

Resolution offered by Mayor Spinello and seconded by _____

WHEREAS, on December 13, 2011 the City Council of the City of Glen Cove (hereinafter “City”) adopted a resolution suspending health benefits for specific defined employees, to wit: 1) City Council Members, exclusive of the Mayor, 2) the City Attorney and 3) the City Historian; and

WHEREAS, the city’s resolution did not address, nor did the council consider the issue of service eligible credit for its employees;

WHEREAS, the City Council now desires to amend the resolution dated December 13, 2011 to allow the City to count periods of service in these non-benefits eligible positions toward the eligibility requirements for continuing health insurance in retirement, said service being prorated to a full-time equivalent basis (e.g. two years of part time service equals one year of full-time service);

NOW THEREFORE, be it resolved that the periods of service from December 13, 2011 going forward in these non-benefits eligible positions, to wit: 1) City Council Members, exclusive of the Mayor, 2) the City Attorney and 3) the City Historian, shall hereby count toward the service eligibility requirements for continuing health insurance in retirement, said service being prorated to a full-time equivalent basis (e.g. two years of part time service equals one year of full-time service).

Resolution offered by Mayor Spinello and seconded by _____

**RESOLUTION AUTHORIZING THE CITY OF GLEN COVE TO ACCEPT CERTAIN
LAND GRANTS FROM THE NEW YORK AMERICAN WATER COMPANY**

WHEREAS in 1966, the Utilities & Industries Corp operated a water company and owned property located in the City of Glen Cove;

WHEREAS, the City of Glen Cove (the “City”) condemned the water system owned and operated by Utilities & Industries Corp. in the City on or about July 20, 1966 in a proceeding entitled “City of Glen Cove, Plaintiff, against Utilities and Industries Corporation and Chemical Bank New York Trust Company, as Trustee, Defendants, Supreme Court, Nassau County, Clerk’s Index No. 14095/1961”;

WHEREAS, the City did not record the condemnation order necessary to effectuate the transfer of title in the Nassau County land records;

WHEREAS, on November 19, 1974, Utilities & Industries Corp. changed its name *back* to New York Water Service Corporation;

WHEREAS, in May 2006, Aqua New York, Inc. entered into a Stock Purchase Agreement to purchase the stock of NYWS which was approved by the New York Public Service Commission on December 20, 2006 under Case No. 06-W-0700;

WHEREAS, on April 20, 2012, under Case 11-W-0472 the New York State Public Service Commission approved the petition of American Water Works Company, Inc. (“AWWC”) to purchase the stock of Aqua New York, Inc. (“ANY”), sole shareholder of NYWS. This acquisition closed on or about May 1, 2012. On October 4, 2012, AWWC merged NYWS with and into ANY followed by a merger of ANY with and into Long Island Water Corporation (“LIWC”), a subsidiary of AWWC;

WHEREAS, upon the merger, LIWC immediately changed its name to New York American Water Company, Inc. (“NYAW”);

WHEREAS, the City and NYAW wish to perfect title and record certain Quit Claim Deeds to evidence the transfer of certain properties to wit: 1. Seaman Road, Section 30 Block D Lot -72 (Pumping Station property) 2. Nancy Court, Section 23 Block 42 Lot -127; 3. Carney Street, Section 21 Block H Lot -310 (Day Care Center);

NOW THEREFORE BE IT RESOLVED, The Glen Cove City Council hereby authorizes the following:

1. The City of Glen Cove hereby accepts the land grants for the following properties:

- A. Seaman Road, Section 30 Block D Lot -72 (Pumping Station property)
- B) Nancy Court, Section 23 Block 42 Lot -127;
- C) Carney Street Section 21 Block H Lot -310 (Day Care Center)

2. The City Council hereby authorizes the City to accept any land grant, property or indenture from the New York American Water Company, its successors or assigns, which may have or should have been recorded as a result of the condemnation order entitled in the proceeding “City of Glen Cove, Plaintiff, against Utilities and Industries Corporation and Chemical Bank New York Trust Company, as Trustee, Defendants, Supreme Court, Nassau County, Clerk’s Index No. 14095/1961;

3. The Mayor, on behalf of the City, is hereby authorized to execute any documents which may necessary or required to effectuate this resolution herein.

Resolution offered by Mayor Spinello and seconded by _____

**RESOLUTION AUTHORIZING THE CITY OF GLEN COVE TO ACCEPT CERTAIN
LAND GRANT IN THE VILLAGE SQUARE** Section: 31, Block: 85, Lots: 38 and 39

WHEREAS, the GCVS LLC. is the fee owner of approximately 0.376 acres of land commonly known as the Village Square Plaza and located between Brewster Street and School Street in the City (Section: 31, Block: 85, Lots: 38 and 39) as more particularly described in **Schedule A** attached hereto (the “Public Use Easement Area”); and

WHEREAS, the RXR Glen Cove Village Square is the redeveloper of the approximately 2.5-acre mixed-use project known as Village Square (the “Project”), including 146 residential units, approximately 15,607 square feet of retail space, parking and public amenities on land commonly known as Village Square and located between Brewster Street and School Street in the City and adjacent to the Public Use Easement Area (Section: 31, Block 85, Lot: 40; and

WHEREAS, the GCVS LL. desires to convey to the City land in furtherance of the perpetual exclusive easement in favor of and for the benefit of the Agency, its successors and assigns, and the general public, including the right to assign or dedicate such easement back to the City, for public use of the Public Use Easement Area; and

WHEREAS, the City desires to accept in the land GCVS LLC, known as between Brewster Street and School Street in the City (Section: 31, Block: 85, Lots: 38 and 39) in furtherance of the perpetual exclusive easement previously approved by the city herein; and

NOW THEREFORE BE IT RESOLVED, the Glen Cove City Council hereby authorizes the following:

The City of Glen Cove hereby accepts the land grant from GCVS LLC. for the following property:

1. Land commonly known as the Village Square Plaza and located between Brewster Street and School Street in the City (Section: 31, Block: 85, Lots: 38 and 39);
2. The Mayor, on behalf of the City, is hereby authorized to execute any documents which may necessary or required to effectuate this resolution herein;

Resolution 6D

Resolution offered by Mayor Spinello and seconded by _____

WHEREAS, the City of Glen Cove entered into a various contracts with Sidney B. Bowne & Son, LLP. to provide engineering services;

WHEREAS, Sidney B. Bowne & Son, LLP is or about to enter into an asset purchase agreement with LiRo Engineers, Inc.;

WHEREAS, Sidney B. Bowne & Son, LLP is required to obtain the consent to transfer and assignment of said contract from the City herein;

WHEREAS, City of Glen Cove, hereby desires to accepts the assignment and transfer of said contract from Sidney B. Bowne & Son, LLP to LiRo Engineers, Inc. contingent on the closing of the sale of assets therein;

NOW, THEREFORE, BE IT RESOLVED, the Mayor is hereby authorized, on behalf of the City of Glen Cove to accept the assignment and execute any document necessary to assign the contract herein between the City of Glen Cove and Sidney B. Bowne & Son, LLP to LiRo Engineers, Inc.

Resolution 6E

Resolution offered by Mayor Spinello and seconded by _____

BE IT RESOLVED, that the City Council hereby approve Budget Transfers as submitted and reviewed by the City Controller.

(See attached)

Resolution 6F

Resolution offered by Mayor Spinello and seconded by _____

BE IT RESOLVED, that the City Council hereby authorizes the City Attorney to settle the following claim in full and final settlement:

<u>Name</u>	<u>Claim Number</u>	<u>Amount</u>
Michael Weiss	17-2585	\$250.00

Resolution 8A

Resolution offered by Mayor Spinello and seconded by _____

BE IT RESOLVED, that the City Council hereby reappoint the following persons to the Planning Board, for a term effective December 27, 2017 through December 27, 2020:

John DiMascio
Andrew Kaufman



**Combined Real Estate
Transfer Tax Return,
Credit Line Mortgage Certificate, and
Certification of Exemption from the
Payment of Estimated Personal Income Tax**

Recording office time stamp

See Form TP-584-I, Instructions for Form TP-584, before completing this form. Please print or type.

Schedule A – Information relating to conveyance

<input type="checkbox"/> Grantor/Transferor Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input checked="" type="checkbox"/> Other LLC	Name (if individual, last, first, middle initial) (<input type="checkbox"/> check if more than one grantor)		Social security number	
	GCVS LLC			
	Mailing Address		Social security number	
	277 Northern Boulevard, Suite 203			
	City	State	ZIP code	Federal EIN
	Great Neck	NY	11021	38-3724973
	Single member's name if grantor is a single member LLC (see instructions)		Single Member EIN or SSN	
	RXR Glen Cove Village REIT LLC			
<input type="checkbox"/> Grantee/Transferee Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input type="checkbox"/> Other LLC	Name (if individual, last, first, middle initial) (<input type="checkbox"/> check if more than one grantee)		Social security number	
	City of Glen Cove			
	Mailing Address		Social security number	
	City Hall, 9 Glen Street			
	City	State	ZIP code	Federal EIN
	Glen Cove	NY	11542	
	Single member's name if grantee is a single member LLC (see instructions)		Single member EIN or SSN	

Location and description of property conveyed

Tax map designation – Section, block & lot	SWIS code (six digits)	Street address	City, town or village	County
S-31, B-85, L- 38 and 39 (f/k/a 3, 4 13 and p/o 37)	280600	Village Square	Glen Cove	Nassau

Type of property conveyed (check applicable box)

1 <input type="checkbox"/> One- to three-family house	5 <input checked="" type="checkbox"/> Commercial/Industrial	Date of conveyance <table border="1"> <tr> <td>12</td> <td></td> <td>17</td> </tr> <tr> <td>month</td> <td>day</td> <td>year</td> </tr> </table>	12		17	month	day	year	Percentage of real property conveyed which is residential real property <u>0</u> % (see instructions)
12			17						
month	day		year						
2 <input type="checkbox"/> Residential cooperative	6 <input type="checkbox"/> Apartment building								
3 <input type="checkbox"/> Residential condominium	7 <input type="checkbox"/> Office building								
4 <input type="checkbox"/> Vacant land	8 <input type="checkbox"/> Other _____								

Condition of conveyance (check all that apply)

a. <input checked="" type="checkbox"/> Conveyance of fee interest	f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)	i. <input type="checkbox"/> Option assignment or surrender
b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____%)	g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)	m. <input type="checkbox"/> Leasehold assignment or surrender
c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____%)	h. <input type="checkbox"/> Conveyance of cooperative apartment(s)	n. <input type="checkbox"/> Leasehold grant
d. <input type="checkbox"/> Conveyance to cooperative housing corporation	i. <input type="checkbox"/> Syndication	o. <input type="checkbox"/> Conveyance of an easement
e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E)	j. <input type="checkbox"/> Conveyance of air rights or development rights	p. <input checked="" type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III)
	k. <input type="checkbox"/> Contract assignment	q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state
		r. <input type="checkbox"/> Conveyance pursuant to divorce or separation
		s. <input type="checkbox"/> Other (describe) _____

For recording officer's use	Amount received Schedule B., Part I \$	Date received	Transaction number
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Schedule B – Real estate transfer tax return (Tax Law, Article 31)**Part I – Computation of tax due**

- 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III) ☒ **Exemption claimed**
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)
- 3 Taxable consideration (subtract line 2 from line 1)
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3
- 5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)
- 6 Total tax due* (subtract line 5 from line 4)

1.	\$0.00
2.	\$0.00
3.	\$0.00
4.	\$0.00
5.	\$0.00
6.	\$0.00

Part II – Computation of additional tax due on the conveyance of residential real property for \$1 million or more

- 1 Enter amount of consideration for conveyance (from Part I, line 1)
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A) .
- 3 Total additional transfer tax due* (multiply line 2 by 1% (.01))

1.	\$0.00
2.	\$0.00
3.	\$0.00

Part III – Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) a ☒
- b. Conveyance is to secure a debt or other obligation b ☐
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance c ☐
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts d ☒
- e. Conveyance is given in connection with a tax sale e ☐
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F f ☐
- g. Conveyance consists of deed of partition g ☐
- h. Conveyance is given pursuant to the federal Bankruptcy Act h ☐
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property i ☐
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment j ☐
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) (attach documents supporting such claim) k ☐

*The total tax (from Part I, line 6 and Part II, line 3 above) is due within 15 days from the date of conveyance. Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, make check(s) payable to the **NYC Department of Finance**. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule C – Credit Line Mortgage Certificate (Tax Law, Article 11)**Complete the following only if the interest being transferred is a fee simple interest.**I (we) certify that: *(check the appropriate box)*

1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.
 2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - ☐ The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - ☐ The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - ☐ The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
 - ☐ The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

 - ☐ Other *(attach detailed explanation)*.
3. ☐ The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - ☐ A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - ☐ A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
 4. ☐ The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. *(Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City but not in Richmond County, make check payable to the **NYC Department of Finance**.)*

Signature (both the grantor(s) and grantee(s) must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

GCVS LLC

City of Glen Cove

By: _____

By: _____

Grantor signature

Title

Grantee signature

Title

Grantor signature

Title

Grantee signature

Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in the New York City boroughs of Manhattan, Bronx, Brooklyn, or Queens, to the **NYC Department of Finance**? If no recording is required, send your check(s), made payable to the **Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, section 663)

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.

If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part II, and check the second box under *Exemptions for nonresident transferor(s)/seller(s)* and sign at bottom.

Part I – New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the real property or cooperative unit is a resident of New York State, **each** resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

Part II – Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law, section 663(c), check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. **Each** nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on page 1 of Form TP-584-I.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor(s)/seller(s) (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law, section 663 due to one of the following exemptions:

- ☐ The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ to _____ (see instructions).
Date Date
- ☐ The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- ☐ The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

FOR COUNTY USE ONLY

C1. SWIS Code

C2. Date Deed Recorded

C3. Book

C4. Page

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

Clear Form

1. Property
Location

Village Square

* STREET NUMBER

* STREET NAME

Glen Cove

* CITY OR TOWN

VILLAGE

11542
* ZIP CODE2. Buyer
Name

City of Glen Cove

* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

3. Tax
Billing
AddressIndicate 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

2

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

2.48

* ACRES

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐
6. Seller
Name

GCVS 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

* 12. Date of Sale/Transfer

* 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

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

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)

17

* 17. Total Assessed Value

2,993,800

* 18. Property Class

485

* 19. School District Name

Glen Cove

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

S31-B85- L38 and 39 (f/k/a L 3,4,13 & p/o37)

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

SELLER SIGNATURE

DATE

BUYER SIGNATURE

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.)

City of Glen Cove

* LAST NAME

FIRST NAME

(516)

676-2000

* AREA CODE

* TELEPHONE NUMBER (Ex: 9999999)

9

* STREET NUMBER

Glen Street

* STREET NAME

Glen Cove

* CITY OR TOWN

NY

* STATE

11542

* ZIP CODE

BUYER'S ATTORNEY

McQuair

LAST NAME

Charles

FIRST NAME

(516)

AREA CODE

676-2000

TELEPHONE NUMBER (Ex: 9999999)

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

THIS INDENTURE, made as of the ____ day of December, two thousand and seventeen

BETWEEN

GCVS LLC, a New York limited liability company authorized to do business in New York having an address of 277 Northern Boulevard, Suite 203, Great Neck, New York 11021

party of the first part, and

CITY OF GLEN COVE, a New York State municipality with offices at 9-13 Glen Street, Glen Cove, New York 11542

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 (\$10.00) Dollars 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 in the

SAID PREMISES being known as Part of Village Square, Glen Cove, New York.

BEING PART OF THE SAME PREMISES conveyed by Deed by RXR Glen Cove Village Square Owner LLC to GCVS LLC by deed dated as of the date hereof and intended to be recorded immediately prior hereto.

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.

IN PRESENCE OF:

GCVS LLC

BY: _____

Section: 31

Block: 85

Lots: 38 and 39 (f/k/a lots 3, 4, 13 and p/o 37)

**County:
Nassau**

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

On the _____ day of December, in the year 2017, before me, the undersigned, personally appeared _____, 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 and office of individual taking acknowledgment

STATE OF NEW YORK)
COUNTY OF) ss.:

On the day of , in the year

before me, the undersigned personally appeared _____, 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 and office of individual taking acknowledgment

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

Title No.

GCVS LLC

TO

THE CITY OF GLEN COVE

SECTION: 31

BLOCK: 85

LOTS: 38 and 39 (f/k/a lots 3, 4, 13 and p/o 37)

COUNTY: Nassau

RETURN BY MAIL TO:

Charles G. McQuair, Esq.
325 Glen Cove Avenue
Sea Cliff, NY 11579

SCHEDULE A

Lot 38:

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of Glen Cove, County of Nassau, State of New York, bounded and described as follows:

COMMENCING at the intersection formed by the easterly right-of-way of Brewster Street (Glen Cove Avenue Extension) with the northerly right-of-way of Glen Cove Avenue and running

- A. THENCE on a curve to the right having a radius of 40.00 feet, an arc length of 39.38 feet to a point;
- B. THENCE North $01^{\circ}51'40''$ East a distance of 36.44 feet to a point;
- C. THENCE on a curve to the right having a radius of 941.67 feet, an arc length of 16.06 feet to a point;
- D. THENCE North $13^{\circ}42'10''$ East a distance of 273.25 feet to a point;
- E. THENCE on a curve to the right having a radius of 560.00 feet, an arc length of 45.23 feet, whose chord bears North $16^{\circ}01'59''$ East a distance of 45.22 feet;
- F. THENCE South $70^{\circ}17'02''$ East a distance of 51.14 feet to a point;
- G. THENCE South $89^{\circ}27'27''$ East a distance of 98.73 feet to a point;
- H. THENCE along the easterly line of Lot 36, Section 31, Block 85, South $01^{\circ}19'56''$ West a distance of 130.99 feet to a point;
- I. THENCE South $89^{\circ}38'32''$ East a distance of 34.59 feet to a point;
- J. THENCE North $01^{\circ}52'10''$ East a distance of 24.73 feet to a point;
- K. THENCE South $87^{\circ}32'03''$ East a distance of 168.63 feet to a point on the westerly right-of-way of Bridge Street;
- L. THENCE North $02^{\circ}30'35''$ East, along the westerly right-of-way of Bridge Street, a distance of 107.64 feet to a point;
- M. THENCE North $10^{\circ}49'12''$ East, along the westerly right-of-way of Bridge Street, a distance of 50.35 feet to the **POINT OF BEGINNING** and running
 - 1. THENCE North $87^{\circ}29'25''$ West a distance of 85.90 feet to a point;
 - 2. THENCE North $02^{\circ}30'35''$ East a distance of 49.00 feet to a point;
 - 3. THENCE South $87^{\circ}29'25''$ East a distance of 93.06 feet to a point on the westerly right-of-way of Bridge Street;
 - 4. THENCE South $10^{\circ}49'12''$ West, along the westerly right-of-way of Bridge Street, a distance of 49.52 feet to the **POINT OF BEGINNING**.

Lot 39

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of Glen Cove, County of Nassau, State of New York, bounded and described as follows:

COMMENCING at the intersection formed by the easterly right-of-way of Brewster Street (Glen Cove Avenue Extension) with the northerly right-of-way of Glen Cove Avenue and running

- N. THENCE on a curve to the right having a radius of 40.00 feet, an arc length of 39.38 feet to a point;
- O. THENCE North $01^{\circ}51'40''$ East a distance of 36.44 feet to a point;
- P. THENCE on a curve to the right having a radius of 941.67 feet, an arc length of 16.06 feet to a point;
- Q. THENCE North $13^{\circ}42'10''$ East a distance of 273.25 feet to a point;

- R. THENCE on a curve to the right having a radius of 560.00 feet, an arc length of 45.23 feet, whose chord bears North $16^{\circ}01'59''$ East a distance of 45.22 feet;
- S. THENCE South $70^{\circ}17'02''$ East a distance of 51.14 feet to a point;
- T. THENCE South $89^{\circ}27'27''$ East a distance of 98.73 feet to a point;
- U. THENCE along the easterly line of Lot 36, Section 31, Block 85, South $01^{\circ}19'56''$ West a distance of 130.99 feet to a point;
- V. THENCE South $89^{\circ}38'32''$ East a distance of 34.59 feet to a point;
- W. THENCE North $01^{\circ}52'10''$ East a distance of 24.73 feet to a point;
- X. THENCE South $87^{\circ}32'03''$ East a distance of 168.63 feet to a point on the westerly right-of-way of Bridge Street;
- Y. THENCE North $02^{\circ}30'35''$ East, along the westerly right-of-way of Bridge Street, a distance of 107.64 feet to a point;
- Z. THENCE North $10^{\circ}49'12''$ East, along the westerly right-of-way of Bridge Street, a distance of 13.39 feet to the **POINT OF BEGINNING** and running
5. THENCE North $87^{\circ}29'25''$ West a distance of 90.63 feet to a point;
6. THENCE North $47^{\circ}01'06''$ West a distance of 73.77 feet to a point;
7. THENCE North $29^{\circ}24'17''$ East a distance of 85.92 feet to a point;
8. THENCE South $86^{\circ}05'55''$ East a distance of 120.68 feet to a point;
9. THENCE South $79^{\circ}10'48''$ East a distance of 4.94 feet to a point on the westerly right-of-way of Bridge Street;
10. THENCE South $10^{\circ}49'12''$ West, along the westerly right-of-way of Bridge Street, a distance of 35.67 feet to a point;
11. THENCE North $87^{\circ}29'25''$ West a distance of 93.06 feet to a point;
12. THENCE South $02^{\circ}30'35''$ West a distance of 49.00 feet to a point;
13. THENCE South $87^{\circ}29'25''$ East a distance of 85.90 feet to a point on the westerly right-of-way of Bridge Street;
14. THENCE South $10^{\circ}49'12''$ West, along the westerly right-of-way of Bridge Street, a distance of 36.96 feet to the **POINT OF BEGINNING**.

CONSENT AND AGREEMENT

This Consent and Agreement (this "Consent"), made and entered into this ___ day of December, 2017, by and among the City of Glen Cove, with an office located at Glen Cove City Hall, 9 Glen Street, Glen Cove, NY 11542 (the "Client"), Sidney B. Bowne & Son, LLP with an office located at 235 East Jericho Turnpike, Mineola, NY 11501 ("Assignor"), and LiRo Engineers, Inc., with an office located at 3 Aerial Way, Syosset NY 11791 ("LiRo").

WHEREAS, the Client and Assignor are parties to certain agreement(s) (the "Assigned Agreement(s)) listed on Exhibit A hereto;

WHEREAS, Assignor and LiRo currently are negotiating the terms of a certain Asset Purchase Agreement pursuant to which, if a definitive agreement is reached, LiRo will acquire all or substantially all of the assets of Assignor;

WHEREAS, upon the consummation of the transactions contemplated by the Asset Purchase Agreement, Assignor will desire to assign to LiRo (or its affiliate) all of Assignor's right, title and interest in and to the Assigned Agreements; and

WHEREAS, the Client is willing to consent to the assignment by Assignor to LiRo of Assignor's right, title and interest in and to the Assigned Agreement(s), upon condition that LiRo assumes all of Assignor's duties and obligations under the Assigned Agreement(s).

NOW, THEREFORE, in consideration of the terms, covenants and conditions set forth herein, the parties hereto, intending to be legally bound, hereby agree as follows.

1. Assignment. The Client hereby consents to the assignment by Assignor to LiRo (or an affiliate) of all of Assignor's right, title and interest in and to the Assigned Agreement(s); provided, however, that the foregoing consent shall only be effective in the event that (a) the Asset Purchase Agreement is executed by the parties thereto, (b) the transactions contemplated by the Asset Purchase Agreement are consummated, and (c) LiRo executes this Consent.

2. Representations and Warranties. The Client represents and warrants for the benefit of LiRo that as of the date hereof (a) the Assigned Agreement(s) have not been modified or amended, except as specifically set forth in Exhibit A, (b) the Assigned Agreement(s) are in full force and effect, (c) neither the Client nor the Assignor is in default under any of the terms, covenants or provisions of the Assigned Agreement(s) and the Client knows of no event which, but for the passage of time or the giving of notice, or both, would constitute an event of default under any of the Assigned Agreement(s) by the Client or the Assignor, (d) neither the Client nor the Assignor has commenced any action or given or received any notice for the purpose of terminating any of the Assigned Agreement(s), (e) all sums due and payable under the Assigned Agreement(s) have been paid in full, and (f) there are no offsets or defenses to the

payment of sums payable under the Assigned Agreement(s).

3. Assumption of Assignor's Obligations. LiRo hereby agrees to assume and discharge any and all duties, obligations or other matters which Assignor is required to fulfill, discharge or complete under the Assigned Agreement(s).

4. Notice. The Client agrees to deliver to LiRo, at such address as LiRo shall designate from time to time in writing to the Client, concurrently with delivery to Assignor, a copy of each notice, request or demand given by the Client to Assignor pursuant to any of the Assigned Agreement(s).

The parties hereto have executed this Consent on the date set forth above.

CITY OF GLEN COVE

SIDNEY B. BOWNE & SON, LLP

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

LIRO ENGINEERS, INC.

By: _____

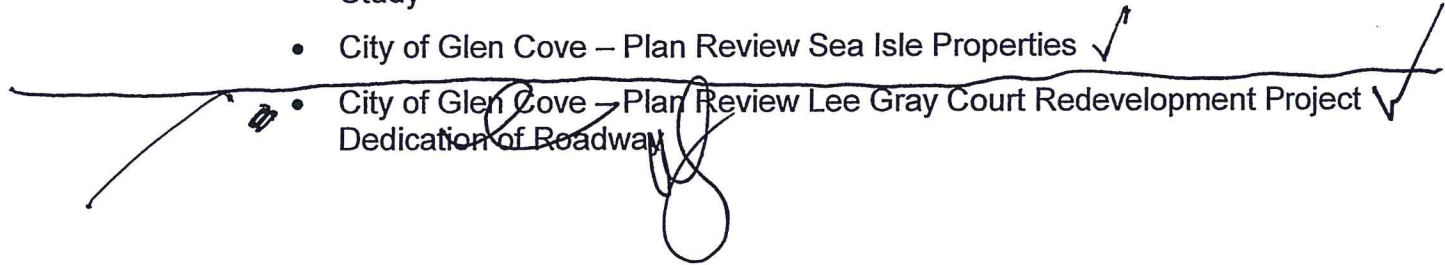
Name: _____

Title: _____

EXHIBIT A

ASSIGNED AGREEMENTS

CITY OF GLEN COVE

- City of Glen Cove - 2017 Road and Drainage Improvements
 - City of Glen Cove - Herb Hill/Garvies Pt Road Reconstruction Project Construction Support Services
 - City of Glen Cove —East Island Bridge Tide Gates/Dosoris Pond Feasibility Study ✓
 - City of Glen Cove – Plan Review Sea Isle Properties ✓
 - City of Glen Cove – Plan Review Lee Gray Court Redevelopment Project Dedication of Roadway ✓
- 
- A large handwritten signature, possibly 'J. S.', is written over the bottom two items of the list. There are also several diagonal and horizontal scribbles across the bottom of the list.



City of Glen Cove
9 Glen Street
Glen Cove, NY 11542

BUDGET TRANSFER FORM

DEPARTMENT: Youth Bureau

BUDGET YEAR 2017

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	INCREASE BUDGET	DECREASE BUDGET
A7050-51120	P/T Salaries		\$2000.00
A7050-54360	Printing and Office	\$2000.00	
A7050-55438	Contractual Services		\$2000.00
A7050-55448	Comprehensive Youth	\$1000.00	
A7050-54324	General Supplies	\$1000.00	

Reason for Transfer:

Re-allocate funds as needed

Department Head Signature:

Spiro Tsirkas

Digitally signed by Spiro Tsirkas
Date: 2017.11.29 11:39:17 -05'00'

Date:

12/8/17

City Controller Approval:

Yvonne C. C. C.

Date:

12/8/17

City Council Approval – Resolution Number: _____

Date: _____