

Name of Insured

**MOGUL PARK, INC.**

Policy No. **RGW 292826-A**

Amount of Insurance \$ **203,000.00**

Date of Issue **March 26, 1968**

The estate or interest insured by this policy is **fee simple** vested in the insured by means of **a deed made by Mogul Park Estates, Inc. to the insured, dated March 26, 1968 and recorded in the Westchester County Clerk's Office, Division of Land Records.**

### SCHEDULE B

The following estates, interests, defects, objections to title, liens and incumbrances and other matters are excepted from the coverage of this policy:

1. Defects and incumbrances arising or becoming a lien after the date of this policy, except as herein provided.
2. Consequences of the exercise and enforcement or attempted enforcement of any governmental war or police powers over the premises.
3. Zoning restrictions or ordinances imposed by any governmental body.
4. Judgments against the insured or estates, interests, defects, objections, liens or incumbrances created, suffered, assumed or agreed to, by or with the privity of the insured.
5. Title to any property beyond the lines of the premises, or title to areas within or rights or easements in any abutting streets, roads, avenues, lanes, ways or waterways, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement, unless this policy specifically provides that such titles, rights, or easements are insured. Notwithstanding any provisions in this paragraph to the contrary, this policy, unless otherwise excepted, insures the ordinary rights of access and egress belonging to abutting owners.
6. Compliance by the buildings or other erections upon the premises or their use with Federal, State and Municipal laws, regulations and ordinances.
7. Title to any personal property, whether the same be attached to or used in connection with said premises or otherwise.
8. **C** Any state of facts which an accurate survey might show.
9. **C** Restrictive Covenants in Liber 2340 cp 141 and in Liber 3669 cp 429.
10. **C** Rights of Westchester Lighting Company and New York Telephone Company under Agreements in Liber 2856 cp 305; Liber 4468 cp 89; Liber 3760 cp 200 and in Liber 3837 cp 80; granting said corporations the right to maintain their route of poles and wires along the abutting street with the right to trim trees along said route necessary to clear wires at least 18 inches.
11. Subject to present and future easements of rights-of-way over Lot 12 Block B, "Map of Amazon Park" No. 2224 as recited in and as reserved to Mogul Park Estates, Inc. in Liber 6220 cp 434.
12. **P** Easement in Liber 3945 cp 72.
13. **P** MORTGAGE:- Mogul Park, Inc. -to- Mogul Park Estates, Inc. dated March 26, 1968 and recorded in the Westchester County Clerk's Office, Division of Land Records, in the amount of \$140,000.00.

**Y**

Policy No.

**SCHEDULE A**

RGW 292826

The premises in which the insured has the estate or interest covered by this policy

ALL that certain plot, piece or parcel of land, with the buildings thereon, situate, lying and being in the Town of Yorktown, County of Westchester and State of New York and more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Mogul Road at the southerly end of a curve having a radius of 20.00 feet and a length of 38.05 feet rounding from the southerly side of Huron Trail into the westerly side of Mogul Road; running thence from said point of beginning along the westerly and southerly side of Mogul Road the following courses and distances: South  $12^{\circ} 26' 50''$  W., 164.13 feet; along a curve to the left having a radius of 130.00 feet, a distance of 252.17 feet; North  $81^{\circ} 18' 20''$  E., 175.75 feet and along a curve to the right having a radius of 15.00 feet, a distance of 27.08 feet to the westerly side of Grant Avenue; thence along the westerly and northwesterly side of Grand Avenue the following courses and distances: S.  $4^{\circ} 44' 00''$  W., 52.46 feet; along a curve to the right having a radius of 50.00 feet, a distance of 43.60 feet and South  $54^{\circ} 42'$  W., 651.60 feet to other lands now or formerly of Mogul Park Estates, Inc.; thence North  $43^{\circ} 18' 40''$  W. along other lands now or formerly of Mogul Park Estates, Inc. 174.83 feet to lands now or formerly of Mohegan Colony; thence along lands now or formerly of Mohegan Colony the following courses and distances: North  $82^{\circ} 50' 20''$  East 170.79 feet; North  $10^{\circ} 34' 40''$  W., 145.67 feet; North  $7^{\circ} 11' 30''$  W., 342.02 feet and North  $9^{\circ} 26'$  West, 86.94 feet to the southerly side of Huron Trail; thence along the southerly side of Huron Trail the following courses and distances: North  $83^{\circ} 25' 40''$  E., 186.96 feet and along a curve to the right having a radius of 20.00 feet, a distance of 38.05 to the westerly side of Mogul Road, the point and place of beginning.

Policy No.

**SCHEDULE A**

(CONTINUED)

SCHEDULE APARCEL 11  
3.026 ACRES

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF HURON TRAIL AT THE EASTERLY END OF A CURVE HAVING A RADIUS OF 20.00 FT. AND A LENGTH OF 24.78 FT. ROUNDING FROM THE EASTERLY SIDE OF MOGUL ROAD INTO THE SOUTHERLY SIDE OF HURON TRAIL;

RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERLY SIDE OF HURON TRAIL THE FOLLOWING COURSES AND DISTANCES: N.83°25'40"E., 525.35 FT. AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FT., A DISTANCE OF 31.42 FT. TO THE WESTERLY SIDE OF UNCAS TRAIL; THENCE ALONG THE WESTERLY SIDE OF UNCAS TRAIL THE FOLLOWING COURSES AND DISTANCES: S.6°34'20"E., 174.90 FT. AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT., A DISTANCE OF 32.86 FT. TO THE NORTHERLY SIDE OF MOGUL ROAD; THENCE ALONG THE NORTHERLY AND EASTERLY SIDE OF MOGUL ROAD THE FOLLOWING COURSES AND DISTANCES: S.68°45'W., 299.95 FT.; S.81°18'20"W., 240.59 FT.; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FT., A DISTANCE OF 155.18 FT.; N.12°26'50"E., 195.15 FT. AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FT., A DISTANCE OF 24.78 FT. TO THE SOUTHERLY SIDE OF HURON TRAIL AND THE POINT AND PLACE OF BEGINNING.

CONTAINING 3.826 ACRES OF LAND.

Policy No.

**SCHEDULE A**

(CONTINUED)

SCHEDULE A

PARCEL 111  
9.315 ACRES

BEGINNING AT A POINT ON THE WESTERLY SIDE OF UNCAS TRAIL AT THE SOUTHERLY END OF A CURVE HAVING A RADIUS OF 20.00 FT. AND A LENGTH OF 36.54 FT. ROUNDING FROM THE SOUTHERLY SIDE OF MOGUL ROAD INTO THE WESTERLY SIDE OF UNCAS TRAIL;

RUNNING THENCE FROM SAID POINT OF BEGINNING S.6°34'20"E. ALONG THE WESTERLY SIDE OF UNCAS TRAIL 251.09 FT. TO LANDS NOW OR FORMERLY OF ALPINE WOODS; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF LANDS NOW OR FORMERLY OF ALPINE WOODS THE FOLLOWING COURSES AND DISTANCES: S.82°12'40"W., 159.54 FT.; S.80°30'20"W., 123.88 FT. AND S.6°13'40"E., 780.70 FT. TO A POINT; THENCE N.64°44'30"W. THROUGH OTHER LANDS NOW OR FORMERLY OF MOGUL PARK ESTATES INC. 846.25 FT. TO THE SOUTHEASTERLY SIDE OF GRANT AVENUE; THENCE ALONG THE SOUTHEASTERLY SIDE OF GRANT AVENUE THE FOLLOWING COURSES AND DISTANCES: N.35°25'30"E., 111.85 FT.; N.54°42'E., 643.09 FT.; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FT., A DISTANCE OF 87.21 FT.; N.4°44'E., 67.77 FT. AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FT., A DISTANCE OF 27.93 FT. TO THE SOUTHERLY SIDE OF MOGUL ROAD; THENCE ALONG THE SOUTHERLY SIDE OF MOGUL ROAD THE FOLLOWING COURSES AND DISTANCES: N.68°45'E., 270.06 FT. AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FT., A DISTANCE OF 36.54 FT. TO THE WESTERLY SIDE OF UNCAS TRAIL AND THE POINT AND PLACE OF BEGINNING.

CONTAINING 9.315 ACRES OF LAND.