



# ALL ISLAND ABSTRACT, LTD.

81 Scudder Avenue • Northport, NY 11768 • 631-754-1217 • FAX 631-754-1295

## CERTIFICATION AND REPORT

Title No:

Effective Date: March 15, 2009

Name(s) Searched: Marc S. Dreier

Prepared For:

\*\*\*\*\*  
\*\*\*\*\*

**Certification:** Marc S. Dreier, who acquired title by virtue of a deed from 109 Dune Road, LLC, dated 10/12/05 recorded 11/1/05 in Liber 12417 cp 780.

**Premises:** 109 Dune Road, East Quogue, NY **County:** Suffolk

**District:** 0900 **Section:** 385.00 **Block:** 02.00 **Lot:** 006.000

**Judgments and Liens:** The name Marc S. Dreier has been run for judgments and liens thru 3/15/09 and the following was disclosed:

One (1) Judgment to be satisfied

Notice of Pendency found filed 11/21/07 "Hillcrest Framing" Plaintiff against Marc S. Dreier et al, Defencant under Index #36442/07 to foreclose Mechanics Lien. Attorney for Plaintiff: The Law Office of Raymond A. Giusto P.C. 136 East Main Street, East Islip, NY 11730

**Tax Search:** Herein



# ALL ISLAND ABSTRACT, LTD.

81 Scudder Avenue • Northport, NY 11768 • 631-754-1217 • FAX 631-754-1295

Title Number: \_\_\_\_\_

**Mortgages: Two (2)**

Mortgage made by Marc S. Dreier to JPMorgan Chase Bank N.A. in the amount of \$1,000,000.00 dated 10/12/05 recorded 11/1/05 in Liber 21163 mp 117.

Mortgage made by Marc S. Dreier to JPMorgan Chase Bank N.A. in the amount of \$250,000.00 dated 10/12/05 recorded 11/1/05 in Liber 21163 mp 118.

\*\* Credit line mortgage

**This report is made for and accepted by the applicant upon the express understanding that it is to be used only in the transaction above; that it is limited to an examination of the records in the proper offices; that this Company shall not be liable for any defects not disclosed by record; that no policy of title insurance is to be issued hereunder. Liability is limited to the cost of the search for negligence only, but reasonable opportunity shall be afforded this Company to defend this report or to take such other steps as it may deem proper. This Company shall not be liable for nor does this report cover any defects in title, liens, restrictive covenants and encumbrances existing or created prior or subsequent to the period of this search as hereinabove set forth.**

**This report shall be null and void if the applicant, his attorney or agent makes any untrue statement with respect to any material fact of suppresses or fails to disclose any material fact or if any untrue answers are given to this Company to material inquires before the issuance of this report.**

ALL ISLAND ABSTRACT LTD.

By  \_\_\_\_\_  
Donna Montville, Title Officer



**Suffolk County Clerk's Office**  
**JUDGMENT - RETRIEVAL REPORT**

04/22/2009 9:44:11 am

General Info for Doc Date: 2/9/2009 Seq #: 47 Doc Type: JU-TRANSCR-JGMT

<u>INDEX #</u>	<u>COURT</u>	<u>COUNTY</u>	<u>SHERIFF FEES</u>	<u>AMOUNT (\$)</u>	<u>COST (\$)</u>	<u>TOTAL (\$)</u>	<u>REMARKS</u>
E 000143966 W019 6	WARR	SUFFOLK	0	1,266,041.58	0.00	1266041.58	

**Debtor Info**

<u>Last Name</u> DREIER	<u>First Name</u> MARC S	<u>Type</u>	<u>Street #</u> 111	<u>Street name</u> DUNE	<u>Street Type</u> RD	<u>Addr2</u>	<u>Addr3</u>	<u>City</u> EAST QUOGUE	<u>State</u> NY	<u>Zip</u> 11942
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**Creditor Info**

<u>Last Name</u> COMMISSIONER OF TAXATION & FINANCE	<u>First Name</u>	<u>Type</u>	<u>Street #</u>	<u>Street name</u> CIVIL ENFORCEMENT DO HIGH VALUE	<u>Street Type</u>	<u>Addr2</u> 80 02 KEW GARDENS ROAD	<u>Addr3</u>	<u>City</u> KEW GARDENS	<u>State</u> NY	<u>Zip</u> 11415
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*6/2/09*



**Suffolk County Clerk's Office**  
**JUDGMENT - RETRIEVAL REPORT**

04/22/2009 9:44:32 am

**General Info for Doc Date: 2/19/2009 Seq #: 47 Doc Type: JU-TRANSCR-JGMT**

INDEX #	D T PERFECTED	COURT	COUNTY	SHERIFF FEES	AMOUNT (\$)	COST (\$)	TOTAL (\$)	REMARKS
E 000143966 W019 6	2/1/2009 9:00:00 AM	WARR	SUFFOLK	0	1,266,041.58	0.00	1266041.58	

**Debtor Info**

<u>Last Name</u> DREIER	<u>First Name</u> MARC S	<u>Type</u>	<u>Street #</u> 111	<u>Street name</u> DUNE	<u>Street Type</u> RD	<u>Addr2</u>	<u>Addr3</u>	<u>City</u> EAST QUOGUE	<u>State</u> NY	<u>Zip</u> 11942
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<u>Last Name</u> COMMISSIONER OF TAXATION & FINANCE	<u>First Name</u>	<u>Type</u>	<u>Street #</u>	<u>Street name</u> CIVIL ENFORCEMENT DO HIGH VALUE	<u>Street Type</u>	<u>Addr2</u> 80.02 KEW GARDENS ROAD	<u>Addr3</u>	<u>City</u> KEW GARDENS	<u>State</u> NY	<u>Zip</u> 11415
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*1 judgy*

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF SUFFOLK

HILLCREST FRAMING, :-----X

Plaintiff,

- against -

Index No.: 07-36442 ©  
Date Filed:

**NOTICE OF  
PENDENCY  
OF ACTION**

MARC S. DREIER, RENTAR DEVELOPMENT  
CORP., JP MORGAN CHASE BANK, N.A.,  
and "JOHN DOE #1" through "JANE DOE #10",  
the last 10 names being fictitious and  
unknown to the Plaintiff, the persons or parties  
intended being the occupants, tenants, persons or  
entities, if any, having or claiming an interest in or  
lien upon the premises described in the verified  
complaint.

Defendants. : .

-----X  
**NOTICE IS HEREBY GIVEN** that an action has been commenced and is  
pending in this Court upon a Verified Complaint of the above named Plaintiff against the  
above named Defendants for the foreclosure of a Mechanic's Lien in the principal sum of  
\$25,668.95, and recorded in the office of the Suffolk County Clerk on January 11, 2007.


**NOTICE IS FURTHER GIVEN** that the licned Premises affected by this  
foreclosure action, at the time of the commencement of said action and at the time of the  
filing of this notice, was identified as District: 0900, Section: 385, Block: 02 and Lot:  
006.00, and was situate at 109 Dunc Road, East Quogue, New York, the County of  
Suffolk and the State of New York, and is more particularly described in Exhibit "A"  
annexed hereto und made a part hereof.

11-21-07  
REAL PROPERTY  
SUFFOLK  
COUNTY  
SERVICE AGENCY  
30  
0900  
385.00  
02.00  
006.000

The Clerk of the County of Suffolk is directed to index this notice to the names of all of the above Defendants.

Dated: East Islip, New York  
November 16, 2007

LAW OFFICES OF  
RAYMOND A. GIUSTO, P.C.

  
By: JOHN P. BUES, ESQ.  
Attorneys for Plaintiff  
136 East Main Street  
East Islip, New York 11730  
(631) 277-7086

Schedule A Description

Title Number B99-161-S

Page 1

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as part of Lots 11 and 12 as shown on "Map of Section 1, Hampton Beach" and filed in the Office of the Clerk of the County of Suffolk on June 12, 1903 as Map No. 187, said part of Lots being more particularly bounded and described as follows:

**BEGINNING** at a monument at the Northwestery corner of the premises about to be described on the Southerly line of Beach Road said monument being where the Easterly line of lands formerly of Adrian Allen now or formerly of Goodman intersects the Southerly line of Beach Road;

**RUNNING THENCE** North 85 degrees 35 minutes 00 seconds East, along the Southerly line of Beach Road, 100.01 feet to land now or formerly of Lawson;

**THENCE** South 3 degrees 48 minutes 00 seconds East, along last mentioned land 245.00 feet to land formerly of Snyder, now or formerly of Hampton Habitat, Inc.;

**THENCE** South 85 degrees 35 minutes 00 seconds West, along said last mentioned land, 100.01 feet;

**THENCE** North 3 degrees 48 minutes 00 seconds West, along lands formerly of Adrian Allen, now or formerly of Goodman 245.00 feet to the monument on the Southerly line of Beach Road at the point or place of **BEGINNING**.

RECORDED

07 NOV 21 PM 1:18

JUDITH A. FASCALE  
SUFFOLK COUNTY CLERK



# Civil Court Minutes Report

Index #: 07 36442

Print Date: 12/17/2008

Court: S

Case Type:

Application Date: 21-November-2007

**Plaintiff(s)**

HILLCREST FRAMING

**Defendant(s):**

DREIER, MARC S.; RENTAR DEVELOPMENT CORP; ET AL

**Minutes :**

<u>Seq #</u>	<u>Process Date</u>	<u>Type</u>	<u>Minutes</u>
1	21-Nov-2007	R	LIS PENDENS SOUTHAMPTON
2	21-Nov-2007		SUMMONS W/NOTICE
3	21-Nov-2007		COMPLAINT
4	21-Nov-2007		EXHIBITS
5	19-May-2008		SHORT FORM ORDER W/MARKED PLDGS
6	12-Jun-2008		C/S.F.O. W/NOTICE OF ENTRY
7	12-Jun-2008		AFFIDAVIT OF SERVICE 6-5-08
8	30-Oct-2008		ORDER
9	30-Oct-2008		NOTICE OF MOTION
10	30-Oct-2008		SUPPORTING PAPERS

Total Minute Records :10

**Notations :**

<u>Minute</u>	<u>Seq</u>	<u>Liber</u>	<u>Page</u>	<u>LP No</u>	<u>Notation</u>
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Total Notation Records :0

**Tax Map Info :**

<u>Minute</u>	<u>Seq</u>	<u>Tax Map Number</u>
1	1	0900-385.00-02.00-006.000

Total Tax Map Records :1



64 HILTON AVENUE - HEMPSTEAD, NY 11558  
PHONE (516) 292-6300 \*FAX (516) 292-7506

Title No. AL-126 AIAS62023S

The unpaid taxes, water rates, assessments and other matters relating to taxes which are liens at the date of this certificate are set forth below.

East Quogue  
Town of Southampton  
County of Suffolk  
School District: 17 EAST QUOGUE

Our policy does not insure against such items which have not become a lien up to the date of the policy or installments due after the date of the policy. Neither our tax search nor our policy covers any part of streets on which the premises to be insured abut.

Tax Class: 210.

If the tax lots above mentioned cover more or less than the premises under examination, this fact will be noted herein. In such cases, the interested parties should take the necessary steps to make the tax map conform to the description to be insured.

.56 ACRES

ITEM #39146000

Ass'd to: DREIER, MARC

LAND \$ 844,400  
TOTAL\$ 1,258,100  
NON-EXEMPT

109 DUNE ROAD

Disposition: DIST: 0900  
SECT: 385.00  
BLOCK: 02.00  
LOT(s) 006.000

2008/2009 TOWN AND SCHOOL TAXES

TOTAL \$13443.16  
1st Half \$6721.58 OPEN  
2nd Half \$6721.58 OPEN

YEAR: 12/1-11/30  
DUE.: 12/1  
DUE.: 5/1

\$50.00 ALARM FEE - OPEN

PRIOR TOWN AND SCHOOL TAXES PAID.

WATER: PRIVATE COMPANY

POSTING DATE: 12/17/2008

SUBJECT TO CONTINUATION

Please note: Current sewer usage charges are not included in this tax search. MDS does not search same unless sewer search is specifically requested.

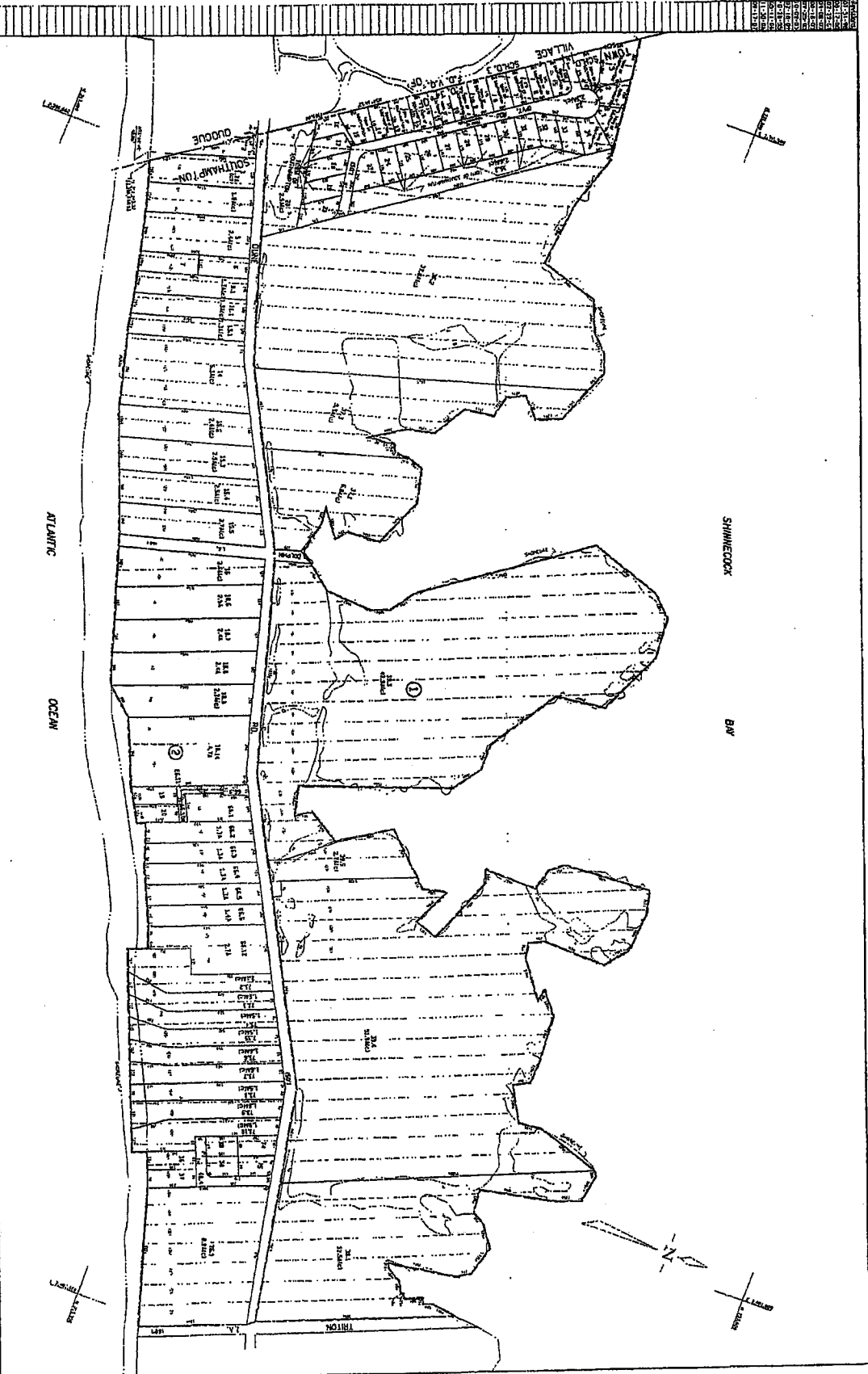
2715655 8984675

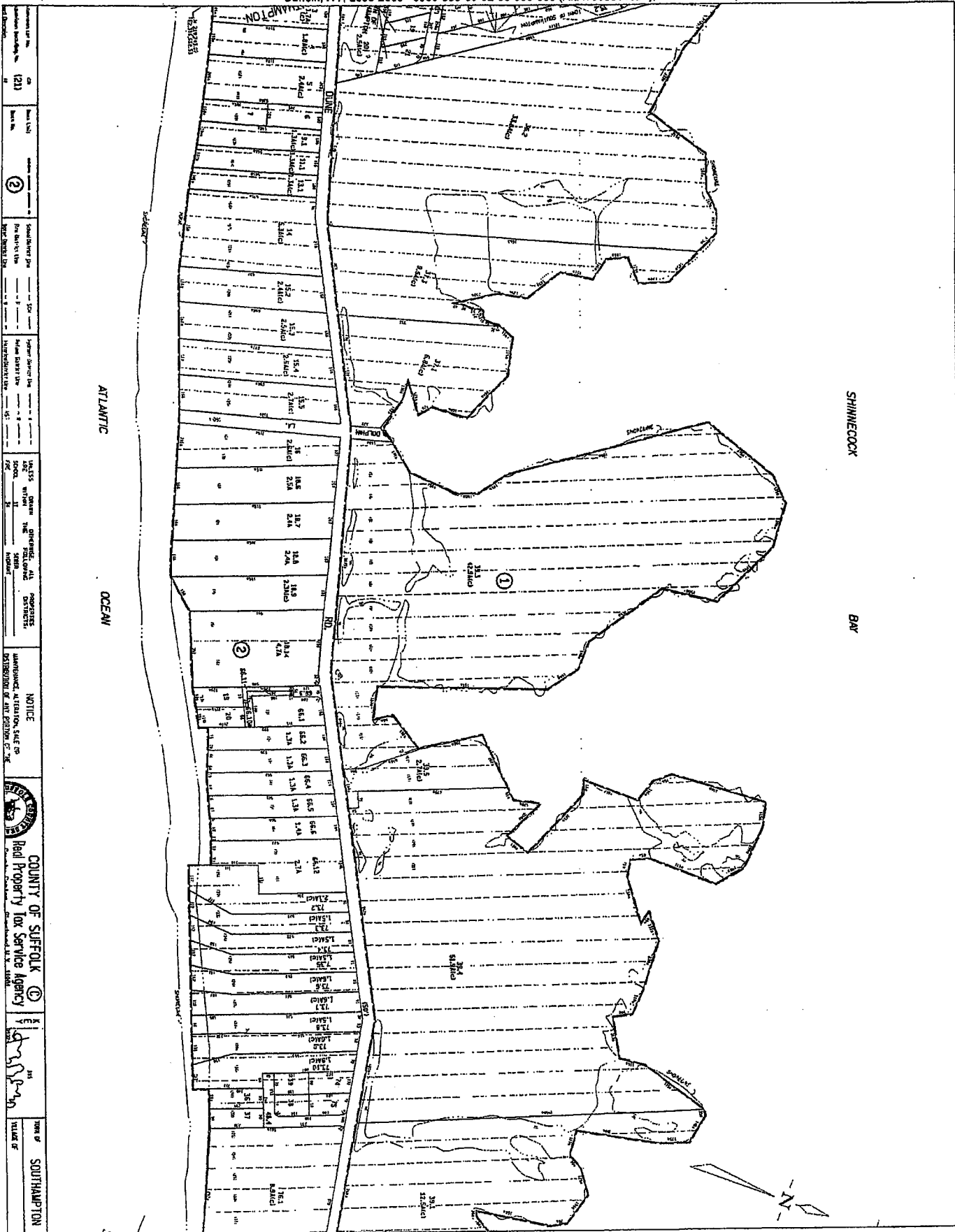
Recent payments of any open items returned on this tax search may not be reflected on the public records. Therefore, please request the seller or borrower to have receipts for bills available at the closing.

MUNICIPAL DATA SERVICES, INC.

2715655

COUNTY OF SUFFOLK Real Property Tax Service Agency COUNTY SEAL DATE: 11/11/09		SECTION NO 385
PROPERTY MAP 0900		SECTION NO 385
COUNTY OF SUFFOLK Real Property Tax Service Agency COUNTY SEAL DATE: 11/11/09		SECTION NO 385





109 DUNE RD  
 EAST QUOGUE NY 11942  
 COUNTY OF SUFFOLK  
 Red Property Tax Service Agency  
 TOWN OF SOUTHAMPTON



# Town of Southampton

## Online Tax Information

[Back to Property Information](#)

Page 1 of 2

### Property Information

Property Location:	Owner:
<b>109 Dune Rd</b>	<b>Marc Dreier</b>
Tax Map Number: 473689 385.000-0002-006.000	150 E 57th St PH 2
Class: 210 One Family Year-Round Reside	New York, NY 10022

### Tax Information - Fiscal Year 2008

Land Value:	844,400	Tax Before Exemption:	13,493.16
Improvement Value:	413,700	Exempt:	0.00
Total Assessment:	1,258,100	Tax After Exemptions:	13,493.16

Exemption Description	Effective From	Exemption Amount
-----------------------	----------------	------------------

Levy Description	Exemption	Taxable Value	Rate/\$1000	Annual Taxes
County - General Fund		1,258,100	0.1804	\$226.96
New York State Real Property Tax Law		1,258,100	0.1151	\$144.81
Southampton Town - General		1,258,100	0.4272	\$537.46
Highway #1 #1 #1		1,258,100	0.2363	\$297.29
Highway Road Repair 2000		1,258,100	0.0510	\$64.16
Police		1,258,100	0.5608	\$705.54
Emergency Dispatching-e911		1,258,100	0.0388	\$48.81
Zoning		1,258,100	0.0133	\$16.73
East Quogue School (Jc4)		1,258,100	8.2742	\$10,409.77
East Quogue Library		1,258,100	0.2233	\$280.93
East Quogue Fire District		1,258,100	0.5649	\$710.70
Unpaid Security Alarms				\$50.00
Tiana Coastal Erosion District		1,258,100	0.0000	\$0.00
<b>Total Current Fiscal Year Taxes</b>				<b>\$13,493.16</b>

[Back to Property Information](#)

Page 1 of 2

cr11v3.2.3



# Town of Southampton

## Online Tax Information

[Back to Property Information](#)

Page 2 of 2

### Billing History

Bill Number: 2008-453994

Instalment	Due Date	Billed Amount	Taxes Due
01	01/12/2009	\$6,746.58	\$0.00
02	06/01/2009	\$6,746.58	\$6,746.58

**Total Taxes Due: \$6,746.58**

The balance shown represents amount tax due. This amount does not include any fees, interest due, deferred taxes or tax bill credits. Please call the Treasurer's Office for complete balance details.

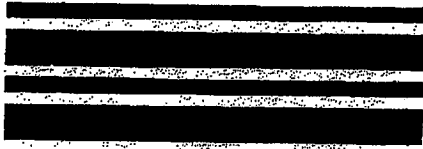
### Payment History

Entry Date	Receipt No.	Amount Paid
12/31/2008	tk00051519	\$6,746.58

[Back to Property Information](#)

Page 2 of 2

cr11v3.2.3



**SUFFOLK COUNTY CLERK  
RECORDS OFFICE  
RECORDING PAGE**

Type of Instrument: DEEDS/DDD  
 Number of Pages: 5  
 Receipt Number : 05-0114742  
**TRANSFER TAX NUMBER: 05-13380**

Recorded: 11/01/2005  
 At: 11:54:45 AM  
 LIBER: D00012417  
 PAGE: 780

District:	Section:	Block:	Lot:
0900	385.00	02.00	006.000

... EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$0.00

**Received the Following Fees For Above Instrument**

		Exempt			Exempt
Page/Filing	\$15.00	NO	Handling	\$5.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$75.00	NO
TP-584	\$5.00	NO	Cert.Copies	\$0.00	NO
RPT	\$30.00	NO	SCTM	\$0.00	NO
Transfer tax	\$0.00	NO	Comm.Fees	\$0.00	NO
			Fees Paid	\$155.00	

TRANSFER TAX NUMBER: 05-13380

THIS PAGE IS A PART OF THE INSTRUMENT  
THIS IS NOT A BILL

Edward P.Romaine  
County Clerk, Suffolk County

1 2

Number of pages 5  
**TORRENS**  
Serial # \_\_\_\_\_  
Certificate # \_\_\_\_\_  
Prior Cl. # \_\_\_\_\_

RECORDED  
2005 Nov 01 11:54:45 AM  
Edward P. Rosaine  
CLERK OF  
SUFFOLK COUNTY  
L D00012417  
P 780  
DTB 05-13380

Deed / Mortgage Instrument      Deed / Mortgage Tax Stamp      Recording / Filing Stamps

3 | **FEEs**

Page / Filing Fee 15  
Handling 5.00  
TP-584 5  
Notation \_\_\_\_\_  
EA-52 17 (County) 5 Sub Total \_\_\_\_\_  
EA-5217 (State) 75  
R.P.T.S.A. 20  
Comm. of Ed. 5.00  
Affidavit \_\_\_\_\_  
Certified Copy \_\_\_\_\_  
Reg. Copy \_\_\_\_\_  
Other 15 Sub Total \_\_\_\_\_  
Grand Total 155 *PN*



Mortgage Amt. \_\_\_\_\_  
1. Basic Tax \_\_\_\_\_  
2. Additional Tax \_\_\_\_\_  
Sub Total \_\_\_\_\_  
Spec./Assit. \_\_\_\_\_  
or  
Spec./Add. \_\_\_\_\_ **3**  
**TOT. MTG. TAX** \_\_\_\_\_  
Dual Town \_\_\_\_\_ Dual County \_\_\_\_\_  
Held for Appointment \_\_\_\_\_  
Transfer Tax 0  
Mansion Tax \_\_\_\_\_  
The property covered by this mortgage is or will be improved by a one or two family dwelling only.  
YES \_\_\_\_\_ or NO \_\_\_\_\_  
If NO, see appropriate tax clause on page # \_\_\_\_\_ of this instrument.

4 | District 0900 Section 385.00 Riv. 02.00 006.000

Real Property Tax Service Agency Verification  
05042373 0900 38500 0200 006000  
PTS  
PCWH A  
25-OCT-05

5 | Community Preservation Fund

Consideration Amount \$ 0  
CPF Tax Due \$ \_\_\_\_\_  
Improved   
Vacant Land \_\_\_\_\_  
TD 09  
TD \_\_\_\_\_  
TD \_\_\_\_\_

6 | Satisfaction/Discharges/Releases List Property Owners Mailing Address  
RECORD & RETURN TO:

Marc. S. Dreier  
109 Dune Road  
East Quogue, N.Y.  
11942.

7 | Title Company Information  
Co. Name Admiralty Title  
Title # 05-AS-34634

**Suffolk County Recording & Endorsement Page**

This page forms part of the attached Deed made by:  
109 Dune Road LLC  
(SPECIFY TYPE OF INSTRUMENT)  
The premises herein is situated in  
SUFFOLK COUNTY, NEW YORK.  
In the Township of Saunderhampton  
In the VILLAGE of Quogue  
or HAMLET of \_\_\_\_\_

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.  
(over)

THIS INDENTURE, made the 12 day of Oct. 2005

BETWEEN

109 DUNE ROAD, LLC  
c/o Marc S. Dreier  
150 East 57th St. Ph 2  
New York, NY 10022

party of the first part, and

MARC S. DREIER, RESIDING AT 150 EAST 57TH STREET PH2. NEW YORK, NY 10022

party of the second part.

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration dollars paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

COUNTY OF SUFFOLK, CITY OF SOUTHAMPTON AND STATE OF NEW YORK, AS MORE PARTICULARLY DESCRIBED ON SCHEDULE A-1 ATTACHED HERETO AND MADE A PART HEREOF.

BEING KNOWN BY THE STREET ADDRESS OF 109 DUNE ROAD STREET.

BEING THE SAME PREMISES CONVEYED TO THE PARTY OF THE FIRST PART BY DEED DATED MAY 19, 2005 AND RECORDED JUNE 20, 2005 IN LIBER 12393 PAGE 468.

SUBJECT TO MORTGAGES OF RECORD.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

109 DUNE ROAD, LLC

IN PRESENCE OF:

BY:   
MARC S. DREIER, MEMBER

**ADVANTAGE TITLE AGENCY, INC.**

Title No. 05-AS-34634 (611S20612)

**SCHEDULE A**

ALL that certain plot, piece or parcel of land, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as part of Lots 11 and 12 as shown on "Map of Section 1, Hampton Beach" and filed in the Office of the Clerk of the County of Suffolk on June 12, 1903 as Map No. 187, said part of Lots being more particularly bounded and described as follows:

**BEGINNING** at a monument at the Northwesterly corner of the premises about to be described on the Southerly line of Beech Road said monument being where the Easterly line of lands formerly of Adrian Allen now or formerly of Goodman intersects the Southerly line of Beach Road;

**RUNNING THENCE** North 85 degrees 35 minutes 00 seconds East, along the Southerly line of Beach Road, 100.01 feet to land now or formerly of Lawson;

**THENCE** South 3 degrees 48 minutes 00 seconds East, along last mentioned land 245.00 feet to land formerly of Snyder, now or formerly of Hampton Habitat, Inc.;

**THENCE** South 85 degrees 35 minutes 00 seconds West, along said last mentioned land, 100.01 feet;

**THENCE** North 3 degrees 48 minutes 00 seconds West, along lands formerly of Adrian Allen, now or formerly of Goodman 245.00 feet to the monument on the Southerly line of Beach Road at the point or place of **BEGINNING**.

**FOR  
CONVEYANCING  
ONLY**

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

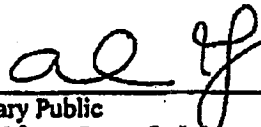
**TOGETHER** with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

**Uniform Acknowledgement**  
(for use within New York State only)

State of New York )  
County of New York ) ss.

On the 10<sup>th</sup> day of October in the year 2005 before me, the undersigned,  
personally appeared Marl S. Dreier

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.

  
\_\_\_\_\_  
Notary Public

Alan Bronfeld  
Notary Public, State of New York  
No. 01BR6099380  
Qualified In Nassau County  
Commission Expires September 29, 2007

STATE OF NEW YORK, COUNTY OF NEW YORK ss:

On the 17 day of Oct, 2005, before me personally came

MARC S. DREIER

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

*adg*

AVAN BRONFELD  
Notary Public, State of New York  
No. 018622330  
Qualified in Nassau County  
Commission Expires September 23, 2007

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at

that he is the of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss:

On the day of, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19, before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at

that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw

execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

**BARGAIN AND SALE DEED**

WITH COVENANT AGAINST GRANTOR'S ACTS

Title No. \_\_\_\_\_

109 DUNE ROAD, LLC

TO:

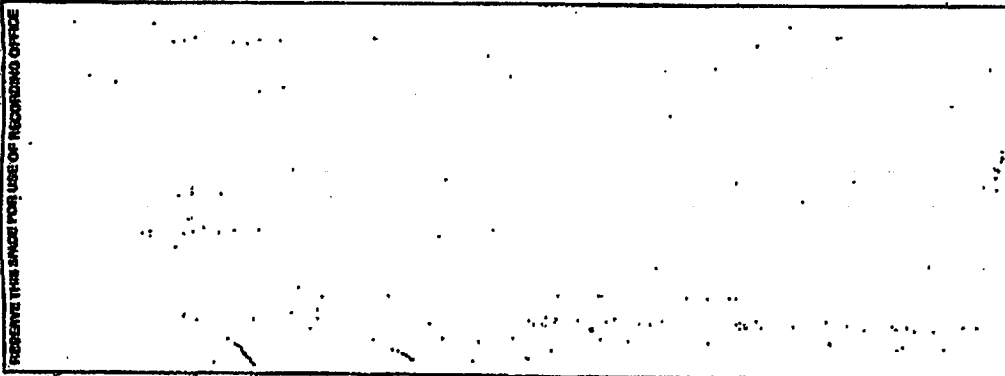
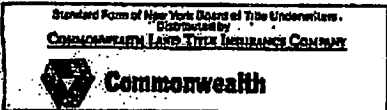
MARC S. DREIER

SECTION 385.00  
BLOCK 02.00  
LOT 006.00  
COUNTY OR TOWN SUFFOLK  
STREET ADDRESS 109 DUNE ROAD STREET.

Recorded at Request of  
**COMMONWEALTH LAND  
TITLE INSURANCE COMPANY**

RETURN BY MAIL TO

Marc S. Dreier  
109 Dune Road St,  
E. Quogue, NY 11942



12063PC894

2431

BR 10801 (B)

Number of pages 4  
TORRENS  
Serial # \_\_\_\_\_  
Certificate # \_\_\_\_\_  
Prior Cif. # \_\_\_\_\_

RECEIVED  
\$ 3460.  
REAL ESTATE  
AUG 17 2000  
TRANSFER TAX  
SUFFOLK COUNTY  
2431

RECORDED  
RECORDED

2000 AUG 17 PH 2:17  
EDWARD P. ROMAINE  
CLERK OF  
SUFFOLK COUNTY

Deed / Mortgage Instrument      Deed / Mortgage Tax Stamp      Recording / Filing Stamps

FEES

Page / Filing Fee 12-  
Handling 5-  
TP-584 5-  
Notation \_\_\_\_\_  
EA-52 17 (County) 5-  
EA-5217 (State) 25-  
R.P.T.S.A. 15-  
Comm. of Ed. 1.00  
Affidavit \_\_\_\_\_  
Certified Copy \_\_\_\_\_  
Reg. Copy \_\_\_\_\_  
Other \_\_\_\_\_

Sub Total 27-



Sub Total 45-

GRAND TOTAL 72- E

Mortgage Amt. \_\_\_\_\_  
1. Basic Tax \_\_\_\_\_  
2. Additional Tax \_\_\_\_\_  
Sub Total \_\_\_\_\_  
Spec./Asslt. \_\_\_\_\_  
Or  
Spec./Add. \_\_\_\_\_  
TOT. MTO. TAX \_\_\_\_\_  
Dual Town \_\_\_\_\_ Dual County \_\_\_\_\_  
Held for Apportionment \_\_\_\_\_  
Transfer Tax 3460-  
Mansion Tax \_\_\_\_\_  
This property covered by this mortgage is or will be improved by a one or two family dwelling only.  
YES \_\_\_\_\_ or NO \_\_\_\_\_  
If NO, see appropriate tax clause on page # \_\_\_\_\_ of this instrument.

3 Real Property Tax Service Agency Verification

Dist.	Section	Block	Lot
0900	385.00	02.00	006.000

4 Community Preservation Fund

Consideration Amount \$ 865,000.00  
CPF Tax Due \$ 12,300.00

RECEIVED  
\$ 12,300.  
AUG 17 2000  
COMMUNITY PRESERVATION FUND

Approved   
Vacant Land  
TD 09  
TD \_\_\_\_\_  
TD \_\_\_\_\_

7 Satisfactions/Discharges/Releases List Property Owners Mailing Address RECORD & RETURN TO:

JACK BELLE, Esq.  
80 ORVILLE DRIVE  
BOHEMIA NY 11716

8 Title Company Information

Co. Name BARANSTER LAND  
Title # BR 10801 F

9 Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed made by: \_\_\_\_\_  
(SPECIFY TYPE OF INSTRUMENT)

Lawrence Reskin  
TO  
Michael Spangin

The premises herein is situated in  
SUFFOLK COUNTY, NEW YORK.  
In the Township of Suffhampton  
In the VILLAGE  
or HAMLET of EAST QUAAUE

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY**

THIS INDENTURE, made the 3<sup>rd</sup> day of AUGUST 2000

BETWEEN LAWRENCE PESKIN, residing at 2230 Cammie Wages Road, Dacula, Georgia 30019

party of the first part, and MICHAEL SPUNGIN, 360 East 88<sup>th</sup> Street, New York, New York 10128

party of the second part,  
WITNESSETH, that the party of the first part, in consideration of ten (\$10.00) and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at East Quogue, Town of Southampton, County of Suffolk and State of New York, being more particularly bounded and described on Schedule "A" annexed hereto and made a part hereof.

DIST.
0900
SEC.
385.00
BLOCK
02.00
LOT
006.000

BEING AND INTENDED TO BE the same premises as conveyed to the party of the first part by deed dated December 26, 1980 and recorded in the Suffolk County Clerk's Office on January 6, 1981 in Liber 8939 at Page 498.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

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

IN PRESENCE OF

*Lawrence Peskin*  
*Richard S. Peskin*  
*attorney in fact*  
LAWRENCE PESKIN  
By: RICHARD S. PESKIN, Attorney-in-Fact

12063PC894

Schedule A Description

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at East Quogue, in the Town of Southampton, County of Suffolk and State of New York, known and designated as part of Lots 11 and 12 as shown on "Map of Section 1, Hampton Beach" and filed in the Office of the Clerk of the County of Suffolk on 6/12/1903 as Map No. 187, said part of Lots being more particularly bounded and described as follows

BEGINNING at a monument at the northwesterly corner of the premises about to be described on the southerly line of Beech Road said monument being where the easterly line of lands formerly of Adrian Allen now or formerly of Goodman intersects the southerly line of Beach Road;

RUNNING THENCE North 85 degrees 35 minutes 00 seconds East, along the southerly line of Beach Road, 100.01 feet to land now or formerly of Lawson;

THENCE South 3 degrees 48 minutes 00 seconds East, along last mentioned land 245.00 feet to land formerly of Snyder, now or formerly of Hampton Habitat, Inc.

THENCE South 85 degrees 35 minutes 00 seconds West, along said last mentioned land, 100.01 feet;

THENCE North 3 degrees 48 minutes 00 minutes West, along lands formerly of Adrian Allen, now or formerly of Goodman 245.00 feet to the monument on the southerly line of Beach Road at the point or place of BEGINNING.