty links (91 c & 50 l) to the southeast corner of said lot Number ninety-seven (97); thence north eighty seven (87) degrees west along the south line of said lots ninety seven (97) and ninety six (96) sixty three (63) chains and twenty six (26) links to the place of beginning.

EXCEPTING AND RESERVING seventeen (17) acres in a square form, out of the southwest corner of lot number ninety-six (96) and eighteen (18) acres in a square form out of the southwest corner of lot number ninety seven (97). The above described premises, not including the said reservations of eighteen (18) and seventeen (17) acres, containing four hundred and fifty (450) acres of land, be the same more or less.

ALSO EXCEPTING AND RESERVING all ores, mines, minerals, and fossils in, under or on said premises, together with the right, privilege and unqualified permission or entering on all or either of said several lots or any part thereof for the purpose of searching for, mining and removing from said premises any ores, minerals or fossils which may be found thereon, or any part thereof; with free ingress, egress and free use and enjoyment of said right and privilege and permission.

ALSO all the following described parcels of land situate in the Town of Chesterfield, County of Essex and State of New York bounded and described as follows:

FIRST: Nineteen acres of land in a square form lying in the southwest corner of Lot ninety-six (96) in Maul's Patent.

SECOND: All that part of Lot No. Ninety-five (95) in Maul's Patent lying east of the old highway leading from Keeseville to Elizabethtown being the highway before the macadam or state road was constructed, both of said parcels being the same premises conveyed by John McGuire as Testamentary Trustee under the Last Will and Testament of Michael McGuire and by Michael McAloon and May McAloon to the said Mary F. Lesperance by warranty deed dated May 1913, acknowledged May 2, 1913 and recorded in Essex County Clerk's office on the 7' day of August 1914 at one o'clock p.m. in Book No. 151 of Deeds at Page 107.

EXCEPTING from the conveyance 18 acres in a square form out of the southwest corner of Lot 97 as excepted and reserved on page 297 of a deed recorded in Book 61 of Deeds at page 296 in the office of the Essex County Clerk.

EXCEPTING from the above conveyance a right of way given by Enos Martin to the county of Essex, recorded April 20, 1940 in deed book 225, at page 34.

EXCEPTING from the above conveyance an appropriation given by Raymond A. Martin and Joseph Tellier to the People of the State of New York recorded September 30, 1963 in deed book 414 at page 61.

EXCEPTING from the above conveyance an appropriation given by Raymond A. Martin and Joseph Tellier to the People of the State of New York recorded December 16, 1963 in Deed Book 416 at Page 365.

EXCEPTING all that tract or parcel of land conveyed by Enos Martin and Mine Martin, his wife to the County of Essex by deed dated November 1, 1929 and recorded in the Essex County Clerk's Office on November 13, 1929 in Book 195 of Deeds at page 204.

EXCEPTING those Appropriations of Property by the People of the State of New York, as more particularly described in the following documents:

1. Notice of Appropriation dated April 28, 1966 to Albert O. Denton, New York State Electric & Gas Corp. and New York Telephone recorded in the Essex County Clerk's Office in Book 442 of Deeds at page 497 on April 28, 1966;
2. Notice of Appropriation dated May 25, 1966 to Albert O. Denton recorded in the Essex County Clerk's Office in Book 443 of Deeds at page 431 on May 25, 1966;
3. Notice of Appropriation dated May 25, 1966 to Albert O. Denton recorded in the Essex County Clerk's Office in Book 443 of Deeds at page 432 on May 25, 1966;
4. Notice of Appropriation dated June 29, 1966 to Albert O. Denton and New York State Electric & Gas Corporation recorded in the Essex County Clerk's Office in Book 444 of Deeds at page 443 on June 29, 1966; and,
5. Notice of Appropriation dated June 29, 1966 to Albert O. Denton, New York State Electric & Gas Corporation and New York Telephone Company recorded in the Essex County Clerk's office in Book 444 of Deeds at page 444 on June 29, 1966."

EXCEPTING all that parcel of land conveyed to Sherwood Hart and Nancy J. Hart by Landscape Real Estate Holdings, LP by a Boundary Line Agreement dated October 15, 2009 and recorded November 3, 2009 in the Essex County Clerk's Office in Book 1622 of Deeds at page 190.

A MORE MODERN DESCRIPTION IS AS FOLLOWS:

ALL THAT PIECE OR PARCEL OF LAND SITUATED in Lots 96, 97 and 99 of the Maule's Patent in the Town of Chesterfield, Essex County, State of New York and being shown on a Survey Map prepared by Ralph C. Schissler III, L.S., entitled "Map of Survey of lands of Landscape Real Estate Holdings, LP" and filed in the Essex County Clerk's Office in Drawer D41 as Filed Map #6467 and being more particularly described as follows:

BEGINNING at a Point, said point being a set Schissler Land Surveying capped 5/8" iron rod on the Southerly line of Lot 96 of the Maule's Patent and the Northerly line of Lot 53 of the Maule's Patent, 3.9' Easterly of the intersection of Lots 95, 96, 53 and 54 of the Maule's Patent, said point being on the assumed Easterly highway boundary of the Interstate 502-4-8, Poke-O-Moonshine - Keeseville, more commonly referred to as Interstate 87 / Northway, at the Northwestern corner of Lands of the People of the State of New York, Deed Book 189 at page 141, as referred to on Map #1724 on file with the Raybrook office of the New York State Department of Conservation (NYSDEC), and the Southwesterly corner of the herein described parcel;

Thence along the assumed Easterly highway boundary of said Interstate 87 / Northway, and the Westerly boundary of the herein described parcel the following eight (8) courses and distances, (1) N 19°56'00" E, 70.77' to a point, (2) N 02°42'28" E, 213.27' to a point, (3) N 15°15'06" E, 166.11' to a point, said point being the Southwesterly corner of a Permanent Easement acquired by the New York State Department of Transportation (NYSDOT) and depicted on "Interstate 502-4-8, Poke-O-Moonshine – Keeseville Map 705 R-1 / Parcel 912", (4) N 14°45'51" E, 65.12' to a point, (5) N 19°48'12" W, 100.68' to a point, (6) N 00°31'41" E, 372.41' to a point, (7) N 12°33'54" W, 233.05' to a point, said point being a recovered NYSDOT concrete monument and (8) N 39°13'59" W, 76.94' to a point, said point being a set Schissler Land Surveying capped 5/8" iron rod at the intersection of said Easterly highway boundary of Interstate 87 / Northway and the assumed Southeasterly highway boundary of the Elizabethtown – Keeseville, Part 2, State Highway 8314, more commonly referred to as US Route 9, and the Easterly corner of the herein described parcel, said point also being the Northwestern corner of said NYSDOT Permanent Easement;

Thence along the assumed Southeasterly highway boundary of said US Route 9, as acquired by the NYSDOT by Map 58 / Parcel 108, Map 60 R-1 / Parcel 107, Map 60 R-1 / Parcel 113 and Map 60 R-1 / Parcel 116, and the Northwestern boundary of the herein described parcel the following sixteen (16) courses and distances, (1) N 33°39'52" E, 45.25' to a point, said point being the Northeasterly corner of aforesaid NYSDOT Permanent Easement, (2) N 36°38'49" E, 220.03' to a point, (3) N 37°35'19" E, 25.63' to a point, (4) N 29°28'57" E, 236.56' to a point, (5) N 13°42'24" E, 413.70' to a point, (6) N 04°34'32" E, 565.76' to a point, (7) N 14°12'09" E, 150.01' to a point, said point being a NYSDOT concrete monument, (8) N 29°04'51" E, 103.85' to a point, (9) N 13°14'51" E, 300.00' to a point, (10) N 01°01'52" E, 102.39' to a point, (11) N 11°47'54" E, 429.76' to a point, said point being the Southwesterly corner of a NYSDOT Permanent Easement, as acquired by Map 60 R-1 / Parcel 114, (12) N 16°36'01" E, 23.00' to a point, said point being a NYSDOT concrete monument at the Northwestern corner of said NYSDOT Permanent Easement, as acquired by Map 60 R-1 / Parcel 114, (13) N 16°28'17" E, 445.00' to a point, said point being the Southwesterly corner of a NYSDOT Permanent Easement, as acquired by Map 60 R-1 / Parcel 115, (14) N 16°36'01" E, 25.00' to a point, said point being the Northwestern corner of said NYSDOT Permanent Easement, as acquired by Map 60 R-1 / Parcel 115, (15) N 16°26'29" E, 1413.43' to a point, (16) N 22°28'17" E, 131.69' to a point, and (17) N 12°44'56" E, 734.03' to a point, said point being a NYSDOT concrete monument at the Southwesterly corner of lands now or formerly Sherwood and Nancy J. Hart, Deed

book 1622 at page 190 and shown of Essex County filed map #6433, and the Northwesterly corner of the herein described parcel;

Thence along the Southerly and Easterly boundary of said Hart and the Northerly and Westerly boundary of the herein described parcel the following two (2) courses and distances, (1) S 81°16'33" E, 357.71' to a point, said point being a set Schissler Land Surveying capped 5/8" iron rod at the Southeasterly corner of said Hart and (2) N 08°43'27" E, 89.01' to a point said point being a recovered 1" iron pipe on the Westerly boundary of the herein described parcel at the Northeasterly corner of said Hart and the Southeasterly corner of other lands of Sherwood and Nancy J. Hart, Deed book 792 at page 276;

Thence along the Easterly boundary of lands of said Hart, N 08°43'27" E, 106.15' to a point, said point being a set Schissler Land Surveying capped 5/8" iron rod on the Easterly boundary of said Hart and the Southerly boundary of lands now or formerly William A. McCann and Elizabeth McCann, Deed book 542 at page 295, and S 08°43'27" 9.43' from a recovered 1" iron pipe, said point also being on the Northwesterly corner of the herein described parcel, said point also being on the Southerly line of the John William's Patent and the Northerly line of Lot 97 of the Maule's Patent;

Thence along the Southerly line of said John William's Patent, also being a portion of the Southerly boundary of said McCann and the Southerly line of lands now or formerly Highland Forests, Deed book 482 at page 445, and the Northerly line of said Lot 97 of the Maule's Patent, being the Northerly boundary of the herein described parcel, S 82°09'25" E, 2002.54 to a point, said point being a set Schissler Land Surveying capped 5/8" iron rod on the Southerly line of said John William's Patent, being the Southerly boundary of said Highland Forests, the Northwesterly corner of Lot 98 of the Maule's Patent, being the Northwesterly corner of other lands of Highland Forests, Deed book 482 at page 445 (Tract V), and the Northeasterly corner of Lot 97 of the Maule's Patent, being the Northeasterly corner of the herein described parcel;

Thence along the Westerly line of Lot 98 of Maule's Patent, being the Westerly boundary of said Highlands Forest, and the Easterly line of Lot 97 of the Maule's Patent, being the Easterly line of the herein described parcel, S 07°44'19" E, 74.73' to a point marked by a found stone pile on bedrock outcrop, then S 07°44'19" E, 5518.80' to a point, said point being a recovered 3/4" iron rod in a stone pile at the intersection of Lot 98 of the Maule's Patent, being the Southwesterly corner of said Highland Forest, Lot 51 of the Maule's Patent, being the Northwesterly corner of lands now or formerly John L. Maloney, Deed book 827 at page 107, Lot 52 of the Maule's Patent, being the Northeasterly corner of lands now or formerly Shirley Forests, Inc. Deed book 662 at page 051, and Lot 97 of the Maule's Patent, being the Southeasterly corner of the herein described parcel, said point also being S 81°14'30" W, 2144.54', from a found stone on end with a drill hole being on the Westerly line of the Peru Bay Tract, the Southeasterly corner of Lot 98 of the Maule's Patent, and the Northeasterly corner of Lot 51 of the Maule's Patent;

Thence along the Northerly line of Lot 52 of the Maule's Patent, a portion of it being the Northerly boundary of said Shirley Forests, Inc. and a portion being lands now or formerly of the People of the State of New York, Deed book 189 at page 141, and depicted on aforesaid NYSDEC Map #1724, and the Southerly line of Lot 97 of the Maule's Patent, being the Southerly boundary of the herein described parcel, a portion being a 18 Acre Exception described in Deed book 061 at page 296 and Quit Claimed to Landscape Real Estate Holding, LP in Deed book 1581 at page 179, the following two (2) courses and distances, (1) S 81°08'40" W, 1334.22' to a point, said point being a found stone pile with a stone set on end, said point being the Northwesterly corner of said Shirley Forests, Inc. and the Northeasterly corner of said lands of the

People of the State of New York and (2) S 81°08'40", 813.90' to a point, said point being a recovered stone pile with a large stone set on end with a drill hole, said point being the Southwesterly corner of Lot 97 of the Maule's Patent, being the Southwesterly corner of aforesaid 18 Acre Exception, the Southeasterly corner of Lot 96 of the Maule's Patent, the Northeasterly corner of Lot 53 of the Maule's Patent, being the Northeasterly corner of other lands now or formerly the People of the State of New York, Deed book 189 at page 141, also being depicted on the NYSDEC Map #1724, and the Northwesterly corner of Lot 52 of the Maule's Patent, being the Northwesterly corner of the People of the State of New York;

Thence along the Southerly line of Lot 96 of the Maule's Patent, being the Southerly boundary of the herein described parcel, and the Northerly line of Lot 53 of the Maule's Patent, being the Northerly boundary of said People of the State of New York, S 81°08'40" W, 2420.61' to the Point of Beginning.

Containing 488.1 acres (21,263,488.3 square feet).

EXCEPTING AND RESERVING to The Peru Steel Ore Company, Limited (per Deed Book 138 at page 199) all ores, mines, minerals, and fossils in, under, or on said premise (subject parcel), together with the right, privilege and unqualified permission or entering on all or either of said several lots or any part thereof for the purpose of searching for, mining and removing from said premises any ores, minerals or fossils which may be found thereon; with free ingress, egress and free use and enjoyment of said right and privilege and permission, as described in the current deed of record.

SUBJECT to a Utility Easements described in the following Deed book 255 at page 509, Deed book 408 at page 053, and Deed book 412 at page 417.

SUBJECT to New York State Department of Transportation Permanent Easements as depicted on "Interstate 502-4-8, Poke-O-Moonshine – Keeseville" Map 60 R-1 / Parcels 114 and 115 and Map 705R / Parcel 912.

ALSO ALL THAT PIECE OR PARCEL OF LAND situated in Lot 95 of the Maule's Patent in the Town of Chesterfield, Essex County, State of New York and being shown on a Survey Map prepared by Ralph C. Schissler III, L.S., entitled "Map of Survey of lands of Landscape Real Estate Holdings, LP" and filed in the Essex County Clerk's Office in Drawer D41 as Filed Map #6467 and being more particularly described as follows:

BEGINNING at a Point, said point being a set Schissler Land Surveying capped 5/8" iron rod at the Southwesterly corner of the herein described parcel on the Southerly line of Lot 95 of the Maule's Patent, being the Southerly boundary of the herein described parcel, and the Northerly line of Lot 54 of the Maule's Patent, being the Northerly boundary of lands now or formerly Lonnie Lautenschuetz and Cecelia Lautenschuetz, Deed book 896 at page 244, on the assumed Southeasterly edge of the old Keeseville / Elizabethtown Road;

Thence along the assumed Southeasterly edge of the old Keeseville / Elizabethtown Road, being a raised earthen mound of land through a wet area, and the Northwesterly boundary of the herein described parcel the following six (6) courses and distances, (1) N 57°11'03" 98.99' to a point, (2) N 55°48'41" E, 207.91' to a point, (3) N 44°27'41" E, 97.17' to a point, (4) N 34°22'28" E, 104.43' to a point, (5) N 31°38'45" E, 112.50' to a point, and (6) N 29°09'32" E, 640.21' to a point, said point being a found pile of stones at the intersection of the assumed Southeasterly edge of the old Keeseville / Elizabethtown Road and the assumed

Westerly highway boundary of the Interstate 502-4-8, Poke-O-Moonshine - Keeseville, more commonly referred to as Interstate 87 / Northway;

Thence along the assumed Westerly boundary of said Interstate 87 / Northway and the Easterly boundary of the herein described parcel the following five (5) courses and distances, (1) S 50°22'14" E, 27.53' to a point, said point being a found NYSDOT concrete monument, (2) S 08°06'56" E, 212.55' to a point, said point being a found NYSDOT concrete monument, (3) S 17°47'14" W, 279.94' to a point, (4) S 11°06'06" W, 298.92' to a point, said point being a found NYSDOT concrete monument, and S 00°38'03" W, 90.12' to a point, said point being on the Southerly line of said Lot 95 of the Maule's Patent and the Northerly line of Lot 54 of the Maule's Patent, being the Northerly boundary of said People of the State of New York, said point being the Southeasterly corner of the herein described parcel;

Thence along the Southerly line of said Lot 95 of the Maule's Patent, being the Southerly boundary of the herein described parcel, and the Northerly line of Lot 54 of the Maule's Patent, being the Northerly boundary of aforesaid People of the State of New York, the following two (2) courses and distances, (1) S 81°08'40" W 493.92' to a point, said point being referenced by a found concrete monument laying down, on the Southerly boundary of the herein described parcel at the Northwesterly corner of said People of the State of New York and the Northeasterly corner of aforesaid Lautenschuetz, and (2) S 81°08'40" W, 174.32 to the Point of Beginning.

Containing 5.3 acres (232,696.6 square feet)

SUBJECT to a Telephone Easement, as described in Deed book 408 at page 450 and further depicted on Essex County Clerk Office filed map #2731 "Map showing Survey of Property for Ralph T. Starr and Edward Starr, III" prepared by David W. Magurk, L.S.

The courses shown hereon are based upon NAD83 NYSP East Zone (3101), NAVD88 (Geoid 03). The distances shown are depicted as ground distances.

EXCEPTING those lands conveyed by Quit Claim Deed dated June 4, 2008 from Emil Williams to Landscape Real Estate Holdings, L.P. and recorded August 1, 2008 in the Essex County Clerk's Office in Book 1581 of deeds at page 179.

SOURCE OF TITLE

BEING a portion of the premises conveyed from Emil Williams to Landscape Real Estate Holdings, L.P. by deed dated January 7, 2008 and recorded August 1, 2008 in the Essex County Clerk's Office in Book 1581 of deeds at page 173.