

1/20/22
keyed
change

SWIS TAX MAP #: MUNICIPALITY

CURRENT OWNER

LIBER PAGE REC DATE DEED TYPE EAST NORTH

FRONT DEPTH ACRES SUB DIV

NUMBER LOCATION SURVEY

SCHOOL PIN

REVDATE ADD CHANGE DELETE SALE Print Key:

ASSESSOR
NOTES

Change acreage. ✓

REAL
PROPERTY
NOTES

appropriation #1068390-002 filed 12/17/2007

Current Owner
 Street

PREV OWN	LIBER	PAGE	REC DATE
PREV OWN 1	<input type="text" value="Uck Three LLC"/>	<input type="text" value="2015"/>	<input type="text" value="1178"/>
PREV OWN 2	<input type="text" value="Used Car King, LLC"/>	<input type="text" value="2012"/>	<input type="text" value="5458"/>
PREV OWN 3	<input type="text" value="NEWCOMB HARRY & WILLIAM & ROBERT"/>	<input type="text" value="433"/>	<input type="text" value="113"/>
PREV OWN 4	<input type="text"/>	<input type="text"/>	<input type="text"/>
PREV OWN 5	<input type="text"/>	<input type="text"/>	<input type="text"/>
PREV OWN 6	<input type="text"/>	<input type="text"/>	<input type="text"/>
PREV OWN 7	<input type="text"/>	<input type="text"/>	<input type="text"/>
PREV OWN 8	<input type="text"/>	<input type="text"/>	<input type="text"/>
PREV OWN 9	<input type="text"/>	<input type="text"/>	<input type="text"/>
PREV OWN 10	<input type="text"/>	<input type="text"/>	<input type="text"/>
PREV OWN 11	<input type="text"/>	<input type="text"/>	<input type="text"/>
PREV OWN 12	<input type="text"/>	<input type="text"/>	<input type="text"/>
PREV OWN 13	<input type="text"/>	<input type="text"/>	<input type="text"/>
PREV OWN 14	<input type="text"/>	<input type="text"/>	<input type="text"/>
PREV OWN 15	<input type="text"/>	<input type="text"/>	<input type="text"/>
PREV OWN 16	<input type="text"/>	<input type="text"/>	<input type="text"/>
PREV OWN 17	<input type="text"/>	<input type="text"/>	<input type="text"/>
PREV OWN 18	<input type="text"/>	<input type="text"/>	<input type="text"/>
PREV OWN 19	<input type="text"/>	<input type="text"/>	<input type="text"/>
PREV OWN 20	<input type="text"/>	<input type="text"/>	<input type="text"/>

FOR COUNTY USE ONLY

C1. SWIS Code 112289
 C2. Date Deed Recorded 12/28/21
 C3. Book 2021 C4. Page 07585



New York State Department of
Taxation and Finance
 Office of Real Property Tax Services
RP- 5217-PDF
 Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 3861 West Road (Route 281)
 *STREET NUMBER *STREET NAME
Cortlandville 13045
 *CITY OR TOWN VILLAGE *ZIP CODE

2. Buyer Name EchoPark Realty NY, LLC
 * LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address 4401 Colwick Road Charlotte NC 28211
 Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)
 * LAST NAME/COMPANY FIRST NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel (Only if Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size X *FRONT FEET OR 5.21 *DEPTH *ACRES
 6. Seller Name UCK THREE, LLC
 * LAST NAME/COMPANY FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:
 F. Commercial
 Check the boxes below as they apply:
 8. Ownership Type is Condominium
 9. New Construction on a Vacant Land
 10A. Property Located within an Agricultural District
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date 10/12/2021
 * 12. Date of Sale/Transfer 12/22/2021
 *13. Full Sale Price 4,150,000.00
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.
 14. Indicate the value of personal property included in the sale .00
 15. Check one or more of these conditions as applicable to transfer:
 A. Sale Between Relatives or Former Relatives
 B. Sale between Related Companies or Partners in Business.
 C. One of the Buyers is also a Seller
 D. Buyer or Seller is Government Agency or Lending Institution
 E. Deed Type not Warranty or Bargain and Sale (Specify Below)
 F. Sale of Fractional or Less than Fee Interest (Specify Below)
 G. Significant Change in Property Between Taxable Status and Sale Dates
 H. Sale of Business is Included in Sale Price
 I. Other Unusual Factors Affecting Sale Price (Specify Below)
 J. None
 Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

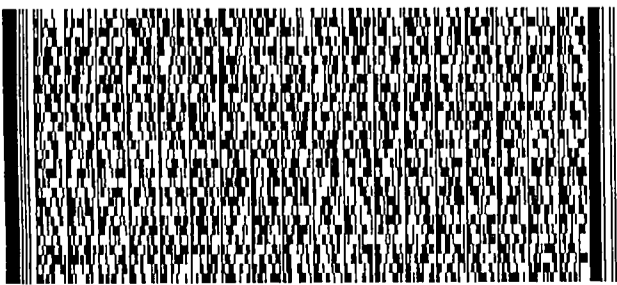
16. Year of Assessment Roll from which information taken(Y) 21 *17. Total Assessed Value 1,104,400
 *18. Property Class 431 *19. School District Name Homer Central
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
86.17-01-11.100

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE
[Signature] 12/21/21
 SELLER SIGNATURE DATE
BUYER SIGNATURE
[Signature] 12.21.21
 BUYER SIGNATURE DATE

BUYER CONTACT INFORMATION
 (Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)
EchoPark Realty NY, LLC NO
 * LAST NAME FIRST NAME
 *AREA CODE *TELEPHONE NUMBER (Ex: 9999999)
4401 Colwick Road
 * STREET NUMBER * STREET NAME
Charlotte NC 28211
 *CITY OR TOWN *STATE *ZIP CODE
BUYER'S ATTORNEY
Lynch Craig T.
 LAST NAME FIRST NAME
(704) 335-9034
 AREA CODE TELEPHONE NUMBER (Ex: 9999999)



WARRANTY DEED

THIS INDENTURE, made on December 14, 2021

BETWEEN UCK THREE, LLC, a New York Limited Liability Company, 7966 Indian Hill Road, Manlius, New York 13104, Grantor,
And
EchoPark Realty NY, LLC, a New York Limited Liability Company, 4401 Colwick Road, Charlotte, North Carolina 28211, Grantee,

WITNESSETH, that the Grantor, in consideration of One and 00/100ths (\$1.00) Dollar, paid by the Grantee, hereby grants and releases upon the Grantee, the heirs or successors and assigns of the Grantee forever,

ALL that tract or parcel of land situate in the Town of Cortlandville, County of Cortland and State of New York, being part of military lot 73 in said town, more particularly described on **Schedule "A"** attached.

SUBJECT TO easements, restrictions and covenants of record, if any.

BEING THE SAME PREMISES conveyed to grantor herein by warranty deed dated February 26, 2015 and recorded in the Cortland County Clerk's office on March 16, 2015 as Instrument No. 2015-01178.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever. **AND** the Grantor covenants as follows:

FIRST: The Grantee shall quietly enjoy the said premises;

SECOND: The Grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words Grantor and Grantee shall be construed to read in the plural whenever the sense of this deed so requires.

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

UCK THREE, LLC

By: Todd Caputo Member
Todd Caputo, Member

State of NC]
County of Iredell] ss.:

On December 14, 2021, before me, the undersigned, personally appeared, Todd Caputo as Member of UCK THREE, LLC, 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.

Race Goodrich
Notary Public



985485 SAUNT



CORTLAND COUNTY – STATE OF NEW YORK
ELIZABETH LARKIN, COUNTY CLERK
46 GREENBUSH ST, SUITE 105, CORTLAND, NEW YORK 13045

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



INSTRUMENT #: 2021-07585

Receipt#: 2021310134
Clerk: BK
Rec Date: 12/28/2021 10:14:45 AM
Doc Grp: RP
Descrip: DEED
Num Pgs: 5
Rec'd Frm: SALINA ABSTRACT & TITLE SERVICES

Party1: UCK THREE LLC
Party2: ECHOPARK REALTY NY
Town: CITY OF CORTLAND

Recording:

Cover Page	5.00
Recording Fee	20.00
Per Page Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 320.00

Transfer Tax
Transfer Tax 16600.00

Sub Total: 16600.00

Total: 16920.00

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

******* Transfer Tax *******
Transfer Tax #: 607
Commercial Transfer Tax

Transfer Tax 16600.00

Total: 16600.00

Record and Return To:

SALINE ABSTRACT & TITLE
250 HARRISON STREET, SUITE 200
SYRACUSE, NY 13202

Elizabeth Larkin
Cortland County Clerk

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF CORTLANDVILLE, COUNTY OF CORTLAND AND STATE OF NEW YORK, BEING PART OF MILITARY LOT 73 IN SAID TOWN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY A FOUND IRON ROD IN THE SOUTH LINE OF LUKER ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE LANDS OF PARTIES OF THE FIRST PART; RUNNING THENCE S 65° 08' 23" E A DISTANCE OF 85.69 FEET TO A POINT MARKED BY A FOUND IRON ROD WITH SURVEY CAP IN THE WEST HIGHWAY BOUNDARY OF N.Y.S. ROUTE 281; RUNNING THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG SAID WESTERLY BOUNDARY OF N.Y.S. ROUTE 281, TO WIT: (1) S 24° 51' 37" W 49.21 FEET TO A POINT MARKED BY A FOUND IRON ROD WITH SURVEY CAP; (2) S 29° 36' 08" E 28.22 FEET TO A POINT MARKED BY A FOUND IRON ROD WITH SURVEY CAP; AND (3) S 24° 36' 43" W 456.62 FEET TO A POINT MARKED BY A SET IRON ROD WITH SURVEY CAP; RUNNING THENCE S 73° 26' 24" W A DISTANCE OF 147.85 FEET TO A POINT MARKED BY A SET IRON ROD WITH SURVEY CAP; RUNNING THENCE N 66° 21' 06" W A DISTANCE OF 182.00 FEET TO A POINT MARKED BY A FOUND IRON ROD; RUNNING THENCE S 23° 16' 18" W A DISTANCE OF 153.00 FEET TO POINT MARKED BY A FOUND IRON ROD; RUNNING THENCE S 73° 26' 24" W A DISTANCE OF 184.81 FEET TO A POINT MARKED BY A FOUND IRON ROD; RUNNING THENCE N 00° 02' 16" E A DISTANCE OF 246.43 FEET TO A POINT IN THE AFOREMENTIONED SOUTH LINE OF LUKER ROAD, SAID POINT BEING LOCATED 1.2 FEET SOUTH OF A FOUND IRON ROD; RUNNING THENCE N 56°44' 00" E, ALONG SAID SOUTH LINE OF LUKER ROAD, A DISTANCE OF 795.37 FEET TO THE POINT AND PLACE OF **BEGINNING**, CONTAINING 5.219 ACRES OF LAND, MORE OR LESS.

THERE IS ALSO CONVEYED HERewith ALL THE RIGHT, TITLE AND INTEREST OF THE PARTIES OF THE FIRST PART IN AND TO THE STRIP OF LAND ADJOINING THE ABOVE-DESCRIBED PREMISES ON THE NORTH, TO THE CENTERLINE OF LUKER ROAD, SUBJECT TO THE RIGHTS OF THE PUBLIC THEREIN FOR STREET OR HIGHWAY PURPOSES.

TOGETHER WITH ANY AND ALL RIGHTS OF THE PARTIES OF THE FIRST PART TO ENFORCE CERTAIN RESTRICTIONS AND COVENANTS RELATING TO THE USE OF ADJOINING LANDS AS SUCH RIGHTS ARE ESTABLISHED IN A DEED FROM CHARLES ROBERT BUCHANAN AND HAROLD W. BUCHANAN TO GEORGE P. ARMSTRONG AND MARY R. ARMSTRONG BY DEED DATED JULY 26, 1966 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE ON JULY 26, 1966 IN BOOK 303 AT PAGE 744, AND SUBJECT TO THE TERMS OF (1) AN AGREEMENT AND PARTIAL RELEASE OF DEED COVENANT ENTERED INTO BETWEEN NEWCOMB MOTORS, INC., HARRY NEWCOMB, WILLIAM NEWCOMB, ROBERT NEWCOMB, AND JOHN R. CONGDON, INDIVIDUALLY AND D/B/A VALLEY MOTORS, DATED MARCH 23, 1992 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE ON MARCH 27, 1992 IN BOOK 532 OF DEEDS AT PAGE 268, AND (2) AN AGREEMENT AND PARTIAL RELEASE OF DEED COVENANT ENTERED INTO BETWEEN NEWCOMB MOTORS, INC., HARRY NEWCOMB, WILLIAM NEWCOMB, AND JOHN R. CONGDON, DATED AUGUST 31, 1995 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE ON OCTOBER 17,

1995 AS INSTRUMENT NO. 1995-4402. ANY REFERENCE TO PARTIES OF THE FIRST PART SHALL BE DEEMED TO INCLUDE GRANTOR.

THE ABOVE-DESCRIBED PREMISES ARE DESCRIBED ON A SURVEY MAP ENTITLED "LANDS OF: HARRY NEWCOMB, WILLIAM NEWCOMB AND ROBERT NEWCOMB", DATED SEPTEMBER 19, 2012 MADE BY R. JAMES STOCKWIN, P.L.S. 0490121 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE ON SEPTEMBER 28, 2012 AS INSTRUMENT NO. 2012-05450 AND WHICH MAP IS INCORPORATED HEREIN BY REFERENCE.

BACK REFERENCE: DEED FROM USED CAR KING, LLC, DATED FEBRUARY 26, 2015, AND RECORDED IN CORTLAND COUNTY CLERK'S OFFICE ON MARCH 16, 2015 AS INSTRUMENT NO. 2015-01178.

ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON REBAR FOUND (NYS DOT) MARKING THE SOUTHWESTERLY CORNER OF MAP NO. 98, PARCEL NO. 112, A PARCEL ACQUIRED BY THE STATE OF NEW YORK IN AN APPROPRIATION DATED DECEMBER 4, 2007, FILED IN THE CORTLAND COUNTY CLERK'S OFFICE AS INSTRUMENT NUMBER 1068390-002 ON DECEMBER 17, 2007, SAID CORNER ALSO BEING IN THE SOUTHEASTERLY MARGIN OF LUKER ROAD (REPUTEDLY 50 FEET WIDE);

THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG THE MARGIN OF NEW YORK STATE ROUTE 281 (WEST ROAD, WIDTH VARIES):

1. S 68°42'20" E, A DISTANCE OF 87.93 FEET TO A 5/8" CAPPED IRON REBAR FOUND (NYS DOT);
2. S 21°17'40" W, A DISTANCE OF 49.21 FEET TO A 5/8" CAPPED IRON REBAR FOUND (NYS DOT);
3. S 33°10'04" E, A DISTANCE OF 28.22 FEET TO A 5/8" CAPPED IRON REBAR FOUND (NYS DOT);
4. S 20°56'57" W, A DISTANCE OF 454.32 FEET TO A POINT, SAID POINT BEING SITUATE ALONG SAID MARGIN N 20°56'57" E, A DISTANCE OF 230.72 FEET FROM A 5/8" IRON REBAR FOUND;

THENCE S 70°06'13" W, PASSING THROUGH A 5/8" CAPPED IRON REBAR FOUND (RJ STOCKWIN) AT A DISTANCE OF 3.59 FEET AND CONTINUING A TOTAL DISTANCE OF 151.44 FEET TO A POINT, SAID POINT BEING SITUATE N 70°06'13" E, A DISTANCE OF 0.40 FEET FROM A 1/2" IRON REBAR FOUND;

THENCE N 69°38'13" W, PASSING THROUGH A 1/2" IRON REBAR FOUND AT A DISTANCE OF 181.65 FEET AND CONTINUING A TOTAL DISTANCE OF 182.00 FEET TO A POINT;

THENCE S 19°51'38" W, A DISTANCE OF 153.00 FEET TO A NAIL FOUND AT THE BASE OF A 1/2" IRON REBAR, SAID NAIL BEING SITUATE N 18°05'32" W, A DISTANCE OF 107.78 FEET FROM A 1/2" IRON REBAR FOUND;

THENCE S 70°06'13" W, A DISTANCE OF 185.00 FEET TO A 5/8" IRON REBAR FOUND;

THENCE N 03°17'27" W, A DISTANCE OF 246.46 FEET TO A POINT IN THE AFOREMENTIONED SOUTHEASTERLY MARGIN OF LUKER ROAD, SAID POINT

BEING SITUATE S 03°17'27" E, A DISTANCE OF 1.20 FEET FROM A 1/2" IRON REBAR FOUND IN CONCRETE;

THENCE N 53°15'53" E, ALONG THE SOUTHEASTERLY MARGIN OF LUKER ROAD, PASSING THROUGH A 1/2" IRON REBAR FOUND AT A DISTANCE OF 30.61 FEET AND CONTINUING A TOTAL DISTANCE OF 793.67 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 5.25 GROUND ACRES OF LAND, MORE OR LESS, ALTA/NSPS LAND TITLE SURVEY ENTITLED "A PARCEL OF LAND KNOWN AS TAX MAP P.N. 86.17-01- 11.100 LANDS OF UCK THREE, LLC", DATED DECEMBER 16, 2021 AND PREPARED BY ADAM MICHAEL STORINO, NEW YORK REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 050878, OF STORINO GEOMATICS LAND SURVEYING SERVICES & CONSULTING, PLLC, FILE NO. 2021-106.

TOGETHER WITH ANY AND ALL RIGHT, TITLE, OR INTEREST, IF ANY, IN AND TO THE STRIP OF LAND ADJACENT TO THE NORTHWESTERLY BOUNDARY OF THE ABOVE-DESCRIBED PARCEL BETWEEN THE SOUTHEASTERLY MARGIN OF LUKER ROAD AND THE CENTERLINE OF THE SAME, SUBJECT TO ANY AND ALL RIGHTS OF THE PUBLIC.

Assessors Copy
6-10-21
DC



TOWN OF CORTLANDVILLE

607-756-7490

CERTIFICATE OF COMPLIANCE

Having complied with the provisions of the Local Laws of the Town of Cortlandville and the NYS Fire Prevention and Building Codes as per application type: **Signs**,
The below named permit holder is hereby granted this Certificate of Compliance.

UCK Three LLC
8010 Brewerton Road
Brewerton, NY 13039
86.17-01-11.100

Building Permit # **21-007**

Type of Permit: Signs

Issued on: 02/01/2021

Completed on: 06/10/2021

Description of work:

Sign "face" updates/change of name.

Desiree Campbell

By Order of _____

NYS Code Enforcement Officers: Desiree Campbell & Kevin McMahon

007/2021b

TOWN OF CORTLANDVILLE BUILDING PERMIT

Fee Paid \$ 160.00

Occ. Class B

Permit No. 21-007

Tax Map No. 86.17-01-11.100

Name of Applicant Craig Fishel Phone No. 315-863-6384

Address 720 Erie Blvd West, Syracuse, NY 13204

e-mail address (applicant) greg@alliedsigncompany.com

UCK Three LLC

Name of Property Owner ~~Martin W. K. - LEED AP 2015~~ Phone No. 704-566-3980

e-mail address (owner) martin.w.kl@sonica.com

Contractor Allied Sign Company Phone No. 315-471-2771

e-mail address (contractor) greg@alliedsigncompany.com

Address for which Permit is Requested Route 281
3861 West Rd, Cortland, NY 13245 Zoning District B3

Size of Lot _____ Setbacks: Front _____ Rear _____ Left Side _____ Right Side _____

Existing Use Car Sales Proposed Use Car Sales Size of Building _____

Sewage Disposal _____ Water Supply Sign updates Est. Cost \$60,000

Date Health Dept. Approval _____

Sq. Ft. Livable Area _____

Submit drawing showing location of building on lot in relation to property lines. A set of Building Plans detailing: foundation, framing, grade & species of lumber, Energy Code compliance, sheathing, interior walls, stairs, windows, and any other information that may be necessary to determine compliance with the N.Y.S. Building Code.

All Statements contained herein are true and the work shall be performed in the manner set forth in this application in accordance with all codes of the State of New York, and all laws, ordinances, codes and regulations of the TOWN OF CORTLANDVILLE, NEW YORK. The Code Enforcement Officer shall be notified immediately in the event of changes occurring during construction. Certificate of Occupancy is required prior to occupying the premises. The undersigned grants the Town Building Inspector permission to enter upon the premises at all reasonable times for the purpose of making necessary inspections.

Justine Campbell

Permit APPROVED

Matt Woz

Signature of Owner

Justine Campbell

Signature of Inspector

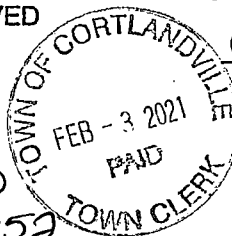
Christine E. Rocco-Peter

Cortlandville Town Clerk

AKR

Date: 2-1-21

Expiration Date: 2-1-22



\$160.00
Ch# 22852
AKR



TOWN OF CORTLANDVILLE

607-756-7490

Building Permit # **21-007**

Date Issued: 2/1/2021

This notice, which must be prominently displayed on the property or premises to which it pertains, indicates that a

BUILDING PERMIT

Has been issued to: UCK Three LLC

Permitting: Sign "face" updates/change of name.

At: 3861 Route 281

All work shall be executed in strict compliance with the permit application, approved plans, the NYS Uniform Fire Prevention and Building Code, and all other laws, rules and regulations, which apply. The building permit does not constitute authority to build in violation of any federal, state or local law or other rule or regulation.

Special Notes (if any) :

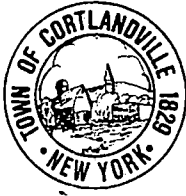
Do not proceed beyond these points until countersigned below by the inspector.

Footing before pouring concrete _____	Footing before backfill _____
Framing before closing _____	Electrical before enclosing ___(BY OTHERS)
Plumbing before enclosing _____	HVAC before enclosing _____
Insulation inspection _____	Final Inspection _____X_____

Permission is hereby granted to proceed with the work as set forth in the specifications, plans, or statements now on file in this department. Any amendments made to the original plans or specifications must be submitted for approval.

Permit Expires: 02/01/2022

Issuing Officer: Desiree Campbell/ Kevin McMahon



TOWN OF CORTLANDVILLE

607-756-7490

CERTIFICATE OF COMPLIANCE

Having complied with the provisions of the Local Laws of the Town of Cortlandville and the NYS Fire Prevention and Building Codes as per application type: **Signs**, The below named permit holder is hereby granted this Certificate of Compliance.

86.17-01-11.100

Building Permit # **18-007**

Type of Permit: Signs

Issued on: 01/30/2018

Completed on: 06/28/2018

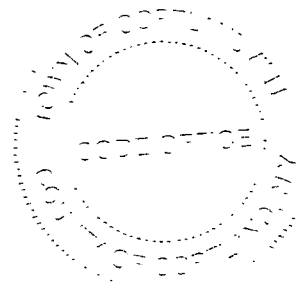
Description of work:

Signage updates

By Order of

Desiree Campbell

NYS Code Enforcement Officers: Desiree Campbell & Kevin McMahon



TOWN OF CORTLANDVILLE BUILDING PERMIT

Fee Paid \$ 150.00

Occ. Class C

Permit No. 18-007

Tax Map No. 86.17-01-11.100

Name of Applicant Wholesale Augustine-POM LLC Phone No. 315 400 7307

Address 7966 Indian Hill Rd Manlius NY 13104

e-mail address (applicant) Dan.King @ USEDCANKing.COM

Name of Property Owner UCK THREE LLC Phone No. 315 400 7307

e-mail address (owner) DAN.KING @ USEDCANKing.COM

Contractor SAXTON SIGN BORD Phone No. 315 569 1797

e-mail address (contractor) HAFLANNE @ SAXTONSIGN.COM

Address for which Permit is Requested 3861 NYS Rt. 281 Zoning District _____

Size of Lot _____ Setbacks: Front _____ Rear _____ Left Side _____ Right Side _____

Existing Use _____ Proposed Use Signage Upgrade Size of Building _____

Sewage Disposal _____ Water Supply _____ Est. Cost \$ 55,000

Date Health Dept. Approval _____

Sq. Ft. Livable Area _____

Submit drawing showing location of building on lot in relation to property lines. A set of Building Plans detailing: foundation, framing, grade & species of lumber, Energy Code compliance, sheathing, interior walls, stairs, windows, and any other information that may be necessary to determine compliance with the N.Y.S. Building Code.

All Statements contained herein are true and the work shall be performed in the manner set forth in this application in accordance with all codes of the State of New York, and all laws, ordinances, codes and regulations of the TOWN OF CORTLANDVILLE, NEW YORK. The Code Enforcement Officer shall be notified immediately in the event of changes occurring during construction. Certificate of Occupancy is required prior to occupying the premises. The undersigned grants the Town Building Inspector permission to enter upon the premises at all reasonable times for the purpose of making necessary inspections.

Campbell Permit APPROVED

_____ Permit DISAPPROVED

Date: 1/20/18

Expiration Date: 1/30/19

[Signature]
Signature of Owner

[Signature]
Signature of Inspector

[Signature]
Cortlandville Town Clerk

Credit Card
\$ 150.00

1/30/2018

[Signature] rev. 9.09 (4 pl.)



Home

Thank You for your Payment

This is your receipt for payment. A copy is also being sent to you by email.
Please print this receipt and retain it for your records.

Payment date:	1/30/2018 10:49:14 AM	Payment type:	credit
Payer's email:	townofcortlandville@gmail.com	Account:	*****4373
Transaction ID:	60912961005		

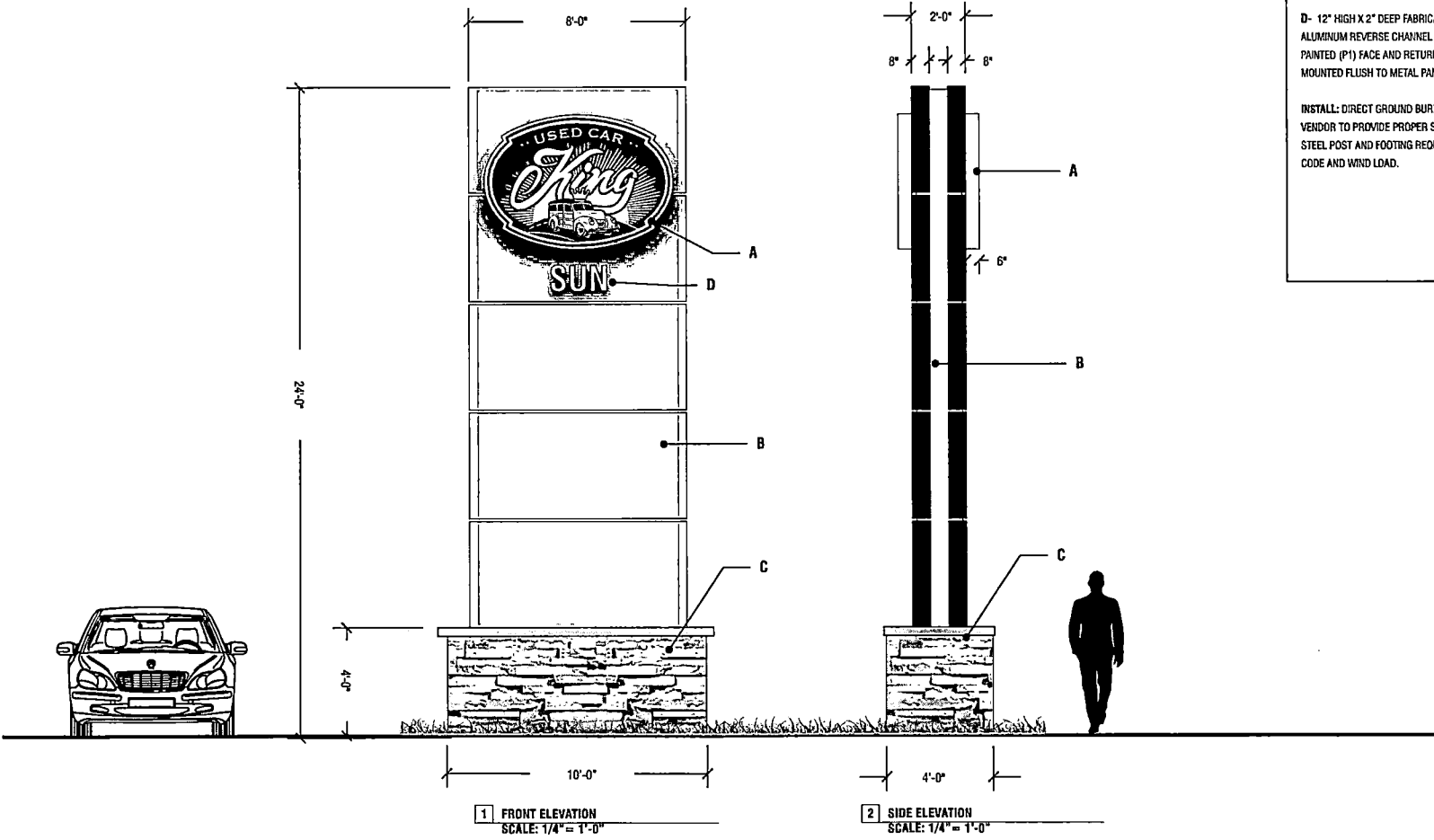
Description	Amount	Interest	Total
Town of Cortlandville, State of New York Permits/Licenses, 1/30/2018, Daniel E. King, Building Permit 007/2018	\$150.00	\$0.00	\$150.00
		Subtotal:	\$150.00
		Site fee:	\$4.80
		Payment total:	\$154.80

The following charges will appear on your credit card or checking account statement:
\$150.00: Town of Cortlandville
\$4.80 to Xpress-pay.com for the site fee listed above

[Privacy and Security](#) . [Terms of Use](#)



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1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NOTES

A - RE: SHEET 4/ 5.0 FOR SIGN SPECIFICATIONS AND INSTALL NOTES. SIZE OF LOGO TO BE 7'-0" WIDE X 5'-0" HIGH

B - 1/8" THICK FABRICATED ALUMINUM SIGN CABINET PAINTED (P3) AND (P4) REVEALS AND SIDE INSET. PROVIDE LED COVE LIGHT WITH IN SIDE INSET.

C - STACKED STONE MASONRY BASE WITH PRECAST TOP TO MATCH BUILDING STONE.

D - 12" HIGH X 2" DEEP FABRICATED ALUMINUM REVERSE CHANNEL LETTER PAINTED (P1) FACE AND RETURNS. PIN MOUNTED FLUSH TO METAL PANEL SYSTEM.

INSTALL: DIRECT GROUND BURIAL. SIGN VENDOR TO PROVIDE PROPER STRUCTURE STEEL POST AND FOOTING REQUIRED BY CODE AND WIND LOAD.

APPROVED BY: _____

DATE: _____

PROJECT:
**USED CAR KING
SUN AUTO -
CORTLAND**

SIGN TYPE: A

ISSUE DATE: 10.13.2017

REV: 0

DRAWN BY: EL/RH

SHEET NOTES

A - 1/2" THICK ROUTED ALUMINUM PLATE WITH APPLIED GRAPHIC PRINT TO FACE.

B - APPLIED 3M WHITE REFLECTIVE VINYL TO SIGN CABINET

C - 1/8" THICK ALUMINUM FABRICATED SIGN CABINET PAINTED (P3) AND (P1 TOP) WITH (P4) REVEALS AND INSET.

INSTALL: DIRECT GROUND BURIAL . PROVIDE PROPER STRUCTURE STEEL POST AND FOOTING REQUIRED BY CODE AND WIND LOAD.

PRAXIS3
 architecture + multidisciplinary design

APPROVED BY:

DATE:

PROJECT:
**USED CAR KING
 SUN AUTO -
 CORTLAND**

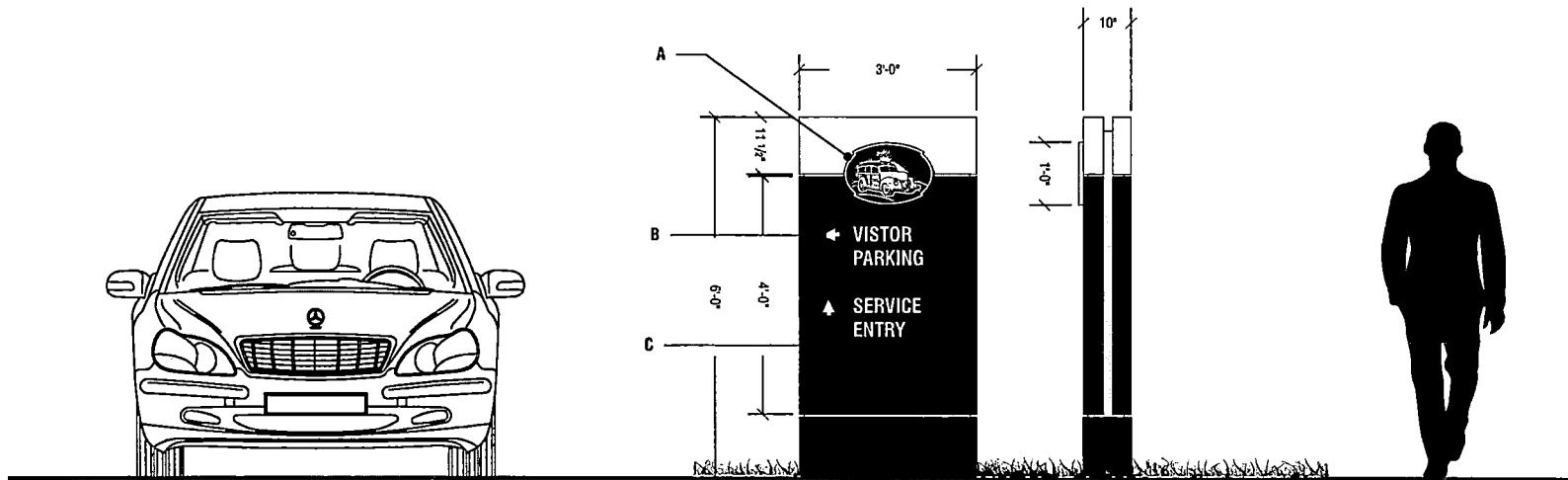
SIGN TYPE: B

ISSUE DATE: 10.13.2017

REV: 0

DRAWN BY: EL/HH

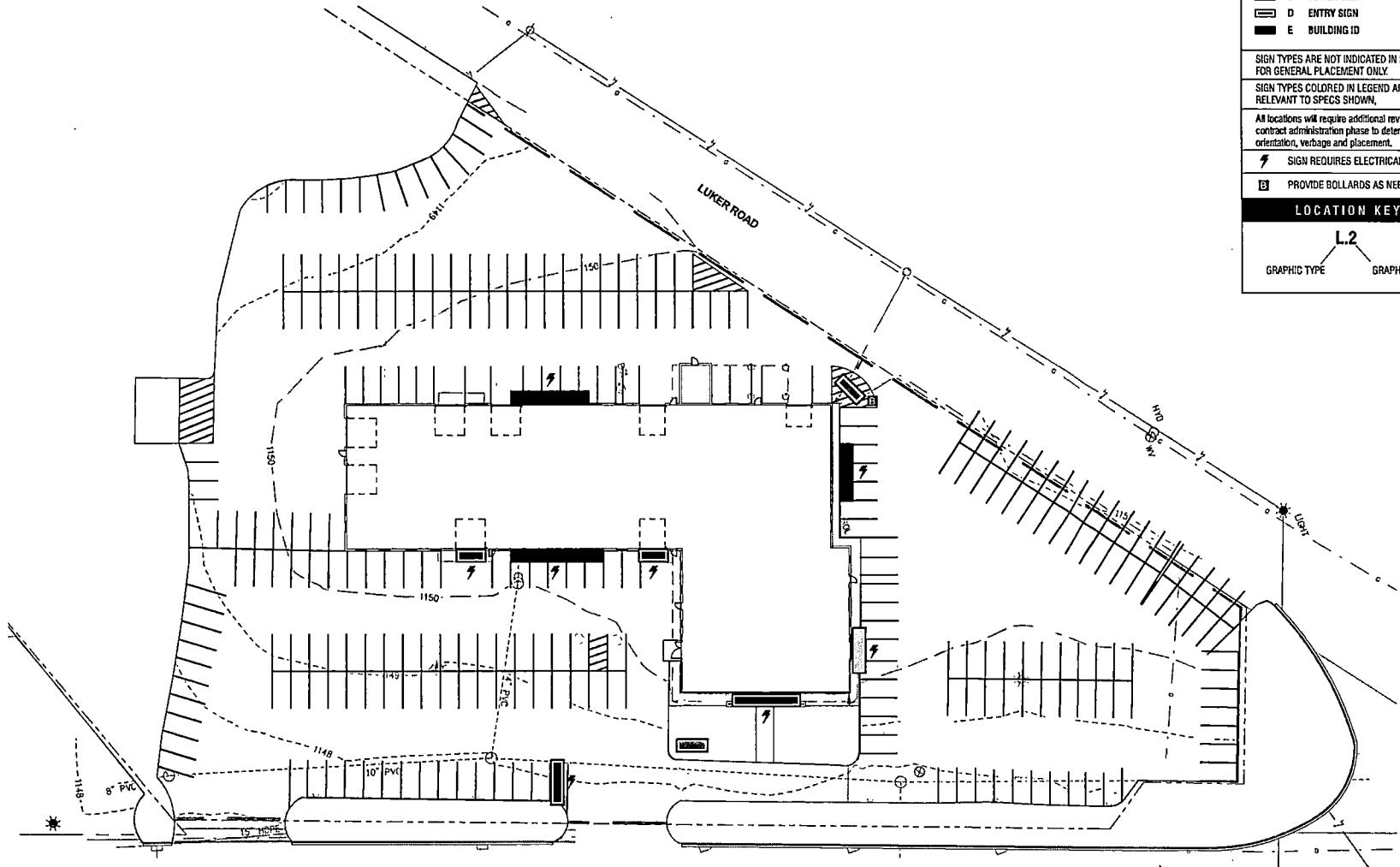
SHEET # **2.0**



1 FRONT ELEVATION
 SCALE: 1/2" = 1'-0"

2 SIDE ELEVATION
 SCALE: 1/2" = 1'-0"

LEGEND	
	A MONUMENT SIGN
	B DIRECTIONAL SIGN
	C TOWER SIGN
	D ENTRY SIGN
	E BUILDING ID
SIGN TYPES ARE NOT INDICATED IN SCALE. FOR GENERAL PLACEMENT ONLY.	
SIGN TYPES COLORED IN LEGEND ARE RELEVANT TO SPECS SHOWN.	
All locations will require additional review during contract administration phase to determine exact orientation, verbiage and placement.	
	SIGN REQUIRES ELECTRICAL
	PROVIDE BOLLARDS AS NEEDED
LOCATION KEY	
L.2	
GRAPHIC TYPE	GRAPHIC #



1 SIGNAGE SLP - REFERENCE
SCALE: 1"=50'-0"

APPROVED BY:

DATE:

PROJECT:
**USED CAR KING
SUN AUTO -
CORTLAND**

TYPE: SLP

ISSUE DATE: 10.13.2017

REV: 0

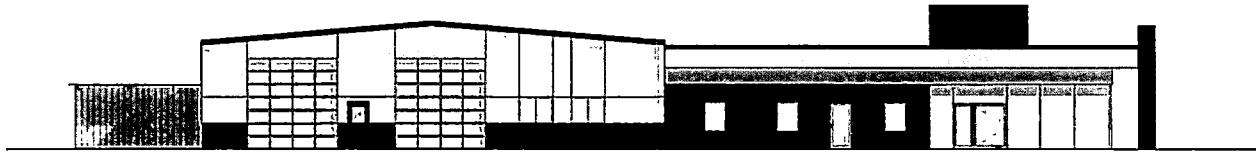
DRAWN BY: EL/TH

SHEET # **0.0**

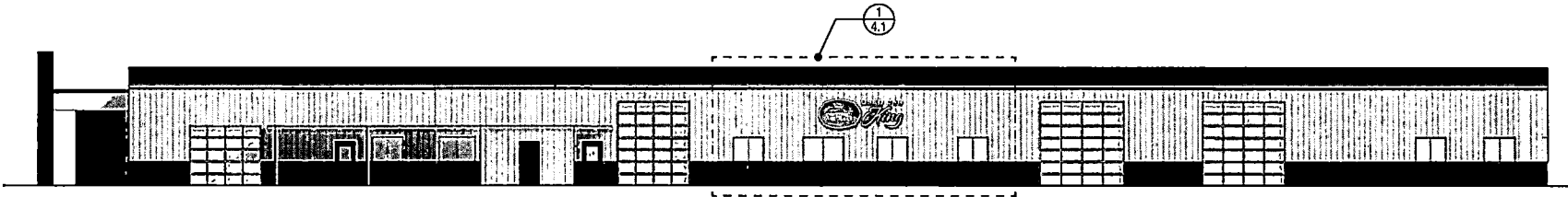


USED CAR KING - SUN
EXTERIOR SIGNAGE CD PACKAGE
10.13.2017

PRAXIS3
architecture + multidisciplinary design



1 SOUTH ELEVATION
SCALE: NYS



2 WEST ELEVATION
SCALE: NYS

APPROVED BY:

DATE:

PROJECT:
**USED CAR KING
SUN AUTO -
CORTLAND**

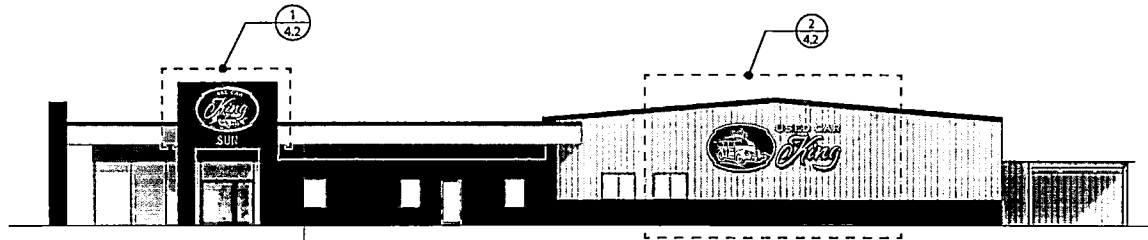
TYPE: ELEVATIONS

ISSUE DATE: 10.13.2017

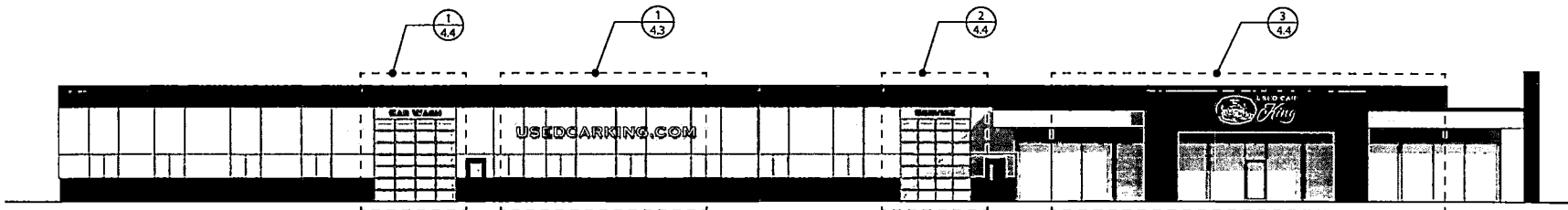
REV: 0

DRAWN BY: EL/AH

SHEET # **3.0**



1 NORTH ELEVATION
 SCALE: NTS



2 EAST ELEVATION
 SCALE: NTS

APPROVED BY:

DATE:

PROJECT:
**USED CAR KING
 SUN AUTO -
 CORTLAND**

TYPE: ELEVATIONS

ISSUE DATE: 10.13.2017

REV: 0

DRAWN BY: EL/HH

SHEET # **3.1**

SHEET NOTES

A - RE: SHEET 1/ 5.0 FOR SIGN
SPECIFICATIONS, SIZE AND INSTALL NOTES

PRAXIS³
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APPROVED BY:

DATE:

PROJECT:
**USED CAR KING
SUN AUTO -
CORTLAND**

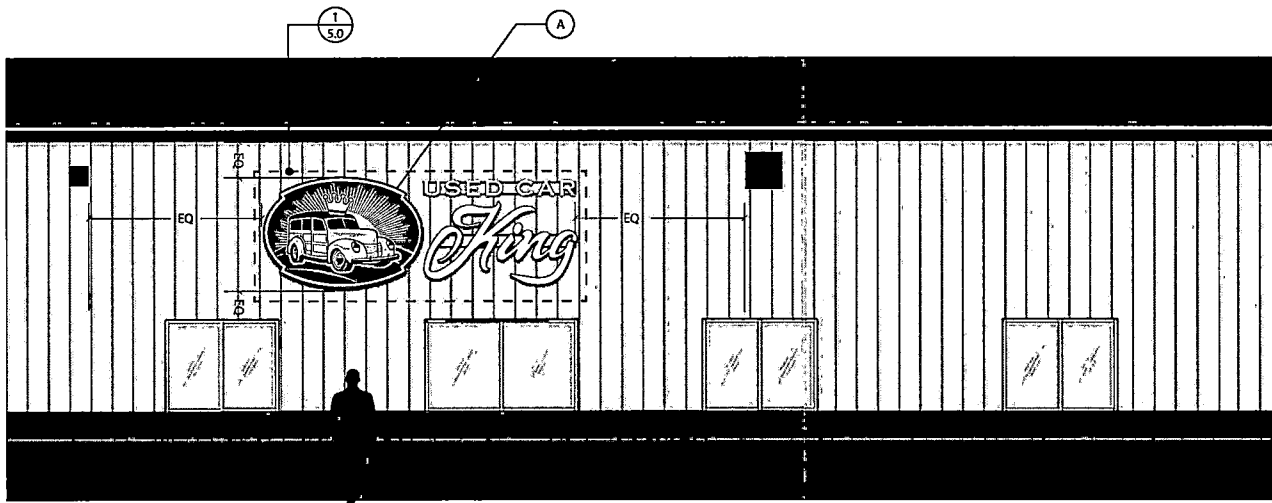
TYPE: E

ISSUE DATE: 10.13.2017

REV: 0

DRAWN BY: EL/HH

SHEET # **4.1**



1 E - WEST BUILDING ID ELEVATION
SCALE: 3/16"=1'-0"

SHEET NOTES

- A - RE: SHEET 3/ 5.0 FOR SIGN SPECIFICATIONS, SIZE AND INSTALL NOTES
- B- RE: SHEET 2/ 5.0 FOR SIGN SPECIFICATIONS, SIZE AND INSTALL NOTES.
- C- 16" HIGH X 2" DEEP FABRICATED ALUMINUM REVERSE CHANNEL LETTERS PAINTED (P1) FACE AND RETURNS. PIN MOUNTED FLUSH TO METAL PANEL SYSTEM

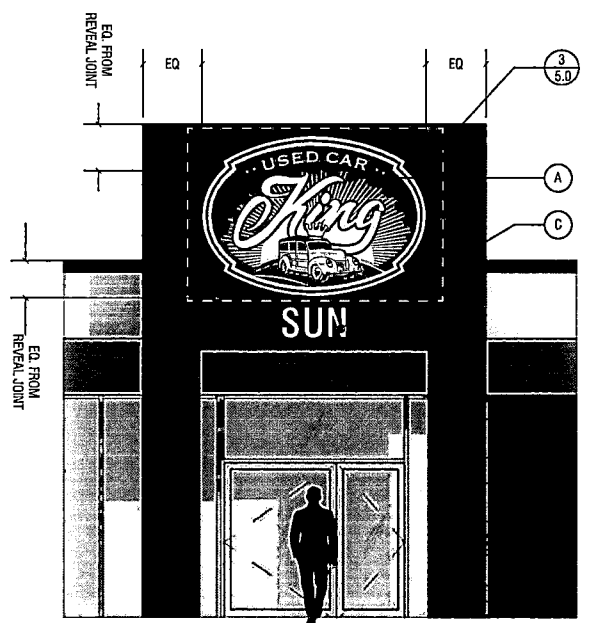
PRAXIS3
architecture + multidisciplinary design

APPROVED BY: _____
DATE: _____

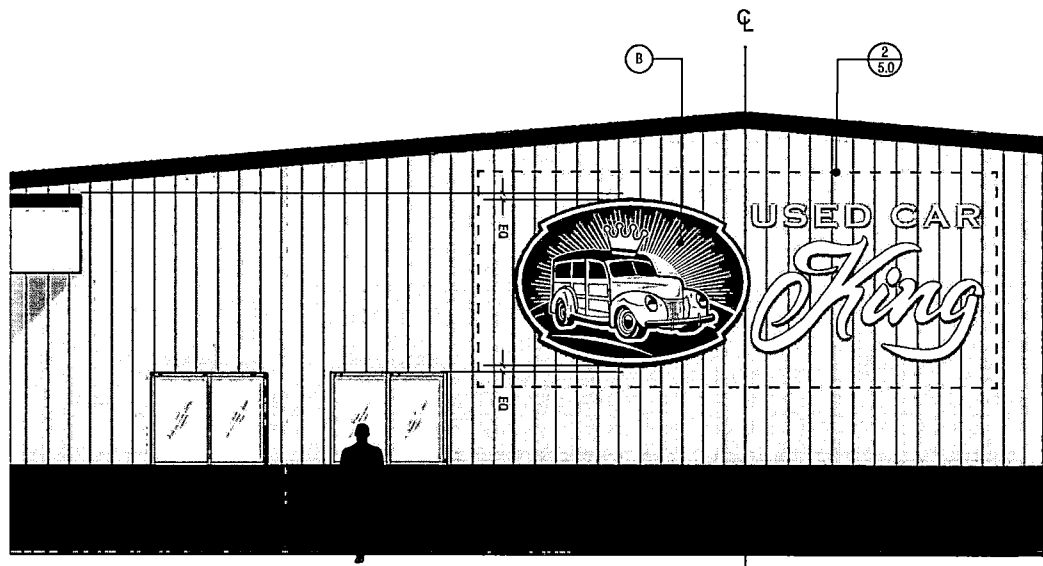
PROJECT:
**USED CAR KING
SUN AUTO -
CORTLAND**

TYPE: C/E
ISSUE DATE: 10.13.2017
REV: 0
DRAWN BY: EL/HH

SHEET # **4.2**



1 C - NORTH TOWER SIGN ELEVATION
SCALE: 3/16"=1'-0"



2 E - NORTH BUILDING ID ELEVATION
SCALE: 3/16"=1'-0"

SHEET NOTES

A- 18" HIGH X 1" DEEP FABRICATED ALUMINUM REVERSE CHANNEL LETTERS PAINTED (P1), INTERNALLY ILLUMINATED. WALL PIN MOUNTED FLUSH TO EXTERIOR FACADE.

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architecture + multidisciplinary design

APPROVED BY:

DATE:

PROJECT:
USED CAR KING
SUN AUTO -
CORTLAND

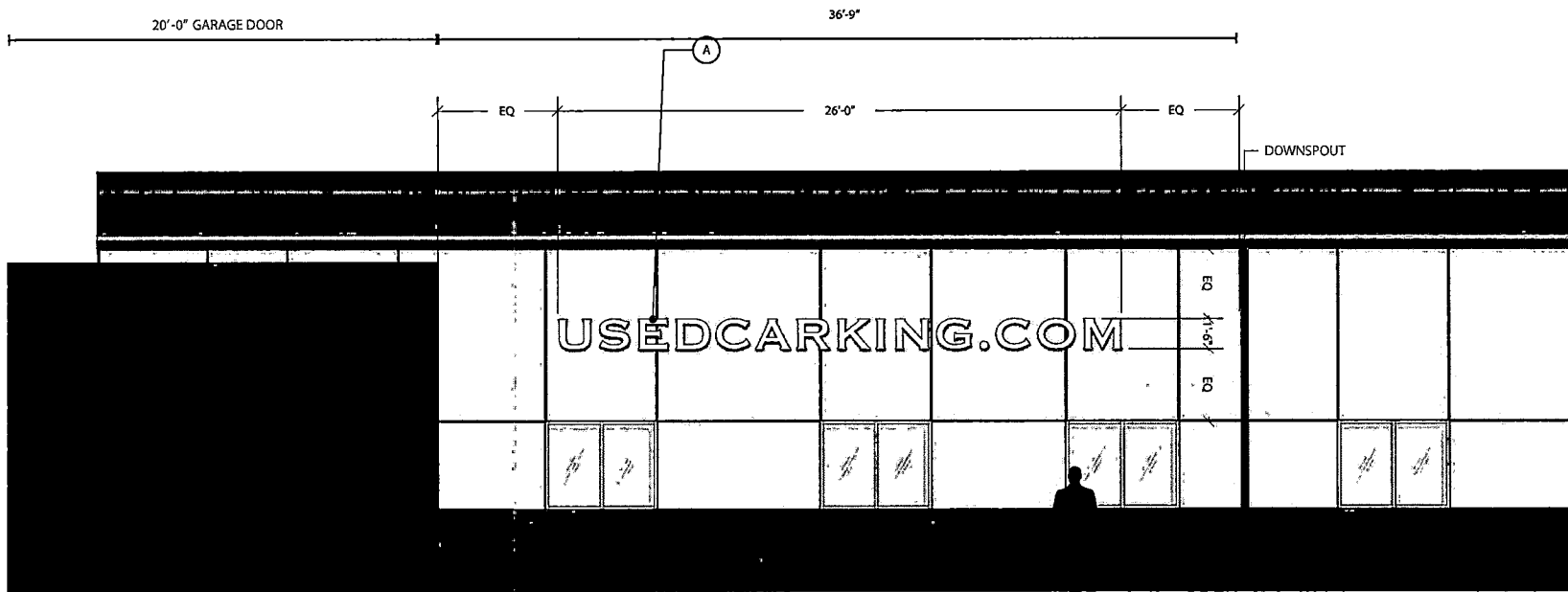
TYPE: E

ISSUE DATE: 10.13.2017

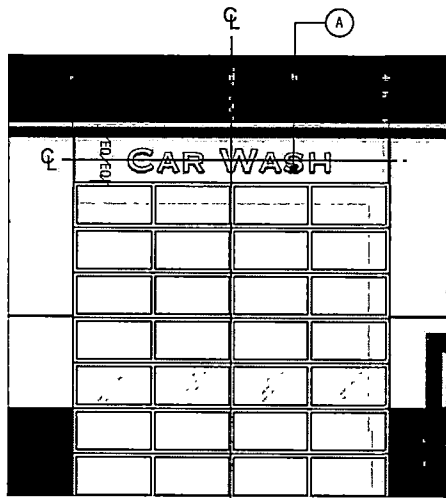
REV: 0

DRAWN BY: EL/HH

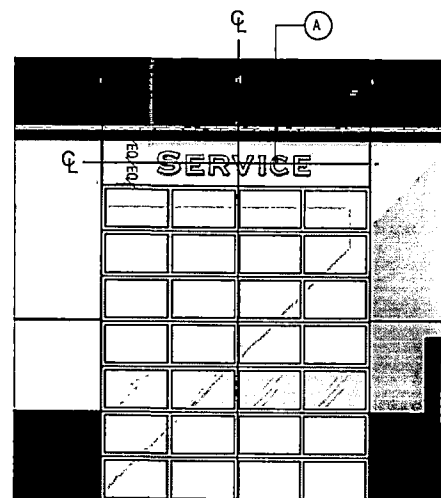
SHEET # 4.3



1 E - EAST BUILDING ID ELEVATION
SCALE: 3/16"=1'-0"



1 D - EAST CAR WASH ENTRY SIGN ELEVATION
SCALE: 3/16"=1'-0"



2 D - EAST SERVICE ENTRY SIGN ELEVATION
SCALE: 3/16"=1'-0"

SHEET NOTES

A - 12" HIGH X 5" DEEP FABRICATED ALUMINUM CHANNEL LETTERS PAINTED P1 WITH WHITE TRANSLUCENT ACRYLIC FACE. INTERNALLY ILLUMINATED WITH GE TETRA MAX LED LIGHTING OR EQUAL. FLUSH WALL MOUNTED TO EXTERIOR FACADE.

B - RE: SHEET 5/ 5.0 FOR SIGN SPECIFICATIONS, SIZE AND INSTALL NOTES

PRAXIS3
architecture + multidisciplinary design

APPROVED BY:

DATE:

PROJECT:
**USED CAR KING
SUN AUTO -
CORTLAND**

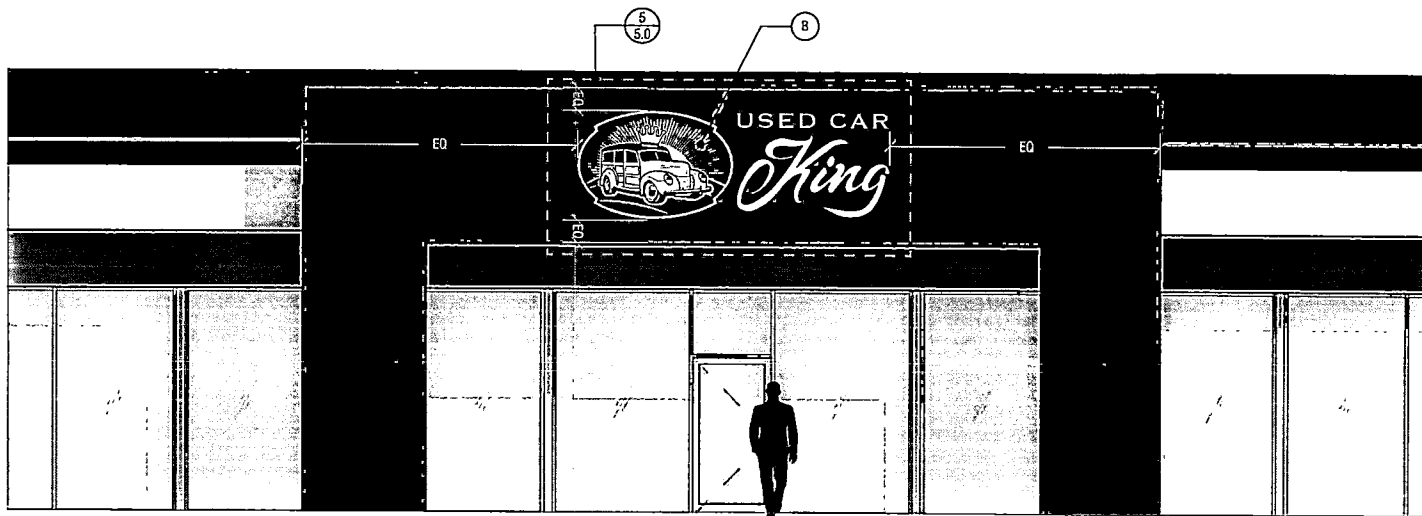
TYPE: 0

ISSUE DATE: 10.13.2017

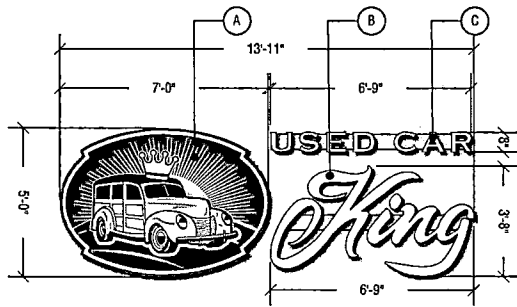
REV: 0

DRAWN BY: EL/AH

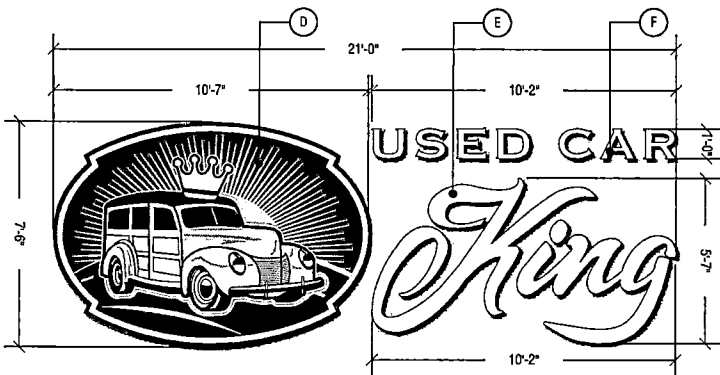
SHEET # **4.4**



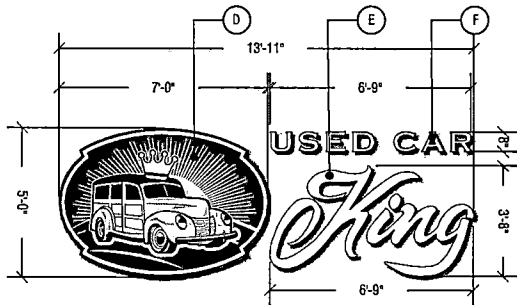
3 D - EAST ENTRY SIGN ELEVATION
SCALE: 3/16"=1'-0"



1 WEST BUILDING ID SIGN DETAIL (70 SQFT TOTAL)
SCALE: 1/4"=1'-0"



2 NORTH BUILDING ID SIGN DETAIL (158 SQFT TOTAL)
SCALE: 1/4"=1'-0"



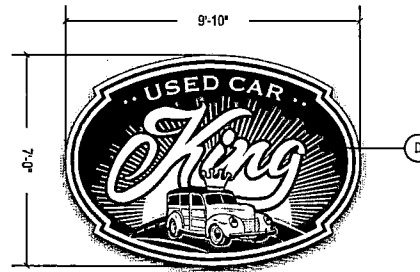
5 EAST BUILDING ID SIGN DETAIL (70 SQFT TOTAL)
SCALE: 1/4"=1'-0"

SHEET NOTES

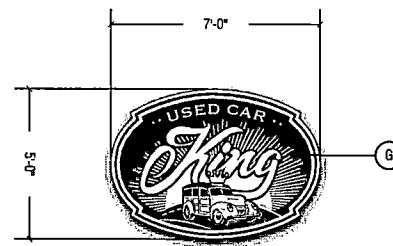
WHITE	COOL GRAY 11	PMS7727	PMS129	PMS143
P1 V1	P2 V2	P3 V3	P4 V4	P5 V5

GENERAL NOTES

- PAINT, COLORS, AND GRAPHICS SHOWN IN DOCUMENTS ARE FOR GENERAL REPRESENTATION AND INTENT ONLY. ACTUAL COLORS AND GRAPHICS ARE TO BE APPROVED BY OWNER DURING SUBMITTAL PROCESS BEFORE FABRICATION CAN BEGIN.
- EXTERIOR PAINT TO BE PPG-MATHEWS SIGN PAINT TO MATCH PMS COLOR
- VINYL TO BE 3M EXTERIOR GRADE VINYL WITH UV PROTECTION OR EQUAL.



3 NORTH TOWER SIGN DETAIL (79 SQFT. TOTAL)
SCALE: 1/4"=1'-0"



4 PYLON SIGN DETAIL (35 SQFT. TOTAL)
SCALE: 1/4"=1'-0"

SHEET NOTES

A - 8" DEEP FABRICATED ALUMINUM CABINET (PAINTED P-1) WITH LEXAN FACE AND DIGITAL PRINT. INTERNALLY ILLUMINATED WITH GE TETRA MAX LED LIGHTING OR EQUAL. FLUSH WALL MOUNTED TO EXTERIOR FAÇADE.

B - 5" DEEP FABRICATED ALUMINUM CHANNEL LETTERS WITH WELDED RETURNS (PAINTED P-1) WITH TRANSLUCENT WHITE ACRYLIC FACE AND 3" DEEP RACEWAY PAINTED TO MATCH BUILDING. INTERNALLY ILLUMINATED WITH GE TETRA MAX LED LIGHTING OR EQUAL. FLUSH WALL MOUNTED TO EXTERIOR FAÇADE.

C - 5" DEEP FABRICATED ALUMINUM CHANNEL LETTERS WITH WELDED RETURNS (PAINTED P-4) WITH TRANSLUCENT WHITE ACRYLIC FACE AND APPLIED TRANSLUCENT COLOR VINYL (V-4) WITH A 3" DEEP RACEWAY PAINTED TO MATCH BUILDING. INTERNALLY ILLUMINATED WITH GE TETRA MAX LED LIGHTING OR EQUAL. FLUSH WALL MOUNTED TO EXTERIOR FAÇADE.

D - 5" DEEP FABRICATED ALUMINUM CABINET (PAINTED P-1) WITH LEXAN FACE AND DIGITAL PRINT. INTERNALLY ILLUMINATED WITH GE TETRA MAX LED LIGHTING OR EQUAL. FLUSH WALL MOUNTED TO EXTERIOR FAÇADE.

E - 5" DEEP FABRICATED ALUMINUM CHANNEL LETTERS WITH WELDED RETURNS (PAINTED P-1) WITH TRANSLUCENT WHITE ACRYLIC FACE. INTERNALLY ILLUMINATED WITH GE TETRA MAX LED LIGHTING OR EQUAL. FLUSH WALL MOUNTED TO EXTERIOR FAÇADE.

F - 5" DEEP FABRICATED ALUMINUM CHANNEL LETTERS WITH WELDED RETURNS (PAINTED P-4) WITH TRANSLUCENT WHITE ACRYLIC FACE AND APPLIED TRANSLUCENT COLOR VINYL (V-4). INTERNALLY ILLUMINATED WITH GE TETRA MAX LED LIGHTING OR EQUAL. FLUSH WALL MOUNTED TO EXTERIOR FAÇADE.

G - 6" DEEP FABRICATED ALUMINUM CABINET (PAINTED P-1) WITH LEXAN FACE AND DIGITAL PRINT. INTERNALLY ILLUMINATED WITH GE TETRA MAX LED LIGHTING OR EQUAL. FLUSH WALL MOUNTED TO EXTERIOR FAÇADE.

SHEET NOTES

GENERAL NOTES

- SIGNAGE VENDOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO PRODUCING SHOP DRAWINGS FOR FABRICATION
- LED ILLUMINATION IS TO BE INSTALLED FOLLOWING GE'S GUIDELINES FOR THIS APPLICATION TO PRODUCE A BRIGHT WHITE LIGHT. FINAL APPROVAL OF LIGHTING TO BE APPROVED BY OWNER IN FIELD AFTER INSTALLATION AND ELECTRICAL HOOKUP. IT IS THE RESPONSIBILITY OF THE SIGNAGE VENDOR TO ADD OR REARRANGE LED MODULES IN THE FIELD IF REQUIRED.

INSTALLATION

- EXTERIOR PIN MOUNTED LETTERS SHOULD BE SET IN HILTI EPOXY OR EQUIVALENT AND SEALED WITH SILICONE OR EQUIVALENT WATERPROOFING SEALER.
- SIGNAGE DESIGN AND INSTALLATION FOR THIS PROJECT MUST CONFORM TO ALL FEDERAL, STATE, AND CITY REGULATIONS AND ORDINANCES. IT IS THE RESPONSIBILITY OF SIGNAGE FABRICATOR TO SUBMIT DRAWINGS TO THE PROPER AGENCIES FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. IT IS ALSO THE RESPONSIBILITY OF THE SIGNAGE FABRICATOR TO OBTAIN THE NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- SIGNAGE PROTECTION: FABRICATOR TO COORDINATE PROTECTION OF ALL SIGNS UNTIL PUNCH LIST IS COMPLETED BY OWNER.

WARRANTY

- FABRICATOR WARRANTS WORK AGAINST FAILURE DUE TO FAULTY MATERIALS, WORKMANSHIP AND DESIGN FOR A PERIOD OF THREE YEARS FROM DATE OF SUBSTANTIAL COMPLETION. FADING, CRACKING, OIL CANNING, PEELING, DELAMINATING, RUSTING, CORRODING, AND STRUCTURAL FAILURE, INCLUDING DISTORTION, WILL BE CONSTRUED TO MEAN FAILURE DUE TO FAULTY MATERIALS AND WORKMANSHIP. ALL PRODUCTS, MATERIALS, ADHESIVES, PAINTS, ETC. SHALL BE COVERED BY STANDARD WARRANTY. FAILURES DURING THE WARRANTY PERIOD SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

APPROVED BY:

DATE:

PROJECT:
**USED CAR KING
SUN AUTO**

GRAPHIC TYPE: SPECIFICATIONS

ISSUE DATE: 10.13.2017

REV: 0

DRAWN BY: ELJ/H

SHEET # **5.0**



TOWN OF CORTLANDVILLE

607-756-7490

Building Permit # **18-007**

Date Issued: 1/30/2018

This notice, which must be prominently displayed on the property or premises to which it pertains, indicates that a

BUILDING PERMIT

Has been issued to: Dan King

Permitting: Signage updates

At: 3861 Route 281

All work shall be executed in strict compliance with the permit application, approved plans, the NYS Uniform Fire Prevention and Building Code, and all other laws, rules and regulations, which apply. The building permit does not constitute authority to build in violation of any federal, state or local law or other rule or regulation.

Special Notes (if any) :

Do not proceed beyond these points until countersigned below by the inspector.

Footing before pouring concrete _____	Footing before backfill _____
Framing before closing _____	Electrical before enclosing _____
Plumbing before enclosing _____	HVAC before enclosing _____
Insulation inspection _____	Final Inspection _____

Permission is hereby granted to proceed with the work as set forth in the specifications, plans, or statements now on file in this department. Any amendments made to the original plans or specifications must be submitted for approval.

Permit Expires: 01/30/2019



Issuing Officer: Desiree Campbell/ Kevin McMahon

SWIS TAX MAP #: MUNICIPALITY

CURRENT OWNER

LIBER PAGE REC DATE DEED TYPE EAST NORTH

FRONT DEPTH ACRES SUB DIV

NUMBER LOCATION SURVEY

SCHOOL PIN

REVDATE ADD CHANGE DELETE SALE Print Key:

ASSESSOR NOTES

REAL PROPERTY NOTES

appropriation #1068390-002 filed 12/17/2007

Search For: Current Owner

Street

PREV OWN 1	<input type="text" value="Used Car King, LLC"/>	LIBER	<input type="text" value="2012"/>	PAGE	<input type="text" value="5458"/>	REC DATE	<input type="text" value="9/28/2012"/>
PREV OWN 2	<input type="text" value="NEWCOMB HARRY & WILLIAM & ROBERT"/>	LIBER	<input type="text" value="433"/>	PAGE	<input type="text" value="113"/>	REC DATE	<input type="text" value="8/28/1986"/>
PREV OWN 3	<input type="text"/>	LIBER	<input type="text"/>	PAGE	<input type="text"/>	REC DATE	<input type="text"/>
PREV OWN 4	<input type="text"/>	LIBER	<input type="text"/>	PAGE	<input type="text"/>	REC DATE	<input type="text"/>
PREV OWN 5	<input type="text"/>	LIBER	<input type="text"/>	PAGE	<input type="text"/>	REC DATE	<input type="text"/>
PREV OWN 6	<input type="text"/>	LIBER	<input type="text"/>	PAGE	<input type="text"/>	REC DATE	<input type="text"/>
PREV OWN 7	<input type="text"/>	LIBER	<input type="text"/>	PAGE	<input type="text"/>	REC DATE	<input type="text"/>
PREV OWN 8	<input type="text"/>	LIBER	<input type="text"/>	PAGE	<input type="text"/>	REC DATE	<input type="text"/>
PREV OWN 9	<input type="text"/>	LIBER	<input type="text"/>	PAGE	<input type="text"/>	REC DATE	<input type="text"/>
PREV OWN 10	<input type="text"/>	LIBER	<input type="text"/>	PAGE	<input type="text"/>	REC DATE	<input type="text"/>
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PREV OWN 13	<input type="text"/>	LIBER	<input type="text"/>	PAGE	<input type="text"/>	REC DATE	<input type="text"/>
PREV OWN 14	<input type="text"/>	LIBER	<input type="text"/>	PAGE	<input type="text"/>	REC DATE	<input type="text"/>
PREV OWN 15	<input type="text"/>	LIBER	<input type="text"/>	PAGE	<input type="text"/>	REC DATE	<input type="text"/>
PREV OWN 16	<input type="text"/>	LIBER	<input type="text"/>	PAGE	<input type="text"/>	REC DATE	<input type="text"/>
PREV OWN 17	<input type="text"/>	LIBER	<input type="text"/>	PAGE	<input type="text"/>	REC DATE	<input type="text"/>
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PREV OWN 19	<input type="text"/>	LIBER	<input type="text"/>	PAGE	<input type="text"/>	REC DATE	<input type="text"/>
PREV OWN 20	<input type="text"/>	LIBER	<input type="text"/>	PAGE	<input type="text"/>	REC DATE	<input type="text"/>

FOR COUNTY USE ONLY

C1. SWIS Code

112289

C2. Date Deed Recorded

03/16/15
Month Day Year

C3. Book

2015

C4. Page

101178



New York State Department of Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location

3861

NYS Route 281

* STREET NUMBER

* STREET NAME

Cortlandville

VILLAGE

13045

* CITY OR TOWN

* ZIP CODE

2. Buyer Name

UCK THREE, LLC

* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

3. Tax Billing Address

Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)

LAST NAME/COMPANY

FIRST NAME

STREET NUMBER AND NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels

OR

Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

5. Deed Property Size

* FRONT FEET

X

* DEPTH

OR

5.21

* ACRES

4B. Subdivision Approval was Required for Transfer

4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name

USED CAR KING, LLC

* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

*7. Select the description which most accurately describes the use of the property at the time of sale:

F. Commercial

Check the boxes below as they apply:

8. Ownership Type is Condominium

9. New Construction on a Vacant Land

10A. Property Located within an Agricultural District

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date

N/A

* 12. Date of Sale/Transfer

02-26-2015

*13. Full Sale Price

0.00

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

14. Indicate the value of personal property included in the sale

.00

15. Check one or more of these conditions as applicable to transfer:

- A. Sale Between Relatives or Former Relatives
- B. Sale between Related Companies or Partners in Business.
- C. One of the Buyers is also a Seller
- D. Buyer or Seller is Government Agency or Lending Institution
- E. Deed Type not Warranty or Bargain and Sale (Specify Below)
- F. Sale of Fractional or Less than Fee Interest (Specify Below)
- G. Significant Change in Property Between Taxable Status and Sale Dates
- H. Sale of Business is Included in Sale Price
- I. Other Unusual Factors Affecting Sale Price (Specify Below)
- J. None

Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 14

*17. Total Assessed Value 1,104,400

*18. Property Class 431

*19. School District Name Homer Central

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

86.17-01-11.100

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

[Signature]

Feb. 26, 2015

SELLER SIGNATURE

DATE

BUYER SIGNATURE

[Signature]

Feb. 26, 2015

BUYER SIGNATURE

DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Caputo

Todd J.

* LAST NAME

FIRST NAME

(315)

698-6808

* AREA CODE

* TELEPHONE NUMBER (Ex: 9999999)

8010

Brewerton Road

* STREET NUMBER

* STREET NAME

Cicero

NY

13039

* CITY OR TOWN

* STATE

* ZIP CODE

BUYER'S ATTORNEY

Hershdorfer

Victor

LAST NAME

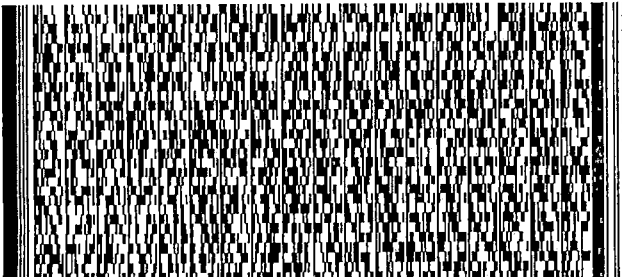
FIRST NAME

315

422-6154

AREA CODE

TELEPHONE NUMBER (Ex: 9999999)



2015-1178

86.17-01-11.1

WARRANTY DEED

THIS INDENTURE, made on February 26, 2015,

BETWEEN USED CAR KING, LLC, 7966 Indian Hill Road, Manlius, New York 13104, Grantor, and UCK THREE, LLC, 8010 Brewerton Road, Cicero, New York 13039, Grantee

WITNESSETH, that the Grantor, in consideration of One and 00/100ths (\$1.00) Dollar, paid by the Grantee, hereby grants and releases upon the Grantee, the heirs or successors and assigns of the Grantee forever,

ALL that tract or parcel of land, situate in the Town of Cortlandville, County of Cortland and State of New York, more particularly described on Schedule "A" attached hereto.

SUBJECT TO easements, restrictions and covenants of record, if any.

BEING THE SAME PREMISES conveyed to grantor herein from Harry Newcomb, William Newcomb and Robert Newcomb by warranty deed dated September 28, 2012 and recorded in the Cortland County Clerk's office on September 28, 2012 as Instrument 2012-05458.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever. AND the Grantor covenants as follows:

FIRST: The Grantee shall quietly enjoy the said premises;

SECOND: The Grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "Grantor" and "Grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

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

USED CAR KING, LLC

By: Todd J. Caputo member
Todd J. Caputo, Sole Member

State of New York]
County of Onondaga] ss.:

On February 26, 2015, before me, the undersigned, personally appeared Todd J. Caputo, 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.

[Signature]
Notary Public

VICTOR J. HERSHGORFER
Notary Public, State of New York
No. 34-8573553, Reg. Onondaga County
My Commission Expires June 30, 2018



CORTLAND COUNTY - STATE OF NEW YORK
ELIZABETH LARKIN, COUNTY CLERK
46 GREENBUSH ST, SUITE 105, CORTLAND, NEW YORK 13045

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



INSTRUMENT #: 2015-01178

Receipt#: 2015104896

Clerk: EL

Rec Date: 03/16/2015 09:20:15 AM

Doc Grp: RP

Descrip: DEED

Num Pgs: 3

Rec'd Frm: GREENE HERSHDORFER & SHARPE

Party1: USED CAR KING LLC

Party2: UCK THREE LLC

Town: CORTLANDVILLE

Recording:

Cover Page	5.00
Recording Fee	20.00
Per Page Fee	10.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 310.00

Transfer Tax
Transfer Tax 0.00

Sub Total: 0.00

Total: 310.00

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

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

Transfer Tax #: 996

Standard Transfer Tax

Consideration: 0.00

Total: 0.00

Record and Return To:

GREEN HERSHDORFER & SHARPE
ONE LINCOLN CENTER SUITE 330
SYRACUSE NY 13202
ATT PATRICIA MILLS

Elizabeth Larkin

Cortland County Clerk

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Cortlandville, County of Cortland and State of New York, being part of military lot 73 in said town, bounded and described as follows:

BEGINNING at a point marked by a found iron rod in the south line of Luker Road, said point being the northwest corner of the lands of parties of the first part; running thence S 65° 08' 23" E a distance of 85.69 feet to a point marked by a found iron rod with survey cap in the west highway boundary of N.Y.S. Route 281; running thence the following three (3) courses and distances along said westerly boundary of N.Y.S. Route 281, to wit: (1) S 24° 51' 37" W 49.21 feet to a point marked by a found iron rod with survey cap; (2) S 29° 36' 08" E 28.22 feet to a point marked by a found iron rod with survey cap; and (3) S 24° 36' 43" W 456.62 feet to a point marked by a set iron rod with survey cap; running thence S 73° 26' 24" W a distance of 147.85 feet to a point marked by a set iron rod with survey cap; running thence N 66° 21' 06" W a distance of 182.00 feet to a point marked by a found iron rod; running thence S 23° 16' 18" W a distance of 153.00 feet to point marked by a found iron rod; running thence S 73° 26' 24" W a distance of 184.81 feet to a point marked by a found iron rod; running thence N 00° 02' 16" E a distance of 246.43 feet to a point in the aforementioned south line of Luker Road, said point being located 1.2 feet south of a found iron rod; running thence N 56° 44' 00" E, along said south line of Luker Road, a distance of 795.37 feet to the point and place of beginning, containing 5.219 acres of land.

There is also conveyed herewith all the right, title and interest of the parties of the first part in and to the strip of land adjoining the above-described premises on the north, to the centerline of Luker Road, subject to the rights of the public therein for street or highway purposes.

Together with any and all rights of the parties of the first part to enforce certain restrictions and covenants relating to the use of adjoining lands as such rights are established in a deed from Charles Robert Buchanan and Harold W. Buchanan to George P. Armstrong and May R. Armstrong by deed dated July 26, 1966 and recorded in the Cortland County Clerk's Office on July 26, 1966 in Book 303 at Page 744, and subject to the terms of an Agreement and Partial Release of Deed Covenant entered into between Newcomb Motors, Inc., Harry Newcomb, William Newcomb and Robert Newcomb and John R. Congdon, individually and d/b/a Valley Motors, dated March 23, 1992 and recorded in the Cortland County Clerk's Office on March 27, 1992 in Book 532 of Deeds at Page 268.

This conveyance is made and accepted subject to the public utility easements of record.

The above-described premises are described on a survey map entitled "Lands of: Harry Newcomb, William Newcomb and Robert Newcomb", dated September 19, 2012, made by R. James Stockwin, P.L.S. 0490121, which map is being filed in the Cortland County Clerk's Office simultaneously with recording of this deed, and which map is incorporated herein by reference thereto.

Being a portion of the same premises conveyed by George P. Armstrong, as trustee of the George P. Armstrong Trust, to Harry Newcomb, William Newcomb and Robert Newcomb by deed dated August 28, 1986 and recorded in the Cortland County Clerk's office on August 28, 1986 in Book 433 of Deeds at Page 113.

NEW YORK STATE
DIVISION OF EQUALIZATION AND ASSESSMENT

112289 086.17-01-11.100

Used Car King LLC
8010 Brewerton Rd
Cicero, NY 13039

Property Location: Route 281

T/V-

LABEL CORRECTION AREA	SWIS	TAX MAP #	OWNER	PROP CLASS	LOC #	LOC	SCH DIS	LOT SIZE
-----------------------	------	-----------	-------	------------	-------	-----	---------	----------

AUDIT CONTROL SECTION

QUALITY CONTROL REVIEWER	DATE
--------------------------	------

REJECT CODE	ASSISTANCE CODE
-------------	-----------------

SIGNATURE BELOW DOES NOT MEAN CONTENTS VERIFIED,
ONLY THAT DATA WAS COLLECTED IN YOUR PRESENCE.

SIGNATURE _____ DATE _____

COLLECTOR	DATE (MMDDYY)	TIME	ACTIVITY	ENTRY	SOURCE
UM	04 93	:	L	5	4

SALES INFORMATION SECTION

DATE (MMDDYY)	SALE PRICE	TYPE	VALID

ALTERNATE NAME:

LAND BREAKDOWN SECTION

LAND TYPE	FRONT FEET	DEPTH	ACRES	SQUARE FEET	SOIL RTNG	WTR TYP	INF CDE	INFLU- ENCE %
01			4.00					
04			2.00		N			

AUDIT CONTROL CODES

ACTIVITY
N = NONE L = LISTED
M = MEASURED ONLY

ENTRY
1 = INTERIOR INSPECTION
2 = INTERIOR REFUSAL
3 = TOTAL REFUSAL
4 = ESTIMATE
5 = NO ENTRY

SOURCE
1 = OWNER 4 = OTHER
2 = RELATIVE 5 = NOAH
3 = TENANT 6 = ASSESSOR DATA

SALES INFORMATION CODES

SALE TYPE
1 = LAND ONLY
2 = BLDG. ONLY
3 = LAND & BLDG.

VALID
0 = INVALID SALE
1 = VALID SALE

NOTES:

Newcomb Motors

SWIS/SBL/CD

CARD NO. 01 OF 01

SITE INFORMATION SECTION

SITE NO.	01	PROP CLASS	431	USED AS	601
----------	----	------------	-----	---------	-----

NEIGHBORHOOD CODE

ZONING CODE

SEWER 1 NONE 2 PRIVATE 3 COMM/PUBLIC

WATER 1 NONE 2 PRIVATE 3 COMM/PUBLIC

UTILITIES 1 NONE 2 GAS 3 ELECTRIC 4 GAS & ELECTRIC

OVERALL DESIRABILITY 1 POOR 2 FAIR 3 NORMAL 4 GOOD 5 EXCEL

OVERALL CONDITION 1 POOR 2 FAIR 3 NORMAL 4 GOOD 5 EXCEL

OVERALL EFFECTIVE YEAR BUILT

1967

OVERALL GRADE A EXCEL B GOOD C AVERAGE D ECONOMY E MINIMUM

2
2
4
3
3
C

I&E SENT

/ /

I&E RECEIVED

/ /

LAND CODES

LAND TYPES		
01 PRIMARY	06 PASTURE	11 ORCHARD
02 SECONDARY	07 WOODLAND	12 REAR
03 UNDEVELOPED	08 WASTELAND	13 VINEYARD
04 RESIDUAL	09 MUCK	14 WETLAND
05 TILLABLE	10 WATERFRONT	15 LEASED LAND

SOIL RATING		
P POOR (05)	01 - 10	
N NORMAL (06)	01 - 10	
G GOOD (07)	01 - 04	
	(09) 01 - 04	
	(11) 01 - 10	
	(13) 01 - 10	

INFLUENCE CODE	
1 TOPOGRAPHY	
2 LOCATION	
3 SHAPE	
4 RESTRICTED USE	
5 VIEW	
6 WETNESS	7 OTHER

WATERFRONT TYPE

1 POND	3 LAKE	5 OCEAN
2 RIVER	4 CANAL	6 BAY

COMMERCIAL BUILDING SECTION

SWIS/SBL/CD

MAP #

BUILDING & SECTION	01 1	01 2
NO. IDENTICAL BLDGS.	1	1
MODEL	721	716
EFFECTIVE YEAR BUILT	1967	1967
CONSTRUCTION QUALITY	2.0	2.0
USER ADJUSTMENT		
CONDITION	3	3
PERIMETER	302	553
GROSS FLOOR AREA	5658	16,940
NO. STORIES	01	01
STORY HEIGHT	14	12
WALL A PERCENT		100
WALL B PERCENT	100	
WALL C PERCENT		
AIR COND. PERCENT	100	
SPRINKLER PERCENT		
ALARM PERCENT		
NO. ELEVATORS		
BASEMENT TYPE		
BASEMENT PERIMETER		
BASEMENT SQ. FT.		

Removed
Small
Garage
Back of Building
off Luker Rd.
Demo Complete

IMPROVEMENT SECTION

STRUC CD	MC	DIMENSION 1	DIMENSION 2	QUANTITY	GR	CD	YEAR BUILT
CP5	3	1000		1	D	2	1967

COMMERCIAL RENTABLE SECTION

USED AS	SQUARE FEET	UNIT	# UNITS	TOTAL RENT	TYP

APARTMENT SECTION

TOTAL	USED AS	SQUARE FEET	# APARTMENTS	TOTAL RENT	TYP
	A				
E&1B					
2BED					
3BED					

TYPE CODES
1 = ACTUAL
2 = ECONOMIC
3 = ACTUAL & ECONOMIC

UNIT CODES

- 02 APTS
- 03 ROOMS
- 04 SEATS
- 05 BEDS
- 06 STALLS
- 07 LANES
- 08 COURTS
- 09 SLIPS
- 10 BAYS
- 11 GALLONS
- 12 PADS
- 13 RUNS
- 14 HOLES
- 15 PLOTS
- 16 BARRELS
- 17 ACRES

I & E SUMMARY SECTION

RENT RESTRICTED 1=YES 2=NO

DOLLAR/PERCENT CODE 1=PERCENT 2=DOLLARS

POTENTIAL GROSS INCOME

VACANCY & CREDIT LOSS

ADDITIONAL INCOME

EFFECTIVE GROSS INCOME

TOTAL EXPENSES

NET OPERATING INCOME

IMPROVEMENT CODES

- MEASURE CODE
- 1 QUANTITY
 - 2 DIMENSIONS
 - 3 SQUARE FEET
 - 4 DOLLARS
- GRADE
- A EXCELLENT
 - B GOOD
 - C AVERAGE
 - D ECONOMY
 - E MINIMUM
- CONDITION
- 1 POOR
 - 2 FAIR
 - 3 NORMAL
 - 4 GOOD
 - 5 EXCELLENT

SWIS 112289

TAX MAP # 86.17-01-11.100

MUNICIPALITY Town of Cortlandville

CURRENT OWNER Used Car King LLC

LIBER 2012 PAGE 5458 REC DATE 9/28/2012 DEED TYPE W EAST 921204 NORTH 945228

FRONT DEPTH ACRES 5.21 SURVEY Map #2012-5450 filed 9/28/2012

NUMBER 3861 LOCATION ROUTE 281 SCHOOL 113001

REVDATE 10/11/2012 ADD CHANGE DELETE SALE PIN 086.017-0001-011.100/000

ASSESSOR NOTES

REAL PROPERTY NOTES appropriation #1068390-002 filed 12/17/07

Print This Record

SHUFFLE PREV OWN

Copy (Owner, Book, Page, Date) Paste (Owner, Book, Page, Date)

Search For: Current Owner Street

Filter Single Field

Dual Filter

PREV OWN 1	NEWCOMB HARRY & WILLIAM & ROBERT	LIBER	433	PAGE	113	REC DATE	8/28/1986
PREV OWN 2		LIBER		PAGE		REC DATE	
PREV OWN 3		LIBER		PAGE		REC DATE	
PREV OWN 4		LIBER		PAGE		REC DATE	
PREV OWN 5		LIBER		PAGE		REC DATE	
PREV OWN 6		LIBER		PAGE		REC DATE	
PREV OWN 7		LIBER		PAGE		REC DATE	
PREV OWN 8		LIBER		PAGE		REC DATE	
PREV OWN 9		LIBER		PAGE		REC DATE	
PREV OWN 10		LIBER		PAGE		REC DATE	
PREV OWN 11		LIBER		PAGE		REC DATE	
PREV OWN 12		LIBER		PAGE		REC DATE	
PREV OWN 13		LIBER		PAGE		REC DATE	
PREV OWN 14		LIBER		PAGE		REC DATE	
PREV OWN 15		LIBER		PAGE		REC DATE	
PREV OWN 16		LIBER		PAGE		REC DATE	
PREV OWN 17		LIBER		PAGE		REC DATE	
PREV OWN 18		LIBER		PAGE		REC DATE	
PREV OWN 19		LIBER		PAGE		REC DATE	
PREV OWN 20		LIBER		PAGE		REC DATE	

FOR COUNTY USE ONLY

C1. SWIS Code 112281
C2. Date Deed Recorded 9 28 12
C3. Book 2012 C4. Page 05458



New York State Department of
Taxation and Finance
Office of Real Property Tax Services
RP- 5217
Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 3861 NYS Route 281
CITY OR TOWN Cortlandville VILLAGE _____ ZIP CODE 13045

2. Buyer Name Used Car King LLC
LAST NAME / COMPANY _____ FIRST NAME _____
LAST NAME / COMPANY _____ FIRST NAME _____

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)
LAST NAME / COMPANY _____ FIRST NAME _____
STREET NUMBER AND STREET NAME _____ CITY OR TOWN _____ STATE _____ ZIP CODE _____

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel (Only if Part of a Parcel) Check as they apply:
5. Deed Property Size X FRONT FEET DEPTH OR 5.21 ACRES
4A. Planning Board with Subdivision Authority Exists
4B. Subdivision Approval was Required for Transfer
4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name Newcomb Harry
LAST NAME / COMPANY _____ FIRST NAME _____
Newcomb William
LAST NAME / COMPANY _____ FIRST NAME _____
Newcomb Robert
LAST NAME / COMPANY _____ FIRST NAME _____

7. Check the box below which most accurately describes the use of the property at the time of sale:
A One Family Residential E Agricultural I Community Service
B 2 or 3 Family Residential F Commercial J Industrial
C Residential Vacant Land G Apartment K Public Service
D Non-Residential Vacant Land H Entertainment / Amusement L Forest
Check the boxes below as they apply:
8. Ownership Type is Condominium
9. New Construction on Vacant Land
10A. Property Located within an Agricultural District
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date 9 16 12
12. Date of Sale / Transfer 9 28 12
13. Full Sale Price 1,700,000.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.
14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:
A Sale Between Relatives or Former Relatives
B Sale Between Related Companies or Partners in Business
C One of the Buyers is also a Seller
D Buyer or Seller is Government Agency or Lending Institution
E Deed Type not Warranty or Bargain and Sale (Specify Below)
F Sale of Fractional or Less than Fee Interest (Specify Below)
G Significant Change in Property Between Taxable Status and Sale Dates
H Sale of Business is Included in Sale Price
I Other Unusual Factors Affecting Sale Price (Specify Below)
J None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken 12 17. Total Assessed Value (of all parcels in transfer) 1,104,400
18. Property Class 4.3.1 19. School District Name Homer Central
20. Tax Map Identifier(s) / Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
86.17-01-11.100

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE _____ DATE _____
BUYER SIGNATURE _____ DATE 9/27/2012
BUYER'S ATTORNEY _____
LAST NAME _____ FIRST NAME _____
AREA CODE 315 TELEPHONE NUMBER 472-6154

BUYER CONTACT INFORMATION
(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)
LAST NAME CAPUTO FIRST NAME Todd
AREA CODE 315 TELEPHONE NUMBER 698-6808
STREET NUMBER 8010 STREET NAME ROSEWATER RD
CITY OR TOWN CORTLAND STATE NY ZIP CODE 13029

CITY/TOWN ASSESSOR COPY

FOR COUNTY USE ONLY

C1. SWIS Code: 110000

C2. Date Deed Recorded: 9/27/12
(Month Day Year)

C3. Book: 2110 C4. Page: 100



New York State Department of
Taxation and Finance
Office of Real Property Tax Services
RP-5217
Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location: 3861 NYS Route 281
STREET NUMBER STREET NAME

Cortlandville 13045
CITY OR TOWN VILLAGE ZIP CODE

2. Buyer Name: Used Car King LLC
LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address: Used Car King LLC
LAST NAME / COMPANY FIRST NAME

3861 NYS Route 281 Cortlandville NY 13045
STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed: 1 # of Parcels OR Part of a Parcel **(Only if Part of a Parcel) Check as they apply:**

5. Deed Property Size: 5.21 ACRES
FRONT FEET X DEPTH OR ACRES

4A. Planning Board with Subdivision Authority Exists
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name: Newcomb Harry
LAST NAME / COMPANY FIRST NAME

Newcomb William
LAST NAME / COMPANY FIRST NAME

7. Check the box below which most accurately describes the use of the property at the time of sale:

A <input type="checkbox"/> One Family Residential	E <input type="checkbox"/> Agricultural	I <input type="checkbox"/> Community Service
B <input type="checkbox"/> 2 or 3 Family Residential	F <input checked="" type="checkbox"/> Commercial	J <input type="checkbox"/> Industrial
C <input type="checkbox"/> Residential Vacant Land	G <input type="checkbox"/> Apartment	K <input type="checkbox"/> Public Service
D <input type="checkbox"/> Non-Residential Vacant Land	H <input type="checkbox"/> Entertainment / Amusement	L <input type="checkbox"/> Forest

Check the boxes below as they apply:

8. Ownership Type is Condominium
 9. New Construction on Vacant Land
 10A. Property Located within an Agricultural District
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date: 9/16/12
Month Day Year

12. Date of Sale / Transfer: 9/28/12
Month Day Year

13. Full Sale Price: 1,700,000.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale: 0.00

15. Check one or more of these conditions as applicable to transfer:

A Sale Between Relatives or Former Relatives
 B Sale Between Related Companies or Partners in Business
 C One of the Buyers is also a Seller
 D Buyer or Seller is Government Agency or Lending Institution
 E Deed Type not Warranty or Bargain and Sale (Specify Below)
 F Sale of Fractional or Less than Fee Interest (Specify Below)
 G Significant Change in Property Between Taxable Status and Sale Dates
 H Sale of Business is Included in Sale Price
 I Other Unusual Factors Affecting Sale Price (Specify Below)
 J None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken: 12 17. Total Assessed Value (of all parcels in transfer): 1,104,400

18. Property Class: 4.3.1 19. School District Name: Homer Central

20. Tax Map Identifier(s) / Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
86.17-01-11.100

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

[Signature] SELLER SIGNATURE
SELLER SIGNATURE DATE

[Signature] BUYER SIGNATURE
BUYER SIGNATURE DATE

[Signature] BUYER'S ATTORNEY
LAST NAME FIRST NAME

315 422 6154
AREA CODE TELEPHONE NUMBER

BUYER CONTACT INFORMATION
(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Caputo Todd
LAST NAME FIRST NAME

515 698-6808
AREA CODE TELEPHONE NUMBER

8010 Queenway Rd
STREET NUMBER STREET NAME

Cortland NY 13039
CITY OR TOWN STATE ZIP CODE

VILLAGE ASSESSOR COPY

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, made the 28th day of September, 2012, between

HARRY NEWCOMB, residing at 931 Walden Pone Lane, Cortland, New York 13045, **WILLIAM NEWCOMB**, residing at 324 Fire Lane 14, Auburn, New York 13021, and **ROBERT NEWCOMB**, residing at 4627 N.W. 58th Avenue, Coral Springs, Florida 33067, Party of the First Part, and

USED CAR KING LLC, a New York limited liability company having offices at 4552 Spruce Ridge Drive, Manlius, New York 13104, Party of the Second Part,

WITNESSETH, that the Party of the First Part, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by the Party of the Second Part, hereby grants and releases unto the Party of the Second Part, the heirs and assigns of the Party of the Second Part forever,

SEE ATTACHED SCHEDULE A

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 and assigns of the Party of the Second Part forever,

AND the Party of the First Part covenants as follows:

FIRST, that the Party of the Second Part shall quietly enjoy the said premises;


SECOND, that the Party of the First Part will forever warrant the title to said premises.

This deed is subject to the trust provisions of Section 13 of the Lien Law.


The words "Party of the First Part" and "Party of the Second Part" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the Party of the First Part has executed this deed the day and year first above written.


In Presence of:



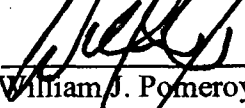
HARRY NEWCOMB



WILLIAM NEWCOMB



ROBERT NEWCOMB

By: 

 William J. Pomeroy, his attorney-in-fact

STATE OF NEW YORK)
 COUNTY OF CORTLAND) ss.:

On this 28th day of September 2012 before me, the undersigned, a notary public in and for said state, personally appeared **HARRY NEWCOMB**, 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 the instrument, the individual or the person upon whose behalf of which the individual acted, executed the instrument.

JENNIFER A. SHERMAN
 Notary Public, State of New York
 No. 01SH6158203
 Qualified in Cortland County
 Commission Expires December 18, 2014



 Notary Public



CORTLAND COUNTY – STATE OF NEW YORK
ELIZABETH LARKIN, COUNTY CLERK
46 GREENBUSH ST, SUITE 105, CORTLAND, NEW YORK 13045

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



RECEIPT NO. : 201264366

Clerk: SH
Instr #: 2012-05458
Rec Date: 09/28/2012 02:31:31 PM
Doc Grp: RP
Descrip: DEED
Num Pgs: 4
Rec'd Frm: POMEROY ARMSTRONG CASULLO &
MONTY LLP

Party1: NEWCOMB HARRY
Party2: USED CAR KING LLC
Town: CORTLANDVILLE

Recording:

Cover Page	5.00
Recording Fee	20.00
Per Page Fee	15.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 315.00

Commercial Transfer Tax
Transfer Tax 6800.00

Sub Total: 6800.00

Total: 7115.00

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

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

Transfer Tax# : 205

Consideration: 1700000.00
Transfer Tax: 6800.00

Record and Return To:

POMEROY ARMSTRONG CASULLO & MONTY LLP
BOX

Elizabeth Larkin
Cortland County Clerk

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Cortlandville, County of Cortland and State of New York, being part of military lot 73 in said town, bounded and described as follows:

BEGINNING at a point marked by a found iron rod in the south line of Luker Road, said point being the northwest corner of the lands of parties of the first part; running thence S 65° 08' 23" E a distance of 85.69 feet to a point marked by a found iron rod with survey cap in the west highway boundary of N.Y.S. Route 281; running thence the following three (3) courses and distances along said westerly boundary of N.Y.S. Route 281, to wit: (1) S 24° 51' 37" W 49.21 feet to a point marked by a found iron rod with survey cap; (2) S 29° 36' 08" E 28.22 feet to a point marked by a found iron rod with survey cap; and (3) S 24° 36' 43" W 456.62 feet to a point marked by a set iron rod with survey cap; running thence S 73° 26' 24" W a distance of 147.85 feet to a point marked by a set iron rod with survey cap; running thence N 66° 21' 06" W a distance of 182.00 feet to a point marked by a found iron rod; running thence S 23° 16' 18" W a distance of 153.00 feet to point marked by a found iron rod; running thence S 73° 26' 24" W a distance of 184.81 feet to a point marked by a found iron rod; running thence N 00° 02' 16" E a distance of 246.43 feet to a point in the aforementioned south line of Luker Road, said point being located 1.2 feet south of a found iron rod; running thence N 56° 44' 00" E, along said south line of Luker Road, a distance of 795.37 feet to the point and place of beginning, containing 5.219 acres of land.

There is also conveyed herewith all the right, title and interest of the parties of the first part in and to the strip of land adjoining the above-described premises on the north, to the centerline of Luker Road, subject to the rights of the public therein for street or highway purposes.

Together with any and all rights of the parties of the first part to enforce certain restrictions and covenants relating to the use of adjoining lands as such rights are established in a deed from Charles Robert Buchanan and Harold W. Buchanan to George P. Armstrong and May R. Armstrong by deed dated July 26, 1966 and recorded in the Cortland County Clerk's Office on July 26, 1966 in Book 303 at Page 744, and subject to the terms of an Agreement and Partial Release of Deed Covenant entered into between Newcomb Motors, Inc., Harry Newcomb, William Newcomb and Robert Newcomb and John R. Congdon, individually and d/b/a Valley Motors, dated March 23, 1992 and recorded in the Cortland County Clerk's Office on March 27, 1992 in Book 532 of Deeds at Page 268.

This conveyance is made and accepted subject to the public utility easements of record.

The above-described premises are described on a survey map entitled "Lands of: Harry Newcomb, William Newcomb and Robert Newcomb", dated September 19, 2012, made by R. James Stockwin, P.L.S. 0490121, which map is being filed in the Cortland County Clerk's Office simultaneously with recording of this deed, and which map is incorporated herein by reference thereto.

Being a portion of the same premises conveyed by George P. Armstrong, as trustee of the George P. Armstrong Trust, to Harry Newcomb, William Newcomb and Robert Newcomb by deed dated August 28, 1986 and recorded in the Cortland County Clerk's office on August 28, 1986 in Book 433 of Deeds at Page 113.

STATE OF NEW YORK)
COUNTY OF CORTLAND)ss.:

On this 28th day of September 2012 before me, the undersigned, a notary public in and for said state, personally appeared **WILLIAM NEWCOMB**, 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 the instrument, the individual or the person upon whose behalf of which the individual acted, executed the instrument.


Notary Public

JENNIFER A. SHERMAN
Notary Public, State of New York
No. 01SH6158203
Qualified in Cortland County
Commission Expires December 18, 2014

STATE OF NEW YORK)
COUNTY OF CORTLAND)ss.:

On this 28th day of September 2012 before me, the undersigned, a notary public in and for said state, personally appeared **WILLIAM J. POMEROY**, 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 the instrument, the individual or the person upon whose behalf of which the individual acted, executed the instrument.


Notary Public

JENNIFER A. SHERMAN
Notary Public, State of New York
No. 01SH6158203
Qualified in Cortland County
Commission Expires December 18, 2014



86.17-01-11.100 112289 Cortlandville Active R/S:1 School: Homer Central
 Used Car King LLC Roll Year: 2013 Next Yr Auto dealer Land AV: 416,000
 3861 Route 281 Land Size: 5.21 acres Total AV: 1,104,400

- Parcel 86.17-01-11.100
 - History
 - Assessment
 - Spec Dist(s)
 - Description
 - Owner(s)
 - Images
 - Gis
 - Site (1) Com
 - Land(s)
 - Imprvmt(s)
 - Bldg 1 Sec 1
 - Bldg 1 Sec 2
 - Com Use
 - Valuation
 - Sale09/28/12
 - Site (1) Com
 - Land(s)
 - Imprvmt(s)
 - Bldg 1 Sec
 - Bldg 1 Sec
 - Com Use
 - Valuation

Sale		Additional Sales Info /Attorney Info		Owner(s)	
Condition Codes: J		View Cond Codes			
Deed Date:	09/28/2012	Sale Type:	3 Land & Building		
Deed Book:	2012	Deed Type:	W Warranty		
Deed Page:	5458	Sales Status:	A Accumulated		
Contract Date:	09/06/2012	Corrections Data			
Sale Date:	09/28/2012	Verify:	[Dropdown]		
Date Last Phy Insp:	00/00/0000	Condition Code	<input type="checkbox"/>		
Full Sale Price:	1,700,000	Sale Date	<input type="checkbox"/>		
Personal Prop:		Sale Price or Personal Property	<input type="checkbox"/>		
Net Sale Price:	1,700,000	Rar Excluded:	Not Residential		
Valuation Usable:	<input checked="" type="checkbox"/>	Cod Excluded:	No		
No. Parcels:	1	Arms Length:	Yes		
Current Owner(s):		Sale Date:		Prior Owners:	
Used Car King LLC		09/28/2012		Last Name: First Name: MI: Jr, Sr, ect	
				Newcomb Harry	
				Newcomb William	

*Kepler Sale
10/24/12*

*Check zip code *
SIB 13039
O.K.*

2009
file change
2/19/09

SWIS TAX MAP # MUNICIPALITY

CURRENT OWNER

LIBER PAGE REC DATE DEED TYPE EAST NORTH

FRONT DEPTH ACRES 5.21 SURVEY

NUMBER LOCATION SCHOOL

REVDATE ADD CHANGE DELETE SALE PIN

ASSESSOR'S NOTES Change acres per recent map #2008/7457 filed 12/23/2008.

REAL PROPERTY NOTES appropriation #1068390-002 filed 12/17/07

Current Owner
 Street

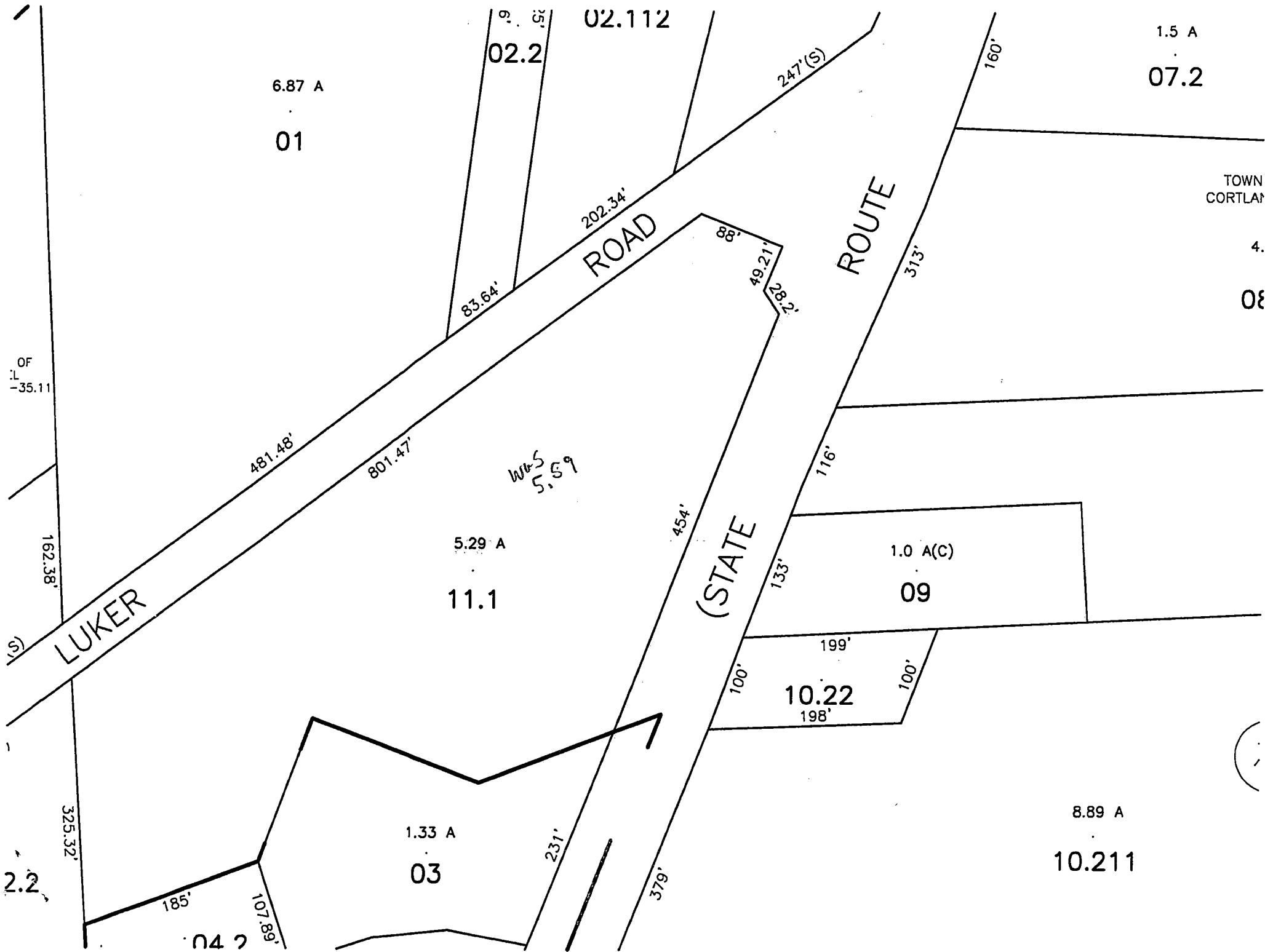
PREV OWN	LIBER	PAGE	REC DATE
PREV OWN 1			
PREV OWN 2			
PREV OWN 3			
PREV OWN 4			
PREV OWN 5			
PREV OWN 6			
PREV OWN 7			
PREV OWN 8			
PREV OWN 9			
PREV OWN 10			
PREV OWN 11			
PREV OWN 12			
PREV OWN 13			
PREV OWN 14			
PREV OWN 15			
PREV OWN 16			
PREV OWN 17			
PREV OWN 18			
PREV OWN 19			
PREV OWN 20			

Keyed
change
3/5/09

CORTLAND COUNTY TAX MAP DEPARTMENT

NOTICE OF TAX MAP REVISION

MUNICIPALITY:	CORTLANDVILLE
TAX MAP NUMBER:	86.17-01-11.100
DEED REFERENCE:	1068390-002
GRANTOR:	HARRY, WILLIAM & ROBERT NEWCOMB
GRANTEE:	STATE OF NEW YORK
TYPE OF CHANGE:	APPROPRIATION
DATE OF CHANGE:	1/4/08
CHANGED BY:	TLC
EXPLANATION:	STATE APPROPRIATED LAND FOR ROAD PURPOSES. DIMENSIONS OF PARCEL WERE ADJUSTED.



OF
L
-35.11

162.38'

325.32'

2.2

(S) LUKER

04 2

6.87 A

01

02.2

02.112

1.5 A
07.2

TOWN
CORTLAND

4.

08

83.64'

ROAD

202.34'

247'(S)

160'

481.48'

801.47'

W/S
5.59

5.29 A

11.1

ROUTE

313'

88'

49.21'

28.2'

116'

1.0 A(C)

09

454'

(STATE)

133'

199'

10.22

198'

100'

8.89 A

10.211

185'

107.89'

1.33 A

03

231'

379'

TOWN OF CORTLANDVILLE BUILDING PERMIT

Fee Paid \$31⁰⁰ Occ. Class _____ Permit No. 08-122
 Fire Hazard _____ Tax Map No. 86.17-01-11.000

Name of Applicant Sun Auto Warehouse of Cortland Phone No. 315 289-7979
 Address 3870 West Rd. Cortland (Todd Caputo)
13045
 e-mail address (applicant) Todd.Caputo@usedearking.com

Name of Property Owner Harry Newcomb Phone No. 607 756-6339
 e-mail address (owner) _____

Contractor MARTIN ANTHONY - Your Name In Lights SIGNS Phone No. 315-652-0125
 e-mail address (contractor) yourname@signs.com Cortlandville Town Clerk _____
@AOC.COM

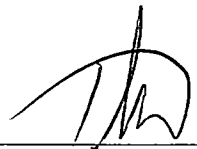
Address for which Permit is Requested 3870 West Rd Cortland NY Zoning District B-3
13045

Size of Lot _____ Setbacks: Front _____ Rear _____ Left Side _____ Right Side _____
 Existing Use VACANT Proposed Use GROUND SIGN Size of Building _____
 Sewage Disposal _____ Water Supply _____ Est. Cost _____

Date Health Dept. Approval N/A Sq. Ft. Livable Area _____

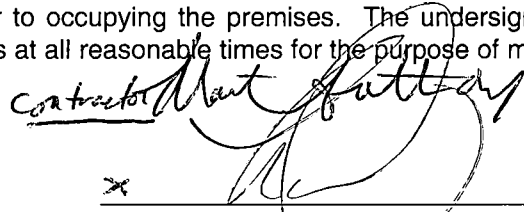
Submit drawing showing location of building on lot in relation to property lines. A set of Building Plans detailing: foundation, framing, grade & species of lumber, Energy Code compliance, sheathing, interior walls, stairs, windows, and any other information that may be necessary to determine compliance with the N.Y.S. Building Code.

All Statements contained herein are true and the work shall be performed in the manner set forth in this application in accordance with all codes of the State of New York, and all laws, ordinances, codes and regulations of the TOWN OF CORTLANDVILLE, NEW YORK. The Code Enforcement Officer shall be notified immediately in the event of changes occurring during construction. Certificate of Occupancy is required prior to occupying the premises. The undersigned grants the Town Building Inspector permission to enter upon the premises at all reasonable times for the purpose of making necessary inspections.

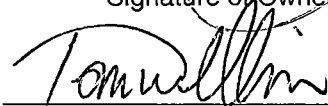
 _____ Permit APPROVED

_____ Permit DISAPPROVED

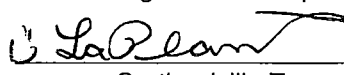
Date: 11/7/08
 Expiration Date: 11/7/09



 Signature of Owner



 Signature of Inspector



 Cortlandville Town Clerk
 ce #1620
 CCX
 11/7/08

COPY

CERTIFICATE OF COMPLIANCE

Town of Cortlandville CORTLAND COUNTY, NEW YORK

Having complied with the provisions of the Zoning Ordinance of the Town of Cortlandville and/or the *Building Code of the State of New York*

as per application of, SUN ARCO WAREHOUSE OF CORTLAND
(Name of Owner)

3870 WEST RD. CORTLAND N.Y.
(Address)

is hereby granted this Certificate of Compliance. / FREESTANDING SIGN

Occupancy Classification —

Tax Map# 86.17-01-11.000

Type of Construction —

Building Permit # 08-122

Sprinkler System NONE

Issued on 11/7/08

Assembly Occupancy Load N.A.

By Order of Tom Williams

Code Enforcement Officer

Date 2/6/09



YOUR
CHOICE IN LIGHTS
SIGNS

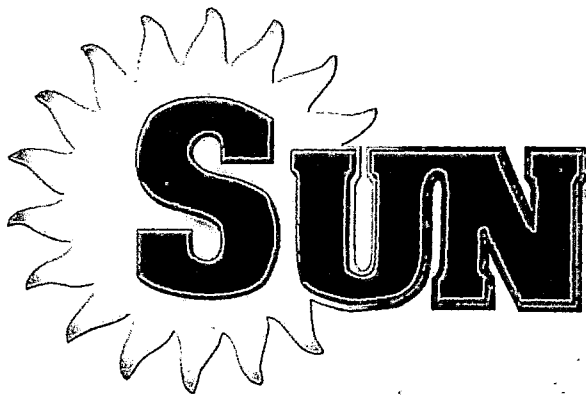
Tel. (315) 652-0125

Fax. (315) 652-2891

MARTIN ANTHONY
3701 Pendulum Path
Baldwinsville, NY 13027

- Manufacture
- Install
- Repair

12' L



Auto Warehouse

www.usedcarking.com

18"

97"

OVER-ALL
HEIGHT

20'

OCT. 28 '08

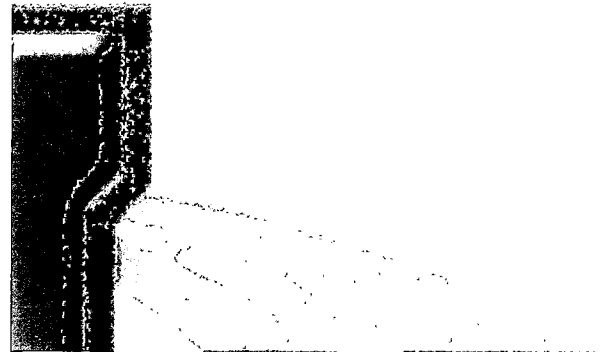
MARTIN A.

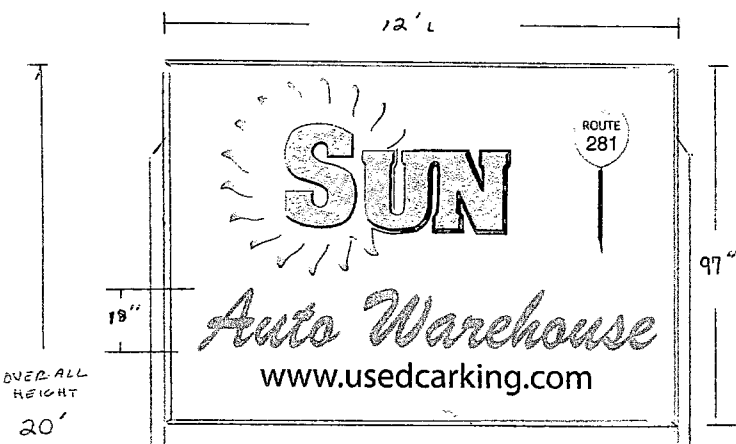
YNIL SIGNS

652-0125

ROUTE

281





3/4" BASE PLATES

STEEL
5" SQ tube

OCT. 28' 08"

MARTIN A. YNIL SIGNS
652-0125

* PER HOLE

(4) "J" bolts 36"
3/4" diameter

4000 lbs. per ^{sq} in. PSI
w/ FIBER MESH
concrete poured
3' x 3' x 4'

NYS WCB WCDB100/101 100 Broadway Menands ALBANY 12241 (866) 750-5157 Fax# (518) 473-9166	NYS WCB WCDB100/101 State Office Building 44 Hawley Street BINGHAMTON 13901 (866) 802-3604 Fax# (607) 721-8464	NYS WCB WCDB100/101 111 Livingston St. 22nd Floor BROOKLYN 11201 (800) 877-1373 Fax# (718) 802-6642	NYS WCB WCDB100/101 107 Delaware Ave. BUFFALO 14202 (866) 211-0645 Fax# (716) 842-2155	NYS WCB WCDB100/101 220 Rabro Drive Suite 100 HAUPPAUGE 11788 (866) 681-5354 Fax# (631) 952-7966	NYS WCB WCDB100/101 175 Fulton Ave. HEMPSTEAD 11550 (866) 805-3630 Fax# (516) 560-7807	NYS WCB WCDB100/101 215 W. 125th St. 3rd Floor NEW YORK 10027 (800) 877-1373 Fax# (212) 316-9183	NYS WCB WCDB100/101 41 North Division St. PEEKSKILL 10566 (866) 746-0552 Fax# (914) 788-5793	NYS WCB WCDB100/101 166-48 91st Ave. 3rd Floor QUEENS 11432 (800) 877-1373 Fax# (718) 291-7248	NYS WCB WCDB100/101 130 Main St. ROCHESTER 14614 (866) 211-0644 Fax# (585) 238-8341	NYS WCB WCDB100/101 935 James St. SYRACUSE 13203 (866) 802-3730 Fax# (315) 423-2938
---	---	---	---	--	---	--	---	--	---	---

Affidavit For New York Entities And Any Out Of State Entities With No Employees, That New York State Workers' Compensation And/Or Disability Benefits Insurance Coverage Is Not Required
(Incomplete forms will be returned, UNSTAMPED - Please contact an attorney if you have any questions regarding this form.)

Because this is a sworn affidavit, employees of the Workers' Compensation Board cannot assist applicants in answering questions about this form.

****This form cannot be used to waive the workers' compensation rights or obligations of any party.****

The applicant may use this Affidavit **ONLY** to show a government entity that New York State specific workers' compensation and/or disability benefits insurance is not required. The applicant may **NOT** use this form to show either other businesses or those business' insurance carriers that such insurance is not required.

Applicant must either fax or mail this completed form to the closest New York State Workers' Compensation Board office at the fax number or address listed on the top of this form.

Incomplete forms will be returned, UNSTAMPED.

Please note: This statement must FIRST be notarized and THEN sent to be stamped as received by the New York State Workers' Compensation Board. This affidavit will not be accepted by government officials one year after the date stamped as received by the Workers' Compensation Board.

UPON RECEIPT OF A FULLY COMPLETED WC/DB-100 FORM, the Workers' Compensation Board will stamp this form as received and return it to you by either mail or fax within 5 business days. Please provide a copy (or the original, if required by the government entity) of this stamped form to the government entity from which you are requesting a permit, license or contract.

In the Application of (Business Name and Address)

Your Name In Lights SIGNS
3701 Pendulum Path
Baldwinsville, N.Y. 13027

for a _____ permit/license/contract

State of NEW YORK ss.:
County of ONDONAGA

▶ 1 MARTIN ANTHONY (applicant's name) being duly sworn, deposes and says:

1a) I am the Owner (position) with the above-named business, a/an SIGNAGE (nature of business—IE. Building contractor, occupational therapist, food cart vendor, etc). The telephone number of the business is (315) 652-0125. The Federal Employer Identification Number of the business (or the Social Security Number of the business owner) is 111-58-2383. The New York State Unemployment Insurance Employer Registration Number (if any) of the business is _____. I affirm that due to my position with the above-named business I have the knowledge, information and authority to make this affidavit.

2. My personal address is 3701 Pendulum Path and my home telephone number is (315) 652-2891.

3. That the above named business is applying for a SIGN (type of permit) license/contract applying for) from _____ (governmental entity issuing the permit/ license/contract).

3a) {Optional -- Location of where work will be performed in New York State from NOV. 10 to JAN. 10 (dates necessary to complete work associated with permit/license/contract). The estimated dollar amount of project is 11,000.00 }

4. That the above named business is certifying that it is **NOT REQUIRED TO OBTAIN NEW YORK STATE SPECIFIC WORKERS' COMPENSATION INSURANCE COVERAGE** for the following reason (to be eligible for exemption, applicant must be able to truthfully check ONE of the boxes from 4a. through 4h.):

- 4b.) the business is a LLC, LLP, PLLC, PLLP or a RLLP; OR is a partnership under the laws of New York State and is not a corporation. Other than the partners or members, there are no employees, day labor, leased employees, borrowed employees, part-time employees, unpaid volunteers (including family members) or subcontractors. (Must attach separate sheet with a list of all the partners/members names and also with the signatures of all the partners/members – Limited Partnerships must ONLY list General Partners.)
- 4c.) the business is a one person owned corporation, with that individual owning all of the stock and holding all offices of the corporation. Other than the corporate owner, there are no employees, day labor, leased employees, borrowed employees, part-time employees, unpaid volunteers (including family members) or subcontractors.
- 4d.) the business is a two person owned corporation, with those individuals owning all of the stock and holding all offices of the corporation (each individual must own at least one share of stock). Other than the corporate owners, there are no employees, day labor, leased employees, borrowed employees, part-time employees, unpaid volunteers (including family members) or subcontractors. (Must attach separate sheet with a list of the names of both owners, and also with both owners' signatures.)
- 4e.) the applicant is a nonprofit entity (under IRS rules). With the exception of clergy or teachers, the nonprofit has no compensated individuals providing any services including subcontractors.
- 4f.) the business is a farm with less than \$1,200 in payroll the preceding calendar year.
- 4g.) the applicant is a homeowner serving as the general contractor for his/her primary/secondary personal residence. The homeowner has no employees, day labor, leased employees, borrowed employees, part-time employees or subcontractors.
- 4h.) other than the business owner(s) and individuals obtained from a registered temporary service agency, there are no employees, day labor, leased employees, borrowed employees, part-time employees, unpaid volunteers (including family members) or subcontractors. Other than the business owner(s), all individuals providing services to the business are obtained from a registered temporary service agency and that agency has covered these individuals for New York State workers' compensation insurance. In addition, the business is owned by one individual or is a partnership under the laws of New York State and is not a corporation; or is a one or two person owned corporation, with those individuals owning all of the stock and holding all offices of the corporation.
- 4i.) the out-of-state entity has no NYS employees and/or NYS subcontractors AND ALL work related to the permit, license or contract is done outside of NYS; OR ALL employees are direct employees of a government entity outside of New York (Applicant **MUST** attach a certificate of insurance from its foreign or other State's workers' compensation insurance policy to this Affidavit).

5. That the above named business is certifying that it is **NOT REQUIRED TO OBTAIN NEW YORK STATE DISABILITY BENEFITS INSURANCE COVERAGE** for the following reason (to be eligible for exemption, applicant must be able to truthfully check **ONE** of the boxes from 5a. through 5f.):

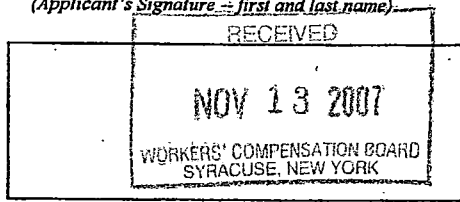
- 5a.) the business is owned by one individual or is a partnership under the laws of New York State and is not a corporation; or is a one or two person owned corporation, with those individuals owning all of the stock and holding all offices of the corporation or is a business with no NYS location. In addition, the business does not require disability benefits coverage at this time since it has not employed one or more individuals on at least 30 days in any calendar year in New York State. (Independent contractors are not considered to be employees under the Disability Benefits Law.)
- 5b.) the applicant is a political subdivision that is legally exempt from providing statutory disability benefits coverage.
- 5c.) the applicant is a nonprofit with NO compensated individuals providing services; or is a religious, charitable or educational nonprofit with no compensated individuals providing services except for executive officers, clergy, sextons, teachers or professionals.
- 5d.) the business is a farm and all employees are farm laborers.
- 5e.) the applicant is a homeowner serving as the general contractor for his/her primary/secondary personal residence. The homeowner has not employed one or more individuals on at least 30 days in any calendar year in New York State. (Independent contractors are not considered to be employees under the Disability Benefits Law.)
- 5f.) other than the business owner(s) and individuals obtained from the temporary service agency, there are no other employees. Other than the business owner(s), all individuals providing services to the business are obtained from a registered temporary service agency and that agency has covered these individuals for New York State disability benefits insurance. In addition, the business is owned by one individual or is a partnership under the laws of New York State and is not a corporation; or is a one or two person owned corporation, with those individuals owning all of the stock and holding all offices of the corporation.

6. By signing my name below, I hereby affirm that the statements made herein are true, that I have not made any materially false statements and I make this affidavit under the penalties of perjury. I further affirm that I understand that any false statement, representation or concealment will subject me to felony criminal prosecution, including jail and civil liability in accordance with the Workers' Compensation Law and all other New York State laws. I also hereby affirm that if circumstances change so that workers' compensation insurance and/or disability benefits coverage is required, the above-named business will immediately acquire appropriate New York State specific workers' compensation insurance and/or disability benefits coverage and also immediately furnish proof of that coverage on forms approved by the Chair of the Workers' Compensation Board to the government entity listed in item 3 on the front of this form

Mark W. Bellaire
 (Applicant's Signature - first and last name)

Sworn to before me this 8
 Day of November, 2007
Dianna M. Bellaire

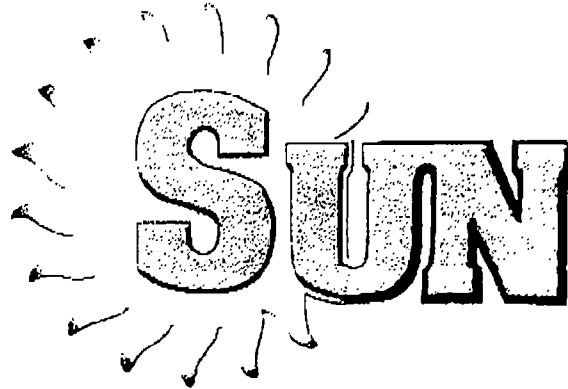
Notary Public
 DIANNA M. BELLAIRE
 Notary Public, State Of New York
 Qualified In Cortland County
 Commission Expires 4/12/2011



NYS Workers' Compensation Board Received Stamp

6023098

12' 4"



Auto Warehouse

www.usedcarking.com

97"

18"

OVER-ALL
HEIGHT
20'

TOWN OF CORTLANDVILLE
CODE OFFICE
document received
date: 10/29/08 by: [Signature]

OCT. 28 '08

MARTIN A.

YNIL SIGNS
652-0125



Tel. (315) 652-0125

Fax. (315) 652-2881

MARTIN ANTHONY
3701 Pendulum Path
Baldwinsville, NY 13027

- Manufacture
- Install
- Repair

Date: OCT. 29 08

To: Bruce Weber code officer
Tom Williams
Cortlandville FAX 607-758-7922

From: MARTY

Regarding: SUN Auto free standing

Sign 96 sq ft. REDUCED SIZE

RECENTLY PROPOSED SEE ATTACHED PG.

Pages: 2 (including Cover)

Fax Sheet



* PLASTIC LETTERS SUN Logo w/
Auto warehouse
* See next pg.



34" ht.
wall space

SUBARU

SIGN
ARREST

15' Set
BACK

PROPERTY
LINE

10/12 OCT 05
12

TOWN OF CORTLANDVILLE BUILDING PERMIT

AS per w-fc
Demo complete 1-26-09
Permit No. D-08-04
Tax Map No. 86.17-01-11.100

Fee Paid \$60.00

Occ. Class _____
Fire Hazard _____

Name of Applicant: Shary Newcomb Phone No. 756-6339
Address: 931 Walden Pond Lane
e-mail address (applicant) _____

Name of Property Owner: Shary/William Robert Newcomb Phone No. _____
e-mail address (owner) _____

Contractor _____ Phone No. _____
e-mail address (contractor) _____ Cortlandville Town Clerk _____

Address for which Permit is Requested: West Road Rte 281 Zoning District _____
Cortland

Size of Lot _____ Setbacks: Front _____ Rear _____ Left Side _____ Right Side _____
Existing Use: Storage Proposed Use: Demolition Size of Building _____
Sewage Disposal: N/A Water Supply: N/A Est. Cost: N/A

Date Health Dept. Approval: N/A Sq. Ft. Livable Area _____

Submit drawing showing location of building on lot in relation to property lines. A set of Building Plans detailing: foundation, framing, grade & species of lumber, Energy Code compliance, sheathing, interior walls, stairs, windows, and any other information that may be necessary to determine compliance with the N.Y.S. Building Code.

All Statements contained herein are true and the work shall be performed in the manner set forth in this application in accordance with all codes of the State of New York, and all laws, ordinances, codes and regulations of the TOWN OF CORTLANDVILLE, NEW YORK. The Code Enforcement Officer shall be notified immediately in the event of changes occurring during construction. Certificate of Occupancy is required prior to occupying the premises. The undersigned grants the Town Building Inspector permission to enter upon the premises at all reasonable times for the purpose of making necessary inspections.

[Signature] Permit APPROVED

Permit DISAPPROVED

Date: 8/13/08
Expiration Date: 8/13/09

[Signature]
Signature of Owner
[Signature]
Signature of Inspector
Karen Z Snyder (KRP)
Cortlandville Town Clerk

ck#576 \$60.00
pd 8/13/08
(KRP)

COPY

CERTIFICATE OF COMPLIANCE

Town of Cortlandville CORTLAND COUNTY, NEW YORK

Having complied with the provisions of the Zoning Ordinance of the Town of Cortlandville and/or the *Building Code of the State of New York*

as per application of HARRY NEWCOMB
(Name of Owner)

RT 281 WEST ROAD CORTLAND N.Y.
(Address)

is hereby granted this Certificate of Compliance. DEMOLITION - GARAGE

Occupancy Classification S-1

Tax Map# 86.17-01-11-100

Type of Construction II-B

Building Permit # D-08-04

Sprinkler System NONE

Issued on 8/13/08

Assembly Occupancy Load N/A

By Order of Tommy Mimi Code Enforcement Officer

Date 1/5/09

SWIS 112289

TAX MAP # 86.17-01-11.100

MUNICIPALITY Town of Cortlandville

CURRENT OWNER NEWCOMB HARRY & WILLIAM & ROBERT

LIBER 433 PAGE 113 REC DATE 8/28/1986 DEED TYPE EAST 921204 NORTH 945228

FRONT DEPTH ACRES 5.29 SURVEY

NUMBER 3861 LOCATION ROUTE 281 SCHOOL 113001

REVDATE 1/4/2008 ADD CHANGE DELETE SALE PIN 086.017-0001-011.100/0000

ASSESSOR NOTES changed acres

REAL PROPERTY NOTES appropriation #1068390-002 filed 12/17/07

2008 Parcel
Chgd
1/18/07

Print This Record

SHUFFLE PREV OWN

Copy (Owner, Book, Page, Date)
Paste (Owner, Book, Page, Date)

Search For: Current Owner Street

Filter Single Field

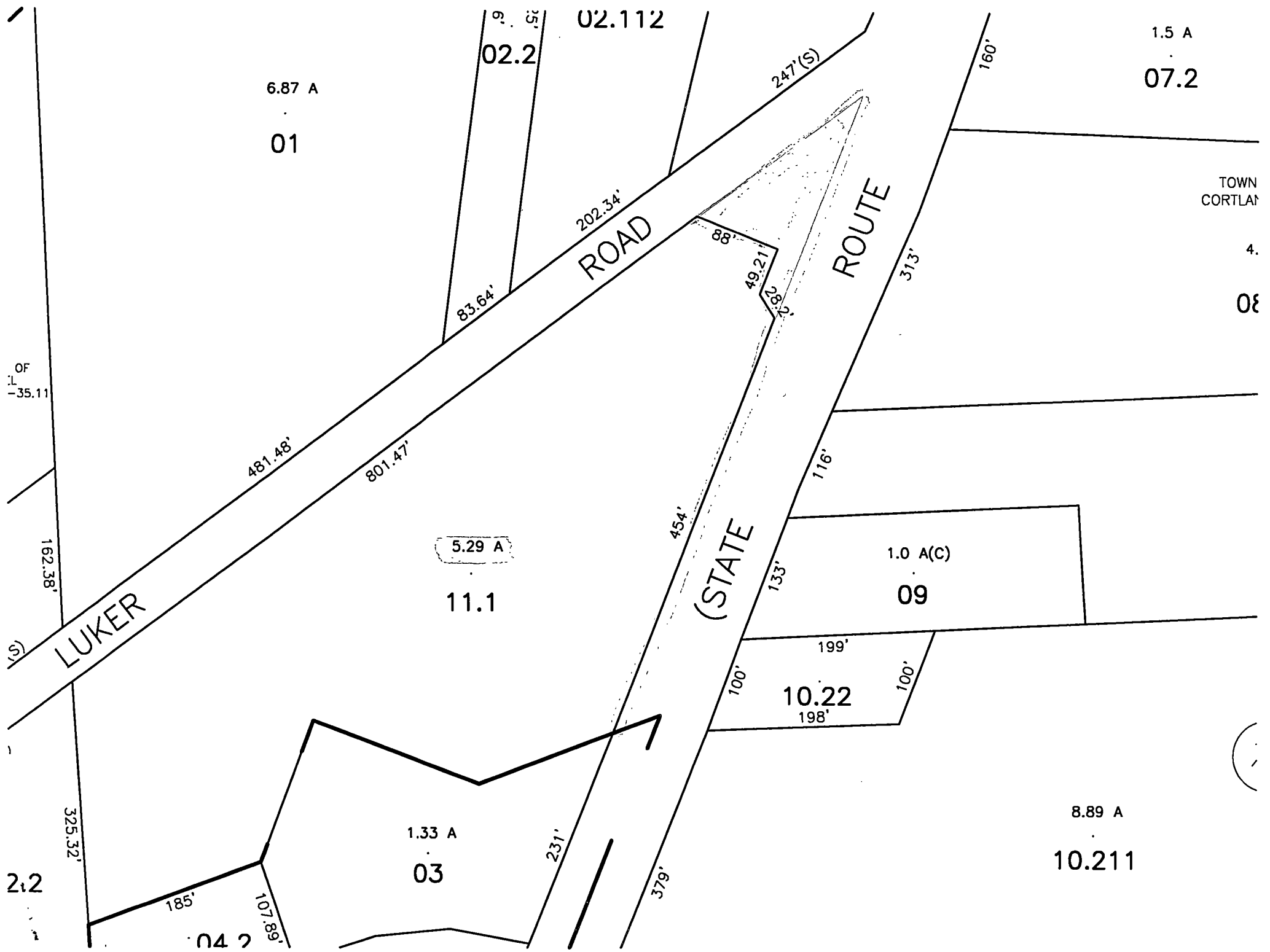
Dual Filter

PREV OWN 1		LIBER		PAGE		REC DATE	
PREV OWN 2		LIBER		PAGE		REC DATE	
PREV OWN 3		LIBER		PAGE		REC DATE	
PREV OWN 4		LIBER		PAGE		REC DATE	
PREV OWN 5		LIBER		PAGE		REC DATE	
PREV OWN 6		LIBER		PAGE		REC DATE	
PREV OWN 7		LIBER		PAGE		REC DATE	
PREV OWN 8		LIBER		PAGE		REC DATE	
PREV OWN 9		LIBER		PAGE		REC DATE	
PREV OWN 10		LIBER		PAGE		REC DATE	
PREV OWN 11		LIBER		PAGE		REC DATE	
PREV OWN 12		LIBER		PAGE		REC DATE	
PREV OWN 13		LIBER		PAGE		REC DATE	
PREV OWN 14		LIBER		PAGE		REC DATE	
PREV OWN 15		LIBER		PAGE		REC DATE	
PREV OWN 16		LIBER		PAGE		REC DATE	
PREV OWN 17		LIBER		PAGE		REC DATE	
PREV OWN 18		LIBER		PAGE		REC DATE	
PREV OWN 19		LIBER		PAGE		REC DATE	
PREV OWN 20		LIBER		PAGE		REC DATE	

CORTLAND COUNTY TAX MAP DEPARTMENT

NOTICE OF TAX MAP REVISION

MUNICIPALITY:	CORTLANDVILLE
TAX MAP NUMBER:	86.17-01-11.100
DEED REFERENCE:	1068390-002
GRANTOR:	HARRY, WILLIAM & ROBERT NEWCOMB
GRANTEE:	STATE OF NEW YORK
TYPE OF CHANGE:	APPROPRIATION
DATE OF CHANGE:	1/4/08
CHANGED BY:	TLC
EXPLANATION:	STATE APPROPRIATED LAND FOR ROAD PURPOSES. DIMENSIONS OF PARCEL WERE ADJUSTED.



OF
L
-35.11

162.38'

(S)

2.2

2

325.32'

185'

04 2

107.89'

6.87 A

01

1.33 A

03

5.29 A

11.1

02.112

02.2

83.64'

231'

202.34'

ROAD

379'

(STATE)

454'

88'

49.21'

100'

10.22

198'

133'

116'

1.0 A(C)

09

116'

199'

100'

ROUTE

313'

160'

1.5 A

07.2

8.89 A

10.211

TOWN
CORTLAN

4.

08



Elizabeth Larkin
CORTLAND COUNTY CLERK

46 Greenbush Street, Suite 101
Cortland, NY 13045-3702

(607) 753-5021
Fax: (607) 753-5378

Instrument Number
1068390-002

No. of Pages:

Delivered By: NYS DEPT OF TRANSPORTATIO

Receipt No. 1068390

Return To:

DATE: 12/17/2007

Time: 03:30 PM

Civilite
86.17-01-11.1

Document Type: APPROPRIATION

Parties To Transaction: NEWCOMB & DOT

Deed Information

Consideration: \$0.00

Transfer Tax: \$0.00

RETT No: 00876

State of New York
Cortland County Clerk

Mortgage Information

Mortgage Amount:

Basic Mtge. Tax:

Special Mtge. Tax:

Additional Mtge. Tax:

Mortgage Serial No.:

This sheet constitutes the Clerk endorsement required by Section 316-A(5) & Section 319 of the Real Property Law of the State of New York. DO NOT DETACH

Elizabeth Larkin

Cortland County Clerk



1068390-002

86.17-01-11.1 41121

APPROPRIATION OF PROPERTY BY THE PEOPLE OF THE STATE OF NEW YORK

PROJECT: South Cortland - Homer, S.H. 8522

PIN 302808202
PROCEEDING 12873

COUNTY: Cortland
TOWN: Cortlandville
MILITARY LOT NO. 73

MAP NO(S): 98
PARCEL NO(S): 112

NOTICE OF APPROPRIATION

Pursuant to the statute set forth in the above maps

To:

1. Harry Newcomb; 931 Walden Pond Lane, Cortland, NY 13045
2. William Newcomb,; 931 Walden Pond Lane, Cortland, NY 13045
3. Robert Newcomb; 931 Walden Pond Lane, Cortland, NY 13045
4. Cortland Ford, Inc.; 3870 West Road, P.O. Box 5070, Cortland, NY 13045
5. Alliance Bank, National Association ; 120 Madison Street, 18th Floor, Syracuse, NY 13202
6. Verizon New York Inc.; Attn. Tim Burnett, 1st Floor, 101 Garfield Avenue, Endicott, NY 13760
7. New York State Electric & Gas Corporation; ATTN: Cynthia Oliver, Manager, Property Management, P.O. Box 5224, Binghamton, NY 13902-5224
8. Time Warner Entertainment-Advance/Newhouse Partnership; Executive Offices, 5015 Campuswood Drive, East Syracuse, NY 13057
9. Town of Cortlandville; 3577 Terrace Road, Cortland, NY 13045

TAKE NOTICE that on the 4th day of December, 2007, there was filed in the office of the Department of Transportation the original tracing, or a microfilm or computer digitized copy, of each of the above designated maps of property; and that on the 17th day of December, 2007, there was filed in the office of the clerk of the county in which such property is situated, a certified copy of each of such maps.

TAKE FURTHER NOTICE that title to the property, easements, interests or rights set forth in said maps vested in The People of the State of New York upon such filing in the office of said county clerk.

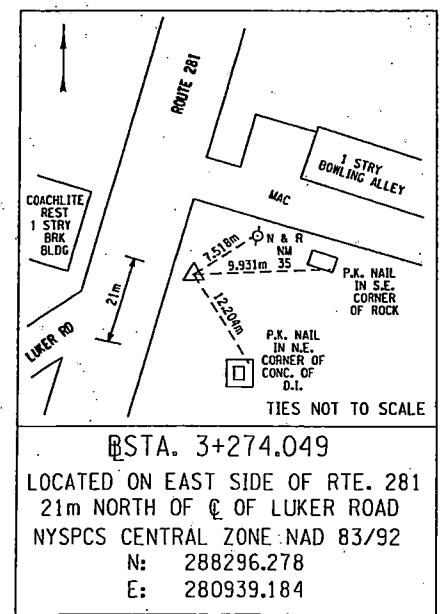
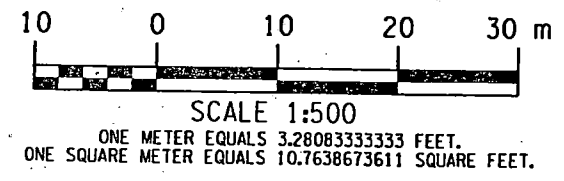
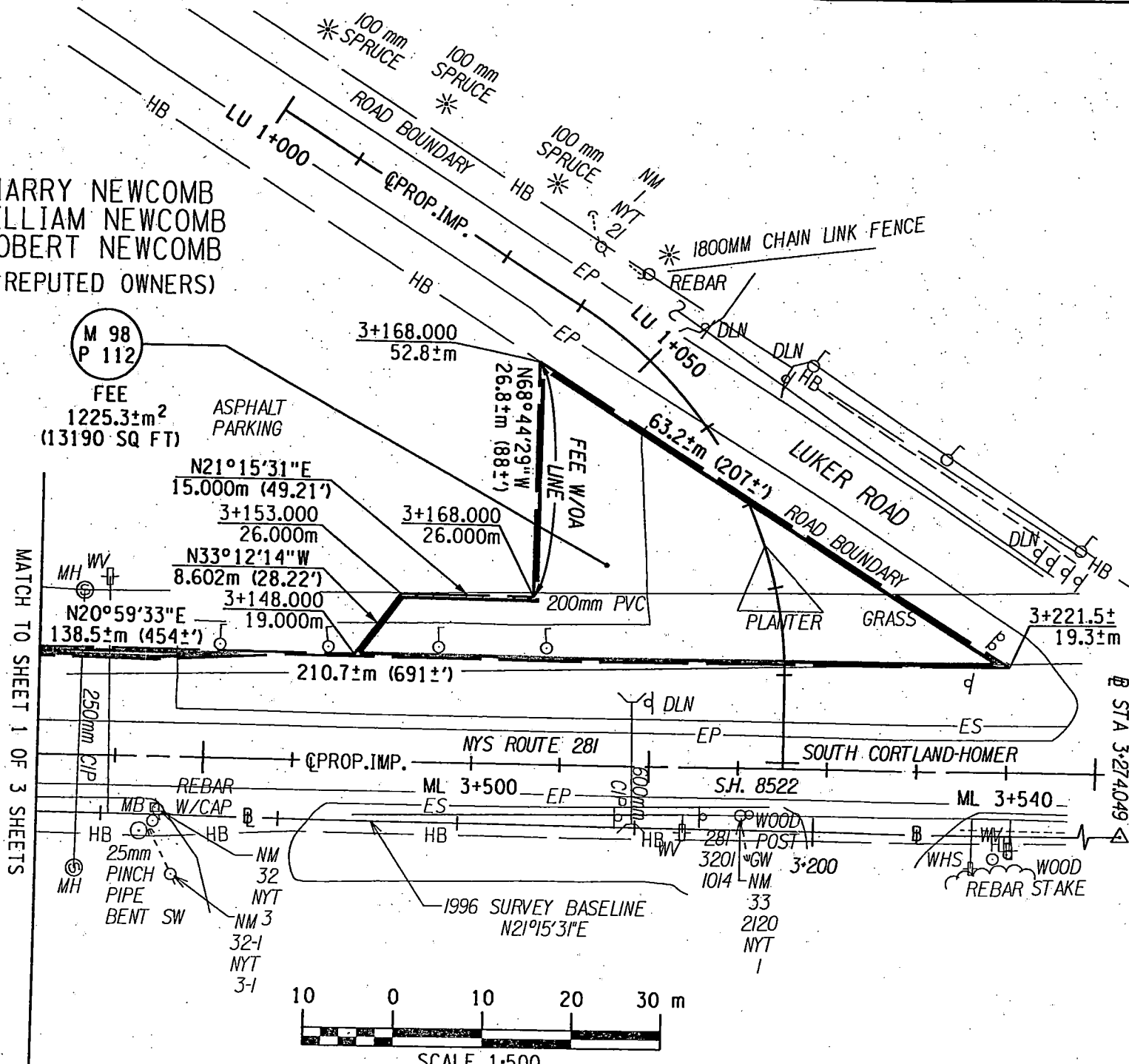
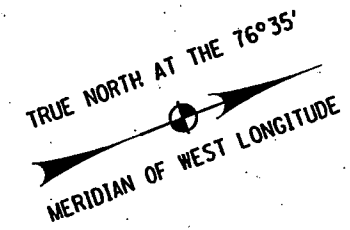
**COMMISSIONER OF TRANSPORTATION
OF THE STATE OF NEW YORK**

Dated: 12/17/07

By: _____
Director, Office of Real Estate

COUNTY CLERK'S CERTIFICATE OF FILING OF MAPS

HARRY NEWCOMB
WILLIAM NEWCOMB
ROBERT NEWCOMB
(REPUTED OWNERS)



STA. 3+274.049
LOCATED ON EAST SIDE OF RTE. 281
21m NORTH OF C. OF LUKER ROAD
NYSPCS CENTRAL ZONE NAD 83/92
N: 288296.278
E: 280939.184

PREPARED BY: JST
CHECKED BY: PAN
FINAL CHECK BY:

MATCH TO SHEET 1 OF 3 SHEETS

NEW YORK STATE
DEPARTMENT OF TRANSPORTATION
ACQUISITION MAP
PIN 302808

41121

SOUTH CORTLAND-HOMER
S.H. 8522

MAP NO. 98
PARCEL NO. 112
SHEET 3 OF 3 SHEETS

All this piece or Parcel of property designated as Parcel No. 112, as shown on the accompanying map, to be acquired in FEE.

AND

To fully prohibit the right of access to and from abutting property along the portion of the new highway boundary depicted on Parcel No. 112 as "FEE W/OA LINE" and described below:

Beginning at a point in the property of Harry Newcomb, William Newcomb and Robert Newcomb (reputed owners), said point being 26.000 meters distant westerly, measured at right angles from station 3+168.000 of the hereinafter described portion of the 1996 survey baseline for the reconstruction of the South Cortland-Homer, State Highway No. 8522; thence N 68°44'29" W 26.8± meters (88± feet) through said property to a point on the southerly road boundary of Luker Road, said point being 52.8± meters distant westerly, measured at right angles, from station 3+168.000 of said baseline;

The above mentioned survey baseline is a portion of the 1996 survey baseline for the reconstruction of a portion of the South Cortland-Homer, State Highway No. 5228, as shown on a map and plan on file in the office of the State Department of Transportation and described as follows:

Beginning at Station 2+906.860 thence N 21°15'31" E to Station 3+274.049.

All bearings referred to True North at the 76°35' Meridian of West Longitude.

I hereby certify that the property mapped above is necessary for this project, and the acquisition thereof is recommended.

Date August 8 20 07

George A. Doucette
George A. Doucette, P.E.
Regional Design Engineer
for the Regional Director of
Transportation Region No. 3



"Unauthorized alteration of a survey map bearing a licensed land surveyor's seal is a violation of the New York State Education Law."

I hereby certify that this map was prepared in accordance with current NYSDOT policies, standards and procedures.

Date August 01 2007

Paul A. Waters
Paul A. Waters, Land Surveyor
P.L.S. License No. 049966

HARRY NEWCOMB
WILLIAM NEWCOMB
ROBERT NEWCOMB
(Reputed Owners)

Map of property which the Commissioner of Transportation deems necessary to be acquired by appropriation in the name of the People of the State of New York in fee and that the right of access to and from abutting property shall be fully prohibited along a portion of the new highway boundary, for purposes connected with the highway system of the State of New York pursuant to Section 30 of the Highway Law and the Eminent Domain Procedure Law.

There is excepted from this appropriation all the right, title and interest, if any, of the United States of America in or to said property.

Pursuant to the statute(s) set forth above and the authority delegated to me by Official Order of the Commissioner of Transportation, this acquisition map is hereby approved and filed in the main office of the New York State Department of Transportation:

Date December 14 2007
Mary E. Marocco
Real Estate Division

I have compared the foregoing copy of the map with the original thereof, as filed in the Office of the State Department of Transportation, and I do hereby certify the same to be a true and correct copy of the original and of the whole thereof.

Marilyn M. Foy
Real Estate Division

Real Estate Division

PREPARED BY MSJ CHECKED BY PAW FINAL CHECK BY _____

EA 3105 (REV. 2/91)

NEW YORK STATE
DIVISION OF EQUALIZATION AND ASSESSMENT
COMMERCIAL PROPERTY RECORD CARD

AUDIT CONTROL CODES

ACTIVITY
N = NONE L = LISTED
M = MEASURED ONLY

SWIS/SBL/CD

112289

86.17-01-11000

CARD NO. 1 OF 1

SITE INFORMATION SECTION

SITE NO. 011

PROP CLASS 4311

USED AS G01

NEIGHBORHOOD CODE

ZONING CODE

SEWER 1 NONE 2 PRIVATE 3 COMM/PUBLIC

WATER 1 NONE 2 PRIVATE 3 COMM/PUBLIC

UTILITIES 1 NONE 2 GAS 3 ELECTRIC 4 GAS & ELECTRIC

OVERALL DESIRABILITY 1 POOR 2 FAIR 3 NORMAL 4 GOOD 5 EXCEL

OVERALL CONDITION 1 POOR 2 FAIR 3 NORMAL 4 GOOD 5 EXCEL

OVERALL EFFECTIVE YEAR BUILT

11970

OVERALL GRADE A EXCEL B GOOD C AVERAGE D ECONOMY E MINIMUM

SWIS TAX MAP NUMBER CD
OWNER PROP CLASS HC

112289 86.17-01-~~11000~~ 431 PQ
11100

NEWCOMB HARRY ETAL
233 EAST LAKE RD
DERUYTER NY 13052

5.59 Acr

SALES INFORMATION CODES

SALE TYPE
1 = LAND ONLY
2 = BLDG. ONLY
3 = LAND & BLDG.

VALID
0 = INVALID SALE
1 = VALID SALE

NOTES:

LABEL CORRECTION AREA	SWIS	TAX MAP #	OWNER	PROP CLASS	LOC #	LOC	SCH DIS	LOT SIZE
-----------------------	------	-----------	-------	------------	-------	-----	---------	----------

AUDIT CONTROL SECTION

QUALITY CONTROL REVIEWER DATE

REJECT CODE ASSISTANCE CODE

SIGNATURE BELOW DOES NOT MEAN CONTENTS VERIFIED,
ONLY THAT DATA WAS COLLECTED IN YOUR PRESENCE.

SIGNATURE *Harold Newcomb* DATE 09/19/96

COLLECTOR	DATE (MMDDYY)	TIME	ACTIVITY	ENTRY	SOURCE
0.7.MSO4	1.9.96	11:20	L	1	1

SALES INFORMATION SECTION

DATE (MMDDYY)	SALE PRICE	TYPE	VALID

ALTERNATE NAME: Ford Newcomb

I&E SENT 11

I&E RECEIVED 11

LAND CODES

LAND TYPES		
01 PRIMARY	06 PASTURE	11 ORCHARD
02 SECONDARY	07 WOODLAND	12 REAR
03 UNDEVELOPED	08 WASTELAND	13 VINEYARD
04 RESIDUAL	09 MUCK	14 WETLAND
05 TILLABLE	10 WATERFRONT	15 LEASED LAND

LAND BREAKDOWN SECTION

LAND TYPE	FRONT FEET	DEPTH	ACRES	SQUARE FEET	SOIL RTNG	WTR TYP	INF CDE	INFLU-ENCE %
0.1			4.00					
0.4			1.59					

SOIL RATING			INFLUENCE CODE		
P POOR (05)	01 - 10	1 TOPOGRAPHY			
N NORMAL (06)	01 - 10	2 LOCATION			
G GOOD (07)	01 - 04	3 SHAPE			
	(09) 01 - 04	4 RESTRICTED USE			
	(11) 01 - 10	5 VIEW			
	(13) 01 - 10	6 WETNESS	7 OTHER		

1 POND 2 RIVER 3 LAKE 4 CANAL 5 OCEAN 6 BAY

COMMERCIAL BUILDING SECTION				SWIS/SBL/CD	MAP #
BUILDING & SECTION	01	1	01	2	112289 PQ 86.17-01-11.00
NO. IDENTICAL BLDGS.	00	1	00	1	
MODEL	72	1	71	6	
EFFECTIVE YEAR BUILT	19	70	19	70	
CONSTRUCTION QUALITY	2	0	2	0	
USER ADJUSTMENT	
CONDITION	3		3		
PERIMETER	30	2	55	3	
GROSS FLOOR AREA	56	58	69	40	
NO. STORIES	0	1	0	1	
STORY HEIGHT	1	2	1	4	
WALL A PERCENT	3	5	3	5	
WALL B PERCENT	7	5	6	5	
WALL C PERCENT					
AIR COND. PERCENT	1	0			
SPRINKLER PERCENT					
ALARM PERCENT					
NO. ELEVATORS					
BASEMENT TYPE					
BASEMENT PERIMETER					
BASEMENT SQ. FT.					

IMPROVEMENT SECTION							
STRUC CD	MC	DIMENSION 1	DIMENSION 2	QUANTITY	GR	CD	YEAR BUILT
LPH	3	50,000	4	1	C	3	1968
CP8	2	20	6.0	1	C	3	1968
R64	2	22	3.2	1	C	3	1986
		15					7

COMMERCIAL RENTABLE SECTION					
USED AS	SQUARE FEET	UNIT	# UNITS	TOTAL RENT	TYP
G01	2,259.8				

APARTMENT SECTION					
TOTAL	USED AS	SQUARE FEET	# APARTMENTS	TOTAL RENT	TYP
	A				
		SQUARE FEET	# APARTMENTS	ANN RENT/UNIT	TYP
E&TB					
2BED					
3BED					

UNIT CODES	
02 APTS	10 BAYS
03 ROOMS	11 GALLONS
04 SEATS	12 PADS
05 BEDS	13 RUNS
06 STALLS	14 HOLES
07 LANES	15 PLOTS
08 COURTS	16 BARRELS
09 SLIPS	17 ACRES

See Attached

I & E SUMMARY SECTION			
RENT RESTRICTED 1=YES 2=NO			
DOLLAR/PERCENT CODE 1=PERCENT 2=DOLLARS			
POTENTIAL GROSS INCOME			
VACANCY & CREDIT LOSS			
ADDITIONAL INCOME			
EFFECTIVE GROSS INCOME			
TOTAL EXPENSES			
NET OPERATING INCOME			

IMPROVEMENT CODES			
MEASURE CODE			
1 QUANTITY	3 SQUARE FEET		
2 DIMENSIONS	4 DOLLARS		
GRADE		CONDITION	
A EXCELLENT	1 POOR		
B GOOD	2 FAIR		
C AVERAGE	3 NORMAL		
D ECONOMY	4 GOOD		
E MINIMUM	5 EXCELLENT		

86-17-01-11.600
Newcomb Ford
1E40

20
40
CRG

242
70
1/5 SCB
S
6940
Service Center
70
2

Bldg 1
Sec 2

69
69
1/5 SCB
S
658
OFFICE/
SHOWROOM
82
1

Sec 2 | 14
Sec 1 | 12

Bldg 1
Sec 1

7.2

A FOR COUNTY USE ONLY

1. Swis Code 1 1 2 2 8 9
2. Date Deed Recorded 8 / 28 / 86
3. Book 433 4. Page 113



STATE OF NEW YORK
STATE BOARD OF EQUALIZATION AND ASSESSMENT
REAL PROPERTY TRANSFER REPORT

EA-5217
Rev. 2/85

CONTROL NUMBER **5750765**

B IDENTIFICATION INFORMATION

1. Property Location T Cortlandville City or Town Luker Road and Rte. 281 Street Number 18045 Street Name 18045 Zip Code
2. Buyer Name Newcomb Last Name Harry, William and Robert First Name
3. Buyer Address (Harry) 233 East Lake Road, DeRuyter, NY Buyer Address
4. Buyer's Attorney Fitzgerald, Taylor, Armstrong & Pomeroy Name Telephone Number
5. Seller Name Armstrong Last Name George P. as trustee o First Name
6. Tax Billing Address Same as Buyer Address Same as Property Location Other (Specify Below)
7. Deed Property Size 5.91 Acres
8. School District Name Cortland Homer

C ASSESSMENT INFORMATION

(Data should be taken from the latest final assessment roll)

1. Enter the year of the assessment roll from which the information was taken. 86
2. Check the box indicating the number of parcels which sold. One Parcel More Than One Parcel (Specify) Only Part of a Parcel
3. Enter the total assessed value (of all parcels in the sale). 420,600
4. Enter the tax map identifier of the parcel. (If more than one, list on a separate sheet) 86:17 Section 1 Block 11 Lot
5. Enter the roll identifier if different from tax map identifier.

D PROPERTY USE INFORMATION

1. Check the box in the Property Use Table which most accurately describes the use of the property at the time of sale.
2. Is the sale of a condominium or a cooperative? Yes No

PROPERTY USE TABLE

1	<input type="checkbox"/>	Agricultural	6	<input type="checkbox"/>	Community Service
2	<input type="checkbox"/>	1, 2, 3 Family Residential	7	<input type="checkbox"/>	Industrial
3A	<input type="checkbox"/>	Residential Vacant Land	8	<input type="checkbox"/>	Public Service
3B	<input type="checkbox"/>	Non-Residential Vacant Land	9	<input type="checkbox"/>	Forest
4A	<input checked="" type="checkbox"/>	Commercial			
4B	<input type="checkbox"/>	Apartment			
5	<input type="checkbox"/>	Entertainment/Amusement			

E SALE INFORMATION

1. Date of Sale 8 / 28 / 86
2. State the Full Sales Price. \$ 415,000
(Full Sales Price is the total amount paid for the property, including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.)
3. Was there personal property in excess of \$500 included in this sale? Yes No
4. If yes, indicate the value of the personal property included in the sale. \$
5. Is this an arm's length sale? Yes No
6. Check all of the conditions below that apply to this sale.
A Sale Between Relatives
B Sale Between Related Companies or Partners in Business
C Land Contract Sale (Specify Contract Date) / /
U Sale Contract executed more than one year prior to the Date of Sale
F Buyer or Seller is a Government Agency or a Lending Institution
R Deed Type is not Warranty or Bargain and Sale (Specify Deed Type)
T Interest conveyed is not a fee (Specify Interest)
G Other unusual factors affecting sale price (Specify)

F CERTIFICATION

I certify that all the items of information entered on this transfer form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

Name (Print or Type) HARRY NEWCOMB Telephone Number (315) 662 3523
Signature [Signature] Date 8/28/86

CITY OR TOWN ASSESSOR COPY
For Local Use Only
Correction Form To Be Transmitted
by City or Town Assessor to SBEA

CONTROL NUMBER **5750765**

Swis Code
CHECK ALL THAT APPLY

Significant change in the property between taxable status date and sale date.
 Property in more than one Swis Code. Other Swis Code / /
 Tax Map identifier incorrect. Enter formatted tax map identifier Section Block Lot

CORRECTION CODE	*SOURCE CODE	CORRECTION

*Source Codes for corrections:
A - Deed
B - Assessment Records
C - Party to the transfer

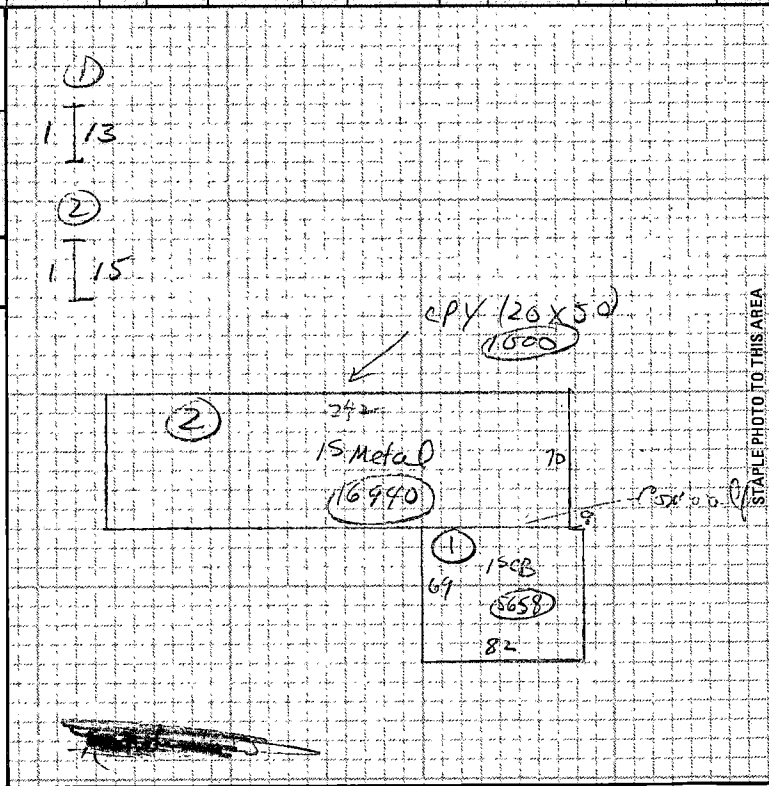
FOR FURTHER INFORMATION ON CORRECTIONS CONSULT YOUR EA-5217 HANDBOOK.
CORRECTIONS TO SECTION E REQUIRE DOCUMENTATION.

BUILDING	SECTION	YEAR BUILT	BUILT AS	LOCATION STORY		USED AS	STORY HGT	SHAPE	WIDTH	LENGTH	SQUARE FEET	INTERNAL CONDITION	FUNCTIONAL UTILITY	INTERIOR FINISH %	PARTITIONS	FLOOR CONSTR	LIGHTING %	PLUMBING WATER	HEATING SYSTEM		AIR CONDITION		SPRINKLER	
				FROM	TO														%	TYPE	%	TYPE	%	TYPE
5	01	1967	431	01	01	31	13	1	082	31		3	3	100	2	01	100	2	100	1	100	1	000	0
PERIMETER		BASEMENT PERIMETER		01	01	82	13	1	082	032		3	3	100	2	01	100	2	100	1	100	1	000	0
EXTERNAL WALLS			FACING (ON WALLS)																					
MATL	LINEAR FEET	HEIGHT	MATL	LINEAR FEET	HEIGHT																			
05	138	10																						
02	138	3																						
02	164	13	04	91	10																			

BUILDING	SECTION	YEAR BUILT	BUILT AS	LOCATION STORY		USED AS	STORY HGT	SHAPE	WIDTH	LENGTH	SQUARE FEET	INTERNAL CONDITION	FUNCTIONAL UTILITY	INTERIOR FINISH %	PARTITIONS	FLOOR CONSTR	LIGHTING %	PLUMBING WATER	HEATING SYSTEM		AIR CONDITION		SPRINKLER	
				FROM	TO														%	TYPE	%	TYPE	%	TYPE
01	2	1967	431	01	01	41	15	1	070	242		3	3	000	2	01	100	2	100	3	000	0	000	0
PERIMETER		BASEMENT PERIMETER		01	01	41	15	1	070	242		3	3	000	2	01	100	2	100	3	000	0	000	0
EXTERNAL WALLS			FACING (ON WALLS)																					
MATL	LINEAR FEET	HEIGHT	MATL	LINEAR FEET	HEIGHT																			
02	551	4																						
07	551	11																						

MISCELLANEOUS IMPROVEMENTS			NUMBER IDENT UNITS	CONDITION	FUNCTIONAL UTILITY	YEAR BUILT OR INSTALLED	INTERNAL EXTERNAL	REPLACEMENT COST	% GOOD	DEPRECIATED VALUE
STRUCTURE CODE	MEASUREMENT 1	MEASUREMENT 2								
CP5	1000		1	3	3	1967	0			
LP4	31000		1	3	4	1967	0			

EXTERIOR CODES	INTERIOR CODES	STRUCTURE CODES	MISC. CODES
EXTERIOR WALL MATERIAL 01—Store Front 02—Concrete Block 03—Brick/Stone 04—Frame 05—Glass 06—Conc Walls 07—Prefab 08—Metal Sandwich EXTERIOR FACING MATERIAL 01—Brick/CB Veneer 02—Wood/Mtl Frame 03—Ceramic Tile 04—Stone Terrazzo 05—Glass Vitro 06—Marble 07—Granite FRAME TYPE 00—None 01—Fireproof Steel 02—Conc Reinf 03—Non-Fireproof Stl 04—Masonry 05—Wood Frame 06—Light Metal Frame 07—“A” Frame ROOF TYPE (SLOPE) 00—None 01—Flat 02—Irregular 03—Gable 04—Industrial 05—Shed 06—Arch 07—“A” Frame ROOF MATERIAL 01—Built-Up 02—Shingles 03—Comp Rolled 04—Metal 05—Fiberglas/Plastic 06—Slate/Tile FROM - TO A - Attic B - Basement C - Crawl Space M - Mezzanine P - Penthouse SHAPE 1—Rectangular 2—Irregular PARTITIONS 0—None 1—Below Normal 2—Normal 3—Above Normal FLOOR CONSTR. 00—None 01—Conc Reinforced 02—Wood on Wood or Steel Joists 03—Masonry 04—Metal Deck 05—Heavy Wood Plank 06—Metal Grating HEATING TYPE 0—None 1—Hot Air 2—Hot Water/Steam 3—Unit Heaters 4—Electric AIR CON TYPE 0—None 1—Central 2—Unit Real Property 3—Ventilation Only PLUMBING - PIPING 0—None 1—Minimum 2—Adequate 3—Good SPRINKLER TYPE 0—None 1—Wet 2—Dry 3—Other BE1— Bank Vault (Money, No Door) BE2— Bank Vault (Red Stor, No Door) BE3— Bank Vault Door (Circ Money) BE4— Bank Vault Door (Rect Money) BE5— Bank Vault Door (Red Stor) BE6— Bank Night Deposit Chute BE7— Bank Drive-In Window BE8— Bank Service Window BO4— Basement Garage 1-Door BO5— Basement Garage 2-Door CP5— Canopy (Roof Only) CP6— Canopy (Roof/Slab) CP7— Canopy (Roof/Screens/Slab) RC1— Carport EL1— Elevator - Electric Freight EL2— Elevator - Electric Passenger EL3— Escalator AP1— Fence - Chain Link AP2— Fence - Pickett AP3— Fence - Stockade AP4— Fence - Post and Rail AP5— Fence - Basket Weave AP6— Fence - Ornamental Iron AP7— Fence - Brick/Stone Wall IO4— Fireplace/Chimney IO5— Fireplace - Additional RG1— Garage - Res 1 Sty Att RG2— Garage - Res 1.5 Sty Att RG3— Garage - Res 2 Sty Att RG4— Garage - Res 1 Sty Det RG5— Garage - Res 1.5 Sty Det RG6— Garage - Res 2 Sty Det LD1— Loading Dock LP3— Patio - Concrete LP6— Patio - Asphalt LP7— Patio - Flagstone/Sand Base LP8— Patio - Flagstone/Concrete LP9— Patio - Brick RP1— Porch - Open RP2— Porch - Covered RP3— Porch - Screened RP4— Porch - Enclosed RP5— Porch - Open Upper Deck RP6— Porch - Covered Upper RP7— Porch - Screened Upper RP8— Porch - Enclosed Upper LP1— Roads & Parking - Paving Conc LP4— Roads & Parking - Paving Asph RF1— Refrigeration Machine DT1— Theater Screen Drive-in MS1— Miscellaneous Structure	INTERNAL EXTERNAL 0—External 1—Internal CONDITION 1—Poor 2—Fair 3—Normal 4—Good 5—Renovd FUNCTIONAL UTILITY 0—None 1—Poor 2—Fair 3—Normal 4—Good		



TOWN OF CORTLANDVILLE BUILDING PERMIT

Census No. _____ Occ. Class. _____ Permit No. 115
 Fee Paid 20 Fire Hazard _____ Tax Map No. 86.17-01-11-200
 Name of Applicant NEWCOMB MOTORS INC Phone No. (607) 753-3077
 Address 3870 WEST RD CORTLAND, NY 13045
 Name of Property Owner HARRY, ROBERT, WILLIAM NEWCOMB Phone No. (607) 753-3077
 Address for which Permit is Requested 3870 WEST ROAD
CORTLAND, NY 13045 Zoning District Business
 Size of Lot 6.076 acres Setbacks: SEE ATTACHED MAP
 Front _____ Rear _____ Left Side _____ Right Side _____
 Existing Use ADVERTISING Proposed Use ADVERTISING Size of Building Sign 4 FT X 8 FT
 Sewage Disposal NA Water Supply NA Est. Cost \$300.00
 Builder's Name NA Phone No. NA
 Date Health Dept. Approval NA Sq. Ft. Livable Area NA

Submit drawing showing location of building on lot in relation to property lines. A set of Building Plans detailing: foundation, framing, grade & species of lumber, Energy Code compliance, sheathing, interior walls, stairs, windows, and any other information that may be necessary to determine compliance with the N.Y.S. Building Code.

All Statements contained herein are true and the work will be performed in the manner set forth in this application in accordance with all codes of the State of New York, and all laws, ordinances, codes and regulations of the TOWN OF CORTLANDVILLE, NEW YORK. Certificate of occupancy is required upon occupying the premises. The undersigned grants the Town Building Inspector permission to enter upon the premises at all reasonable times for the purpose of making necessary inspections.

[Signature] Permit APPROVED

_____ Permit DISAPPROVED

Date: 11/22/93

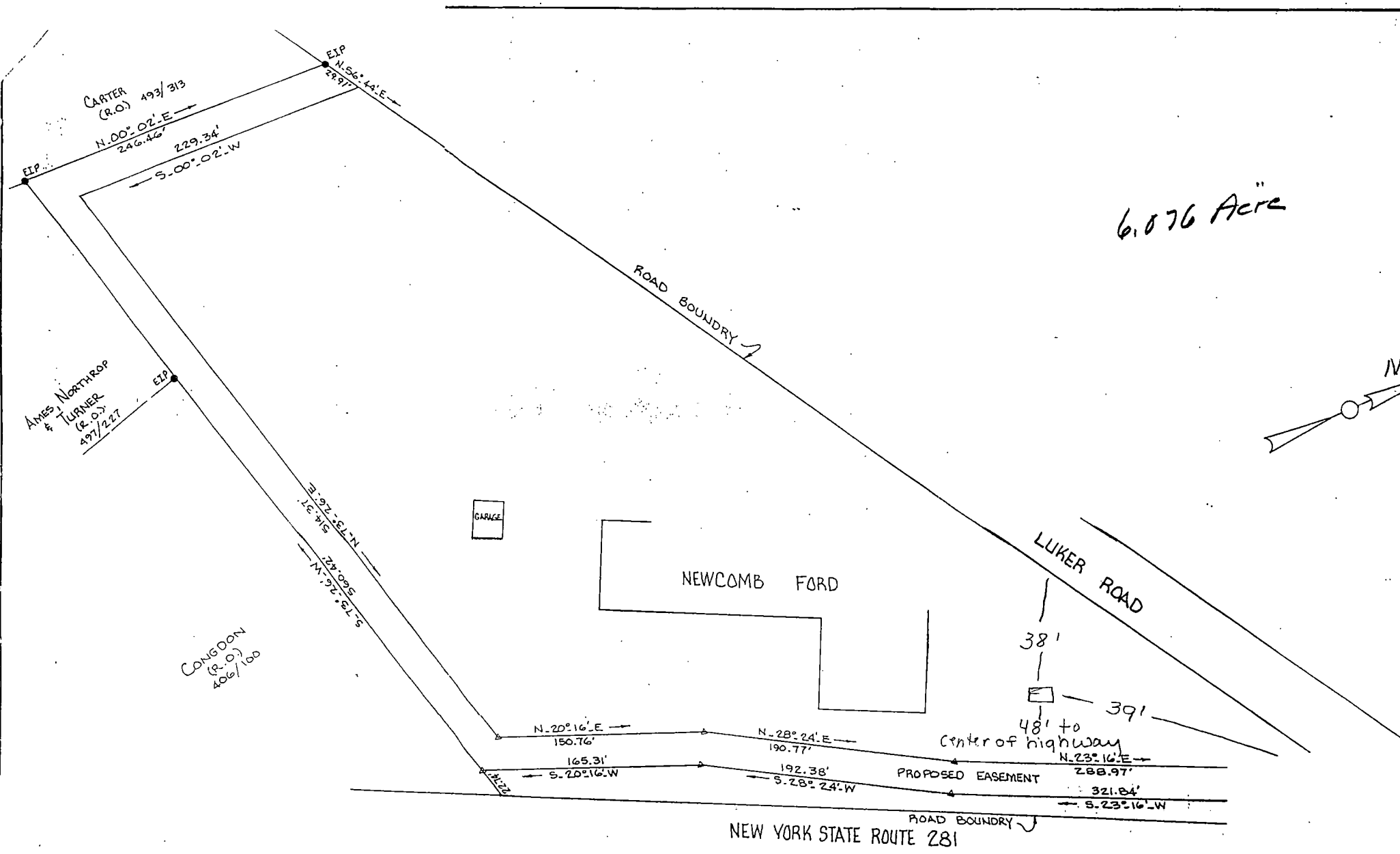
[Signature]
Signature of Applicant

[Signature]
Signature of Inspector

Patty R O'Mara
Cortlandville Town Clerk

11/22/93 CK# 39079
\$20.00

6.076 Acre



NYS Rte 281- Right of way is 33' from center of highways

86.17-02-11

This Indenture,

Made the 28th day of

August Nineteen Hundred and Eighty-six

Between GEORGE P. ARMSTRONG, as trustee of the GEORGE P. ARMSTRONG TRUST
940 Lantern Lane
Vero Beach, Florida

party of the first part, and
HARRY NEWCOMB of 233 East Lake Road, DeRuyter, New York
WILLIAM NEWCOMB of 282 Groton Road, Cortland, New York and
ROBERT NEWCOMB of 5113 S. Onondaga Road, Nedrow, New York, as tenants
in common, each owning an undivided one-third interest. parties of the second part,
Witnesseth that the party of the first part, in consideration of

One and 00/100 ----- Dollar (\$ 1.00 --)
lawful money of the United States, and other good and valuable consideration
paid by the parties of the second part, do hereby grant and release unto the
parties of the second part, their heirs and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Cortlandville,
County of Cortland and State of New York being a part of Military Lot 73 in said
Town bounded and described as follows:

Beginning at the intersection of the westerly line of N.Y.S. Route 281 with the
southerly line of Luker Road, said point being marked by a set iron marker; thence
running S 24° 11' W along the westerly line of N.Y.S. Route 281 a distance of 694.32
feet to a point marked by a set iron marker; thence running S 73° 26' W a distance of
583.16 feet to a point marked by an existing iron marker; thence running N 00° 02' E a
distance of 246.46 feet to a point marked by an existing iron marker on the southerly
line of Luker Road; thence running N 56° 44' E a distance of 1008.47 feet to the point
of beginning and containing 5.91 acres of land more or less.

All rights, title and interest, if any to a strip of land abutting the above described
parcel on the north extending to the center line of Luker Road is conveyed subject to
its use as a public highway.

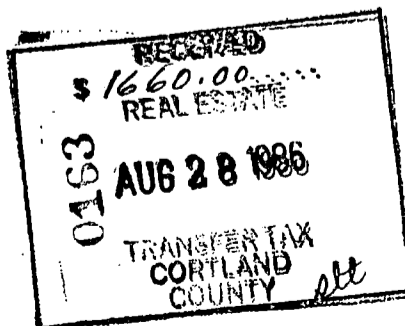
Also any and all rights of the grantor to enforce certain restrictions and covenants
relating to the use of adjoining lands as such rights are established in a deed from
Charles Robert Buchanan and Harold W. Buchanan to George P. and May R. Armstrong
dated July 26, 1966 and recorded in the Cortland County Clerk's Office in Book 303 of
Deeds at page 744.

Subject to the following public utility easements:

1. Easement granted to New York Telephone Company dated April 11, 1950, and recorded in Cortland County Clerk's Office April 14, 1950, in Liber 214 of Deeds, page 445;
2. Easement granted to New York State Electric and Gas Corporation dated March 28, 1957, and recorded in Cortland County Clerk's Office September 12, 1957, in Liber 253 of Deeds at page 19.

As shown on a map prepared by Jon D. Haight, L. S. dated August 18, 1986 which is incorporated herein by reference; and intended to be filed ~~simultaneously herewith.~~ **At A LATER DATE**

2166



Deed

FULL COVENANT WITH LIEN COVENANT

AUG 28 4 43 PM '86

GEORGE P. ARMSTRONG, as trustee of the GEORGE P. ARMSTRONG TRUST, CLERK'S OFFICE FILED FOR RECORD

TO

HARRY NEWCOMB, WILLIAM NEWCOMB and ROBERT NEWCOMB

Dated: August 28, 19 86

Mailed to: Newcomb's Mobs

P.O. Box 1310
3870 west Rd.
Cortland, N.Y.
13041

STATE OF NEW YORK
COUNTY OF CORTLAND
RECORDED ON THE 28th DAY OF August A.D. 19 86
AT 4:43 O'CLOCK P. M. IN BOOK 433 OF RECORDS
AND EXAMINED.
AT PAGE 443

Judith Lieberman
CLERK

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 parties of the second part, their heirs and assigns forever.

And said party of the first part covenants as follows:

First, That said party of the first part has seized of said premises in fee simple, and has good right to convey the same;
Second, That the parties 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;

Fifth, That said George P. Armstrong as trustee will forever Warrant the title to said premises.

Sixth, That, in Compliance with Sec. 13 of the Lien Law, the 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.

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

In Presence of

George P. Armstrong
George P. Armstrong, as trustee of the George P. Armstrong Trust

State of New York } ss. On this 28th day of August
County of Cortland } Nineteen Hundred and Eighty-six
before me, the subscriber, personally appeared George P. Armstrong, as trustee of the George P. Armstrong Trust

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.

RUSSELL E. RUTHIG
Notary Public, State of New York
Qualified in Cortland Co. No. 451763
My Commission Expires March 30, 1988

Russell E. Ruthig
Notary Public

State of New York } ss. On this day of
County of Cortland } Nineteen Hundred and Eighty-six
before me, the subscriber, personally appeared

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.



HOUSE	TYPE	FAMILIES
CONST.		CELLAR
SIDING		ROOMS
WATER		FLOORS
PLUMBING		ROOF
SEWER		DORMERS
HEATING		PORCHES
FIREPLACE		YEAR BUILT
SIZE		
GARAGE		
NO. CARS	SIZE	CONST.
ROOF	FLOOR	DOORS
LOT		
DRIVEWAY		
REMARKS		

6282

Phone SR 33077.

Fire Dist. Light Dist. Water Dist.

Owner <i>Armstrong, George P. & Mary R.</i>	School Dist. <i>Homer</i>	Farm Lot <i>7 A.</i>	Block No.	Lot. No.	<i>Homer</i>		
Address Colonial Drive, Coatsville							
Owner W. C. ...							

Address 700 ...	Location - Street or Road <i>West Road Ford Garage</i>					N. E. S. W.
Owner <i>ARMSTRONG, Geo. & MAY</i>	Character of Property <i>Garage 10' COMM</i>		Dimensions <i>700 x 450</i>	7.23	Section	Rate
Address <i>2942 SANTA ANITA</i>						

Owner <i>PORT LUCIE, FLA. 33452</i>	Year	Full Value of Land	Full Value Including Buildings	Amount of Exemption	Full Value Less Exemption	Remarks
Address						<i>Buchanan Ave</i>

Owner	1967	45,000	45,000		45,000	<i>Strung 7/66 303-744</i>
Address	1968	67,500	78,000		22,500	<i>ad. # 22,500 in Report # 7/68</i>

North	East	South	West	Year	Full Value of Land	Full Value Including Buildings	Amount of Exemption	Full Value Less Exemption	Remarks
<i>W. Rd</i>	<i>W. Rd</i>	<i>Buchanan</i>	<i>P. Blvd</i>	1969	67,500	70,000		10,500	<i>in contract Armstrong - Mansfield</i>
				1970	67,500	98,000	<i>Increase</i>	20,000	<i>crossed line 9/69</i>
				1971	67,500	98,000			<i>308/459 # 30,000</i>
				1972	67,500	98,000			<i>Mars - Armstrong</i>
				1973	67,500	137,700			<i>1970 322-211 \$116,000</i>

TOWN OF CORTLANDVILLE BUILDING PERMIT

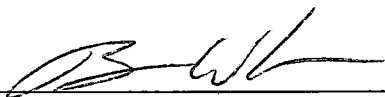
Permit No. 101 Date 10/8/84
 Fee Paid 5.00 Tax Map No. 86-12-01-11
 Name of Owner Newcom b Motors Phone No. 753-3077
 Address at present 3870 West Road Cortland, New York 13045
 Address for which Permit is Requested 3870 West Road
 Builders Name NEW COMB MOTORS Address 3870 WEST RD, CORTLAND NY
 Type of Building 3 Bay Storage Shed Est. Cost (Bldg. Only) \$3500
 Size of Lot 5.9 acres Size of Building (include ht.) 22' x 32' x 13' ht.
 Square Footage of Livable Area 704
 Water Supply None Sewage Disposal None
 Date Health Dept. Approval — Zoning District Business

Submit duplicate drawing showing the location of bldg. on lot in relation to center of road, and all side and rear lot lines. A set of building plans must be submitted with application, also a specification sheet showing:

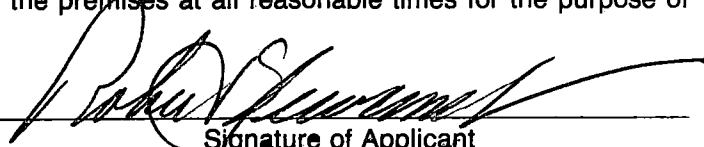
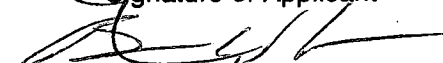
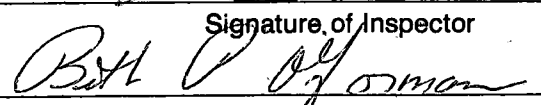
1. Foundation: Concrete or Blocks—size of blocks
2. Exterior Construction: Wood Frame, Steel, Block
3. Siding: Wood Clapboard, Shingle, Aluminum, Brick
4. Roof Covering: Shingle, Built-up, Gypsum, Metal
5. Interior Walls: Lath and Plaster, Drywall—size and thickness
6. Heating: Hot Water, Hot Air—BTU rating
7. Fuel: Gas, Oil, Electric
8. Roof Type: Gable, Hip, Flat
9. Chimney Type: Metal, Masonry, Asbestos
10. Floors: Wood or Steel Joists, Size, Composition—Hardwood, Tile, Carpet
11. Numbers of bathrooms

done
31/10/84 R64
garage - check value & sale
Adjust & Add garage value
 Show sub-floor

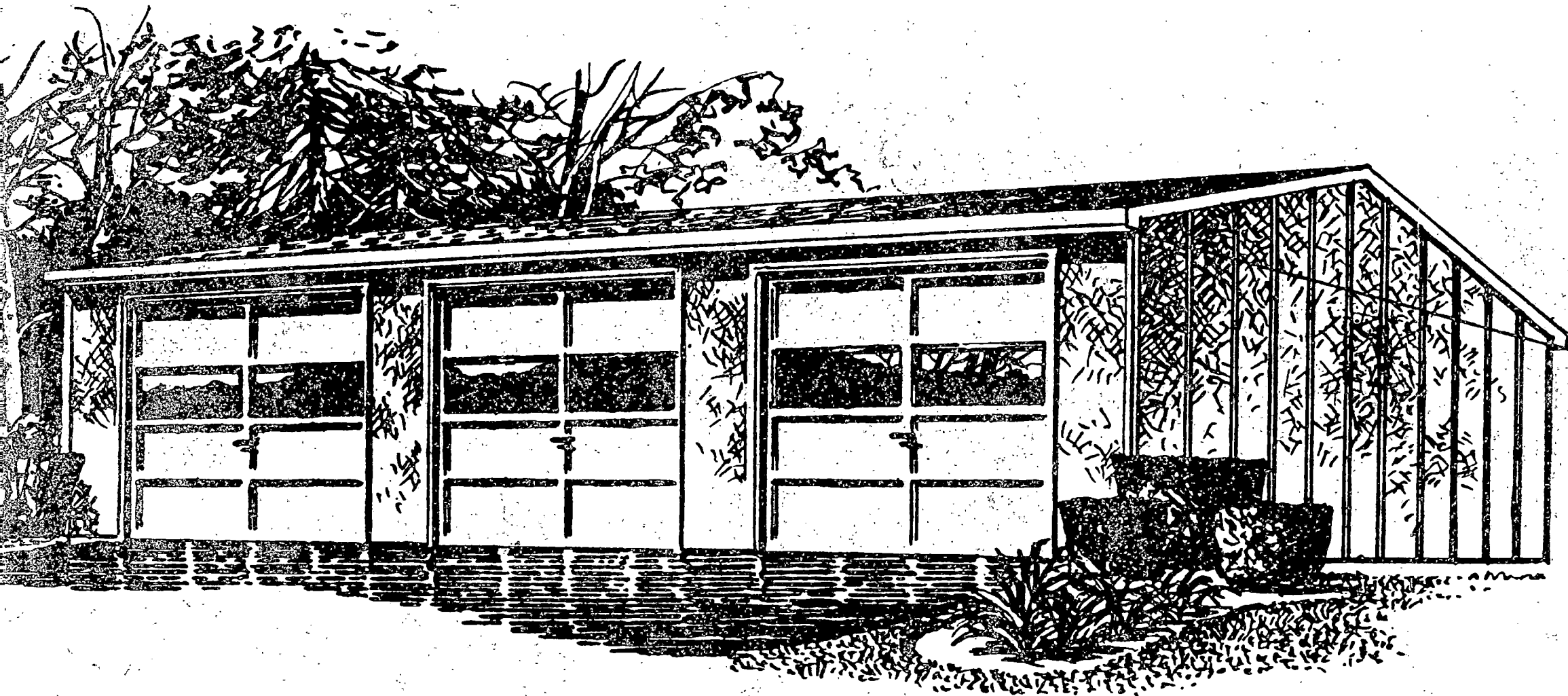
All statements contained herein are true and the work will be performed in the manner set forth in this application in accordance with all codes of the State of New York, and all laws, ordinances, codes and regulations of the TOWN OF CORTLANDVILLE, NEW YORK. Certificate of occupancy is required upon occupying the premises. The undersigned grants the Town Building Inspector permission to enter upon the premises at all reasonable times for the purpose of making necessary inspections.


 Permit APPROVED

 Permit DISAPPROVED


 Signature of Applicant

 Signature of Inspector

 Cortlandville Town Clerk
 5.00 Cash
 kpro 10-9-84

Date: 10-9-84

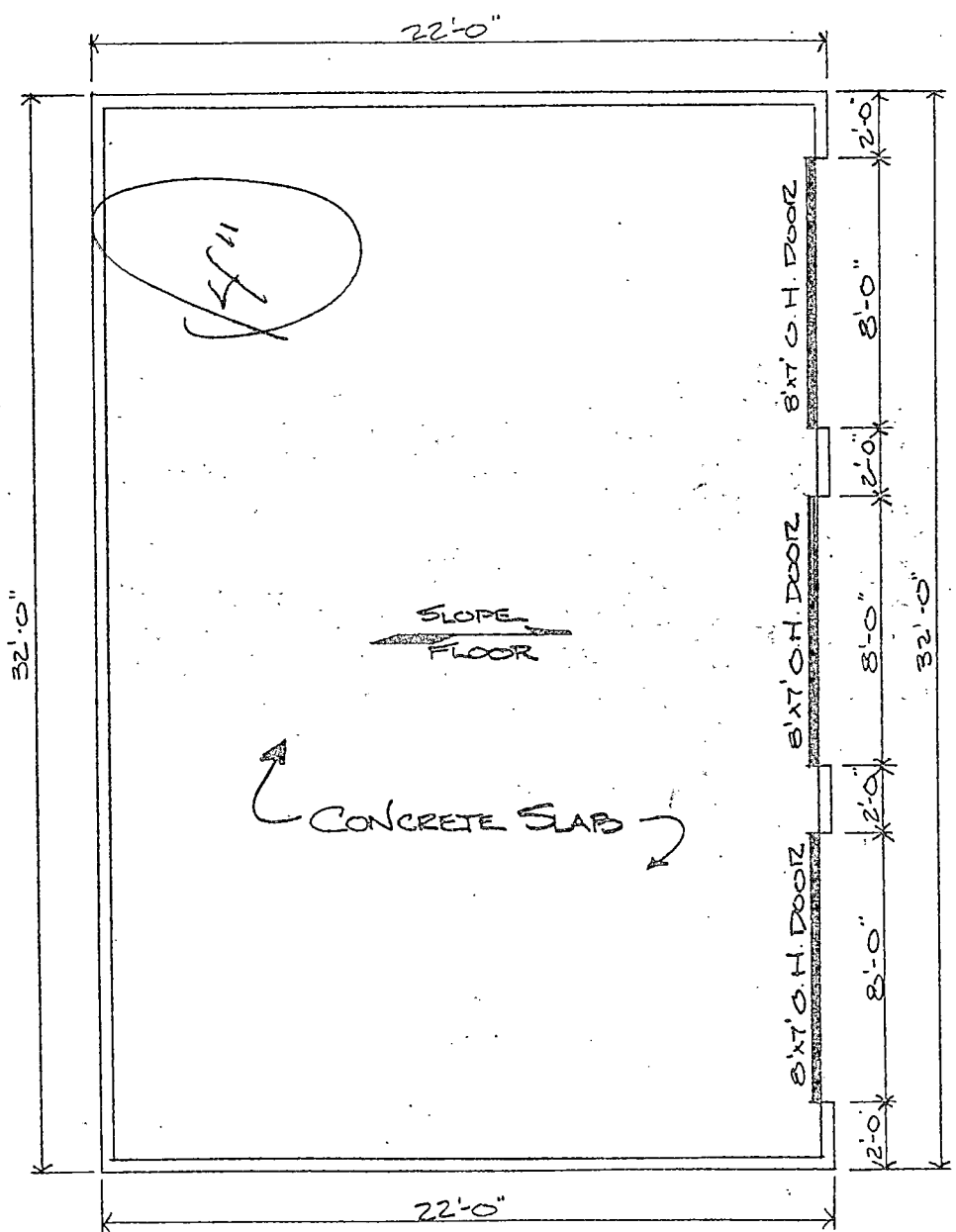


THE PAXTON

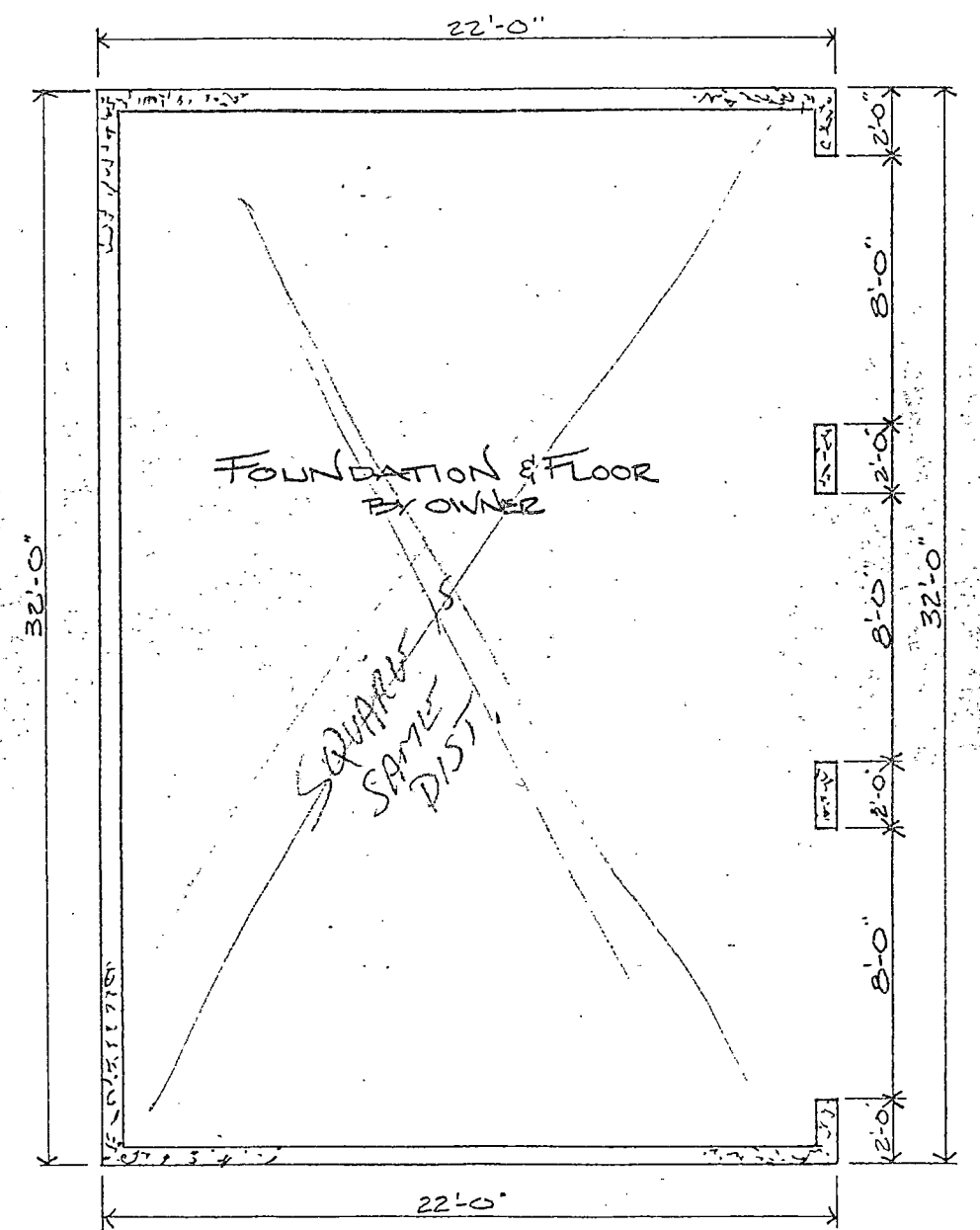
BASIC VALUE

7

~~1 foot~~
~~1 ft x 3' deep~~
~~(perimeter)~~
 Cement Pad
 Floor 4"
 above grade
 8"
 8"
 11-14"
 4" Pad.

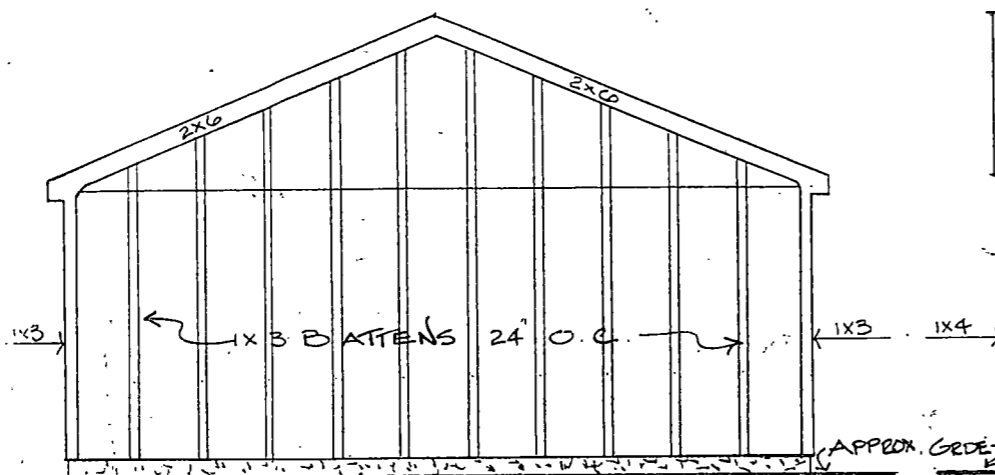


FLOOR PLAN

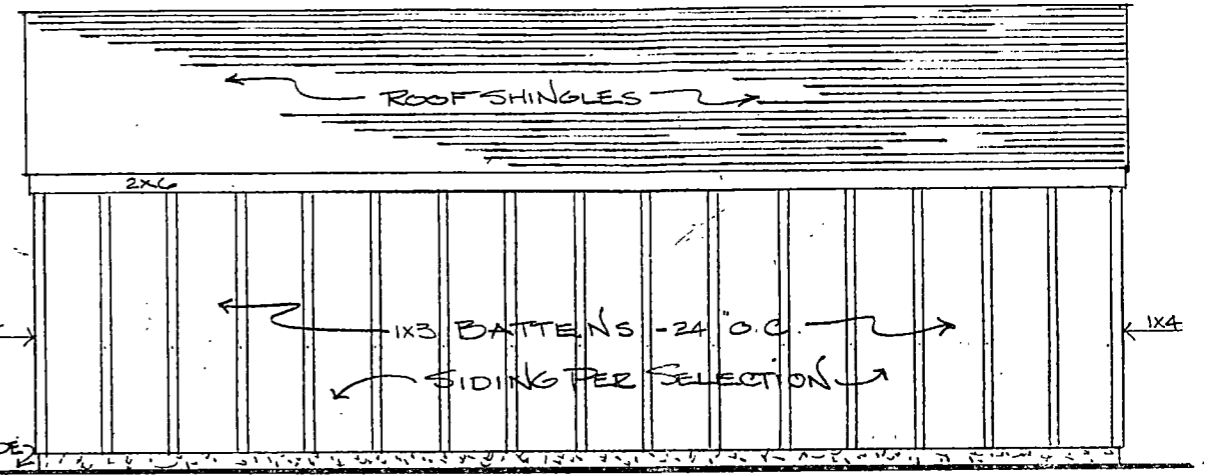


FOUNDATION PLAN

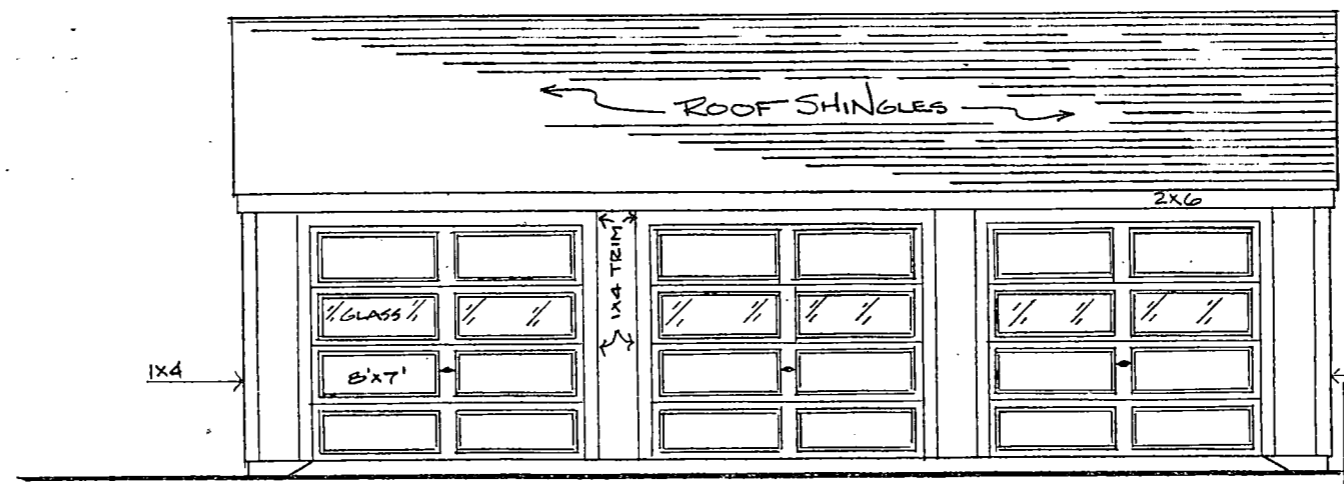
SCALE: 1/4" = 1'-0"



RIGHT/LEFT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

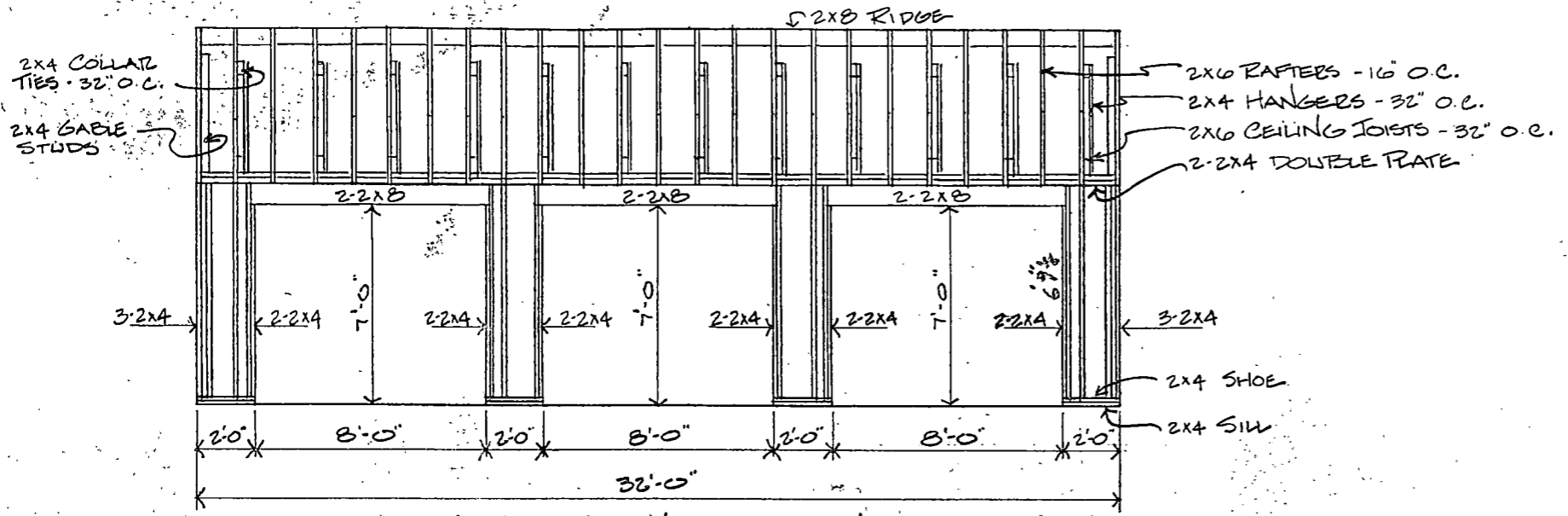
EXECUTIVE OFFICES
200 UNION ST.
BRAintree, MASS. 02184
AREA CODE 617 848-0100

GROSSMAN'S
an *EVERETT* PRODUCTS COMPANY

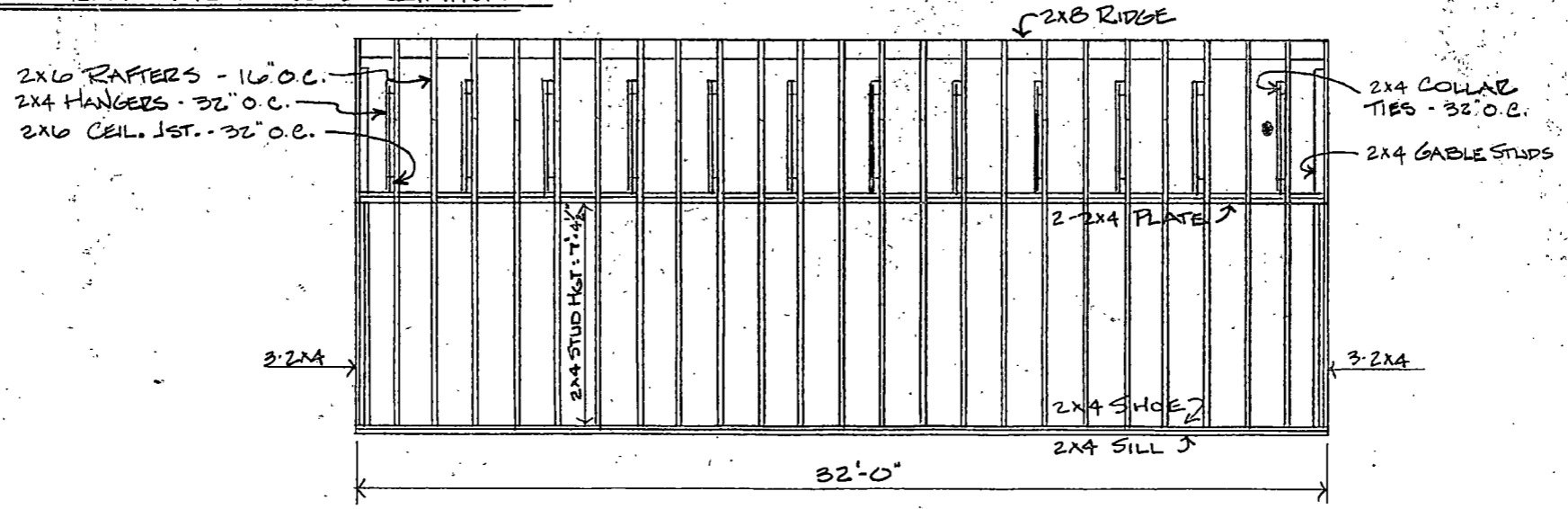
THE "PAXTON" GARAGE
22'x32' THREE CAR - S.G.

FOR:

SCALE	DRAWN BY	DATE	JOB NO.	SHEET NO.
AS SHOWN	KGM	12-84		1 OF 7



FRONT FRAMING ELEVATION

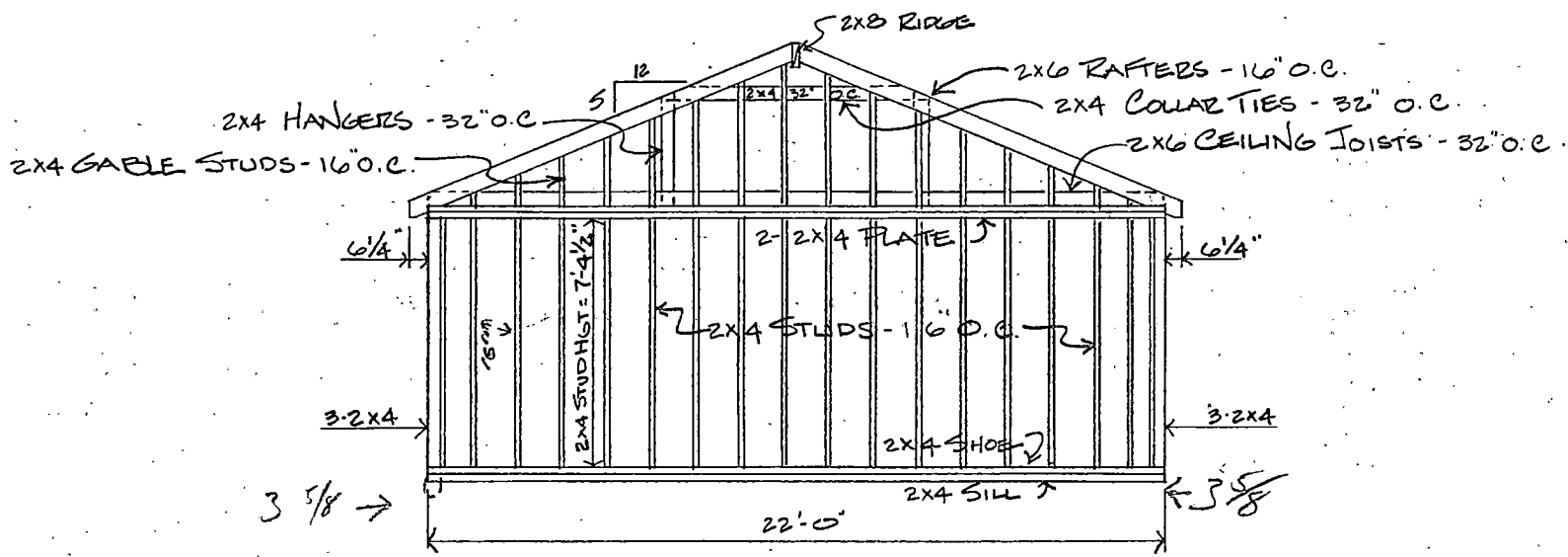


REAR FRAMING ELEVATION

16 STUDS
10 RAFTER BOARDS

SCALE: 1/4" = 1'-0"

21' 4 3/4" 8' 8"



RIGHT SIDE FRAMING ELEVATION

(LEFT SIDE SIMILAR - OPP. HAND)

SCALE: 1/4" = 1'-0"

7 3/4
4 3/4
4 3/4
7 1/4"

22
7

15

14 3/4
7 1/4
22

17' 4 3/4"

17
10
7

140 8' 2x4

THE PAXTON
22-0x32-0 S. G. BASIC VALUE

CUSTOMER LIST

QUANTITY	UNIT	ITEM DESCRIPTION	USE
2	Each	2x8x16	Ridge
6	Each	2x8x10	Garage Door Headers
52	Each	2x6x14	Rafters
4	Each	2x6x14	Pake
24	Each	2x6x12	Ceiling Joists
4	Each	2x6x12	Eave Facia
2	Each	2x6x10	Eave Facia
6	Each	2x4x12	Sills
16	Each	2x4x12	Shoe & Dble Plate
2	Each	2x4x10	Sills
8	Each	2x4x10	Shoe & Dble Plate
8	Each	2x4x10	Gable Studs
4	Each	2x4x8	Shoe & Dble Plate
12	Each	2x4x8	Collar Ties
2	Each	2x4x8	Sills
6	Each	2x4x8	Hangers
84	Each	2x4x8	Studs
12	Each	2x4x8	Ovhd Door Posts
12	Each	2x4x8	Corner Posts
78	Lf	1x5 Common Pine (3/10 6/8)	Ovhd Door Jambs
78	Lf	1x4 Common Pine (3/10 6/8)	Ovhd Door Trim
32	Lf	1x4 Common Pine (4/8)	Outside Corner Trim
32	Lf	1x3 Common Pine (4/8)	Outside Corner Trim
394	Lf	1x3 Spruce (37/8 5/10 4/12)	Battens & Frieze
27	Shts	4x8x7/16" Waferboard	Roof
28	Shts	4x8x7/16" Waferboard 5/8" Texture 111 (we owe)	Walls
2	Shts	4x8x7/16" Waferboard	Plancia
3	Each	8'x7' Sectional Ovhd Door #24 (we owe)	
27	Bdls	Self Sealing Roof Shingles	Roof
2	Rolls	Asphalt Felt (432')	Roof
7	Each	10'-0 Igths Alum Starter Strip	Roof Shingles
7	Pcs	1 5/16"x42" Preformed Alum Flashing	Garage Doors
50	Lbs	16-D Common Nails	Framing
30	Lbs	8-D Common Nails	Framing
15	Lbs	6-D Common Nails	Roof Sheathing
5	Lbs	10-D Galv. Common Nails	Trim
25	Lbs	6-D Galv. Common Nails	Siding
2	Lbs	6-D Galv. Finish Nails	Trim
27	Lbs	1"x10 Galv. Roof Nails	Roof
1	Lb	1 1/4"x10 Galv. Roof Nails	Ridge Lap

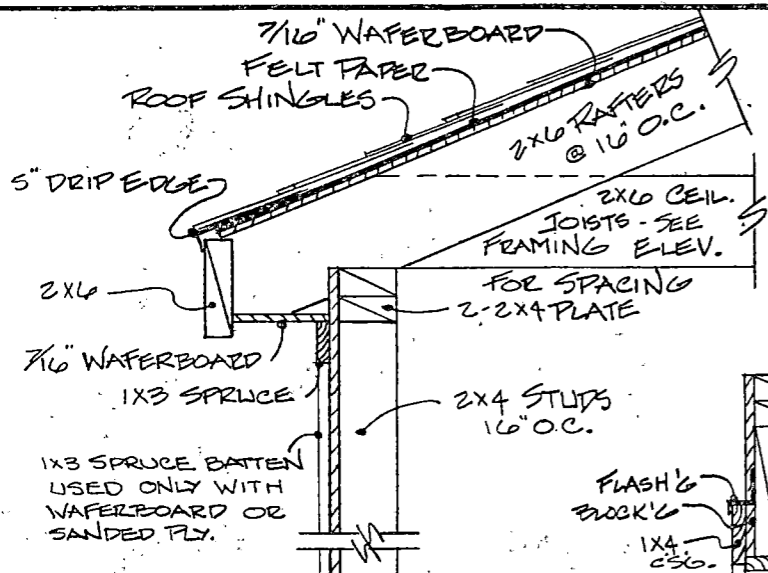
12' 5 3/8" →

we owe 8 more

7'-4 1/2" →

42

Owes 18 143 x 10

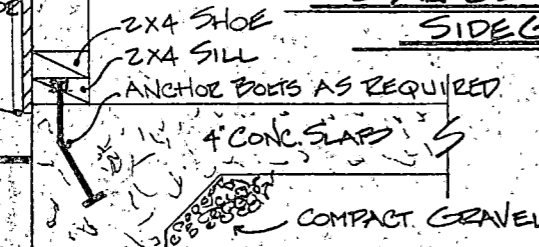


TEXTURE I-II OR 7/16" WAFERBOARD

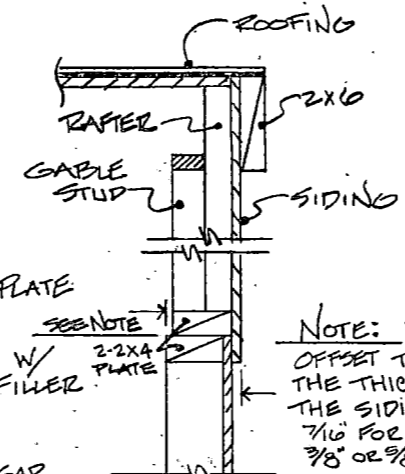
NOTE:
FINISH SIDING AND/OR SUB-SHT'G TO DROP 1/2" BELOW SILL

GRADE TO SUIT

TO BELOW FROST

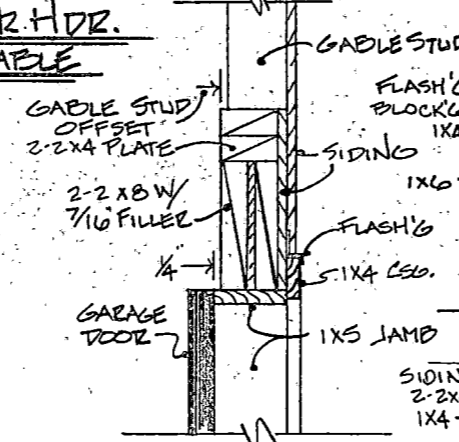


TYPICAL WALL SECTION

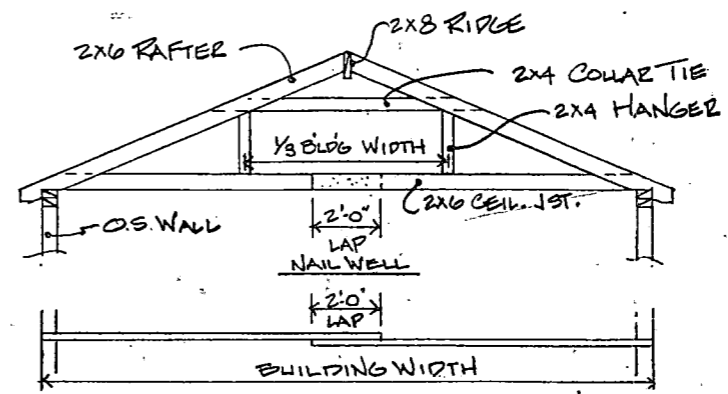


NOTE:
OFFSET TOP PLATE THE THICKNESS OF THE SIDING SELECTED
7/16" FOR WAFERBOARD
3/8" OR 9/16" FOR TEXT. I-II

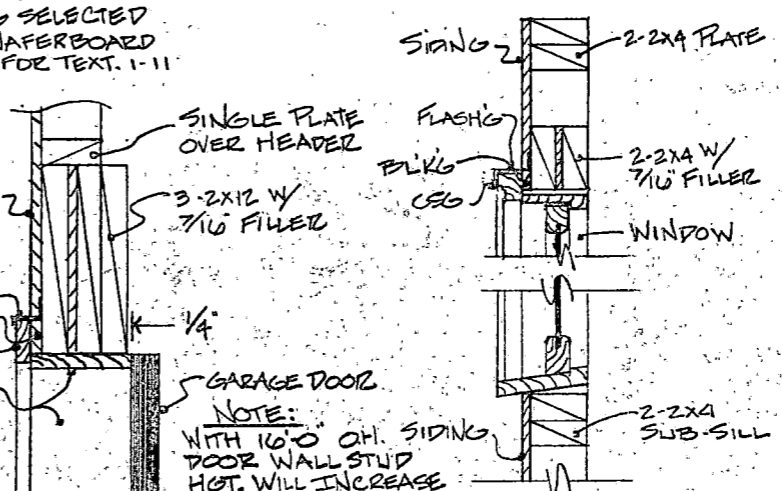
GABLE END



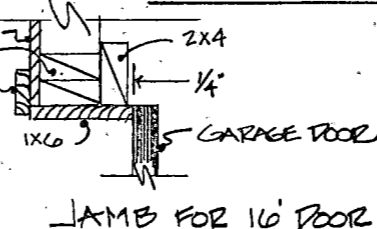
GARAGE DR. HDR SIDE GABLE



TYPICAL ROOF FRAMING



TYPICAL HDR FOR OPTIONAL DOOR OR WINDOW

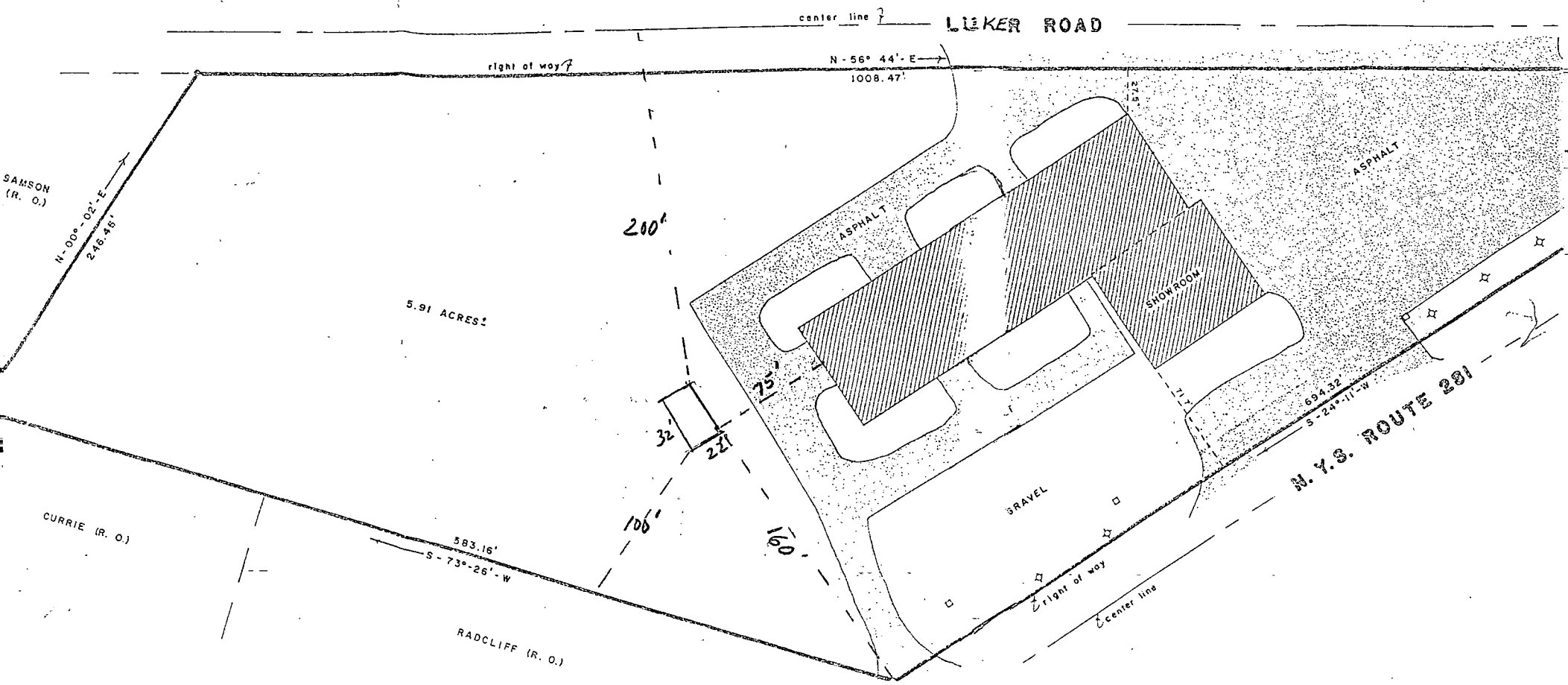


JAMB FOR 16' DOOR

GARAGE DR. HDR FRONT GABLE

SCALE: 1/2" = 1'-0"

N. ↑



STATE OF NEW YORK STATE BOARD OF EQUALIZATION AND ASSESSMENT REAL PROPERTY TRANSFER REPORT

County of CORTLAND Month of OCT Year 19 70

Data Obtained from Deed

Book 322 Page 211

Grantor: MAR ENTERPRISES, INC.

Grantee: GEORGE P. & MAY R. ARMSTRONG

Grantee Address at Conveyance: 7 Colony Drive, Cortland, N.Y.

Date of Deed: November 1, 1969

Area or Dimensions: 700 x 450

Street address and other information sufficient to identify property: [Handwritten address] Lot No. 73

Attorney: DONALD W. YAGER

TD CODE _____ RT.

CONT. NO. _____

FM CODE _____ Julian Date _____

Conf. Code _____ Confirmed Price _____

Location of Property.

City: _____

Town: CORTLANDVILLE

Village: _____

Type of Deed (Check One)

Warranty Executor's

Tax Sale Quit Claim

Correction Foreclosure

Other (specify) _____

Information on Consideration

Assumed Mortgage \$ _____

Revenue Stamps \$ 120.80

Consideration stated in Deed \$ 1.00

Data Obtained from Assessment Roll

Type of Property (Check One)

- 1. Operating farm 8. Seasonal residence
1a. Rural residence or abandoned farm 9. Residential land vacant
2. Rural land - vacant 10. Commercial
3. 1-Family 11. Seasonal resort
4. Estate 12. Industrial
5. 2 or 3 Family 13. Commercial or industrial land - vacant
6. Apartment 14. Forest land
7. Combination

15. Other-specify _____

Approximate Age of Major Buildings _____ Years

Assessed Valuation Before Date of Conveyance*

City or Town _____ Roll completed, verified and filed in 19 70

Assessment \$ 22,000.00 _____ Roll completed, verified and filed in 19 _____

Future Tax Bill or Property Mailing Address:

Street: 7 Colony Drive

Post Office: Cortland, N.Y.

Property within Village? Yes No

If in Village Show Name _____

School District: _____

Code Identifier (check one)

Section-Block-Lot/Tax Map Account Number Other please specify

Major Identifying Designation _____

Other Identifying Designation _____

Check if any of the following apply:

- Sale between relatives Assessment shown as partial assessment (Building in construction or lot vacant on taxable status date)
Sale between related companies Partial sale
Sale between partners in business Property wholly or partially exempt prior to sale
Property improved or partly destroyed or removed between date of assessment shown and date of sale Personal property included in sale
Property partly in two municipalities Grantor or grantee is a government agency or lending institution
Deed given to complete a land contract sale

Remarks

Assessor For: _____ Name: _____ City; Town; Village

*Enter assessment from last roll completed, verified and filed before date of conveyance.

3. Copy to be retained by City or Town Assessor

This Indenture,

Made the 1st day of November
Nineteen Hundred and sixty-nine.

Between MAR ENTERPRISES, INC. of 7 Colony Drive, Cortland, New York,

a corporation organized under the laws of

party of the first part, and

GEORGE P. ARMSTRONG and MAY R. ARMSTRONG of 7 Colony Drive, Cortland, New York, as tenants by the entirety,

parties of the second part,
Witnesseth that the party of the first part, in consideration of

One and no/100 Dollar (\$1.00)
lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs and assigns forever, all

THAT TRACT OR PARCEL OF LAND situate in the Town of Cortlandville, County of Cortland and State of New York, being part of Lot No. 73 in said Town and bounded and described as follows: Beginning at a point at the intersection of the rights of way of New York State Route #281 and the Luker Road; thence running S 23° 36'55" W along the right of way of said Route #281 a distance of 700.0 feet to a point; thence running S 73° 26' 24" W a distance of 593.015 feet to a point; thence running N 0° 18' 15" E a distance of 250.0 feet to a point in the right of way of the Luker Road; thence running N 56° 34' E along the right of way of Luker Road a distance of 1017.12 feet to the point of beginning, and containing 6.076 acres of land. Also all right, title and interest of the party of the first part in and to the center lines of New York State Route #281 and Luker Road, subject to the use thereof by the public for street and highway purposes, containing 1.020 acres of land.

This conveyance is made and accepted subject to: 1. Easement granted to New York Telephone Company dated April 11, 1950, and recorded in Cortland County Clerk's Office April 14, 1950, in Liber 214 of Deeds, page 445; 2. Easement granted to New York State Electric & Gas Corporation dated March 28, 1957, and recorded in Cortland County Clerk's Office September 12, 1957, in Liber 253 of Deeds at page 19.

The foregoing premises are the same premises as shown on a map made by F. Donald Mc Kee, licensed surveyor number 32422, dated April 29, 1966, and filed in Cortland County Clerk's Office on July 21, 1966.

Being the same premises conveyed by Charles Robert Buchanan and Harold W. Buchanan to George P. and May R. Armstrong by deed dated July 26, 1966, and recorded in Cortland County Clerk's Office July 26, 1966, in Liber 303 of Deeds at page 744, wherein said grantors covenanted that they will not convey or dispose of any portion of the remainder of the lands owned by them on the west side of New York State Route #281 and South of the premises herein conveyed to any other person, party or corporation conducting a similar business such as a car dealership or used car dealer, etc. without first obtaining the written consent of George P. Armstrong, and further that in any conveyance of all or a portion of the aforesaid remaining premises such conveyance or conveyances as the case may be shall contain a covenant, running with the land, prohibiting the use of said remaining premises for a car dealership, used car dealership or similar business, unless written consent permitting such use is first obtained from George P. Armstrong, his heirs, executors, administrators, successors or assigns.

Said premises are the same as those conveyed to Mar Enterprises, Inc. by George P. and May R. Armstrong by deed dated September 1, 1967, and recorded in Cortland County Clerk's Office September 7, 1967, in Liber 308 of Deeds at page 458. This conveyance is made and accepted subject to a certain mortgage due and payable to Marine Midland Trust Company of Southern New York, in the sum of \$210,721.64 plus interest from October 1, 1969, which the parties of the second part hereby assume and agree to pay.

Donald W. Yager

23

129.80

630

FITZGERALD, TAYLOR, POMEROY & ARMSTRONG
Attorneys and Counselors at Law

LELAND B. TAYLOR
JOHN JOSEPH FITZGERALD
WILLIAM J. POMEROY
DONALD C. ARMSTRONG

16 TOMPKINS STREET
P.O. BOX 828
CORTLAND, NEW YORK 13045

(607) 756-7501
FAX (607) 753-8913
Service by Fax Not Accepted

FRANCIS J. CASULLO

May 31, 1995

VIA FAX & MAIL

Mr. David Briggs
Town of Cortlandville
Assessor's Office
15 Terrace Road
Cortland, New York 13045

Re: Newcomb Motors, Inc.
0.32 ± acres in the Town of Cortlandville
A Portion of Tax Map No. 86.17-01-11

Dear David:

Please be advised that I represent Newcomb Motors, Inc. who is selling a portion of the above referenced parcel of land to John R. Congdon.

I would appreciate your providing me with a Memorandum of Apportionment reflecting this transfer. Enclosed is a copy of the survey map indicating the parcel to be conveyed to John Congdon.

My client is anxious to schedule a closing for this property, we would appreciate it if you would rush this request.

If you have any questions regarding this transaction, please do not hesitate to contact me.

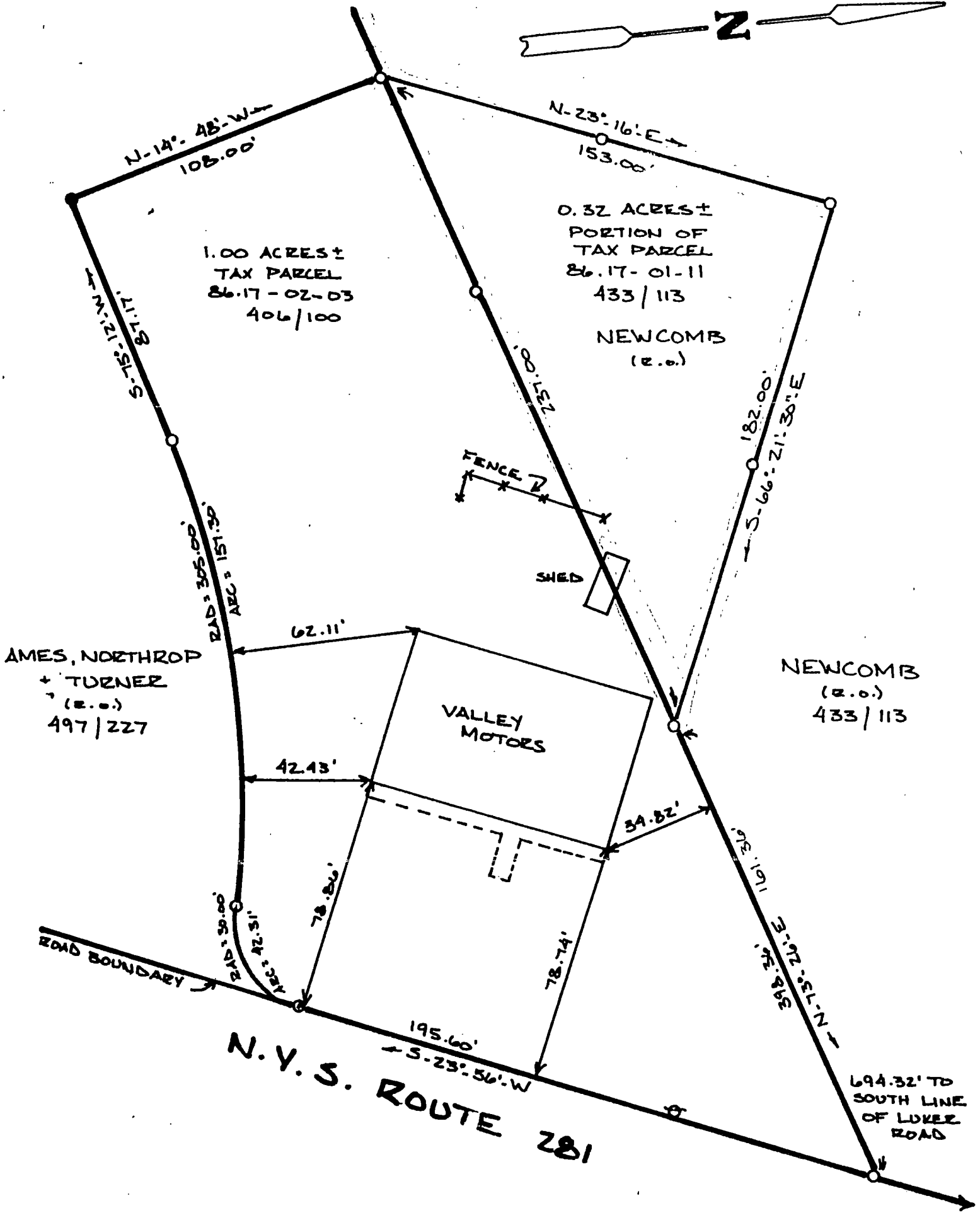
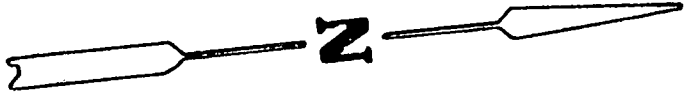
Very truly yours,

FITZGERALD, TAYLOR, POMEROY & ARMSTRONG

By:


William J. Pomeroy

WJP:pt
Enclosure



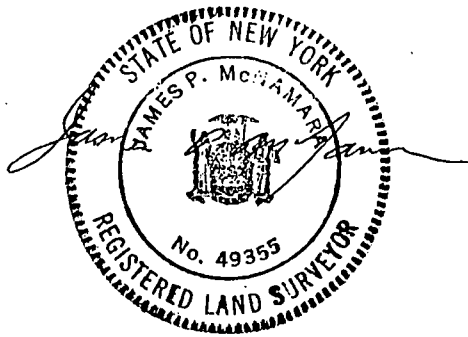
● EXISTING IRON PIN ○ SET IRON PIN

MAP OF LANDS OF JOHN R. CONGDON

LOT 73 TOWN OF CORTLANDVILLE
 COUNTY OF CORTLAND STATE OF NEW YORK
 AUGUST 2, 1994 SCALE 1" = 40'
 REVISED NOVEMBER 2, 1994

JAMES P. MCNAMARA P.L.S. 49355
 CORTLAND NEW YORK

JOB 94-125



Town Justices:

DONALD EATON
RONALD FISH

Town Clerk:

CHRISTINE CANESTRO

Councilman:

SHERMAN GRISWOLD
RAY E. MILLER

Road Superintendent:

LOUIS WAGNER

TOWN OF CORTLANDVILLE

15 TERRACE ROAD
CORTLAND, N. Y. 13045

FRANK K. TAYLOR, Supervisor

Oct 9, 1974

Mr George P. Armstrong
2942 Santa Anita
Port Lucie, Fla.

WRONG!

Dear Mr Armstrong;

Thank you for your letter of the 5th regarding your property on West Road here in Cortland. This was my first receipt of any requested changes to the assessment roll.

The changes as requested have now been made on our records and I have also ordered the changes to be processed on the Courthouse computer records which should be accomplished in time that your next billing should read correctly.

This is the only office to contact with any future changes required on the Assessment Roll since the roll originates here and all changes thereto must originate here.

Trusting that this action will eliminate your problem.

Sincerely,

Robert J. Wells
ASSESSOR

10/16/74

Dear Mr. Wells:-

Thank you for straightening out our name and address for the tax roll.

I hope you have our city address correctly shown as illustrated. It is wrong on the receipt too. So I call it to your attention.

GEORGE P. ARMSTRONG
2942 Santa Anita
Port St. Lucie, Fla. 33452

RIGHT →

George Armstrong

OK
[Handwritten initials]

Town Justices:

DONALD EATON
RONALD FISH

Town Clerk:

CHRISTINE CANESTRO

TOWN OF CORTLANDVILLE

15 TERRACE ROAD
CORTLAND, N. Y. 13045

FRANK K. TAYLOR, Supervisor

Councilman:

SHERMAN GRISWOLD
RAY E. MILLER

Road Superintendent:

LOUIS WAGNER

Oct 9, 1974

Mr George P. Armstrong
2942 Santa Anita
Port Lucie, Fla.

Dear Mr Armstrong;

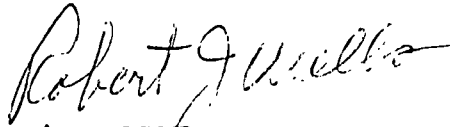
Thank you for your letter of the 5th regarding your property on West Road here in Cortland. This was my first receipt of any requested changes to the assessment roll.

The changes as requested have now been made on our records and I have also ordered the changes to be processed on the Courthouse computer records which should be accomplished in time that your next billing should read correctly.

This is the only office to contact with any future changes required on the Assessment Roll since the roll originates here and all changes thereto must originate here.

Trusting that this action will eliminate your problem.

Sincerely,


Assessor

George P. Armstrong
2942 Santa Anita
Port St. Lucie, Florida 33452

8 March 1977

Tax Assessor,
Town Of Cortlandville,
Terrace Road,
Cortland, N.Y. 13045

Re: Property Rte 281
112289 86.17 01 11000
Cls 431 Roll Sect 1
Sch 113001
Account # 016282

Dear Sir:

The above property, so described on statement of taxes, is shown as owned by George and May Armstrong.


Mrs. Armstrong died on February 5, 1977. Please therefore change the ownership listing to the single name of George P. Armstrong, address same as always.

A certified copy of the death certificate is in our file at the office of Donald W. Yager, Attorney, Cortland, N.Y. should it be necessary for you to see it.

Please acknowledge that this change is being made. Thank you.

very truly yours,


George P. Armstrong

86.17 01 "
delete May
3/15/77


86-17-01-11

TOWN OF CORTLANDVILLE BUILDING PERMIT

No Value charge
3/19/84 B
m list!
(41)

Permit No. 41 Date 8-10-83

Fee Paid \$6⁰⁰ check J. Forbes

Name of Owner George Armstrong Phone No. 305-231-4725

Address at present 940 Lantern Lane, Vero Beach, FL 32900

Address for which Permit is Requested Newcomb Motors

Builders Name Doyle Quality Signs Address P.O. Box 471 Binghamton, NY

Type of Building Sign Illuminated pylon sign Est. Cost (Sign Only) \$5,250⁰⁰

Size of Lot NA Size of Building (include ht.) 5' x 11' x 25' ht.

Square Footage of ~~Buildable~~ ^{Sign} Area 55 A

Water Supply NA Sewage Disposal NA

Date Health Dept. Approval NA

Submit duplicate drawing showing the location of ^{sign} ~~building~~ on lot in relation to center of road, and all side and rear lot lines. A set of ~~building~~ ^{sign} plans must be submitted with application, also a specification sheet showing:

1. Foundation: Concrete or Blocks—size of blocks
2. Exterior Construction: ~~Wood Frame, Steel, Block~~ Aluminum
- NA 3. Siding: Wood Clapboard, Shingle, Aluminum, Brick
- NA 4. Roof Covering: Shingle, Built-up, Gypsum, Metal
- NA 5. Interior Walls: Lath and Plaster, Drywall—size and thickness
- NA 6. Heating: Hot Water, Hot Air—BTU rating
7. Fuel: ~~Gas, Oil~~ Electric
- NA 8. Roof Type: Gable, Hip, Flat
- NA 9. Chimney Type: Metal, Masonry, Asbestos
- NA 10. Floors: Wood or Steel Joists, Size, Composition—Hardwood, Tile, Carpet Show sub-floor
- NA 11. Numbers of bathrooms

All statements contained herein are true and the work will be performed in the manner set forth in this application in accordance with all codes of the State of New York, and all laws, ordinances, codes and regulations of the TOWN OF CORTLANDVILLE, NEW YORK. Certificate of occupancy is required upon occupying the premises. The undersigned grants the Town Building Inspector permission to enter upon the premises at all reasonable times for the purpose of making necessary inspections.

Patrick E. Doyle
Signature of Applicant

J. E. Forbes
Signature of Inspector

June P. Brookshaw Dep
Cortlandville Town Clerk

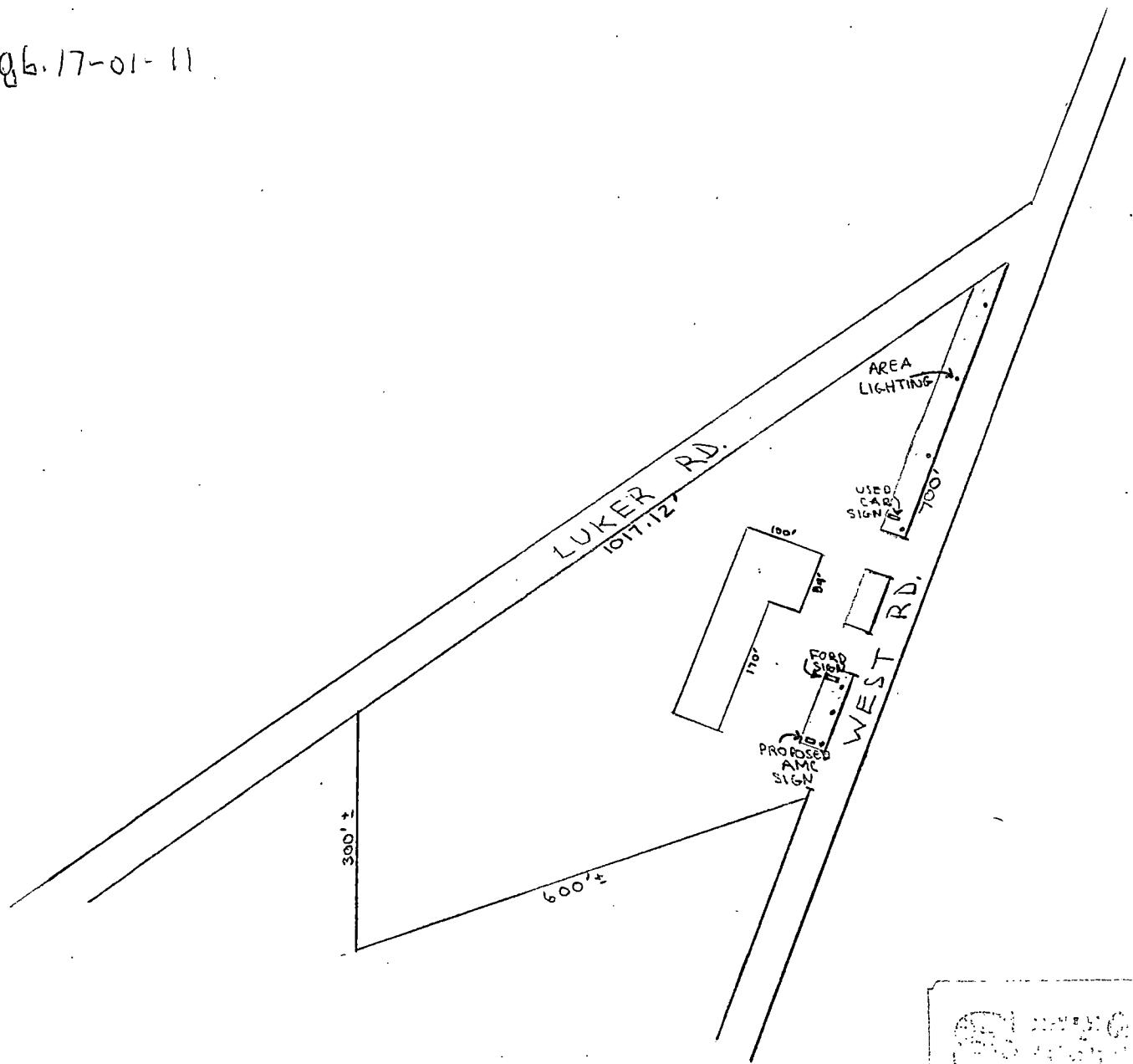
Pd. 56.00 CR #1064 8/12/83

DF Permit APPROVED

Permit DISAPPROVED

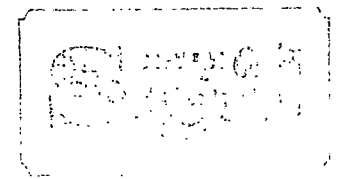
Date: 8-12-83

06.17-01-11



SCALE 1" = 200'

NEWCOMB MOTORS
3870 WEST RD.
CORTLAND, NY
HARRY NEWCOMB



607-723-6693

STATE OF NEW YORK
STATE BOARD OF EQUALIZATION AND ASSESSMENT
REAL PROPERTY TRANSFER REPORT

FOR STATE BOARD USE ONLY

T.D. CODE	SPLIT VG.				RATE TYPE
1	7	8	11	12	
CONT. NO.	PROP. CODE			22	
13	19	20	22		
TRANS. CODE	ORIGIN	YR.	ASSD. VALUE	CODE	ADD.
23	24	25 26	27	36	37

County of CORTLAND Month of SEPTEMBER Year 19 67

Data Obtained from Deed

Book 308 Page 459
Grantors: George P. & May R. Armstrong
Grantee: Mar Enterprises, Inc.
Grantee Address: 7 Colony Drive, Cortland, N.Y.
Date of Deed: September 1, 1967

Area or Dimensions:

Street address and other information sufficient to identify property.
Lot # 73, Cortlandville.

Attorney: Donald W. Yager

Location of Property

City: _____
Town: Cortlandville
Village: _____

Type of Deed (Check One)

Warranty Executor's
Tax Sale Quit Claim
Correction Foreclosure
Other (specify) _____

Information on Consideration

Assumed Mortgage - \$ _____
Revenue Stamps - \$ 33.00
Consideration stated in Deed - \$ 1.00

Data Obtained from Assessment Roll

Type of Property (Check One)

- | | |
|--|---|
| 1. Operating farm <input type="checkbox"/> | 8. Seasonal residence <input type="checkbox"/> |
| 1a. Rural residence or abandoned farm <input type="checkbox"/> | 9. Residential land vacant <input type="checkbox"/> |
| 2. Rural land — vacant <input type="checkbox"/> | 10. Commercial <input checked="" type="checkbox"/> |
| 3. 1-Family <input type="checkbox"/> | 11. Seasonal resort <input type="checkbox"/> |
| 4. Estate <input type="checkbox"/> | 12. Industrial <input type="checkbox"/> |
| 5. 2 or 3 Family <input type="checkbox"/> | 13. Commercial or Industrial land — vacant <input type="checkbox"/> |
| 6. Apartment <input type="checkbox"/> | 14. Forest land <input type="checkbox"/> |
| 7. Combination <input type="checkbox"/> | 15. Other-specify _____ <input type="checkbox"/> |

Approximate Age of Major Buildings _____ Years

Assessed Valuation Before Date of Conveyance*

City or Town Assessment \$ 45,000 Roll completed, verified and filed in 19 67
Village Assessment \$ _____ Roll completed, verified and filed in 19 _____

Future Tax Bill or Property Mailing Address:

Street 7 Colony Drive

Post Office Cortland N.Y.

Property within Village? Yes No

If in Village Show Name _____

Tax Map No. _____ Sec. _____ Blk. _____ Lot _____

Other Identifying Designation _____

Check if any of the following apply:

- | | |
|---|---|
| Sale between relatives <input checked="" type="checkbox"/> | Assessment shown is partial assessment (Building in construction or lot vacant on taxable status date) <input type="checkbox"/> |
| Sale between related companies <input checked="" type="checkbox"/> | Partial sale <input type="checkbox"/> |
| Sale between partners in business <input type="checkbox"/> | Property wholly or partially exempt prior to sale <input type="checkbox"/> |
| Property improved or partly destroyed or removed between date of assessment shown and date of sale <input type="checkbox"/> | Personal property included in sale <input type="checkbox"/> |
| Property partly in two municipalities <input type="checkbox"/> | Grantor or grantee is a government agency or lending institution <input type="checkbox"/> |
| Deed given to complete a land contract sale <input type="checkbox"/> | |

Remarks _____

M. E. Becker
Name

Assessor For City; Town; Village

*Enter assessment from last roll completed, verified and filed before date of conveyance.

3. Copy to be retained by City or Town Assessor

This Indenture,

Made the 1st day of September

Nineteen Hundred and sixty-seven.

Between GEORGE P. ARMSTRONG and MAY R. ARMSTRONG of 7 Colony Drive, Cortland, New York,

parties of the first part, and

MAR ENTERPRISES, INC. a domestic corporation duly organized and existing under the laws of the State of New York, with post office address at 7 Colony Drive, Cortland, New York,

Witnesseth that the party of the first part, in consideration of party of the second part,

One and no/100

Dollar (\$ 1.00)

lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do es hereby grant and release unto the party of the second part, its successors and assigns forever, all

THAT TRACT OR PARCEL OF LAND situate in the Town of Cortlandville, County of Cortland and State of New York, being part of Lot No. 73 in said Town and bounded and described as follows: Beginning at a point at the intersection of the rights of way of New York State Route #281 and the Luker Road; thence running S 23° 36' 55" W along the right of way of said Route #281 a distance of 700.0 feet to a point; thence running S 73° 26' 24" W a distance of 593.015 feet to a point; thence running N 0° 18' 15" E a distance of 250.0 feet to a point in the right of way of the Luker Road; thence running N 56° 34' E along the right of way of Luker Road a distance of 1017.12 feet to the point of beginning, and containing 6.076 acres of land. Also all right, title and interest the parties of the first part may have in and to the center lines of New York State Route #281 and Luker Road; subject to the use thereof by the public for street and highway purposes, containing 1.020 acres of land.

That Charles Robert Buchanan and Harold W. Buchanan covenant that they will not convey or dispose of any portion of the remainder of the lands owned by them on the West side of New York State Route #281 and South of the premises herein conveyed to any other person, party or corporation conducting a similar business such as a car dealership or used car dealer, etc. without first obtaining the written consent of George P. Armstrong.

That Charles Robert Buchanan and Harold W. Buchanan further covenant that in any conveyance of all or a portion of the aforesaid remaining premises such conveyance or conveyances, as the case may be, shall contain a covenant, running with the land, prohibiting the use of said remaining premises for a car dealership, used car dealership or similar business unless written consent permitting such use is first obtained from George P. Armstrong, his heirs, executors, administrators, successors and assigns.

Being the same premises conveyed by Charles Robert Buchanan and Harold W. Buchanan to George P. and May R. Armstrong by deed dated July 26, 1966, and recorded in Cortland County Clerk's Office July 26, 1966, in Liber 303 of Deeds at page 744.

This conveyance is made and accepted subject to any and all easements and rights of way affecting the premises herein conveyed as shown by the records of the Cortland County Clerk's Office.

STATE OF NEW YORK
STATE BOARD OF EQUALIZATION AND ASSESSMENT

REAL PROPERTY TRANSFER REPORT

DOCUMENT CONTROL NUMBER **1755225**

County of Cortland Month of July Year 1980

PRINT OR TYPE Data Obtained from Deed

Book 366 Page 53

Grantor: George P. Armstrong

Grantee: George P. Armstrong, as Trustee under
declaration of Trust

Grantee Address at Conveyance _____

Date of Deed: February 7, 1980

Area or Dimensions: 6.08 ac

Street address and other information sufficient to identify property.

Attorney: West AD

Location of Property

City: _____

Town: Cortlandville

Village: _____

Type of Deed (Check One)

- Warranty Executor's
- Tax Sale Quit Claim
- Correction Foreclosure

Other (specify) _____

Information on Consideration

- Assumed Mortgage \$ _____
- Revenue Stamps \$ Exempt
- Consideration stated in Deed \$ _____

86.17-01-11

Check if any of the following apply:

- Sale between relatives Assessment shown is partial
- Sale between related companies assessment (Building in construction or lot vacant on taxable status date)
- Sale between partners in business Partial sale
- Property improved or partly destroyed or removed between date of assessment shown and date of sale Property wholly or partially exempt prior to sale
- Property partly in two municipalities Personal property included in sale
- Deed given to complete a land contract sale Grantor or grantee is a government agency or lending institution

Remarks

Name Paul

Assessor For City: Town: Village:

86-17-01-11

This Warranty Deed Made the 7th day of February A. D. 19 80, by
GEORGE P. ARMSTRONG

hereinafter called the grantor, to GEORGE P. ARMSTRONG, AS TRUSTEE, under Declaration of Trust dated January 2, 1980, a copy of which is annexed hereto, and incorporated herein by reference,

whose postoffice address is 1025 Treasure Lane, Vero Beach, Florida 32960

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Cortland County, ~~Florida~~, New York, viz:

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Cortlandville, County of Cortland and State of New York, being part of Lot No. 73 in said Town and bounded and described as follows: Beginning at a point at the intersection of the rights of way of New York State Route #281 and the Luker Road; thence running South 23 degrees 36 minutes 55 seconds West along the right of way of said Route #281 a distance of 700.0 feet to a point; thence running South 73 degrees 26 minutes 24 seconds West a distance of 593.015 feet to a point; thence running North 0 degrees 18 minutes 15 seconds East a distance of 250.0 feet to a point in the right of way of the Luker Road; thence running North 56 degrees 34 minutes East along the right of way of Luker Road a distance of 1017.12 feet to the point of beginning, and containing 6.076 acres of land. ALSO, all right, title and interest of the party of the first part in and to the center lines of New York State Route #281 and Luker Road, subject to the use thereof by the public for street and highway purposes, containing 1.020 acres of land.

This conveyance is made and accepted subject to:

1. Easement granted to New York Telephone Company dated April 11, 1950, and recorded in Cortland County Clerk's Office April 14, 1950, in Liber 214 of Deeds, page 445;
2. Easement granted to New York State Electric & Gas Corporation dated March 28, 1957, and recorded in Cortland County Clerk's Office September 12, 1957, in Liber 253 of Deeds at page 19.

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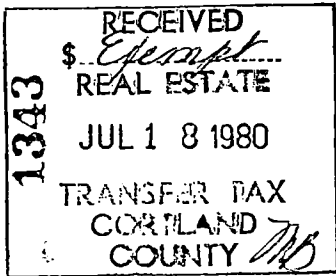
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1984

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1979.



In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Gamble W. Alvin

[Signature]
George P. Armstrong

LS
LS
LS
LS

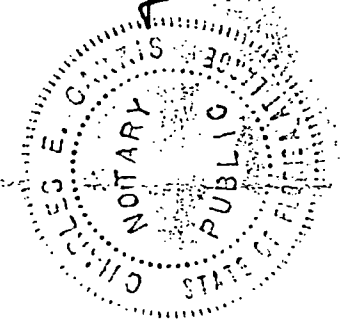
STATE OF FLORIDA
COUNTY OF INDIAN RIVER }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

GEORGE P. ARMSTRONG

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this *7th* day of *February* A. D. 1980.



[Signature]
Notary Public, State of Florida at Large. My Commission expires: *11/21/81*

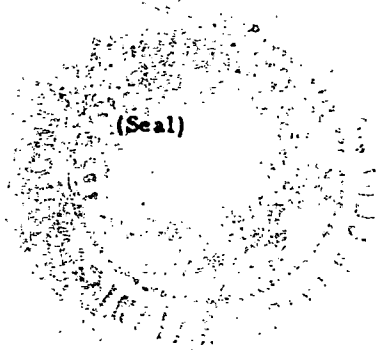
This Instrument prepared by:
Address

This Instrument Was Prepared By
CHARLES E. GARRIS
SMITH, O'HARE, THATCHER & QUINN
P. O. BOX 1030
VERO BEACH, FLORIDA 32960

STATE OF FLORIDA
COUNTY OF INDIAN RIVER.

I, FREDA WRIGHT, Clerk of the Circuit Court of the State of Florida in and for Indian River County, the same being a Court of Record having by law a seal, DO HEREBY CERTIFY THAT Charles E. Garris whose name is subscribed in the deposition, certificate of acknowledgment or proof of the annexed instrument, was at the time of taking the same a NOTARY PUBLIC in and for the State of Florida, duly commissioned and sworn and qualified to act as such throughout the State of Florida; that pursuant to law a commission, or a certificate of h^{is} appointment and qualifications, and h^{is} autograph signature have been filed in my office; that as such Notary Public, he was duly authorized by laws of the State of Florida to administer oaths and affirmations, to receive and certify the acknowledgment or proof of deeds, mortgages, powers of attorney and other written instruments for lands, tenements and hereditaments to be read in evidence or recorded in this State, to protest notes and to take and certify affidavits and depositions; and that I am well acquainted with the handwriting of such Notary Public, or have compared the signature on the annexed instrument with h^{is} autograph signature deposited in my office, and believe that the signature is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 8th day of February, 1980.



FREDA WRIGHT
Clerk of Circuit Court in and
for Indian River County, Florida

By Lucy Riggins
Deputy Clerk

Warranty Deed

RAMCO FORM 1

1984

JUL 19 12 50 PM '80

CORTLAND COUNTY
CLERK'S OFFICE
FILED FOR RECORD

To

STATE OF NEW YORK }
COUNTY OF CORTLAND } S.S.
Recorded on the 9th day of July 1980
at 12:50 o'clock P. M. in book 53
of Deeds
at page 53 and examined.

John Kimmich Clerk

Mail: Fitzgerald & Associates

West Rd.

26

STATE OF NEW YORK
STATE BOARD OF EQUALIZATION AND ASSESSMENT
REAL PROPERTY TRANSFER REPORT

For State Board Use Only	
Code	
Cont. No.	
City or Town Village	Year Assessed Value

County of CORTLAND Month of JULY Year 19 66

Data Obtained from Deed

Book 303 Page 744
 Grantor: Charles Robert Buchanan & Harold W./
 Grantee: George P. & May R. Armstrong
 Grantee Address: 7 Colony Drive, Cortland, N.Y.
 Date of Deed: July 26, 1966
 Area or Dimensions:
 Street address or other information sufficient to identify property: Lot # 73, Cortlandville.

Location of Property

City: _____
 Town: Cortlandville
 Village: _____

Type of Deed (Check One)

Warranty Executor's
 Tax Sale Quit Claim
 Correction Foreclosure
 Other (specify) _____
 If part interest, check here

Information on Consideration

Assumed Mortgage - \$ _____
 Revenue Stamps - \$ 77.00
 Consideration stated in Deed - \$ 1.00 *verified*

Attorney: _____
required from agricultural to commercial

Data Obtained from Assessment Roll

Type of Property (Check One)

1. Operating farm <input type="checkbox"/>	8. Seasonal residence <input type="checkbox"/>
1a. Rural residence or abandoned farm <input type="checkbox"/>	9. Residential land vacant <input type="checkbox"/>
2. Rural land — vacant <input type="checkbox"/>	10. Commercial <input checked="" type="checkbox"/>
3. 1-Family <input type="checkbox"/>	11. Seasonal resort <input type="checkbox"/>
4. Estate <input type="checkbox"/>	12. Industrial <input type="checkbox"/>
5. 2 or 3 Family <input type="checkbox"/>	13. Commercial or Industrial land — vacant <input type="checkbox"/>
6. Apartment <input type="checkbox"/>	14. Forest land <input type="checkbox"/>
7. Combination <input type="checkbox"/>	
15. Other-specify _____ <input type="checkbox"/>	

Approximate Age of Major Buildings _____ Years

Tax Map No. _____ Sec. _____ Blk. _____ Lot _____

Other Identifying Designation _____

Check if any of the following apply:

Sale between relatives Assessment shown is partial assessment (Building in construction or lot vacant on taxable status date)
 Sale between related companies Partial sale
 Sale between partners in business Property wholly or partially exempt prior to sale
 Property improved or partly destroyed or removed between date of assessment shown and date of sale Personal property included in sale
 Property partly in two municipalities Grantor or grantee is a government agency or lending institution
 Deed given to complete a land contract sale

Assessed Valuation Before Date of Conveyance*

City or Town Assessment - \$ _____ Roll completed, verified and filed in 19 63
 Village Assessment - \$ _____ Roll completed, verified and filed in 19 _____

Future Tax Bill or Property Mailing Address:
 Street 7 Colony Drive
 Post Office Cortland N.Y.
 Property within Village? Yes No
 If in Village Show Name _____

Remarks

W.E. Becker
 Name _____
 Assessor For City; Town; Village

*Enter assessment from last roll completed, verified and filed before date of conveyance.

LIBER

303 PAGE 744

This Indenture,

Made the 26th day of July

Nineteen Hundred and Sixty-six

Between CHARLES ROBERT BUCHANAN of R.D. #3, Cortland, New York
and HAROLD W. BUCHANAN of West Road, Cortland, New York

parties of the first part, and

GEORGE P. ARMSTRONG of 7 Colony Drive, Cortland, New York
and MAY R. ARMSTRONG of 7 Colony Drive, his wife, as
tenants by the entirety

Witnesseth that the parties of the first part, in consideration of

-----One-----Dollar (\$1.00)
lawful money of the United States,
paid by the parties of the second part, do es hereby grant and release unto the
part ies of the second part, his heirs and assigns forever, all

THAT TRACT OR PARCEL OF LAND situate in the Town of Cortlandville, County
of Cortland and State of New York, being part of Lot No. 73 in said
Town and bounded and described as follows: Beginning at a point at the
intersection of the rights of way of New York State Route #281 and the
Luker Road; thence running S 23° 36' 55" W along the right of way of
said Route #281 a distance of 700.0 feet to a point; thence running S
73° 26' 24" W a distance of 593.015 feet to a point; thence running N
0° 18' 15" E a distance of 250.0 feet to a point in the right of way of
the Luker Road; thence running N 56° 34' E along the right of way of
Luker Road a distance of 1017.12 feet to the point of beginning, and
containing 6.076 acres of land. Also all right, title and interest the
parties of the first part may have in and to the center lines of New
York State Route #281 and Luker Road, subject to the use thereof by the
public for street and highway purposes, containing 1.020 acres of land.

The above described premises are a portion of those conveyed to
Fred E. Buchanan and Lulu M. Buchanan, by Karl H. Beard and R. Ward
Beard as Executors of the Last Will and Testament of Charles H. Price,
by deed dated January 4, 1938 and recorded in the Cortland County Clerk's
Office on January 4, 1938 in Liber 179 of Deeds at Page 236.

For the record, be it known that Lulu M. Buchanan and Lulu Buchanan
were one and the same person.

Subject to an easement given by Lulu Buchanan and Fred Buchanan to
New York Telephone Company, dated April 11, 1950 and recorded in the
Cortland County Clerk's Office in Book 214 of Deeds at page 445.

Subject to an easement given by Fred E. Buchanan (by Lulu Buchanan
attorney in fact) and Lulu Buchanan to New York State Electric & Gas
Corporation dated March 28, 1957 and recorded in the Cortland County
Clerk's Office in Book 253 of Deeds at Page 19.

The foregoing premises are the same premises as shown on a map made
by F. Donald McKee licensed surveyor number 32422 dated April 29, 1966
and filed in the Cortland County Clerk's Office on July 21, 1966.

The parties of the first part covenant that they will not convey
or dispose of any portion of the remainder of the lands owned by them
on the west side of New York State Route #281 and south of the premises
herein conveyed to any other person, party or corporation conducting
a similar business such as a car dealership or used car dealer, etc.
without first obtaining the written consent of George P. Armstrong.

The parties of the first part further covenant that in any conveyance of all or a portion of the aforesaid remaining premises such conveyance or conveyances, as the case may be, shall contain a covenant, running with the land, prohibiting the use of said remaining premises for a car dealership, used car dealership or similar business, unless written consent permitting such use is first obtained from George P. Armstrong, his heirs, executors, administrators, successors and assigns.

GEORGE ARMSTRONG

TAX MAP # 86.17-01-11-000

TOWN OF CORTLANDVILLE BUILDING PERMIT

Permit No. 8

Date 3/27/86

Fee Paid \$ 5.00

Name of Owner NEWCOMB MOTORS, INC Phone No. 607-753-3077

Address at present 3870 WEST RD, CORTLAND, NY. 13045

Address for which Permit is Requested 3870 WEST RD, CORTLAND, NY 13045

Builders Name _____ Address _____

Type of Building (TEMPORARY SIGN) Est. Cost (Bldg. Only) _____

Size of Lot _____ Size of Building (include ht.) _____

Square Footage of Livable Area _____

Water Supply _____ Sewage Disposal _____

Date Health Dept. Approval _____

Submit duplicate drawing showing the location of bldg. on lot in relation to center of road, and all side and rear lot lines. A set of building plans must be submitted with application, also a specification sheet showing:

1. Foundation: Concrete or Blocks—size of blocks
2. Exterior Construction: Wood Frame, Steel, Block
3. Siding: Wood Clapboard, Shingle, Aluminum, Brick
4. Roof Covering: Shingle, Built-up, Gypsum, Metal
5. Interior Walls: Lath and Plaster, Drywall—size and thickness
6. Heating: Hot Water, Hot Air—BTU rating
7. Fuel: Gas, Oil, Electric
8. Roof Type: Gable, Hip, Flat
9. Chimney Type: Metal, Masonry, Asbestos
10. Floors: Wood or Steel Joists, Size, Composition—Hardwood, Tile, Carpet Show sub-floor
11. Numbers of bathrooms

SIGN

All statements contained herein are true and the work will be performed in the manner set forth in this application in accordance with all codes of the State of New York, and all laws, ordinances, codes and regulations of the TOWN OF CORTLANDVILLE, NEW YORK. Certificate of occupancy is required upon occupying the premises. The undersigned grants the Town Building Inspector permission to enter upon the premises at all reasonable times for the purpose of making necessary inspections.

Ben Webb Permit APPROVED

_____ Permit DISAPPROVED

Robert Newcomb
Signature of Applicant

Ben Webb
Signature of Inspector

Pauline H. Parker
Cortlandville Town Clerk

Date: 3-31-86

CK#13916 \$5.00 rec'd 3/31/86

LETTER OF APPORTIONMENT
TOWN OF CORTLANDVILLE

Harry Newcomb, ETAL
233 East Lake Road
TO: DeRuyter, NY 13052 / 86.17-01-11.00
(Parties of parent parcel) (Tax Map #)

John Congdon
3845 State Route 281
AND: Cortland, NY 13045
(Parties of split parcel)

Re your request for a letter of apportionment I have made the following determination;

Current Assessment	<u>95,600</u>	Land
Assessment Year <u>1995</u>	<u>418,500</u>	Total

Harry Newcomb
(Parent parcel name)

John Congdon
(Split parcel name)

86.17-01-11.100
(Tax Map #)

86.17-01-11.200
(Tax Map #)

Land - 90,400
Total - 413,300

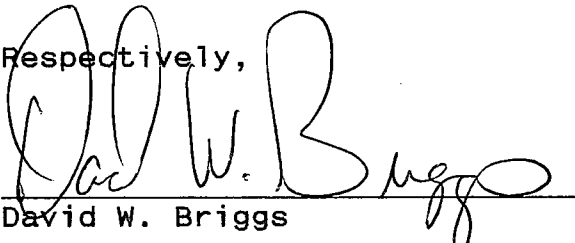
Land - 5,200
Total - 5,200

(Portion of current assessment)

Take an unaltered copy of this form with you to the tax collector and submit it to him/her. They will then extend the applicable rate against your portion of the current assessment. The authority for this act is vested in me by section 932 of the Real Property Tax Law.

TAX COLLECTOR:

UPON RECEIPT OF THIS FORM,
IMMEDIATELY, CHANGE YOUR
TAX ROLL AND TAX PAYMENT
SCHEDULE TO REFLECT NEW
PARCEL #, NAMES AND
ASSESSMENTS AS SHOWN ABOVE.
IF YOU HAVE ANY QUESTIONS
ON HOW TO DO THIS, CALL
TREASURES OFFICE, 753-5191.

Respectively,

David W. Briggs

Town of Cortlandville Assessor
Dated: June 1, 1995



TOWN OF CORTLANDVILLE

607-756-7490

CERTIFICATE OF OCCUPANCY

Having complied with the provisions of the Local Laws of the Town of Cortlandville
and the NYS Fire Prevention and Building Codes as per the application type:

Alterations-Commercial , The following permit holder is hereby granted this Certificate of Occupancy.

UCK Three LLC

3861 Rte 281

Cortland

NY 13045

Building Permit # 17-106

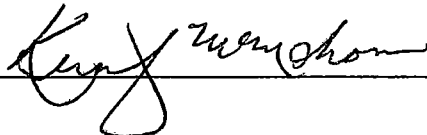
Type of Permit: Alterations-Commercial

Issued on: 11/10/2017

Completed on: 04/06/2018

Description of work:

New facade, entry and windows at Sun Auto by BBL Construction Services LLC

By Order of 

NYS Code Enforcement Officers: Desiree Campbell & Kevin McMahon

ASSESSOR COPY
PLANS ATTACHED
KJM 11/29/18
18-009
11/11/18

TOWN OF CORTLANDVILLE BUILDING PERMIT

Fee: Paid \$ 150 -

Occ. Class: B

Permit No. 18-11016

Tax Map No. 86.17-01-11.100

Name of Applicant: Wholesale Casualty Pkwy LLC Phone No. 315 400 7307

Address: 7966 Tiding Hill Rd Manor NY 13104

e-mail address (applicant): Dan.King @ USED CAR KING.COM

Name of Property Owner: UCK TRUCK LLC Phone No. 315 400 7307

e-mail address (owner): Dan.King @ USED CAR KING.COM

Contractor: Saxton Sign Corp Phone No. 315 569 1797

e-mail address (contractor): HALLMAN @ SAXTONSIGN.COM

Address for which Permit is Requested: 3861 NYS Rt. 781 Zoning District: _____

Size of Lot _____ Setbacks: Front _____ Rear _____ Left Side _____ Right Side _____

Existing Use _____ Proposed Use: Sign Upgrade Size of Building _____

Sewage Disposal _____ Water Supply _____ Est. Cost: \$ 1100000

Date Health Dept. Approval _____ Sq. Ft. Livable Area _____

Submit drawing showing location of building on lot in relation to property lines. A set of Building Plans detailing: foundation, framing, grade & species of lumber, Energy Code compliance, sheathing, interior walls, stairs, windows, and any other information that may be necessary to determine compliance with the N.Y.S. Building Code.

All Statements contained herein are true and the work shall be performed in the manner set forth in this application in accordance with all codes of the State of New York, and all laws, ordinances, codes and regulations of the TOWN OF CORTLANDVILLE, NEW YORK. The Code Enforcement Officer shall be notified immediately in the event of changes occurring during construction. Certificate of Occupancy is required prior to occupying the premises. The undersigned grants the Town Building Inspector permission to enter upon the premises at all reasonable times for the purpose of making necessary inspections.

DC Permit APPROVED

[Signature]
Signature of Owner

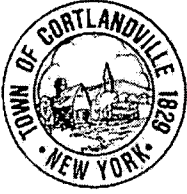
D CAMPBELL
Signature of Inspector

Permit DISAPPROVED

Cortlandville Town Clerk

Date: 1/30/18

Expiration Date: 1/30/19



TOWN OF CORTLANDVILLE

607-756-7490

ASSESSOR COPY
PLANS ATTACHED
KJM 11/29/18

CERTIFICATE OF COMPLIANCE

Having complied with the provisions of the Local Laws of the Town of Cortlandville and the NYS Fire Prevention and Building Codes as per application type: **Signs**,
The below named permit holder is hereby granted this Certificate of Compliance.

86.17-01-11.100

Building Permit # **18-007**

Type of Permit: Signs

Issued on: 01/30/2018

Completed on: 06/28/2018

Description of work:

Signage updates

By Order of Desiree Campbell

NYS Code Enforcement Officers: Desiree Campbell & Kevin McMahon

ASSESSOR COPY

PLANS ATTACHED

KJM 11/29/18



TOWN OF CORTLANDVILLE

607-756-7490

Building Permit # **18-007**

Date Issued: 1/30/2018

This notice, which must be prominently displayed on the property or premises to which it pertains, indicates that a

BUILDING PERMIT

Has been issued to: Dan King

Permitting: Signage updates

At: 3861 Route 281

All work shall be executed in strict compliance with the permit application, approved plans, the NYS Uniform Fire Prevention and Building Code, and all other laws, rules and regulations, which apply. The building permit does not constitute authority to build in violation of any federal, state or local law or other rule or regulation.

Special Notes (if any) :

Do not proceed beyond these points until countersigned below by the inspector.

Footing before pouring concrete _____	Footing before backfill _____
Framing before closing _____	Electrical before enclosing _____
Plumbing before enclosing _____	HVAC before enclosing _____
Insulation inspection _____	Final Inspection <u>X</u>

Permission is hereby granted to proceed with the work as set forth in the specifications, plans, or statements now on file in this department. Any amendments made to the original plans or specifications must be submitted for approval.

Permit Expires: 01/30/2019

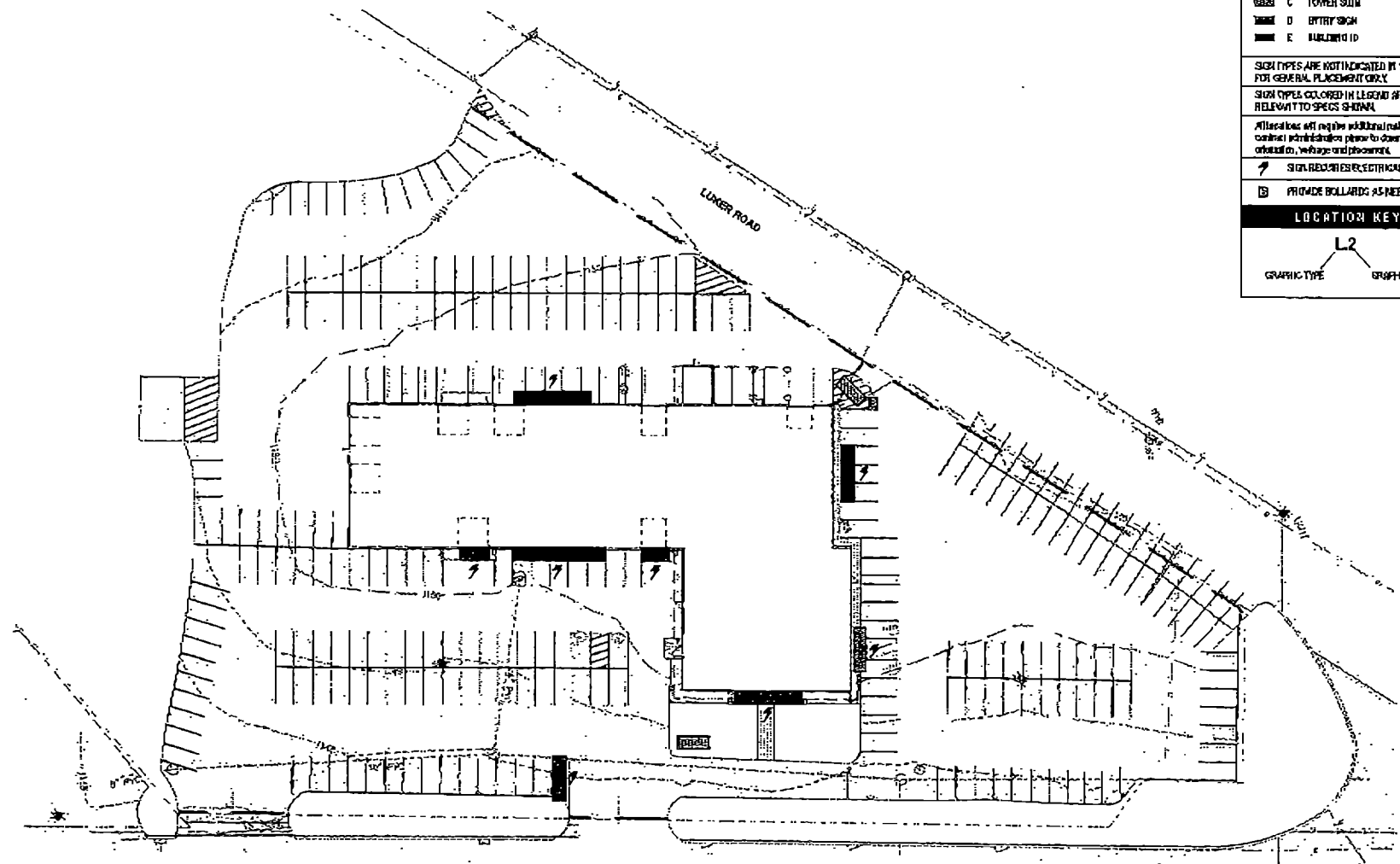
CAMPBELL

Issuing Officer: Desiree Campbell/ Kevin McMahon



USED CAR KING - SUN
EXTERIOR SIGNAGE CD PACKAGE
10.13.2017

PRAXIS
Architecture & Interiors



LEGEND	
	A. ALIGNMENT SIGN
	B. DIRECTIONAL SIGN
	C. TOWER SIGN
	D. ENTRY SIGN
	E. BUILDING ID
SIGN TYPES ARE NOT INDICATED IN SCALE FOR GENERAL PLACEMENT ONLY.	
SIGN TYPES COLORED IN LEGEND ARE RELEVANT TO SPECS SHOWN.	
All locations will require additional related entry control administration plans to determine cost, orientation, signage and placement.	
	F. SIGN REQUIRES ELECTRICAL
	G. PROVIDE BOLLARDS AS NEEDED
LOCATION KEY	
L2	
GRAPHIC TYPE	GRAPHIC

T. SIGNAGE S.I.P. - REFERENCE
SCALE: 1" = 50' 0"

PRAXIS3
inspire • collaborate • grow

APPROVED BY: _____

DATE: _____

PROJECT:
**USED CAR KING
SUN AUTO -
CORTLAND**

TYPE: S.I.P.

ISSUE DATE: 01.23.2017

REV: 1

DRAWN BY: RJM

SHEET 0.0



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NOTES

A - SEE SHEET 4'S.0 FOR SIGN SPECIFICATIONS AND INSTALLATION. SIZE OF LOGO TO BE 7'-0" WIDE X 3'-0" HIGH

B - 1/8" THICK FABRICATED ALUMINUM SIGN COUPLER PAINTED (P) AND (F) REVEALS AND SIGN INSEC PROVIDE LED DOWN LIGHT WITH IN-GRID BASEL

C - SIKKED STONE MASONRY BRICK WITH FREIGHT TOP TO MATCH BUILDING STONE

D - 1 1/2" HIGH X 2" DEEP FABRICATED ALUMINUM REVERSE CHANNEL LETTER PAINTED (P) FACE AND RETURNING, PH MOUNTED ALUSI TO MEDAL PANEL SYSTEM

INSTALL CORRECT FOUNDATION, SIGN VENDOR TO PROVIDE PROPER STRUCTURE STEEL POST AND FOOTING REQUIRED BY CODE AND WIND LOAD.

PRAXIS3
ARCHITECTURE & INTERIOR DESIGN

APPROVED BY:

DATE:

PROJECT:
**USED CAR KING
SUN AUTO -
CORTLAND**

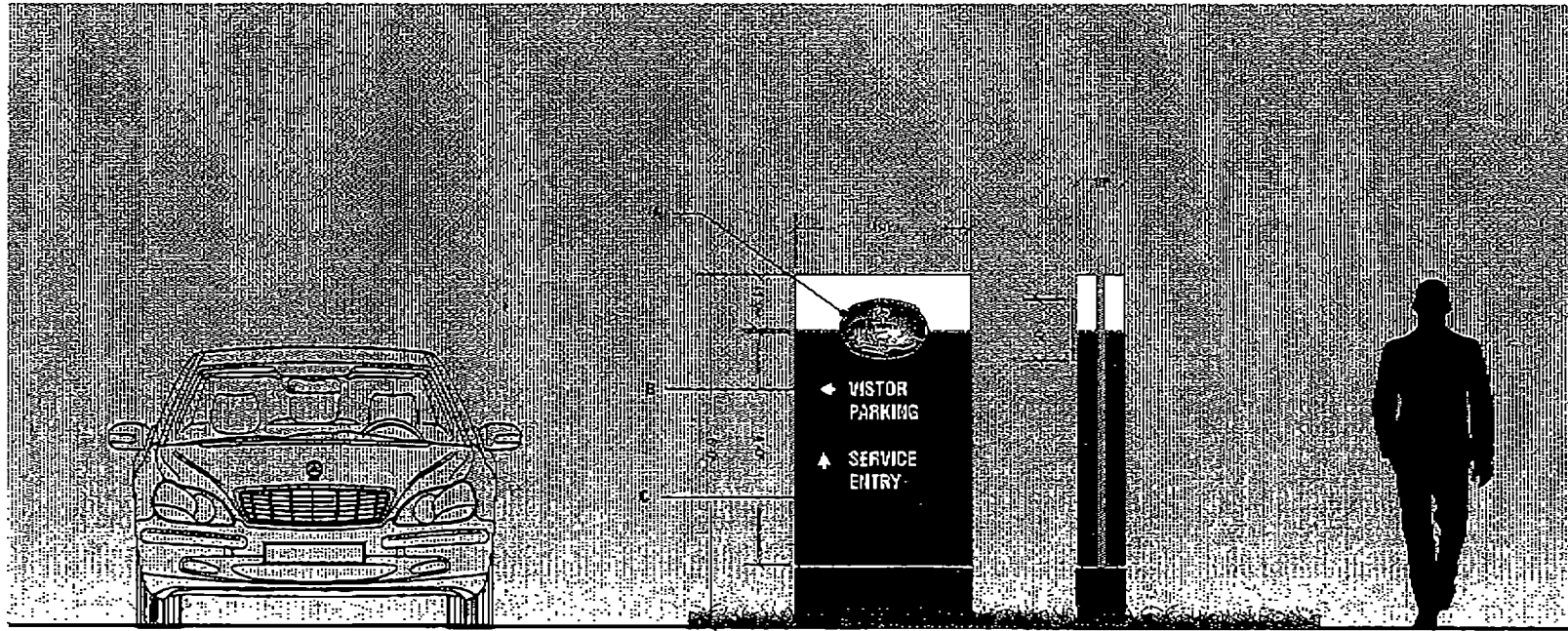
SCHEMATIC: A

ISSUE DATE: 10.12.2017

REV: 0

DRAWN BY: EL/HT

SHEET # **1.0**



1 FRONT ELEVATION
SCALE 1/2" = 1'-0"

2 SIDE ELEVATION
SCALE 1/2" = 1'-0"

SHEET NOTES

- A - 1/2" THICK ROUTED ALUMINUM PLATE WITH APPLIED GRAPHIC PRINT TO FACE
- B - APPLIED 3M WHITE REFLECTIVE VYNL TO SIGN CABINET
- C - 1/2" THICK ALUMINUM FABRICATED SIGN CABINET PAINTED (P3) AND (P1 TOP) WITH (P4) REVEALS AND INSET
- INSTALL: CORRECT GROUND DRAINAGE. PROVIDE PROPER STRUCTURE STEEL POST AND FOOTING REQUIRED BY CODE AND WIND LOAD.

PRAXIS3
CORPORATION OF MASSACHUSETTS

APPROVED BY:

DATE:

PROJECT:
**USED CAR KING
SUN AUTO -
CORTLAND**

SIGN TYPE: B

ISSUE DATE: 10/13/2017

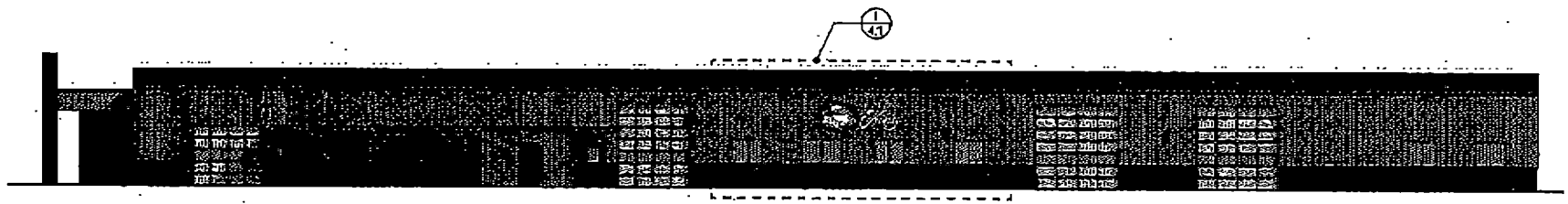
REV: 0

DRAWING BY: CLM

SPEC: 2.0



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

PRAXIS3
ARCHITECTURE & INTERIORS

APPROVED BY: _____

DATE: _____

PROJECT:
**USED CAR KING
SUN AUTO -
CORTLAND**

TYPE: ELEVATIONS

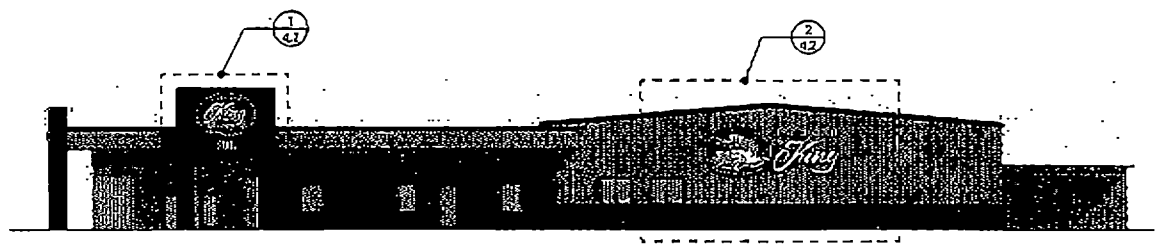
ISSUE DATE: 10.15.2017

REV: 0

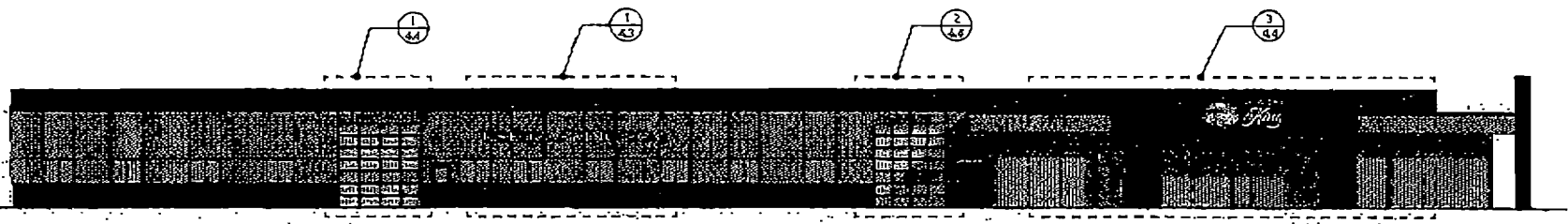
DESIGNED BY: CLM/H

DRAWN BY: _____

CHECKED BY: _____ **3.0**



1 NORTH ELEVATION
SCALE: NTS



2 EAST ELEVATION
SCALE: NTS

PRAXIS3
ARCHITECTURE + INTERIOR DESIGN

APPROVED BY:

DATE:

PROJECT:
USED CAR KING
SUN AUTO -
CORTLAND

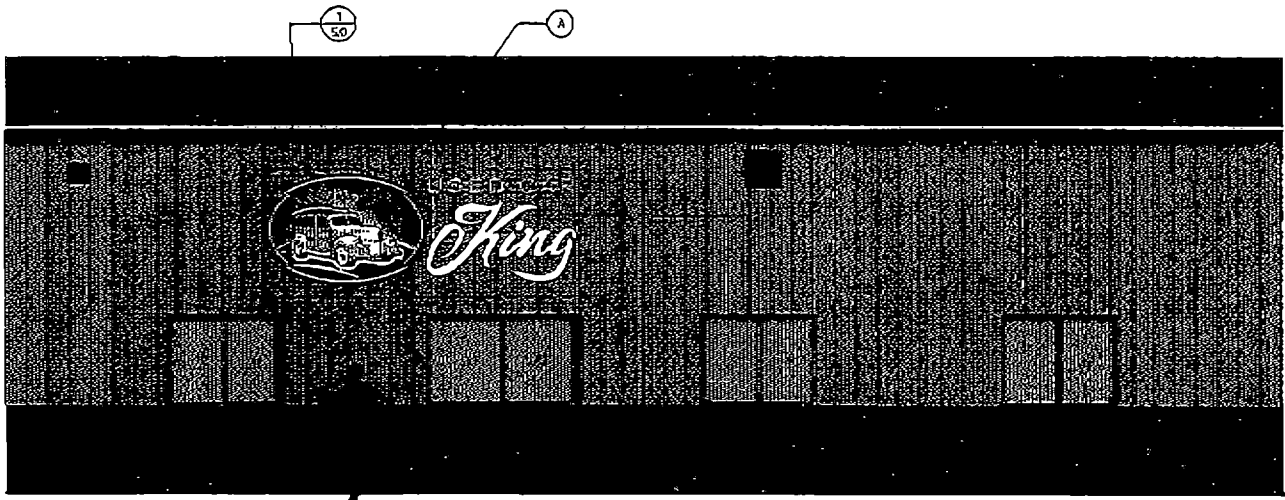
TYPE: ELEVATIONS

ISSUE DATE: 10.13.2017

REV: 0

DRAWN BY: ELMH

1/1/18 3.1



1 E - WEST BUILDING TO ELEVATION
 SCALE: 3/16"=1'-0"

SHEET NOTES
 A - SEE SHEET V FOR SIGN
 SPECIFICATIONS, SIZE AND INSTALL NOTES

PRAXIS3
Quality in every detail

APPROVED BY _____

DATE _____

PROJECT:
**USED CAR KING
 SUN AUTO -
 CORTLAND**

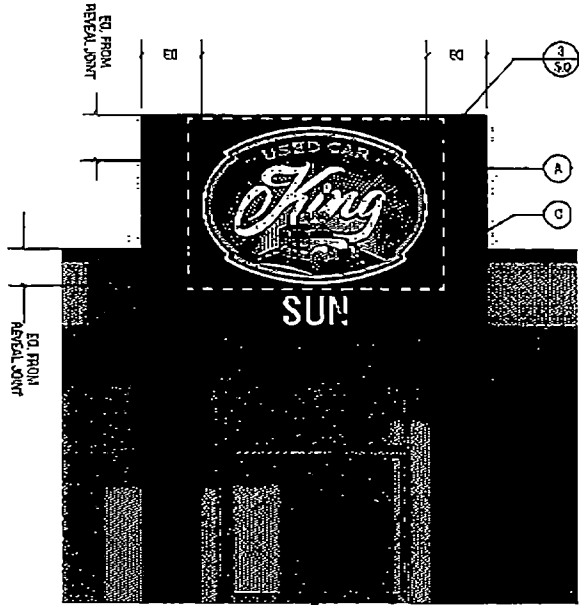
TYPE: E

ISSUE DATE: 01.19.2017

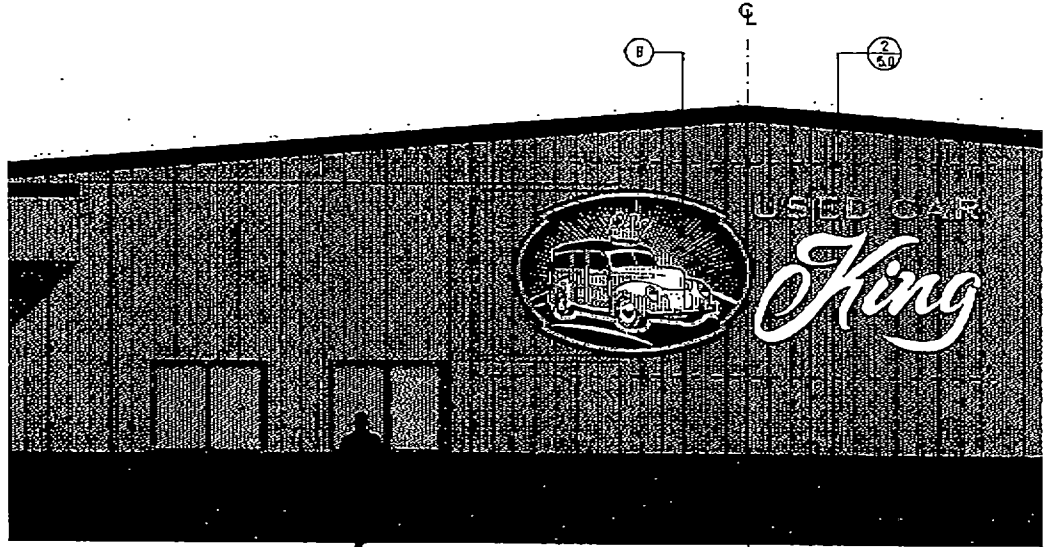
REV: 0

DRAWN BY: EUN#

SHEET: **4.1**



1 C - NORTH TOWER SIGN ELEVATION
SCALE: 3/16" = 1'-0"



2 E - NORTH BUILDING SIGN ELEVATION
SCALE: 3/16" = 1'-0"

SHEET NOTES

A - RE SHEET 5.0 FOR SIGN SPECIFICATIONS, SIZE AND INSTALL NOTES

B - RE SHEET 2.5.0 FOR SIGN SPECIFICATIONS, SIZE AND INSTALL NOTES

C - 16" HIGH X 2" DEEP RABBETTED ALUMINUM REVERSE CHANNEL LETTERS PAINTED (P1) FACE AND PRELITS P1 PAINTED FLUSH TO METAL PANEL SYSTEM

PRAXIS3
Architecture + Interdisciplinary Design

APPROVED BY: _____

DATE: _____

PROJECT:
**USED CAR KING
SUN AUTO -
CORTLAND**

TYPE: C/E

ISSUE DATE: 10.15.2017

REV: 0

DRAWN BY: ELMH

SHEET 4.2



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
1/22/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 677 Broadway 4th Floor Albany NY 12207	CONTACT NAME: Connie O'Brien PHONE (A/C No., Ext.): 518-869-3535 E-MAIL ADDRESS: Connie_O'Brien@ajg.com	FAX (A/C No.): 518-869-3580
	INSURER(S) AFFORDING COVERAGE	
INSURED Saxton Corporation of Albany 1320 Route 9 Castleton On Hudson NY 12033	INSURER A: Selective Insurance Company of SC	
	INSURER B: ShelterPoint Life Insurance Company	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 348169984 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INFR. YR.	TYPE OF INSURANCE	ADD. (INS)	SUBN. (WVD)	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC. OTHER:			S2139450	1/1/2018	1/1/2019	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$600,000 MED EXP (Any one person) \$15,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$3,000,000 PRODUCTS - COMP/DP AGG \$3,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			S2139450	1/1/2018	1/1/2019	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$10,000			S2139450	1/1/2018	1/1/2019	EACH OCCURRENCE \$4,000,000 AGGREGATE \$4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYER'S LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		YIN	N/A			PER STATUTE OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B A	Disability Leased & Rented Installation Floater			DBL-44493 S2139450	1/1/2018 1/1/2019	1/1/2019 1/1/2019	\$150,000 \$1,000 DED \$100,000 \$1,000 DED

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Additional Insured Forms as required by written contract: CA 78 09NY 01 16, CG 7921 01 14 and CG 73 00 01 16. Sign erection, repair & manufacturing.

CERTIFICATE HOLDER City of Cortlandville 3577 Terrace Road Cortland NY 13045.	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	--



New York State Insurance Fund

Workers' Compensation & Disability Benefits Specialists Since 1914

189 CHURCH STREET, NEW YORK, N.Y. 10007-1100

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE



SCAN TO VALIDATE
AND SUBSCRIBE

***** 141670108
SAXTON CORPORATION OF ALBANY
1320 RTE 9
CASTLETON NY 12033

POLICYHOLDER SAXTON CORPORATION OF ALBANY 1320 RTE 9 CASTLETON NY 12033		CERTIFICATE HOLDER CITY OF CORTLANDVILLE 3577 TERRACE ROAD CORTLAND NY 13045	
POLICY NUMBER G 813 625-1	CERTIFICATE NUMBER 207725	POLICY PERIOD 11/01/2017 TO 11/01/2018	DATE 1/22/2018

THIS IS TO CERTIFY THAT THE POLICYHOLDER NAMED ABOVE IS INSURED WITH THE NEW YORK STATE INSURANCE FUND UNDER POLICY NO. 813625-1, COVERING THE ENTIRE OBLIGATION OF THIS POLICYHOLDER FOR WORKERS' COMPENSATION UNDER THE NEW YORK WORKERS' COMPENSATION LAW WITH RESPECT TO ALL OPERATIONS IN THE STATE OF NEW YORK, EXCEPT AS INDICATED BELOW, AND, WITH RESPECT TO OPERATIONS OUTSIDE OF NEW YORK, TO THE POLICYHOLDER'S REGULAR NEW YORK STATE EMPLOYEES ONLY.

IF YOU WISH TO RECEIVE NOTIFICATIONS REGARDING SAID POLICY, INCLUDING ANY NOTIFICATION OF CANCELLATIONS, OR TO VALIDATE THIS CERTIFICATE, VISIT OUR WEBSITE AT [HTTPS://WWW.NYSIF.COM/CERT/CERTVAL.ASP](https://www.nysif.com/cert/certval.asp). THE NEW YORK STATE INSURANCE FUND IS NOT LIABLE IN THE EVENT OF FAILURE TO GIVE SUCH NOTIFICATIONS.

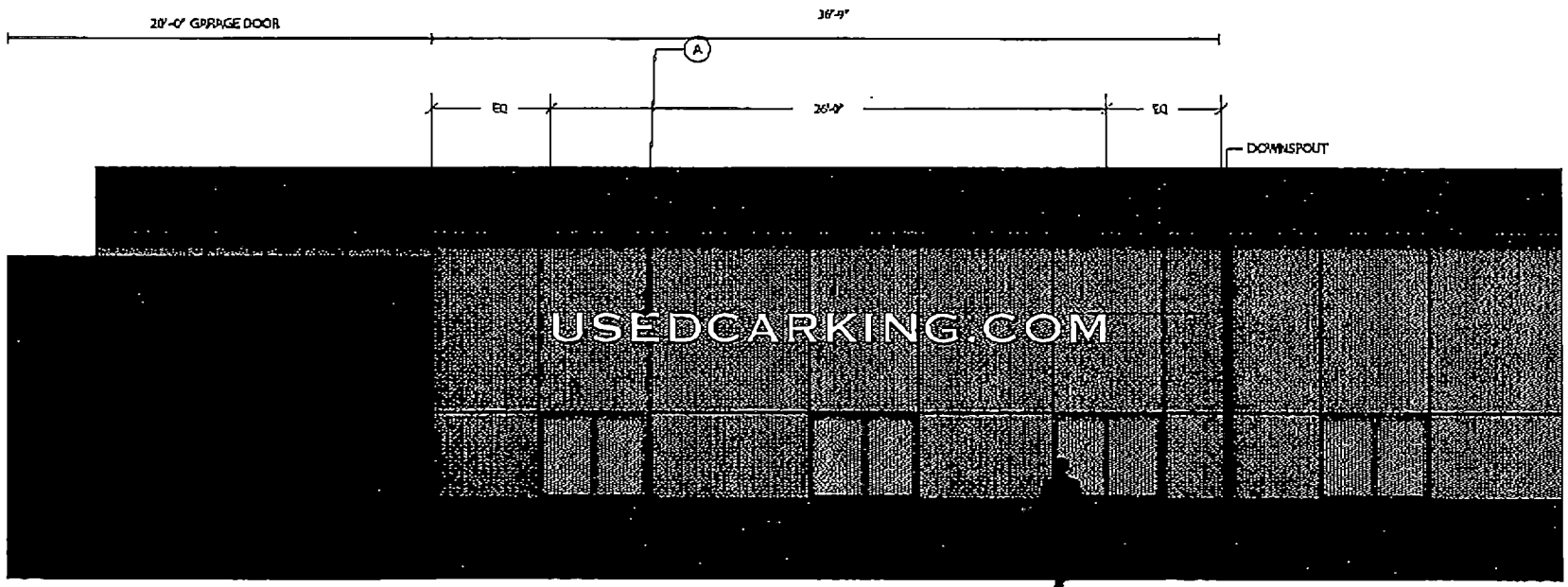
THE POLICY INCLUDES A WAIVER OF SUBROGATION ENDORSEMENT UNDER WHICH NYSIF AGREES TO WAIVE ITS RIGHT OF SUBROGATION TO BRING AN ACTION AGAINST THE CERTIFICATE HOLDER TO RECOVER AMOUNTS WE PAID IN WORKERS' COMPENSATION AND/OR MEDICAL BENEFITS TO OR ON BEHALF OF AN EMPLOYEE OF OUR INSURED IN THE EVENT THAT, PRIOR TO THE DATE OF THE ACCIDENT, THE CERTIFICATE HOLDER HAS ENTERED INTO A WRITTEN CONTRACT WITH OUR INSURED THAT REQUIRES THAT SUCH RIGHT OF SUBROGATION BE WAIVED.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS NOR INSURANCE COVERAGE UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICY.

NEW YORK STATE INSURANCE FUND

DIRECTOR, INSURANCE FUND UNDERWRITING

VALIDATION NUMBER: 350957337



SHEET NOTES

A- 1 1/2" HIGH X 1" DEEP FABRICATED ALUMINUM REVERSE CHANNEL LETTERS PAINTED (P/A) INTERNALLY ILLUMINATED. FINISH FINISHED FLUSH TO EXTERIOR FACADE.

PRAXIS3
 Architectural & Engineering Group

APPROVED BY: _____

DATE: _____

PROJECT: USED CAR KING
 SUN AUTO - CORTLAND

TITLE: E

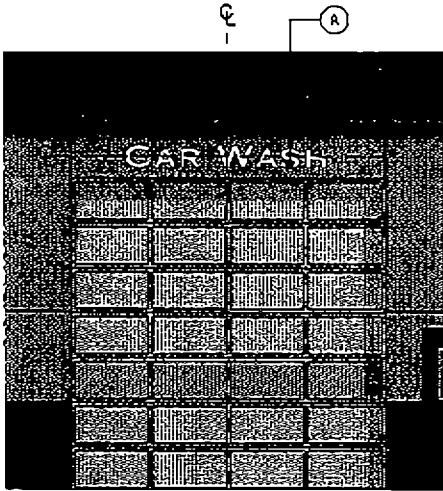
ISSUE DATE: 10.12.2017

REV: 0

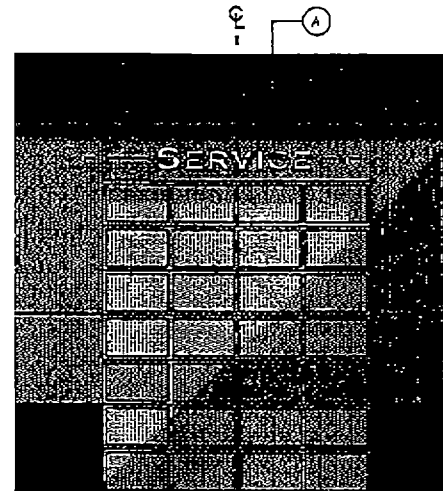
DRAWN BY: CLM/H

4.3

1 E - EAST BUILDING ID ELEVATION
 SCALE: 3/16" = 1'-0"



1 D - EAST CAR WASH ENTRY SIGN ELEVATION
SCALE: 3/16" = 1'-0"



2 D - EAST SERVICE ENTRY SIGN ELEVATION
SCALE: 3/16" = 1'-0"

SHEET NOTES

A - 1/2" HIGH X 5/8" DEEP FABRICATED ALUMINUM CHANNEL LETTERS PAINTED P1 WITH WHITE TRANSLUCENT ACRYLIC FACE. INTERIALLY ILLUMINATED WITH DE TERRA MAX LED LIGHTING OR EQUIV. FLUSH MOUNTED TO EXTERIOR FACADE.

B - SEE SHEET 52 S.D. FOR SIGN SPECIFICATIONS, SIZE AND INSTALL NOTES

PRAXIS3
SOLUTIONS • PARTNERSHIP DESIGN

APPROVED BY: _____

DATE: _____

PROJECT:
**USED CAR KING
SUN AUTO -
CORTLAND**

TYPE: D

ISSUE DATE: 10.13.2017

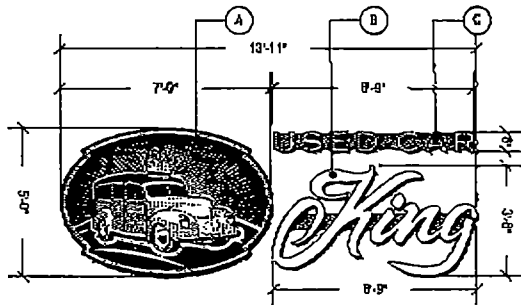
REV: 0

DRAWN BY: ELSM

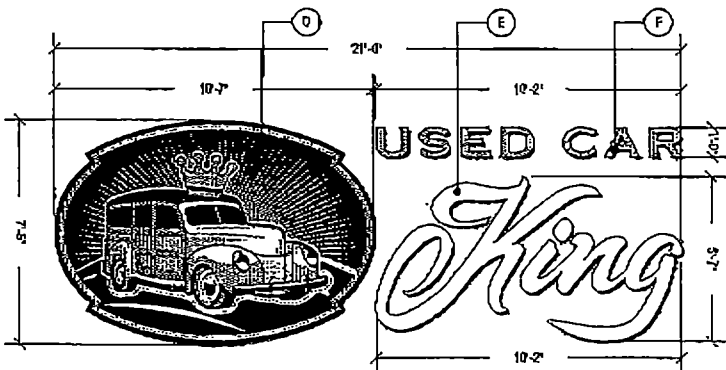
SHEET # **4.4**



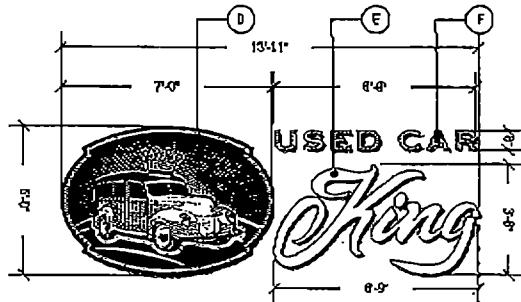
3 D - EAST ENTRY SIGN ELEVATION
SCALE: 3/16" = 1'-0"



1 WEST BUILDING ID SIGN DETAIL (10 SQFT TOTAL)
SCALE: 1/4" = 1'-0"



2 NORTH BUILDING ID SIGN DETAIL (156 SQFT TOTAL)
SCALE: 1/4" = 1'-0"



3 EAST BUILDING ID SIGN DETAIL (10 SQFT TOTAL)
SCALE: 1/4" = 1'-0"

SHEET NOTES

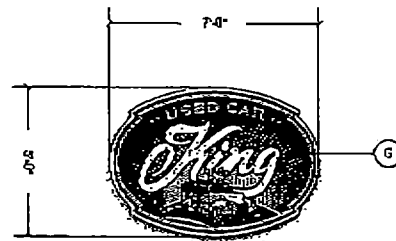
FINISH	COLOR/PAT	TEXTURE	FINISH	FINISH
P1	P2	P3	P4	P5
V1	V2	V3	V4	V5

GENERAL NOTES

- PAINT, COLORS, AND GRAPHICS SHOWN IN DOCUMENTS ARE FOR GENERAL REPRESENTATION AND INTENT ONLY. ACTUAL COLORS AND GRAPHICS ARE TO BE APPROVED BY OWNER DURING SUBMITTAL PROCESS BEFORE FABRICATION CAN BEGIN.
- EXTERIOR PAINT TO BE PPG-MATHEUS SIGN PAINT TO MATCH PMS COLOR.
- VINYL TO BE 36 IN. EXTERIOR GRADE VINYL WITH UV PROTECTION OR EQUAL.



4 NORTH TOWER SIGN DETAIL (28 SQFT. TOTAL)
SCALE: 1/4" = 1'-0"



5 PYLON SIGN DETAIL (25 SQFT. TOTAL)
SCALE: 1/4" = 1'-0"

SHEET NOTES

A - 8" DEEP FABRICATED ALUMINUM CABINET (PAINTED P-1) WITH LEXAN FACE AND DIGITAL PRINT. INTERNALLY ILLUMINATED WITH GE TETRA MAX LED LIGHTING OR EQUAL. FLUSH WALL MOUNTED TO EXTERIOR FACADE.

B - 5" DEEP FABRICATED ALUMINUM CHANNEL LETTERS WITH WELDED RETURNS (PAINTED P-1) WITH TRANSLUCENT WHITE ACRYLIC FACE AND 3" DEEP RECESS PAINTED TO MATCH BUILDING. INTERNALLY ILLUMINATED WITH GE TETRA MAX LED LIGHTING OR EQUAL. FLUSH WALL MOUNTED TO EXTERIOR FACADE.

C - 5" DEEP FABRICATED ALUMINUM CHANNEL LETTERS WITH WELDED RETURNS (PAINTED P-1) WITH TRANSLUCENT WHITE ACRYLIC FACE AND APPLIED TRANSLUCENT COLOR VINYL (Y-4) WITH A 3" DEEP RECESS PAINTED TO MATCH BUILDING. INTERNALLY ILLUMINATED WITH GE TETRA MAX LED LIGHTING OR EQUAL. FLUSH WALL MOUNTED TO EXTERIOR FACADE.

D - 5" DEEP FABRICATED ALUMINUM CABINET (PAINTED P-1) WITH LEXAN FACE AND DIGITAL PRINT. INTERNALLY ILLUMINATED WITH GE TETRA MAX LED LIGHTING OR EQUAL. FLUSH WALL MOUNTED TO EXTERIOR FACADE.

E - 5" DEEP FABRICATED ALUMINUM CHANNEL LETTERS WITH WELDED RETURNS (PAINTED P-1) WITH TRANSLUCENT WHITE ACRYLIC FACE AND APPLIED TRANSLUCENT COLOR VINYL (Y-4). INTERNALLY ILLUMINATED WITH GE TETRA MAX LED LIGHTING OR EQUAL. FLUSH WALL MOUNTED TO EXTERIOR FACADE.

F - 5" DEEP FABRICATED ALUMINUM CHANNEL LETTERS WITH WELDED RETURNS (PAINTED P-1) WITH TRANSLUCENT WHITE ACRYLIC FACE AND APPLIED TRANSLUCENT COLOR VINYL (Y-4). INTERNALLY ILLUMINATED WITH GE TETRA MAX LED LIGHTING OR EQUAL. FLUSH WALL MOUNTED TO EXTERIOR FACADE.

G - 8" DEEP FABRICATED ALUMINUM CABINET (PAINTED P-1) WITH LEXAN FACE AND DIGITAL PRINT. INTERNALLY ILLUMINATED WITH GE TETRA MAX LED LIGHTING OR EQUAL. FLUSH WALL MOUNTED TO EXTERIOR FACADE.

SHEET NOTES

GENERAL NOTES

- SIGNAGE VENDOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO PRODUING SHOP DRAWINGS FOR FABRICATION
- LED ILLUMINATION TO BE INSTALLED FOLLOWING GES GUIDELINES FOR THIS APPLICATION TO PRODUCE A BRIGHT WHITE LIGHT. APPROVAL OF LIGHTING TO BE APPROVED BY OWNER IN FIELD AFTER INSTALLATION AND ELECTRICAL HOODS IF IT IS THE RESPONSIBILITY OF THE SIGNAGE VENDOR TO ADD OR REARRANGE LED MODULES IN THE FIELD IF REQUIRED.

INSTALLATION

- EXTERIOR FIN MOUNTED LETTERS SHOULD BE SET IN EPOXY OR EQUIVALENT AND SEALED WITH SILICONE OR EQUIVALENT WATERPROOFING SEALER.
- SIGNAGE DESIGN AND INSTALLATION FOR THIS PROJECT MUST COMPLY TO ALL FEDERAL, STATE, AND CITY REGULATIONS AND ORDINANCES. IT IS THE RESPONSIBILITY OF SIGNAGE FABRICATOR TO SUBMIT DRAWINGS TO THE PROPER AGENCIES FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. IT IS ALSO THE RESPONSIBILITY OF THE SIGNAGE FABRICATOR TO OBTAIN THE NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- SIGNAGE PROTECTION: FABRICATOR TO COORDINATE PROTECTION OF ALL SIGNS UNLESS PUNCH LIST IS COMPLETED BY OWNER.

WARRANTY

- FABRICATOR WARRANTS WORK AGAINST FAILURE DUE TO FACTORY MATERIALS, WORKMANSHIP, AND DESIGN FOR A PERIOD OF THREE YEARS FROM DATE OF SUBSTANTIAL COMPLETION. BUBBLES, CRACKING, OR CHIPPING, PEELING, DELAMINATING, RUSTING, CORROSION, AND STRUCTURAL FAILURE, INCLUDING DISTORTION, WILL BE CONSIDERED TO MEAN FAILURE DUE TO FACTORY MATERIALS AND WORKMANSHIP. ALL PRODUCTS, MATERIALS, ADHESIVES, PAINTS, ETC. SHALL BE COVERED BY STANDARD WARRANTY. FAILURES DURING THE WARRANTY PERIOD SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

PRAXIS3
architectural & interdisciplinary design

APPROVED TO:

DATE:

PROJECT:
**USED CAR KING
SUN AUTO**

GRAPHIC TYPE: SPEC DRAWING

ISSUE DATE: 10/12/2017

RCR: 0

DRAWN BY: ELAN

SHEET # **5.0**

THE INSPECTOR

5390 State Route 11, Burke, NY 12917
1-800-487-0535 www.theelectricalinspector.com

Date: March 30, 2018

Application No. On File: 130189

THIS CERTIFIES THAT Sun Auto Warehouse

Only the electrical equipment as described below and introduced by the applicant named on the above application number in the premises of:
3820 West Road Town of Cortlandville Contractor: Fortino & Son Electric, Inc.

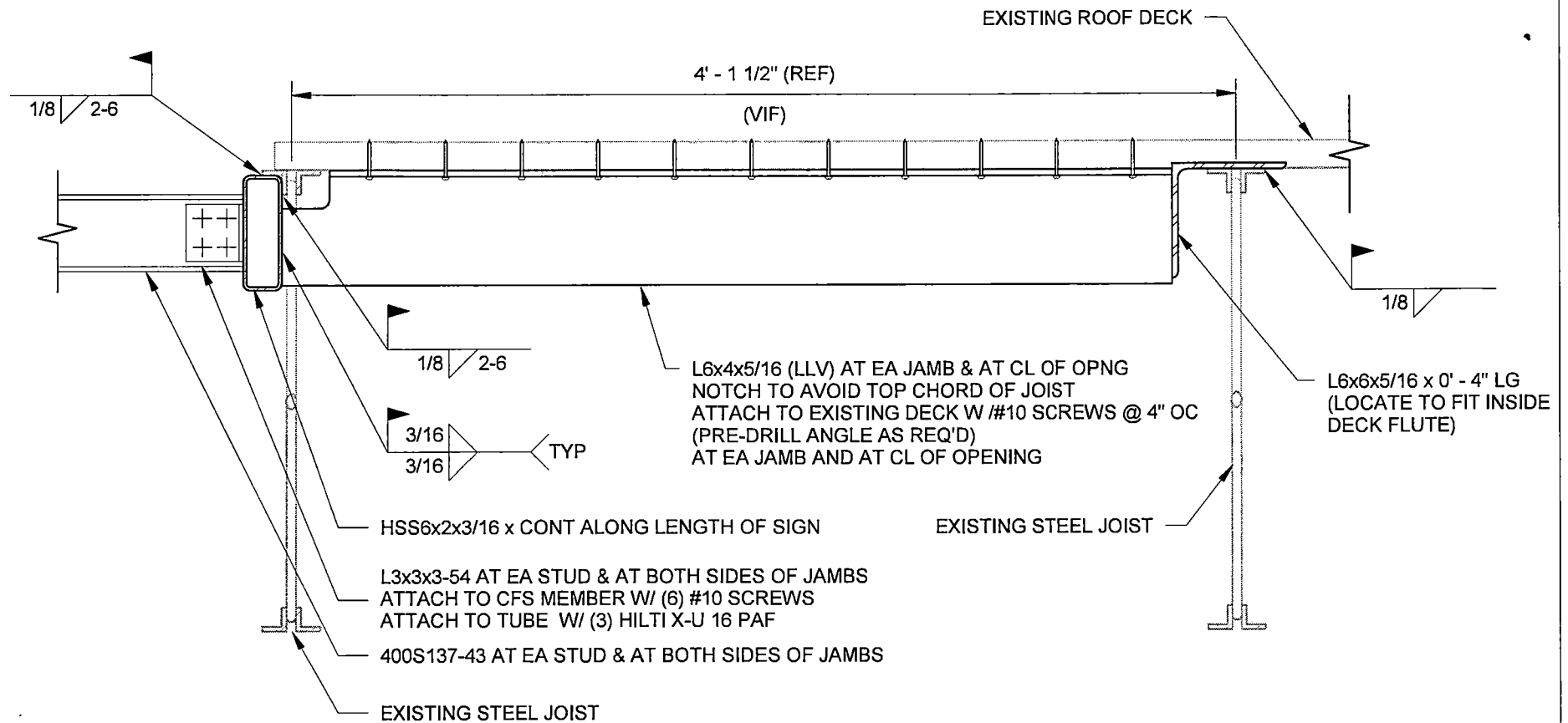
In the following location: Basement 1st Floor 2nd Floor No. of Apt Garage Attic Outside X Commercial X Residence

Was examined on 3/28/18 and found to be in compliance with the requirements of the National Electric Code.

GFCI	Fixture Outlets	Receptacles	Switches	Fixtures			Ranges		Cooking Decks		Ovens		Dish Washers		Exhaust Fans		Smoke/Heat Detectors					
				Incandescent	Fluorescent	Other	Amt.	K.W.	Amt.	K.W.	Amt.	K.W.	Amt.	K.W.	Amt.	K.W.						
	25			18		7																
Dryers		Furnace Motors				Dimmers		Water Heaters			Unit Heaters		Multi Outlet Sys.		Electric Heaters							
Amt.	K.W.	Oil	H.P.	Gas	H.P.	Amt.	Watt	Electric	Oil	Gas	Amt.	Rating	No. of Feet		Amt.	K.W.	Amt.	K.W.	Amt.	K.W.	Amt.	K.W.
Transformers		Alarm Systems				Special Receptacle		Panels			Motors		Signs		Track Lighting		Disposal					
Amt.	KVA	A/V	PS	Det.	Panel	Amt.	K.W.	Amt.	No. of circuits	Rating	Amt.	H.P.	Amt.	No. of Lamps	No. of Heads		Amt.	H.P.				
Service Disconnect			Equipment Meter		Service																	
Amt.	Amp	Type			1 Phase 2W	1 Phase 3W	3 Phase 3W	3 Phase 4W	No. of CC. Cond./phase	AWG. CC. cond.	No. of Neutrals	AWG. of Neutrals	No. of HI-Legs	AWG of HI-Legs								
Other Apparatus																						

Manager

This certificate must not be altered in any manner; return to the office of THE INSPECTOR if incorrect. Inspector's credentials can be verified.



EXISTING BLD ATTACHMENT AT MTL PANEL SIGN

SCALE: 1 1/2" = 1'-0"

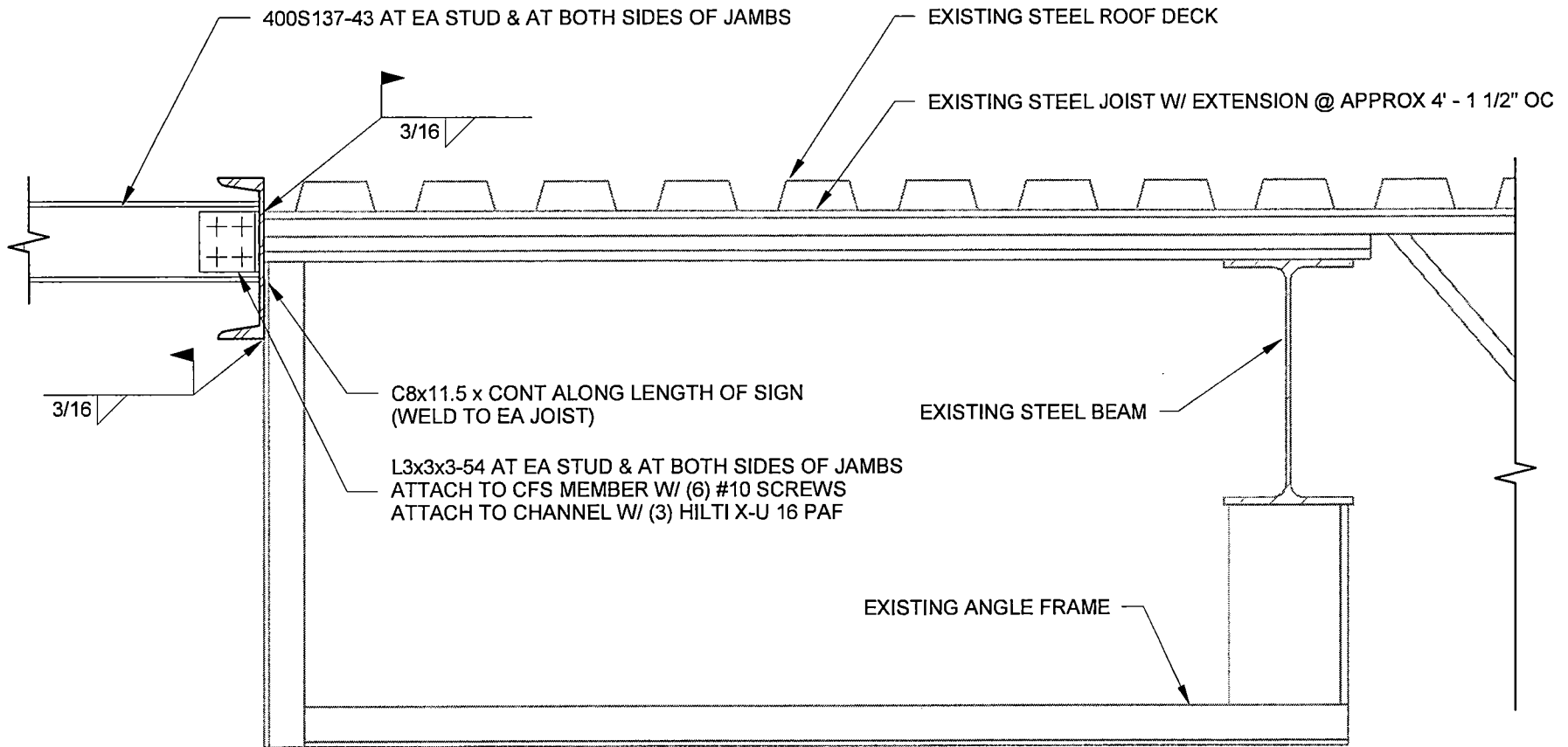
1
SK-1

PES STRUCTURAL
ENGINEERS

ADDRESS 1852 Century Place NE, Suite 201, Atlanta, Georgia 30345
PHONE 770.457.5923 FAX 770.457.9989 WEB www.pesengineers.com

Sun Auto - Cortland

Title	ATTACHMENT TO EXISTING BUILDING	SK-1
Client Project No.	17065	
Project Number	0217234	
Date	12/22/2017 10:26:59 AM	Scale: 1 1/2" = 1'-0"



EXISTING BLD ATTACHMENT AT MASONRY SIGN

SCALE: 1 1/2" = 1'-0"

1
SK-2

PES STRUCTURAL
ENGINEERS

ADDRESS 1852 Century Place NE, Suite 201, Atlanta, Georgia 30345
PHONE 770.457.5923 FAX 770.457.9989 WEB www.pesengineers.com

Sun Auto - Cortland

Title	ATTACHMENT TO EXISTING BUILDING	SK-2
Client Project No.	17065	
Project Number	0217234	
Date	12/22/2017 10:26:59 AM	Scale: 1 1/2" = 1'-0"