

Franklin County
Wanda D. Murtagh
Franklin County Clerk
Malone, NY 12953

Document# 00000214
Volume: 936 Page: 303



60 2007 0000214

Instrument Number: 2007- 0000214

Recorded On: January 16, 2007

As
Deed

Parties: ALLTRISTA PLASTICS CORP

To
BLUE LINE DEVELOPMENT GROUP LLC

Billable Pages: 3

Recorded By: ETNA ABSTRACT

Num Of Pages: 4

Comment:

**** Examined and Charged as Follows: ****

Deed	44.00	RP-5217 Commercial	165.00	TP-584	5.00
Recording Charge:	214.00				
Tax Transfer	800.00	Consideration Amount	200,000.00	RS#/CS# TT 1058	Basic 0.00
TUPPER LAKE				Additional 0.00	Special Additional 0.00 Transfer 800.00
Tax Charge:	800.00				

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Franklin County,

File Information:

Document Number: 2007- 00000214
Receipt Number: 22999
Recorded Date/Time: January 16, 2007 01:07:59P
Book-Vol/Pg: Bk-DE VI-936 Pg-303
Cashier / Station: C B / Cash Station 1

Record and Return To:

DAVID W JOHNSON LLC
51 LAKE ST
TUPPER LAKE NY 12986



Wanda D Murtagh
Wanda D Murtagh
Franklin County Clerk

CORPORATE WARRANTY DEED

THIS INDENTURE made this 28 day of December, Two Thousand Six

BETWEEN

ALLTRISTA PLASTICS CORPORATION, a corporation authorized to do business in New York State, having a mailing address of 2381 Executive Center Drive, Boca Raton, Florida 33431

Grantor, as party of the first part

and

BLUE LINE DEVELOPMENT GROUP, LLC, c/o 1109 Adams Road, Schenectady, New York 12308

Grantee, as party of the second part

WITNESSETH that the party of the first part, in consideration of -----
----- ONE AND NO/100 DOLLAR -----,
lawful money of the United States, and other valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, its heirs or successors, executors, administrators, and assigns of the party of the second part forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Tupper Lake, Town of Tupper Lake, Franklin County, New York as more particularly described on SCHEDULE "A" attached hereto and incorporated herein:

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, its heirs or successors, executors, administrators, and assigns of the party of the second part forever.

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 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.

44
5
165
800
1014

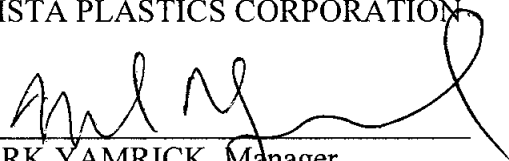
AND the party of the first part covenants as follows:

- FIRST. That said 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, except as aforesaid;
- FOURTH. That the party of the first part will execute or procure any further necessary assurance of the title to said premises; and
- FIFTH. That said party of the first part will forever warrant the title to said premises.

The word "party" shall be construed as if to read "parties" whenever the sense of the indenture so requires.

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

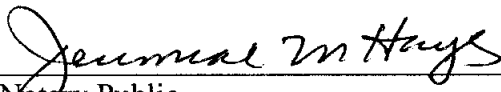
ALLTRISTA PLASTICS CORPORATION

BY: 
MARK YAMRICK, Manager

STATE OF NEW YORK)
COUNTY OF FRANKLIN) SS:

On the 28 day of December, 2006, before me, the undersigned, a Notary Public in and for said state, personally appeared MARK YAMRICK personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on to the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

JEREMIAH M. HAYES
Notary Public, State of New York
No: 4517377
Qualified in Franklin County
Commission Exp: 2/28/07


Notary Public

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in Great Tract No. 92, Township No. 22, Great Tract One, Macomb's Purchase, Village of Tupper Lake, Town of Tupper Lake (f/k/a Town of Altamont), County of Franklin, State of New York, being more particularly described and bounded as follows: BEGINNING at the northeast corner of the lands conveyed to the Wawbeek Development Corporation Parcel II, by the Oval Wood Dish Corporation by Warranty Deed dated October 7th, 1964 and recorded on October 7th, 1964 in Liber 422 of Deeds at page 569 and as shown on a map by G. C. Sylvester, P.E. and L.S. entitled "Area Map Showing Subdivision Parcels Conveyed, Oval Wood Dish Corporation", dated November 22nd, 1961 map Schedule "E", said Parcel II being outlined in red and filed on October 7th, 1964 as map No. 659 in the Franklin County Clerk's Office, said point of beginning standing on the southerly right-of-way of NYS Route 3 and being marked by a set railroad spike; thence along the southerly bounds of NYS Route 3, North 45° 18' West a distance of 241.85 feet to the point of tangency of a curve to the left with a radius of 1,109.78 feet to an arc distance of 202.52 feet to a point marked by a found iron pipe that is 10.80 feet northwesterly along the curve with a radius of 1,109.78 feet to the point of congruency; thence leaving said NYS right-of-way along the lands formerly of the Oval Wood Dish and now of Blue Line Development Group, LLC the following courses and distances:

- South 34° 11' West and passing 1.00 foot West of a concrete foundation, a distance of 200.00 feet to a set 1" iron pipe and plastic plug stamped "C.C. Fee, L.S., 34,394"; thence
- South 52° 21' East a distance of 272.95 feet to a set 1" iron pipe and "stamped" plastic plug; thence
- North 81° 34' East a distance of 131.40 feet to a set 1" iron pipe and "stamped" plastic plug; thence
- North 81° 34' East a distance of 95.11 feet to the point or place of beginning, containing 1.58 acres of land as surveyed by Creighton C. Fee, L.S., 34, 394 on April 28th, 2003. Bearings are referenced to the Magnetic Meridian of 1975.

INTENDING TO CONVEY the same premises as conveyed by the Oval Wood Dish Corporation to Wawbeek Development Corporation, Parcel II by said deed dated October 7th, 1964 and recorded in the Franklin County Clerk's Office on October 7th, 1964 in Liber 422 of Deeds at page 569.

EXCEPTING AND RESERVING an easement for a sewer line right-of-way granted by the Oval Wood Dish Corporation to the Village of Tupper Lake by instrument dated May 17th, 1960 and recorded on May 20th, 1960 in the Franklin County Clerk's Office in Book 391 of Deeds at page 300.

Said premises conveyed by Grantor do not constitute all or substantially all of the Grantor's assets.

Franklin County
Wanda D. Murtagh
Franklin County Clerk
Malone, NY 12953

Document# 00003845
Volume: 889 Page: 87



Instrument Number: 2005- 00003845

As
Deed

Recorded On: August 11, 2005

Parties: RESTIFO LOUIS

To
BLUE LINE DEVELOPMENT GROUP LLC

Billable Pages: 6

Recorded By: JOHNSON & GAGNIER LLC

Num Of Pages: 7

Comment: RESTIFO TO BLUE LINE DEV

**** Examined and Charged as Follows: ****

Deed	53.50	RP-5217 Commercial	165.00	TP-584	5.00
Recording Charge:	223.50				
		Consideration			
	Amount	Amount	RS#/CS#		
Tax Transfer	128.00	32,000.00	TT 81	Basic	0.00
				Additional	0.00
				Special Additional	0.00
				Transfer	128.00
Tax Charge:	128.00				

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Franklin County, NY

File Information:

Document Number: 2005- 00003845
Receipt Number: 384
Recorded Date/Time: August 11, 2005 03:06:27P
Book-Vol/Pg: Bk-DE VI-889 Pg-87
Cashier / Station: O Operator / Cash Station 1

Record and Return To:

JOHNSON & GAGNIER LLC
51 LAKE ST
TUPPER LAKE NY 12986



Wanda D Murtagh
Franklin County Clerk

WARRANTY DEED

THIS INDENTURE made this 5th day of August , Two Thousand Five

BETWEEN

LOUIS RESTIFO and **HOLLY COMANZO** of 1109 Adams Road,
Schenectady, New York, 12308 as Tenants in Common

Grantors

and

BLUE LINE DEVELOPMENT GROUP, LLC a New York State Limited
Liability Company with Offices 1109 Adams Road, Schenectady, New York,
12308

Grantee

WITNESSETH that the Grantors, in consideration of TEN AND no/100 Dollars and other valuable consideration, paid by the Grantee, does hereby grant and release unto Grantee, its successors and assigns forever:

ALL THAT TRACT OR PARCEL OF LAND situate in Great Tract No. 92, Township No. 22, Great Tract No. One, Macomb's purchase, Village of Tupper Lake, Town of Tupper Lake (formerly known as the Town of Altamont), County of Franklin, State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the shore of Racquette Pond on the division line between Great Lots 91 and 92; thence,

Along the said division line and along the lands of the Village of Tupper Lake N 05° 20' E, a distance of 477.82 feet to an iron pipe; thence,

Continuing along the said Great Lot division line and along the lands of the Village of Tupper Lake N 04° 36' E, a distance of 223.13 feet to an iron pipe; thence,

Along the said division line and along the lands now or formerly of J. G. and W. P. Hull, N 04° 33' E, a distance of 605.10 feet to an iron pipe; thence,

Along said Great Lot division line and along the lines of said J. G. and W. P. Hull lands N 05° 15' E, a distance of 187.84 feet to an iron pipe; thence,

Along the lands formerly of the Oval Wood Dish Corporation N 73° 34' E, a distance of

5350
500
16500
12800

35150

46.96 feet to an iron pipe; thence,

Along the lands formerly of W. Simons S 54° 49' E, a distance of 170.22 feet to an iron pipe; thence,

Along the lands now or formerly of R. Beswick S 56° 22' E, a distance of 80.05 feet to an iron pipe; thence,

Along the lands now or formerly of Dominie S 56° 21' E, a distance of 84.11 feet to an iron pipe; thence,

Along the lands now or formerly of Dominie N 33° 43' E a distance of 150.00 feet to an iron pipe on the right of way of New York State Route 3; thence,

Along the said right of way the following courses and distances:

1. S 56° 18' E, a distance of 23.47 feet to a point; thence,
2. S 43° 19' E, a distance of 68.09 feet to a concrete right of way marker; thence,
3. S 55° 14' E, a distance of 285.52 feet to a concrete right of way marker; thence,
4. S 59° 26' E, a distance of 84.40 feet to a concrete right of way marker; thence,
5. S 57° 24' E, a distance of 49.84 feet to a concrete right of way marker; thence,
6. S 55° 21' E, a distance of 289.06 feet to a concrete right of way marker; thence
7. S 71° 56' E, a distance of 74.77 feet to a point; thence,
8. S 56° 19' E, a distance of 9.87 feet to a set 1" iron pipe and plastic plug stamped "C.C. Fee, L.S. 34394"; thence,

Along the lands of James P. Kentile the following courses and distances:

1. S 33° 35' W, a distance of 150.00 feet to an iron pipe; thence,
2. S 56° 19' E, a distance of 100.00 feet to an iron pipe; thence,
3. N 33° 35' E, a distance of 150.00 feet to an iron pipe on the NYS Route 3 right of way; thence,

Along the right of way of NYS Route 3 the following courses and distances:

1. S 56° 19' E, a distance of 204.33 feet to a concrete right of way marker; thence,
2. S 56° 04' E, a distance of 49.21 feet to a concrete right of way marker; thence,
3. S 56° 18' E, a distance of 1,044.90 feet to the point of curvature of a curve to the right with a radius of 1,109.78 feet a distance of 10.80 feet to an iron pipe; thence,

Along the lands formerly of the Wawbeek Development Corporation the following courses and distances:

1. S 34° 11' W, and passing 1.0 feet west of a concrete foundation, a distance of

200.00 feet to a set 1" iron pipe and "stamped" plastic plug; thence,

2. S 52° 21' E a distance of 272.95 feet to a set 1" iron pipe and "stamped" plastic plug; thence,
3. N 81° 34' E a distance of 131.40 feet to a set 1" iron pipe and "stamped" plastic plug; thence,
4. N 81° 34' E a distance of 95.11 feet to a set railroad spike standing on the right of way of NYS Route 3; thence,

Along the said right of way the following courses and distances:

1. S 45° 18' E a distance of 14.45 feet to the point of curvature of a curve to the right with a radius of 547.52 feet a distance of 313.40 feet to the point of tangency; thence,
2. S 12° 30' E, a distance of 186.08 feet to a concrete right of way marker; thence,
3. S 12° 30' E, a distance of 50.00 feet to a point; thence,
4. S 12° 30' E, a distance of 108.81 feet to a point; thence,
5. S 12° 30' E, a distance of 32.11 feet to the point of curvature of a curve to the right with a radius of 1,118.53 feet a distance of 150.80 feet to the point of tangency; thence,
6. S 04° 47' E, a distance of 43.85 feet to a point marking the center line of the sewer right of way of the former Federal Hospital now Sunmount DDSO; thence,

Passing over a sewer manhole and along the former Federal Hospital sewer right of way centerline and along the lands formerly of E. Stone S 89° 07' W, a distance of 249.10 feet to an iron pipe; thence,

Along said former Federal sewer line right of way and along lands now or formerly of E. Stone S 89° 07' W a distance of 15.6 feet to the shore of Racquette Pond; thence,

Along the shore of Racquette Pond as it winds and turns northwesterly, westerly, and southerly a distance of 880 feet to a point, said point being the most easterly corner of the lands conveyed to the Wawbeek Development Corp., Parcel III, by the Oval Wood Dish Corporation by Deed dated October 7, 1964 and recorded in the Franklin County Clerk's Office in Book 422 of Deeds at Page 569; thence,

Along the lands formerly of the Wawbeek Development Corp. the following courses and distances:

N 46° 51' West a distance of 51.90 feet to a set 1" iron pipe and "stamped" plastic plug; thence,

N 46° 51' W a distance of 53.18 feet to a found iron pipe flush; thence,

N 46° 51' W a distance of 40.48 feet to a point on the shore of Racquette Pond; thence,

Along the shore of Racquette Pond as it winds and turns northerly, northwesterly,

westerly, and southwesterly approximately 2,820 feet to the point or place of beginning.

Containing approximately 56.88 acres as surveyed by Creighton C. Fee, L.S. 34394 on April 28, 2003. Bearings are referenced to the Magnetic Meridian of 1975.

SUBJECT TO encroachments, if any, and to all public utility easements affecting said premises.

SUBJECT TO an easement for a right of way granted to Wawbeek Development Corp. by Deed recorded in the Franklin County Clerk's Office in Book 422 at Page 569 and to the covenants and restrictions contained in said Deed.

SUBJECT TO a "Release of Flowage Rights" from the Oval Wood Dish Corporation to the Village of Tupper Lake dated February 24, 1934 and recorded on April 22, 1934 in the Franklin County Clerk's Office in Book 214 of Deeds at Page 456.

EXCEPTING AND RESERVING from the above-described 56.88-acre parcel, that portion that is in the right of way of the Federal Hospital sewer line.

EXCEPTING AND RESERVING an agreement (sewer line right of way) between the Oval Wood Dish Corporation and the Village of Tupper Lake, dated May 17, 1960 and recorded on May 20, 1960 in the Franklin County Clerk's Office in Book 391 of Deeds at Page 300.

EXCEPTING AND RESERVING to the People of the State of New York permanent easements for drainage and highway signing for various parcels.

INTENDING TO CONVEY a portion of the premises conveyed to the Oval Wood Dish Company by the A. Sherman Lumber Company by Warranty Deed dated January 29, 1916 and recorded on February 2, 1916 in the Franklin County Clerk's Office in Book 154 of Deeds at Page 105.

TOGETHER WITH the appurtenances and all the estate and rights of the Grantors in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever.

AND the Grantors covenant that Grantors have not done or suffered anything whereby said premises have been encumbered in any way, except as set forth herein.

FIRST, That the Grantees shall quietly enjoy the said premises;

SECOND, That the Grantors will forever ~~WARRANT~~ the title to said premises;

THIRD, That, in Compliance with Section 13 of the Lien Law, the Grantors 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 improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be duly executed on the date set forth above.



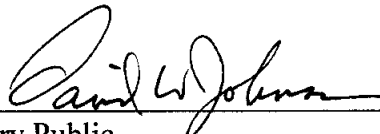
LOUIS RESTIFO



HOLLY COMANZO

STATE OF NEW YORK)
COUNTY OF FRANKLIN) §

On this 5th day of August, 2005, before me, the undersigned a notary public in and for said state, personally appeared **LOUIS RESTIFO** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.



Notary Public

(Stamp/Seal)

DAVID W. JOHNSON
NOTARY PUBLIC, State of New York
02JO1976105
Qualified in Franklin County
Commission Expires 8/31/2009

STATE OF NEW YORK)
COUNTY OF FRANKLIN) §

On this 5th day of August, 2005, before me, the undersigned a notary public in and for said state, personally appeared **HOLLY COMANZO** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed this instrument.



Notary Public

(Stamp/Seal)

DAVID W. JOHNSON
NOTARY PUBLIC, State of New York
02JO1976105
Qualified in Franklin County
Commission Expires 8/31/2009