

EL - MAR

--PROPERTY IDENTIFICATION NUMBER: 19-5394-0090-4248  
TAX IDENTIFICATION NUMBER: 19/92104

**CORPORATE DEED**

THIS INDENTURE made this 30<sup>th</sup> day of December in the year of our Lord Two Thousand Three (2003).

**BETWEEN** S.I.D.E. CORPORATION, successor by change of name, to SINCAVAG CORPORATION, a Pennsylvania corporation, having an office at 15 New Ventures Commercial Park Post Office Box 1050, Blakeslee, Pennsylvania 18610, party of the first part, and

El-Mar Real-Estate-LLC, 770-10 Grand Boulevard, Deer Park, NY 11729, party of the second part

**WITNESSETH**, that the said party of the first part for and in consideration of the sum of One Hundred Eighty Five Thousand Dollars (\$185,000.00) lawful money of the United States of America unto it well and truly paid by the said party of the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said party of the second part, its successors and assigns.

**ALL** that certain lot, piece or parcel of land situate in the Township of Tobyhanna, County of Monroe, State of Pennsylvania bounded and described as follows, to wit:

**BEGINNING** at an iron pin corner in the Southerly Right-of-Way of Commercial Boulevard, said point being in the Division Line between Lot No. 3 and Lot No. 4 of plot of lots known at New Ventures Park, Phase I;

**THENCE** along said Right-of-Way, along a curve to the right, having a radius of two hundred sixty two and five one hundredths (262.05) feet, an arc length of two hundred twenty one and thirty six one hundredths (221.36) feet to an iron pin corner;

**THENCE** continuing along said Right-of-Way Line, South 65°20'14" East two hundred sixty three and thirty one hundredths (263.30) feet to an iron pin corner;

**THENCE** leaving said Right-of-Way and along lands of S.I.D.E. Corporation, South 24°38'46" West three hundred fifty six and forty one hundredths (356.40) feet to an iron pin corner;

**THENCE** leaving said lands and along the Division Line between Lot No. 4 and Lot No. 5, North 65°20'14" West two hundred fifty three and ninety six one hundredths (253.96) feet to an iron pin corner;

**THENCE** along the Division Line between Lot No. 4 and Lot No. 3. North 12°45'17" West three hundred thirty seven and eighty six one hundredths (337.86) feet to the PLACE OF BEGINNING.



RECORDER OF DEEDS  
 MONROE COUNTY  
 PENNSYLVANIA  
 INSTRUMENT NUMBER  
 200400445  
 RECORDED ON  
 JUN 05, 2004  
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**CONTAINING** 3.00 acres of land, be the same, more or less.

**BEING** all of Lot No. 4 on plot of lots known as New Ventures Park, recorded in the Office of the Recorder of Deeds in Monroe County, Map Book 68, Page 217.

**SUBJECT** to a five (5) foot wide utility and drainage easement along all property lines and a ten (10) foot wide utility and drainage easement along Commercial Boulevard.

**SUBJECT** also to a sanitary sewer easement as shown on afore mentioned plot of lots.

**ALSO** being a portion of the same premises as conveyed to S.I.D.E. Corporation by Deed recorded in Monroe County Deed Book 338, Page 97;

**BEING** a part of the same premises which Thomas Sincavage, Jr., and Fay Sincavage, his wife, and William Sincavage and Emily Sincavage, his wife, by Deed dated June 29, 1966 and recorded in the Office for the Recording of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania, in Deed Book Volume 338, Page 97, granted and conveyed unto Sincavage Corporation, in fee. Sincavage Corporation, by Articles of Amendment as recorded in the Recorders Office aforesaid in Record Book Volume 1576, page 783 *et seq.*, changed its name to S.I.D.E. Corporation, Grantor hereof, in fee.

**UNDER AND SUBJECT** to that certain Revised Declaration of Covenants, Conditions, and Restrictions recorded in the aforesaid Recorder's Office in Record Book Volume 2060, Page 4308.

**TOGETHER** with all and singular the ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever therunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof,

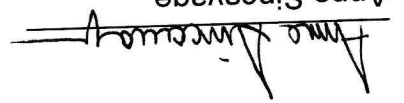
**To have and to hold** the said lot, piece or parcel of land above described, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, to and for the only proper use and behoof of the said party of the second part, its successors and assigns, forever, **UNDER AND SUBJECT** as aforesaid.

**And** the said party of the first part, for itself and its successors, does by these presents, covenant, grant and agree, to and with the said party of the second part, its successors and assigns, that it, the said party of the first part and its successors, all and singular the hereditaments and appurtenances, unto the said party of the second part, its successors and assigns, against it the said party of the first part, and its successors, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will **UNDER AND SUBJECT** as aforesaid, **WARRANT** and forever **DEFEND**.

770-10 Grand Boulevard  
Deer Park NY 11729

McClure  
Attorney for  
Grantee

The true and correct mailing address for the Grantee is:

Anne Sincavage  
Secretary  


Attest



Mark Sincavage  
President



S.I.D.E. Corporation  
By

In Witness Whereof, the said Corporation has caused these presents to be executed and its common or corporate seal hereto affixed.

*Mark Sincavage*

I Herby CERTIFY that this document is recorded in the Recorder's Office of Monroe County, Pennsylvania.



NOTARIAL SEAL  
MARLENE G. HULTS, NOTARY PUBLIC  
WILKES-BARRE, LUZERNE COUNTY  
MY COMMISSION EXPIRES SEPT. 6, 2004

*Marlene G. Hults*  
Notary Public

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONROE

On this 30<sup>th</sup> day of December, Two Thousand Three (2003), before me, a notary public in and for said County and State, the undersigned Officer, personally appeared Mark Sincavage who acknowledged himself to be the President of S.I.D.E. Corporation, a corporation and that he as such President, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



