

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



563013567DLR0010

Westchester County Recording & Endorsement Page

Submitter Information

Name:	The Great American Title Agency, Inc.	Phone:	914 761 1776
Address 1:	170 Hamilton Ave, Ste 207	Fax:	914 761 1770
Address 2:		Email:	azhina@gamericantitle.com
City/State/Zip:	White Plains NY 10601	Reference for Submitter:	GA1660201

Document Details

Control Number: 563013567	Document Type: Declaration (DLR)
Package ID: 2016102700264001001	Document Page Count: 9 Total Page Count: 11

Parties

Additional Parties on Continuation page

1st PARTY		2nd PARTY	
1: SILVERMAN LEON	- Individual	1: CRESCENT ASSOC LLC	- Other
2: CRESCENT ASSOC LLC	- Other	2: SILVERMAN LEON	- Individual

Property

Additional Properties on Continuation page

Street Address: 155 WHITE PLAINS ROAD	Tax Designation: 1.201-121-5.11
City/Town: GREENBURGH	Village: TARRYTOWN

Cross-References

Additional Cross-Refs on Continuation page

1:	2:	3:	4:
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Supporting Documents

1: TP-584

Recording Fees

Statutory Recording Fee:	\$40.00
Page Fee:	\$50.00
Cross-Reference Fee:	\$0.00
Mortgage Affidavit Filing Fee:	\$0.00
RP-5217 Filing Fee:	\$0.00
TP-584 Filing Fee:	\$5.00
Total Recording Fees Paid:	\$95.00

Mortgage Taxes

Document Date:	
Mortgage Amount:	
Basic:	\$0.00
Westchester:	\$0.00
Additional:	\$0.00
MTA:	\$0.00
Special:	\$0.00
Yonkers:	\$0.00
Total Mortgage Tax:	\$0.00

Transfer Taxes

Consideration:	\$0.00
Transfer Tax:	\$0.00
Mansion Tax:	\$0.00
Transfer Tax Number:	4769

Dwelling Type:	Exempt: <input type="checkbox"/>
Serial #:	

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 11/02/2016 at 09:39 AM
 Control Number: **563013567**
 Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

DONAL WALSH
DEVELOPMENT STRATEGIES COMPANY, LLC
245 MAIN STREET, SUITE 330
WHITE PLAINS, NY 10601

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Document Details

Control Number: **563013567**

Document Type: **Declaration (DLR)**

Package ID: 2016102700264001001

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Properties Addendum

0 WHITE PLAINS RD 10591

GREENBURGH

TARRYTOWN

1.201-121-5.12

DECLARATION OF COVENANTS

THIS DECLARATION, made this 5th day of October, 2016, by Leon Silverman,
Manager of Crescent Associates LLC, a Connecticut Limited Liability Company with offices at
Silverman Realty Group, 237 Mamaroneck Avenue, White Plains, New York 10605, hereinafter
referred to as "DECLARANT";

WITNESSETH:

WHEREAS, DECLARANT is the owner of a certain plot, piece and parcel of land located at 155 White Plains Road in the Village of Tarrytown, Town of Greenburgh, County of Westchester and State of New York, shown on the Village of Tarrytown tax maps as Sheet 1.201 Block 121 Lots 5.11 and 5.12; also shown as Revised lots 1 and 2 on a map entitled "Revised Subdivision Map prepared for Crescent Associates, L.L.C." dated October 24, 2014 and filed in the Westchester County Clerk's Office Division of Land Records on February 12, 2015 as Map No. 28844, a reduced copy of said map being annexed hereto as Exhibit A;

WHEREAS, the DECLARANT made application to the Village of Tarrytown for approval of a lot line adjustment and Site Plan amendment, a reduced copy of the Revised Subdivision Map being the map annexed hereto as Exhibit A, and a reduced copy of the proposed Site Plan being annexed hereto as Exhibit B;

WHEREAS, the Village of Tarrytown Planning Board, by Resolution adopted August 15, 2014, approved the application subject to conditions to include "Approval by the Building Inspector/Village Engineer particularly with regard to the adequacy of the stormwater drainage"; and

WHEREAS, it is Declarant's desire to memorialize in the form of this Declaration of Covenants the location, dimensions and use of a Drainage Easement Area, more particularly described in Schedule A annexed hereto and located on the parcel shown as "Revised Lot 2" on the above Revised Subdivision Map (Exhibit A herein), into which stormwater from the parcel shown as "Revised Lot 1" on the above Revised Subdivision Map (Exhibit A herein) will be permitted to flow.

NOW THEREFORE, DECLARANT does hereby covenant and agree as follows:

- (1) The owner of Revised Lot 1 hereby does and shall have an easement of access over, across and within Revised Lot 2 to construct, operate and maintain drainage facilities within the Drainage Easement Area described in Schedule A, and as approved by the Village of Tarrytown and shown on Exhibit B.
- (2) The owner of Revised Lot 1 shall indemnify and hold the owner of Revised Lot 2, if different from the owner of Revised Lot 1, harmless from any liabilities arising out of the exercise of this easement of access by the owner of Revised Lot 1, except that the owner of Revised Lot 2 shall be deemed to have waived any right of indemnification as to any claim or liability compromised or settled without the written consent of the owner of Revised Lot 1 of such compromise or settlement.

(3) The covenants within this Declaration benefit Declarant and the Village of Tarrytown, Westchester County, New York, and may be enforced by Declarant, its successors and assigns and by the Village of Tarrytown.

(4) This covenant shall run with the land and shall bind the DECLARANT, its successors and assigns.

IN WITNESS WHEREOF, the owner has duly executed this instrument this 5th day of October, 2016.

Crescent Associates LLC

By: _____

Leon Silverman
[Name and Title]

Leon Silverman
Managing Member

STATE OF NEW YORK)
) SS.:
COUNTY OF WESTCHESTER)

On the 5th day of October, in the year 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Leon Silverman, 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 this instrument.

LISA D. PATTERSON
Notary Public, State of New York
Registration #01PA6312405
Qualified In Westchester County
Commission Expires September 29, 2018

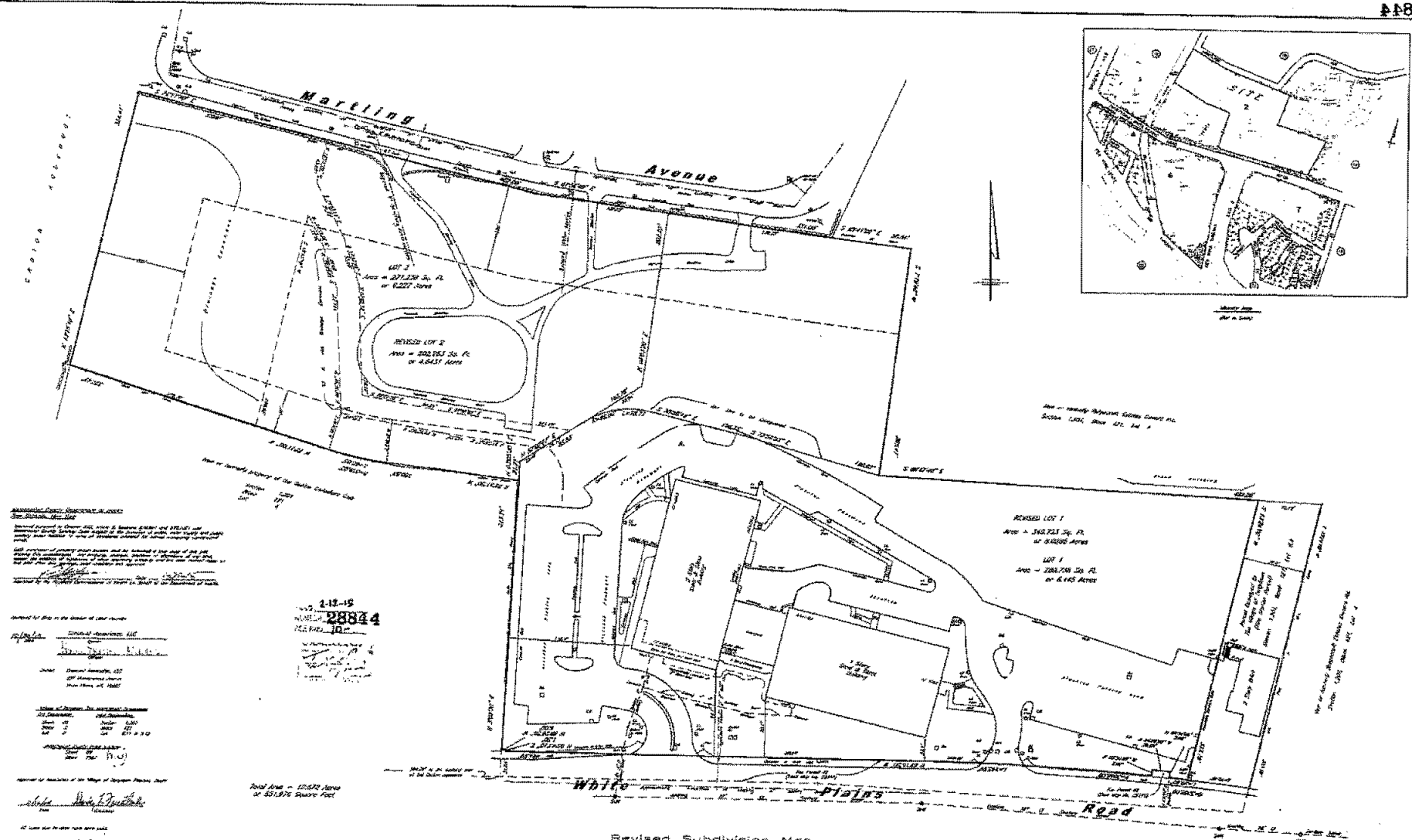
[Signature]
NOTARY PUBLIC

RECORD AND RETURN TO:

John Kirkpatrick
Kirkpatrick Law, LLC
120 Bloomingdale Road, Suite 100
White Plains, New York 10605

EXHIBIT A

Filed Map 28844



Administrative Record - Subdivision
 Date: 1-18-15
 Name: 28844
 File No: 10

1-18-15
 NAME: 28844
 FILE NO: 10

Site Plan
 Date: 1-18-15
 Name: 28844
 File No: 10

Site Plan
 Date: 1-18-15
 Name: 28844
 File No: 10

Site Plan
 Date: 1-18-15
 Name: 28844
 File No: 10

Site Plan
 Date: 1-18-15
 Name: 28844
 File No: 10

Total Area = 10,572 Acres
 or 451,976 Square Feet

Lot No.	Area (Acres)	Area (Sq. Ft.)
1	8.4208	363,723
2	5.227	227,239
3	5.2417	228,767
4	5.2418	228,768
5	5.2418	228,768
6	5.2418	228,768
7	5.2418	228,768
8	5.2418	228,768
9	5.2418	228,768
10	5.2418	228,768
11	5.2418	228,768
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92	5.2418	228,768
93	5.2418	228,768
94	5.2418	228,768
95	5.2418	228,768
96	5.2418	228,768
97	5.2418	228,768
98	5.2418	228,768
99	5.2418	228,768
100	5.2418	228,768

Revised Subdivision Map
 prepared for
Crescent Associates, L.L.C.
 in the Village of
Tarrytown
 Town of Greenburgh
 Westchester County, N.Y.
 Scale 1"=40'
 Oct. 24, 2014



Professional Engineer
 William J. ...
 State of New York
 License No. ...

EXHIBIT B

Proposed Site Plan

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. THE SITE IS TO BE DEVELOPED IN ACCORDANCE WITH THE CITY OF ...
 3. THE DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE ...
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ...
 5. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES ...
 6. THE DEVELOPER SHALL PROVIDE ADEQUATE DRAINAGE AND ...
 7. THE DEVELOPER SHALL PROVIDE ADEQUATE PARKING AND ...
 8. THE DEVELOPER SHALL PROVIDE ADEQUATE UTILITIES AND ...
 9. THE DEVELOPER SHALL PROVIDE ADEQUATE SECURITY AND ...
 10. THE DEVELOPER SHALL PROVIDE ADEQUATE MAINTENANCE AND ...

NO.	DESCRIPTION	AREA (SQ. METERS)	PERCENTAGE
1
2
3
4
5
6
7
8
9
10

PROPOSED DEVELOPMENT TO EXISTING CONDITIONS



ANSITE

PROJECT NO. ...
 DATE ...
 DRAWN BY ...
 CHECKED BY ...
 APPROVED BY ...

SCHEDULE A
Drainage Easement Area

DESCRIPTION OF A DRAINAGE EASEMENT LOCATED IN THE VILLAGE OF
TARRYTOWN, TOWN OF GREENBURGH, COUNTY OF WESTCHESTER, STATE
OF NEW YORK.

ALL that certain piece or parcel of property situate, lying and being located in the Village of Tarrytown, Town of Greenburgh, County of Westchester, State of New York and designated as a Drainage Easement more particularly bounded and described as follows:

Beginning at a point formed by the division line between Lots 1, 2 and the southerly side of the herein described Drainage Easement, said point being distant 51.20 feet northeasterly from the northerly side of property now or formerly Goebel Collectors Club as shown on a map entitled "Subdivision Map prepared for Crescent Associates, L.L.C." dated Nov. 25, 2002, last revised March 19, 2009 and filed in the Westchester County Clerk's Office (Division of Land Records) on Oct. 15, 2009 as Map No. 28277, and measured along the following courses and distance:

N. 03°05'30"E., a distance of 21.71 feet;

thence N.57°00'27"E., a distance of 29.49 feet to the point of BEGINNING;

thence from said point of beginning along herein described Drainage Easement over and across Lot 2, N.81°58'55"W., a distance of 115.29 feet;

thence N.79°22'00"W., a distance of 115.47 feet;

thence N.02°05'52"W., a distance of 144.77 feet;

thence N.17°53'23"W., a distance of 50.68 feet;

thence N.25°55'13"W., a distance of 39.33 feet;

thence S.13°15'10"W., a distance of 250.62 feet to the division line between Lot 2 and the northerly side of property now or formerly Goebel Collectors Club;

thence along said division line, N.72°11'00"W., a distance of 220.70 feet to the division line between Lot 2 and the Croton Aqueduct;

thence along said division line, N.13°15'10"E., a distance of 324.41 feet to a point on the division line between Lot 2 and the southerly side of Martling Avenue;

thence along said division line, S.76°11'40"E., a distance of 220.01 feet;

thence continuing along the Drainage Easement over and across Lot 2, S.13°15'10"W., a distance of 49.65 feet;

thence S.25°55'13"E., a distance of 71.77 feet;

thence S.17°53'23"E., a distance of 55.90 feet;

Page 2

thence S.02°05'52"E., a distance of 128.26 feet;

thence S.79°22'00"E., a distance of 94.91 feet;

thence S.81°58'55"E., a distance of 143.47 feet to a point on the division line between Lots 1 and 2 as shown on the aforesaid filed Map No. 28277;

thence along said division line, S.57°00'27"W., a distance of 38.10 feet to the point and place of BEGINNING.

Containing 85,086 square feet or 1.9528 acres, more or less.

Oct. 1, 2014

50958-drainesmt.rtf