



Versatile Airport Investment Property

79 Styles Way Lagrangeville, NY 12540



HIGHLIGHTS

- Two clear span hangars with space for 8 airplanes and other equipment
- Over 13,632 SF of aviation storage and office space
- Direct taxi way access to Sky Acres >44N<
- Over 24 acres of aviation related development opportunities

PROPERTY DETAILS

Strategically located between Stewart, Windsor Locks, Dutchess Regional, Danbury Airports

Convenient to Links at Unionvale, several Embassies, Millbrook, Rhinebeck and all the major gun clubs

Steady current income from Private Aircraft, Flight School and Aviation Insurance Companies



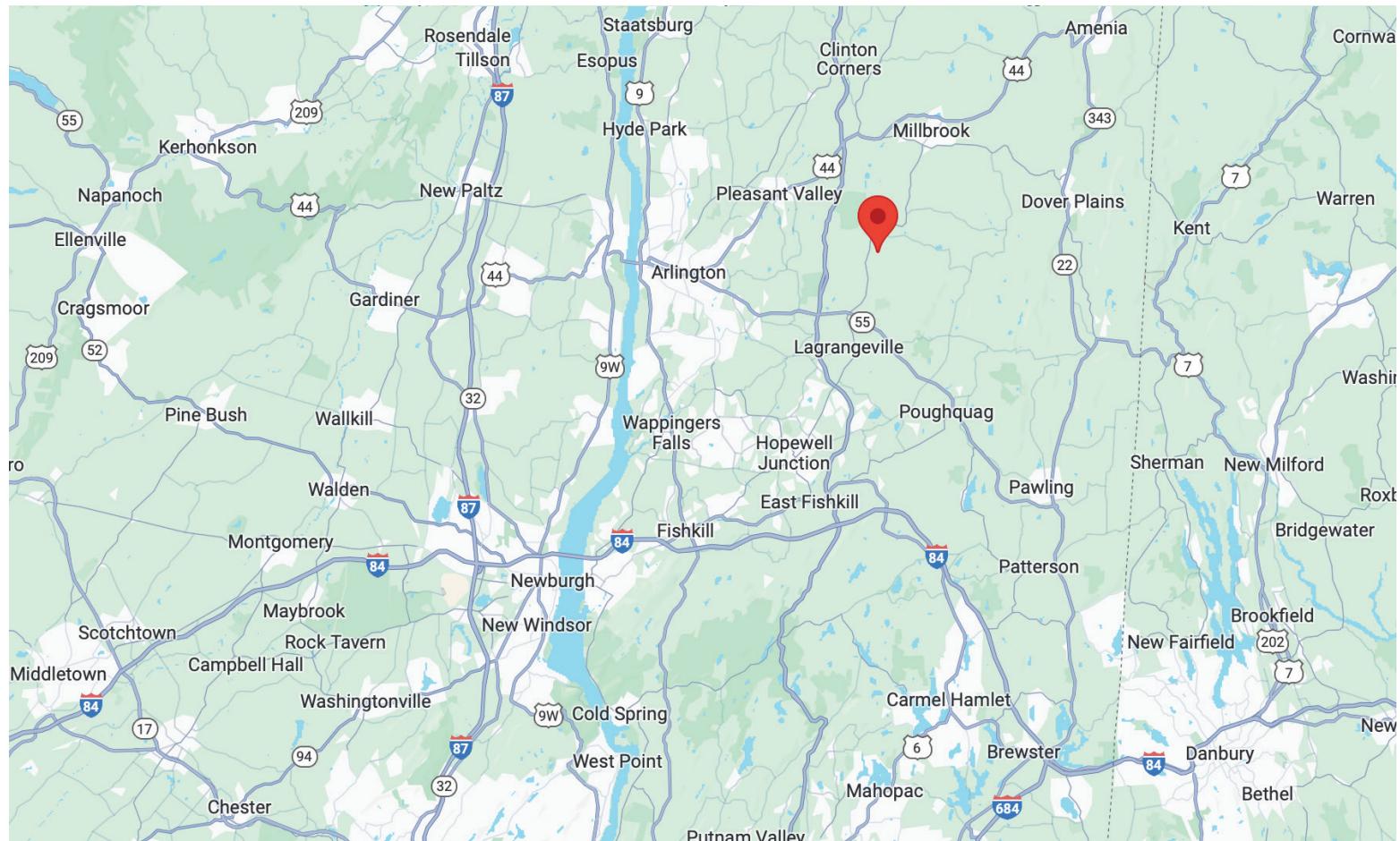
McGrath Realty, Inc.
3 Memorial Ave
Pawling, NY 12564
www.mcgrathrealty.com

Clayton Livingston
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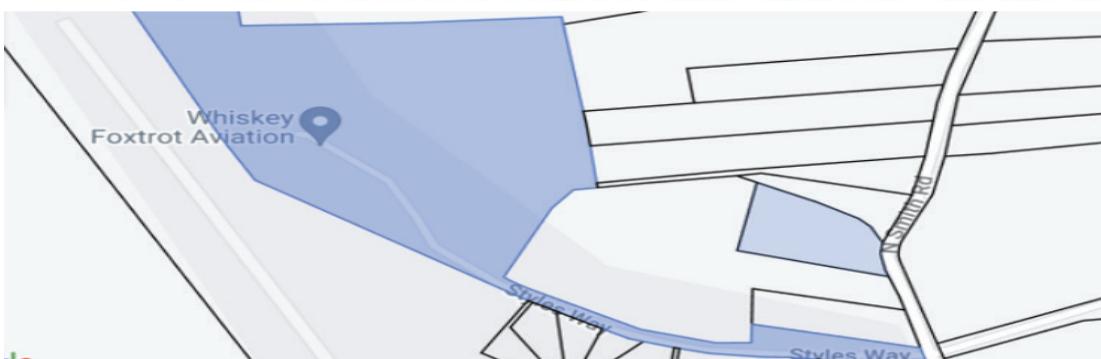
<p>OWNER'S CONSENT: The undersigned owner of the properties shown herein states that he is the true owner of the same, its contents and its legends are hereby concurred to all terms and conditions stated herein and to the filing of this map with the Dutchess County Clerk.</p> <p><i>Lawrence Mattiello, as Trustee of the LAWRENCE MATTIELLO REVOCABLE TRUST</i> 10/25/14 DATE</p> <p><i>Lawrence Mattiello, as President of MATT AVIATION PROPERTIES, INC.</i> 10/25/14 DATE</p>	<p>DUTCHES COUNTY DEPARTMENT OF HEALTH PERMISSION TO FILE: This plan does not constitute a really subdivision as defined by Article XI, Title 8 of the General Laws of the State of New York and Article XI of the Dutchess County Sanitary Code. Permittee is hereby granted for the filing of this Map with the Clerk of Dutchess County Approval for any generator for water supply and/or sewage disposal is not required or necessary.</p> <p><i>John P. Clark, Jr.</i> 10-25-14 DATE</p>	<p>SURVEYOR'S CERTIFICATION: I hereby certify that this plan was prepared by me and is based upon an actual field survey accepted by me in December of 2013.</p> <p><i>John P. Clark, Jr.</i> 10-25-14 DATE</p>	<p>TOWN OF UNION VALE PLANNING BOARD:</p> <p>APPROVED July 11, 2014 Town of Union Vale Planning Board For the Board</p>																																							
	<p>NOTES:</p> <p>1) THE PREVIOUSLY SUBDIVIDED HEREON ARE LOT 2 ON A MAP ENTITLED "SUBDIVISION MAP PREPARED FOR SKY ACRES ENTERPRISES, INC. AND FILED IN THE DUTCHES COUNTY CLERK'S OFFICE ON APRIL 4, 2013, AS MAP # 4000 (LAWRENCE MATTIELLO REVOCABLE TRUST).</p> <p>2) DATA TABLE FOR EXISTING LOTS:</p> <table border="1"> <tr> <th>LOT #</th> <th>FILED MAP #</th> <th>LOT #</th> <th>FILED MAP #</th> </tr> <tr> <td>LOT 3</td> <td>FILED MAP # 109</td> <td>LOT 5</td> <td>FILED MAP # 109</td> </tr> <tr> <td colspan="2">SUBDIVISION LINE OF UNSUBDIVIDED PROPERTY</td> <td colspan="2">SUBDIVISION LINE OF SUBDIVIDED PROPERTY</td> </tr> <tr> <td colspan="2">PROPERTY OWNER:</td> <td colspan="2">PROPERTY OWNER:</td> </tr> <tr> <td colspan="2">DUTCHES COUNTY CLERK'S OFFICE RECEIVED</td> <td colspan="2">DUTCHES COUNTY CLERK'S OFFICE RECEIVED</td> </tr> <tr> <td colspan="2">ACRES OWNED:</td> <td colspan="2">ACRES OWNED:</td> </tr> <tr> <td colspan="2">ACRES OWNED (LOT 1):</td> <td colspan="2">ACRES OWNED (LOT 2):</td> </tr> <tr> <td colspan="2">1.2330 ACRES</td> <td colspan="2">2.8000 ACRES</td> </tr> <tr> <td colspan="2">LOT 3 PROPERTY DISTRICT:</td> <td colspan="2">LOT 5 PROPERTY DISTRICT:</td> </tr> <tr> <td colspan="2">* RPT SUBDIVISION 3 DISTRICT</td> <td colspan="2">* RPT SUBDIVISION 3 DISTRICT</td> </tr> </table> <p>3) PREVIOUSLY SUBDIVIDED HEREON ARE LOT 2 ON A MAP ENTITLED "SUBDIVISION MAP PREPARED FOR SKY ACRES ENTERPRISES, INC. AND FILED IN THE DUTCHES COUNTY CLERK'S OFFICE ON APRIL 4, 2013, AS MAP # 4000 (LAWRENCE MATTIELLO REVOCABLE TRUST) AND COM普ERRED WITH LOT 5 ON FILED MAP # 4000 TO FORM ONE LOT COM普ERRED 9.825 ACRES.</p>			LOT #	FILED MAP #	LOT #	FILED MAP #	LOT 3	FILED MAP # 109	LOT 5	FILED MAP # 109	SUBDIVISION LINE OF UNSUBDIVIDED PROPERTY		SUBDIVISION LINE OF SUBDIVIDED PROPERTY		PROPERTY OWNER:		PROPERTY OWNER:		DUTCHES COUNTY CLERK'S OFFICE RECEIVED		DUTCHES COUNTY CLERK'S OFFICE RECEIVED		ACRES OWNED:		ACRES OWNED:		ACRES OWNED (LOT 1):		ACRES OWNED (LOT 2):		1.2330 ACRES		2.8000 ACRES		LOT 3 PROPERTY DISTRICT:		LOT 5 PROPERTY DISTRICT:		* RPT SUBDIVISION 3 DISTRICT		* RPT SUBDIVISION 3 DISTRICT
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**LOT LINE REALIGNMENT BETWEEN LANDS OF
LAWRENCE MATTIELLO REVOCABLE TRUST
AND LANDS OF
MATT AVIATION PROPERTIES, INC.**

TOWN OF UNION VALE, DUTCHES COUNTY, NEW YORK SCALE 1:100 NOVEMBER 2, 2010 (LAWRENCE MATTIELLO REVOCABLE TRUST)
DECEMBER 17, 2013 (REVISIONED PLAN)
DEC 3, 2014 (LAWRENCE MATTIELLO REVOCABLE TRUST)

APPROVED
July 11, 2014
Town of Union Vale
Planning Board
For the Board

PREPARED BY:
GARY R. La TOUR, L.S.
273 EAST MAIN STREET
BEACON, NEW YORK
0908-355



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