

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR

THIS INDENTURE, made the February 14, 2014,

between Beverly Hills Development, Inc., 1060 Route 9, Fishkill, New York 12524, a corporation organized under the laws of New York,

party of the first part, and

Contrail, LLC, of 25 Corporate Park Drive, Hopewell Junction, New York 12533,

party of the second part:

WITNESSETH, that the party of the first part, in consideration of one dollar and other good and valuable consideration, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, it's successors and assigns forever, ALL that certain piece, parcel and plot of land lying, situate and being in the Town of Wappinger, County of Dutchess, State of New York, more particularly described in Schedule A attached hereto;

Subject to all covenants, easements and restrictions of record, if any, affecting said premises;

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;

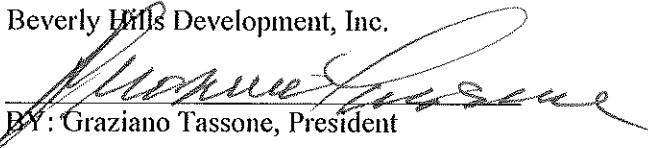
TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, it's successors and assigns forever. And the party of the first part covenants that it has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

And the party of the first part/grantor, in compliance with Section 13 of the Lien Law, covenants that the party of the first part/grantor 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" or "grantor" shall be construed as if it read "parties" or "grantors" whenever the sense of this document so requires.

IN WITNESSETH WHEREOF, the party of the first part has caused these presents to be signed by its duly authorized officer the day and year first above written.

Beverly Hills Development, Inc.


BY: Graziano Tassone, President

FELDMAN-JACOBSON ABSTRACT
TITLE NO. 14-10-040010
RF: 294-82

T/WA
4p
60
250
5
400
✓ 75

✓

Schedule A Description

Underwriter No. RF 294-82
Title Number 1410040010

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

BEGINNING at a steel pin on the easterly side of Route 9 at the southwesterly corner of lands conveyed to David L. Chapman and James G. Cooper in Liber 1400 cp 799; thence along Chapman and Cooper, South 65 Deg. 23' 00" East 140.10 feet to Lot 7 on :Subdivision Prepared for Montfort & Nestler" filed in the Dutchess County Clerk's Office as Filed Map No. 5224; thence along Lot 7, South 9 Deg. 35' 00" West 198.56 feet to Lot 8 on said map; thence along Lot 8, North 66 Deg. 13' 00" West 150.00 feet to Route 9; thence along Route 9, North 12 Deg. 30' 55" East 198.44 feet to the point of beginning.

$$\left. \begin{array}{l}) \\) \\) \end{array} \right\} \text{ss.:}$$

(signature and office of individual taking acknowledgment)

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