

AMSTERDAM ARMORY
49 FLORIDA AVENUE
CITY OF AMSTERDAM
MONTGOMERY COUNTY

TERMS AND CONDITIONS

Pursuant to Section 33(1) of the Public Lands Law and 9NYCRR276, a broker commission to the extent of 5% of the purchase price of the parcel shall be paid to a licensed real estate broker who brings about the sale. A broker seeking to qualify for said commission shall, prior to the day of auction, file with the Commissioner a copy of such broker's real estate broker license along with a completed sworn affidavit to be provided by the Commissioner. In addition, a bidder who employs a broker in connection with this sale shall, prior to the day of auction, file with the Commissioner a completed sworn affidavit to be provided by the Commissioner. The broker commission, if payable, shall not be paid prior to the transfer of title from the State to the purchaser. In the event transfer of title does not occur for any reason, no broker commission shall be paid. The broker commission shall be paid only to a real estate broker licensed as such at the time the sale was procured for the purchaser. The Commissioner reserves the right to investigate the broker-purchaser relationship.

If the high bidder so elects, the sale shall be contingent upon the purchaser using due diligence in obtaining approval from the local zoning board or body for such use and/or occupation of the premises for which the purchaser may apply. This contingency shall be deemed waived unless the purchaser provides the Commissioner with evidence of use and/or occupation disapproval by certified or registered mail by August 31, 1994, in which case the purchaser's bid shall be deemed cancelled and the deposit, less a \$5,000.00 administrative fee, shall be returned to the bidder. In the event use and/or occupation approval is obtained, the purchaser shall immediately provide the Commissioner with evidence of such approval. Payment of the balance of the purchase price will then be due and payable as heretofore stated.

The high bidder or someone empowered to act for said high bidder as a duly authorized representative must be present at the time and place of auction in order to execute the Memorandum of Transaction constituting the offer by the bidder.

On the day of auction, each prospective bidder and/or duly authorized representative of each bidder shall be required to register as such and shall be required to qualify for bidding by exhibiting, upon request, the bid deposit in the amount and form specified herein. Upon such qualification, the prospective bidder or duly authorized representative of such bidder shall be given a number identification to be displayed upon bidding.

Prospective bidders and/or their duly authorized representatives are urged to appear and register at the place of sale at least one-half hour prior to the noticed time of sale. Registration will not be allowed once the auction has begun.

A quitclaim form of Letters Patent without warranties shall be issued excepting and reserving all gold and silver mines. The Letters Patent shall be subject to the prior approval of the State Comptroller and the Attorney General as to form.

All payments, including the initial deposit, must be by certified check or bank draft and, other than the initial deposit, must be delivered to the Office of General Services, Division of Land Utilization, Corning Tower, 26th Floor, The Governor Nelson A. Rockefeller Empire State Plaza, Albany, New York, 12242. Cash and personal checks will not be accepted.

The purchaser shall be responsible for furnishing and paying for any transfer or revenue stamps required to be affixed to the Letters Patent at the time of closing.

The high bidder may not sell, assign, or otherwise transfer any interest in the sale later than 30 days following notification of acceptance of the high bid up to the time of closing.

The purchaser may order a title report and/or title insurance at the purchaser's expense. Any objection to title must be communicated, in writing, to the Commissioner of General Services at least 30 days prior to the scheduled closing date. Failure to submit such notice of objection in a timely manner shall constitute a waiver of any and all objections on the part of the purchaser.

In the event the high bidder fails to complete payment of the balance of the purchase price to the Commissioner of General Services within the period of time herein set forth or fails to appear at a closing or appears and refuses to close at the time and place noticed, the Commissioner shall declare the high bidder in default and retain all monies paid as deposit or otherwise on account of the purchase as liquidated damages, unless a written request for an extension with an accounting as to the reason for such request, is made at least fourteen business days prior to the scheduled closing.

The high bidder will be required to accept the property and any improvements thereon in its "as is" condition on the date of closing title.

It is the bidder's responsibility to ascertain what, if any, federal, state or local statutory or regulatory requirements, restrictions or prohibitions pertain to the property.

No representation is made as to water or other utility availability or quality at the premises.

The sale of the property is made subject to:

1. Any state of facts an accurate survey or personal inspection may show.

2. Building restrictions and zoning regulations in force at the time of closing.
3. Covenants, conditions, easements, restrictions and agreements of record affecting the property.
4. All violations, if any, existing at the time of closing, of any rules, regulations, or ordinances established by any federal, state or local government, or agency thereof, having jurisdiction over the property.
5. Any and all encroachments.
6. All taxes and assessments, water and sewer rents or other charges levied or imposed against the property, or any portion thereof, which may remain a charge or lien at the time of closing.

This sale is classified as an unlisted action under the State Environmental Quality Review Act. Environmental Assessment Forms are on file at the Office of General Services.

DEED DESCRIPTION

Parcel 1

All that certain piece or parcel of land situate, lying and being in the City of Amsterdam, Montgomery County, New York, bounded and described as follows:

Beginning at a point in the southerly side of Florida Avenue said point being N. 65° 22' W. one hundred and thirty-nine and 7/10 feet (139 7/10) distant from the stone monument at the Southwest corner of Florida Avenue and DeWitt Street and running thence N. 65° 22' W. along Florida Avenue twenty-eight and 3/10 feet (28 3/10); thence S. 51° 25' W. along a line parallel to the West side of DeWitt Street and one hundred fifty feet (150) therefrom, two hundred twenty and 3/10 feet (220 3/10) to a point on the line continued of the southerly side of the State Armory lot; thence S. 38° 35' E. along said line continued about forth-five feet (45) to the said State Armory lot; thence N. 46° 36' E. along the westerly side of said State Armory lot about two hundred and thirty-three feet (233) to the place of beginning.

Being the same premises conveyed to The People of the State of New York by John J. Gray by deed dated November 27, 1893 and recorded November 29, 1893 at the Montgomery County Clerk's Office in Book 127 of Deeds at page 324.

Also:

Parcel 2

All that certain piece or parcel of land situate, lying and being in the City of Amsterdam, Montgomery County, New York bounded and described as follows:

Beginning at the stone monument at the Southwest corner of Florida Avenue and DeWitt Street and running thence S. 51° 25' W., two hundred ninety-six feet (296) along the westerly side of DeWitt Street to a second stone monument; thence N. 38° 35' W., one hundred five feet (105), more or less, to the lands of J. J. Gray; thence N. 46° 36' E. along the said lands of J. J. Gray about two hundred thirty-three feet (233) to the South side of Florida Avenue; thence along the South side of Florida Avenue S. 65° 22' E., one hundred thirty-nine and 7/10 feet (139 7/10) to the place of beginning. 150

Being the same premises conveyed to The People of the State of New York by Henry A. Devendorf and Rachel Devendorf, his wife, by deed dated November 27, 1893 and recorded November 29, 1893 at the Montgomery County Clerk's Office in Book 127 of Deeds at page 324.

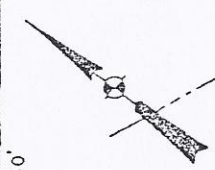
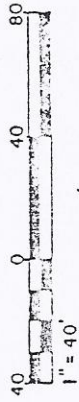
Also:

Parcel 3

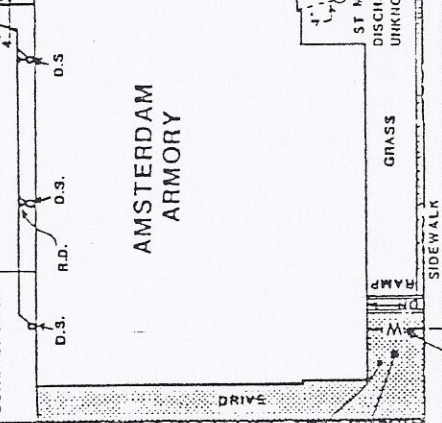
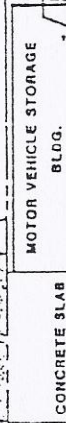
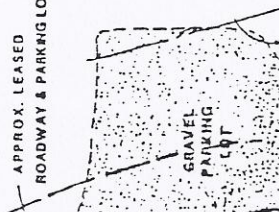
All that certain lot, piece or parcel of land situate, lying and being in the City of Amsterdam, County of Montgomery and State of New York, bounded and described as follows:

Beginning at a point in the division line between the property of said parties of the first part on the west and the property of The People of the State of New York (now occupied by the Armory Building in said City of Amsterdam) on the East, where the same is intersected by the division line between the property of the parties of the first part on the South and the property of the People of the State of New York on the North, said point of beginning being the Southwest corner of the present armory plot; running thence North 50° 41' West through the property of the parties of the first part 85.58 feet to the easterly side of Churchill Street in said City of Amsterdam; thence North 41° 46' East along the said easterly side of Churchill Street 68.0 feet to the northerly line of said property of the parties of the first part; thence South 49° 08' East, 103.1 feet to the said division line between the property of the parties of the first part on the West and the property of the People of the State of New York on the East; thence South 55° 59' west along said division line 70.0 feet to the point or place of beginning.

Being a portion of the premises conveyed to The People of the State of New York by Fenton Louer and Louisa R. Lane by deed dated November 8, 1960 and recorded January 13, 1961 at the Montgomery County Clerk's Office in Book 331 of Deeds at page 335.



APPROX. LEASED
ROADWAY & PARKING LOT



STONE
RETAINING WALL
WITH CONC.
COPING

2000 GAL.
OIL TANK
BURIED
LOCATION UNKNOWN
PARKING SPACES (2)

FLORIDA AVENUE

BRIDGE STREET

DEWITT STREET

LEGEND

- SANITARY SEWER — S —
- STORM SEWER — ST —
- WATER SERVICE — W —
- GAS SERVICE — G —
- MANHOLE ○ MH
- ASPHALT PAVEMENT [hatched box]
- RD [dotted box]
- DS [dashed line]
- PROPERTY LINE [solid line]

PLOT PLAN

NOTICE OF SALE

STATE OF NEW YORK
EXECUTIVE DEPARTMENT
OFFICE OF GENERAL SERVICES

SALE OF REAL PROPERTY

Pursuant to Section 33 of the Public Lands Law and Findings of the First Deputy Commissioner of the Office of General Services in the Executive Department of the State of New York dated January 14, 1994, I shall offer for sale at public auction all the right, title and interest of The People of the State of New York in and to the following described real property at the place and time indicated or at such other place and time to which the sale may be adjourned.

All that certain piece or parcel of land with the building and improvements thereon situate in the City of Amsterdam, County of Montgomery, identified as 49 Florida Avenue, designated on the Montgomery County Tax Map as 55.50-2-30, being approximately 1.03 acres, more or less..

Place of Auction: Amsterdam Armory
49 Florida Avenue
Amsterdam, New York

Date and Time of Auction: March 7, 1994 at 1:00 p.m.

Minimum Bid: \$200,000.00

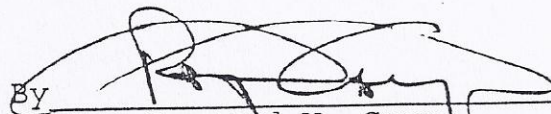
Deposit: \$15,000.00 in bank draft or certified check only and made payable to the Commissioner of General Services.

Balance Due: On or before September 29, 1994

Other important terms and conditions are applicable to this sale, including, but not limited to zoning contingency, broker commission, prequalification, auction bidding through authorized representative, and forfeiture and default provisions. See Public Lands Law Section 33 as well as 9NYCRR276. To obtain a copy of the applicable terms and conditions, together with a copy of a more accurate description of the premises, call (518) 474-2195 or write to: State of New York, Office of General Services, Division of Land utilization, 26th Floor, Corning Tower, The Governor Nelson A. Rockefeller Empire State Plaza, Albany, New York 12242.

Dated: January 14, 1994

COMMISSIONER OF GENERAL SERVICES

By 
Raymond W. Casey
First Deputy Commissioner

FACT SHEET
Amsterdam Armory
49 Florida Avenue
City of Amsterdam
Montgomery County

Date of Auction: March 7, 1994 at 1:00 p.m.

Place of Auction: Armory

Minimum Bid: \$200,000

Deposit: \$15,000; in the event that purchaser does not obtain zoning change, \$10,000 will be returned.

Lot Size: 1.03 acre **Building Size:** 20,000± sq. ft.

Tax Map No.: Section 55.50-Block 2-Lot 30

Description: Masonry armory constructed circa 1895; approximately 20,000 sq. ft. of building area above ground, and a full finished basement; attached 2,355± sq. ft. vehicle storage building added in 1961.

Condition: Good.

Zoning: R-2, a one and two family zoning designation. The subject property is also located within a historic district designated by the City of Amsterdam. For further information on zoning and historic district designation contact the City of Amsterdam Planning Department.

Ownership: The People of the State of New York acquired title by virtue of three deeds. A full covenant warranty deed dated November 27, 1893, from Henry A. and Rachael Devendorf was recorded on November 29, 1893 in the Montgomery County Clerk's Office in Liber 127, page 323. A full covenant warranty deed also dated November 27, 1893, from John J. Gray was recorded in the Montgomery County Clerk's Office on November 29, 1893 in Liber 127, page 324. The third, a full covenant warranty deed from Fenton Louer and Louisa R. Lane, is dated November 8, 1960, and was recorded in the Montgomery County Clerk's Office on January 12, 1961, in Liber 331, page 335.

Occupancy: Vacant since August 1993.

Floors: Hardwood floor in drill hall. Main entrance floors terrazzo; office floors are composite tile.

Ceilings: Drill hall ceilings are wood with exposed steel trusses. Office ceilings are pressed tin.

Electrical: The present electric service to the facility is an overhead 120/208 volt, three-phase, four-wire powered from a 112.5KVA transformer bank located on a pole off DeWitt Street (which borders the armory on the

AMSTERDAM NATIONAL GUARD ARMORY

ROOM NO.	ROOM NAME	ROOM NET S.F.	ROOM FINISHES		
			FLOORS	WALLS	CEILINGS
<u>Basement:</u>					
B-1	Hall	626	Conc.	Plast.	Pr. Mtl.
B-2	Unit Club	544	Conc.	Wd. Pan.	Susp.
B-3	Storage	46	Conc.	Mas.	Exp. Str.
B-4	Storage	210	Conc.	Mas.	Plast.
B-5	Gen. Room	118	Conc.	Mas.	Wd. Pan.
B-6	Learning Center	126	Conc.	GWB/Wd. Pan.	ACT
B-7	Learning Center	127	Conc.	GWB/Wd. Pan.	ACT
B-8	Unit Supply Room	1,164	Conc.	Mas.	Wd. Pan.
B-9	Arms Vault	201	Conc.	Mas.	Wd. Pan.
B-10	Corridor	134	Conc.	Mas.	Pr. Mtl.
B-11	State Shop	340	Conc.	Mas.	Wd. Pan.
B-12	State Utility Storage Rm.	364	Conc.	Mas.	Wd. Pan.
B-13	Fallout Shelter	996	Conc.	Mas.	Conc.
B-14	Commo. Room	242	Conc.	Mas.	Wd. Pan.
B-15	Ammo Vault	78	Conc.	Mas.	Wd. Pan.
B-16	Vest.	57	Conc.	Mas.	Wd. Pan.
B-17	Stair Hall	144	Conc.	Mas.	Plast.
B-18	Main Water Supply Crawl Space	156	Gravel	Mas.	Exp. Str.
B-19	Storage	139	Conc.	Mas.	Pr. Mtl.
B-20	Storage	93	Conc.	Mas.	Pr. Mtl.
B-21	Hall	145	Conc.	Mas.	Pr. Mtl.
B-22	Boiler Room	1,229	Conc.	Mas.	GWB
B-23	Store Room	149	Conc.	Mas.	Pr. Mtl.
B-24	State Supply Room	212	Conc.	Mas.	Pr. Mtl.
B-25	Rifle Range	1,251	Conc.	Mas.	Conc.
B-26	Mess Hall	1,825	Conc.	Mas.	Pr. Mtl.
B-27	Kitchen	388	Conc.	Mas.	Pr. Mtl.
B-28	Shower Room	84	CT	Plast./CT	Plast.
B-29	Dress Room	80	CT	Plast./CT	Plast.
B-30	Store Room	75	Conc.	Mas.	Exp. Str.
B-31	Toilet Room	260	CT	Plast./CT	Pr. Mtl.

southeast). The main service disconnect is a 400 amp, three-phase fused switch that feeds a 120-208 volt, three-phase, four-wire, 225 amp main distribution panel located in the basement of the armory. Niagara Mohawk Power Corporation is the electric utility company serving the facility.

Gas Service:

Natural gas is supplied by Niagara Mohawk Power Corporation. A 3" line enters the east side of the building near the main entrance.

Plumbing:

Primarily copper, some steel pipes.

Heating:

Oil fired steam heat, two boilers. There is a 5KW emergency generator.

Fire Protection:

Zoned smoke/fire alarm system; no sprinkler system.

Roof:

New insulated roof in 1991. Main drill hall has slate shingles. Other sections of the armory have asphalt shingles, or built-up roofs.

Taxes:

State-owned real property is exempt from property and school taxes.

Tax Information:

For information regarding property taxes in the City of Amsterdam, call (518) 841-4333

Planning and

Zoning:

For further information on planning or zoning call Mr. Frank Lynch at (518)841-4331.

Environmental
Conditions:

A 550 gallon fuel oil tank was removed from the site in 1993. A 2000 heating oil tank was inspected in December of 1992, and a Petroleum Bulk Registration Certificate was issued that is in effect through December 1997.

Utility Costs:

From April 1, 1991 to March 31, 1992, utility costs at the site were:

Fuel oil:	\$6,446.13
Natural gas:	1,455.36
Electricity:	5,942.01
Water/sewer:	<u>1,109.44</u>
Total	\$14,952.94

For additional information or a Notice of Sale and Terms and Conditions, please call or write:

**NYS Office of General Services
Division of Land Utilization
Corning Tower - 26th Floor
Empire State Plaza
Albany, New York 12242
(518) 474-2195
FAX: (518) 473-1505**

BUILDING DATA

The subject site is improved with a part 1 and 2-story Armory building with full basement and 1-story addition. Based on plans and information provided by representatives of OGS, gross building area is calculated as follows:

<u>Section</u>	<u>Dimensions</u>	<u>1st (SF)</u>	<u>2nd (SF)</u>	<u>Basement (SF)</u>
Drill Hall	85' x 124'	10,540	0	10,540
Side Storage (along DeWitt)	12' x 112'	1,344	0	400±
Motor Vehicle Storage	27' x 87'	2,349	0	0
Front Office	*Irregular	<u>3,000±</u>	<u>3,000±</u>	<u>3,000±</u>
Totals		17,233± Say 17,000	3,000±	13,940± Say 14,000

TOTAL GROSS BUILDING AREA ABOVE GRADE20,000± SF

* - Approx. (28' x 85') plus (12' x 32') plus 300± SF turret

The armory section of the building was reportedly completed in 1895 with the motor vehicle storage section added on in 1960. The property enjoys a highly unique architectural appeal and is a well known local landmark. General details of construction are as follows:

Foundation/Basement: Full basement under armory section of building with fieldstone foundation and concrete floor. 9' interior elevation to ceiling.

Framing: Heavy wooden floor decks supported by brick columns in basement.

BUILDING DATA (Cont'd)

Exterior: 16" double commercial brick load bearing walls. Entire building was reportedly re-painted 2 years ago.

Windows: Original wood double hung windows with wood frames and single pane glass. Stone window sills.

Roof: Drill hall section has steeply gabled roof with steel truss framing, wooden deck and asphalt shingle cover. The roof pitch extends from 16' at the exterior walls to a peak of 40'.

The other sections of the building (motor vehicle storage, front office section, turrets) have flat roof. Framing is wood in the original section and metal in the addition. Roof covers are built-up with gravel on top. All roofing was reportedly replaced 2 years ago.

Elevation: Approximate exterior elevations are as follows:

Drill hall: 16' to 40'
Side Storage: 16'
MV Storage: 17'
2-story office: 26'
Turrets: 46' and 62'

NATIONAL GUARD ARMORIES ROOM FINISH ABBREVIATIONS

ACT = Acoustical Tile
Conc. = Concrete
CT = Ceramic Tile
Exp. Str. = Exposed Structure
GWB = Gypsum Wallboard
Mas. = Masonry
Plast. = Plaster
Pr. Mtl. = Pressed Metal
Susp. = Suspended Tile
VCT = Vinyl Composite Tile
Wd. Pan. = Wood Panel
Wd. W.F. = Wood Studs With Wire Fabric

AMSTERDAM NATIONAL GUARD ARMORY (Continued)

ROOM NO.	ROOM NAME	ROOM NET S.F.	ROOM FINISHES		
			FLOORS	WALLS	CEILINGS
<u>First Floor:</u>					
101	Main Hall	482	Terrazzo	Plast./Wd.	Pr. Mtl.
102	Secretary/Receptionist	325	VCT	Plast.	Pr. Mtl.
103	Office	195	VCT	Plast.	Pr. Mtl.
104	Women's Room	108	CT	CT/Plast.	Plast.
105	Vest.	100	VCT	Plast./Wd.	Susp.
106	Employee's Room	173	VCT	Plast/Wd.	Susp.
107	Superintendent	114	VCT	Plast./Wd.	Susp.
108	Recruiter's Room	92	VCT	Plast./Wd.	Susp.
109	Conference Room	278	VCT	Plast./Wd.	Susp.
110	Unit Administration	123	VCT	Plast./Wd.	Susp.
111	Publication Room	136	VCT	Plast.	Susp.
112	Company Commander	210	VCT	Plast.	Pr. Mtl.
113	Locker Room	242	VCT	Mas.	Pr. Mtl.
114	E.M. Locker Room	844	VCT	Mas.	Pr. Mtl.
115	Scout Room	318	VCT	Mas.	Pr. Mtl.
116	Stair Hall	141	Conc.	Mas.	Pr. Mtl.
117	Mortar Storage	319	Conc.	Mas.	GWB
118	Drill Hall	9,836	Wood	Mas.	Wd./Exp. Str.
119	Vehicle Storage	2,355	Conc.	Mas.	Exp. Str.

AMSTERDAM NATIONAL GUARD ARMORY (Continued)

ROOM NO.	ROOM NAME	ROOM NET S.F.	ROOM FINISHES		
			FLOORS	WALLS	CEILINGS
<u>Second Floor:</u>					
201	Hall	322	VCT	Plast./Wd.	Pr. Mtl.
202	Conference/Classroom	1,240	VCT	Plast.	Pr. Mtl.
203	1st Sergeant Office	170	VCT	Plast.	Pr. Mtl.
204	Officer's Quarters	315	VCT	Plast.	Pr. Mtl.
205	Office	202	VCT	Plast.	Pr. Mtl.
206	Toilet Room	105	CT	Plast.	Pr. Mtl.
207	Balcony	1,140	Wood	Mas.	Wd./Exp. Str.

CERTIFICATE AND CONSENT

TO THE COMMISSIONER OF GENERAL SERVICES;

Pursuant to the provisions of Section 186 of the Military Law, and Section 25 of the Public Lands Law, I have determined that the following two New York State Armories owned by the State and devoted to the use of the organized militia are no longer needed or adapted for such use:

The two armories are more particularly described as follows:

49 Florida Avenue, Amsterdam, New York

Acquired by the following deeds (recorded in Book 127 at the pages indicated, grantors noted);

J Gray	November 27, 1893	at page 324
H & R Devendorf	November 27, 1893	at page 323

and the following deed (recorded in Book 331 at the page indicated, grantor noted);

F Louer/L Lane	November 8, 1961	at page 335
----------------	------------------	-------------

216 Washington Street Hempstead

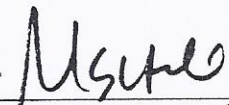
Acquired by the following deed (recorded in Book 1012 at the page indicated, grantor noted);

A & C Patterson	October 20, 1925	at page 198
-----------------	------------------	-------------

Maps and deeds, including descriptions, to the above referenced armories are attached hereto. All filing references are to the respective county clerks' offices.

I consent to the sale or exchange of each such parcel of real property, together with the improvements situated thereon, in accordance with applicable the provisions of the law.

Division of Military & Naval Affairs

By 
Michael S. Hall
Major General, New York
Air National Guard
The Adjutant General

The foregoing Certificate and Consent
is hereby approved this 28th day of

Jan 1993


Director of the Budget

DEWITT STREET

ARMORY

FLORIDA AVENUE

CHURCHILL STREET



STATE OF NEW YORK
DIVISION OF MILITARY & NAVAL AFFAIRS
FACILITY ENGINEERING OFFICE
330 OLD NISKAYUNA ROAD
LATHAM, NEW YORK

AMSTERDAM, N.Y.

DATE:	SCALE:
DR'N	CHK'D
APP'D	REVISED
SHEET	DWG NO.
of	

Warranty Deed.

FENTON LOUER and LOUESA R. LANE

TO

**The People of the State
of New York**

Dated November 8, 19 60

STATE OF NEW YORK
MONTGOMERY County, ss.:

Recorded on the 13th day

of January, 1961, ~~1960~~

at 10:23 A. M., in Book

No. 331 of Deeds, at page 335

and duly indexed and examined.

Theodore F. Beer

Clerk.

Approved as to form and manner of execution.

LOUIS J. LEFKOWITZ

Attorney General.

By Edward R. Amend

Assistant.

Re: Executive Department
Division of Military and Naval
Affairs. Addition to State
Armory at Amsterdam
Proposal 3
FENTON LOUER and LOUESA R. LANE
County of Montgomery

WARRANTY DEED, WITH FULL COVENANTS.
(Individual)

THIS INDENTURE

Made the 8th day of November
in the year nineteen hundred and sixty.

Between FENTON LOUER and LOUESA R. LANE, both residing at No. 3
Perkins Street, in the City of Amsterdam, County of Montgomery
and State of New York,

of the first part,

And THE PEOPLE OF THE STATE OF NEW YORK, parties of the second part.

Witnesseth, That the parties of the first part, in consideration of **EIGHT HUNDRED AND
00/100 DOLLARS (\$800.00),**

lawful money of the United States, paid by the parties of the second part, do hereby grant and
release unto the said parties of the second part, and their successors and assigns forever,

**ALL that certain lot, piece or parcel of land situate, lying
and being in the City of Amsterdam, County of Montgomery and State
of New York, bounded and described as follows:**

**BEGINNING at a point in the division line between the property
of said parties of the first part on the west and the property of
the People of the State of New York (now occupied by the Armory
Building in said City of Amsterdam) on the east, where the same
is intersected by the division line between the property of the
parties of the first part on the south and the property of the
People of the State of New York on the north, said point of
beginning being the southwest corner of the present armory plot;
running thence north 50° 41' west through the property of the
parties of the first part 85.58 feet to the easterly side of
Churchill Street in said City of Amsterdam; thence north 41° 46'
east along the said easterly side of Churchill Street 68.0 feet
to the northerly line of said property of the parties of the first
part; thence south 49° 08' east 103.1 feet to the said division
line between the property of the parties of the first part on the
west and the property of the People of the State of New York, on
the east; thence south 55° 59' west along the said division line
70.0 feet to the point or place of beginning.**

**BEING part of the same premises comprising the first parcel
of land described in a certain deed made to one Charles A. Louer
by William Stichel, Individually and as Executor of the last
Will and Testament of Emma Louer, deceased, dated February 11,
1935 and recorded in Montgomery County Clerk's office on February
17, 1936 in Book 236 of Deeds at page 13.**

Said Charles A. Louer died intestate a resident of Montgomery County, New York, on or about October 16, 1936, leaving as his sole distributee his mother Louesa Louer. Said Louesa Louer died testate a resident of Montgomery County on or about December 27, 1937 leaving a last Will and Testament duly admitted to probate by the Surrogate of Montgomery County on or about December 30, 1937 under the provisions of which said premises were devised to said parties of the first part.

TOGETHER with all the right, title and interest of said parties of the first part in and to said Churchill Street, adjoining said premises on the west to the center line thereof.

Together with the appurtenances and all the estate, rights and interest of the parties of the first part in and to said premises.

To have and to hold, the above granted premises unto the said parties of the second part, their successors and assigns forever.

And the said parties of the first part do covenant with said parties of the second part as follows:

First. That said parties of the first part are seized of said premises in fee simple, and have good right to convey the same;

Second. That the parties of the second part shall quietly enjoy the said premises;

Third. That said premises are free from incumbrances;

Fourth. That said parties of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth. That said parties of the first part will forever warrant the title to said premises.

Sixth. That, if any improvements, repairs or alterations have been commenced upon the foregoing premises and have not been completed at least four months before the making and recording of this deed, the grantor shall 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 improvements, and that the grantor shall will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

In Witness Whereof, the said parties of the first part have hereunto set their hand and seal the day and year first above written.

IN PRESENCE OF

Donald G. Roy

Fenton Louer

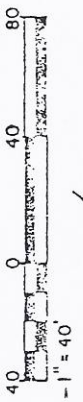
Fenton Louer (L. S.)
Louesa R. Lane

Louesa R. Lane (L. S.)

----- (L. S.)
----- (L. S.)

STATE OF NEW YORK }
COUNTY OF Montgomery } ss.:

On this 8th day of November
in the year one thousand nine hundred and sixty
subscriber, personally came Fenton Louer and Louesa R. Lane before me, the



trees + parking

APPROX. LEASED
ROADWAY & PARKING LOT

GRAVEL
PARKING
LOT

CONCRETE SLAB

MOTOR VEHICLE STORAGE
BLOG.

STONE
RETAINING WALL
WITH CONC.
COPING

2000 GAL.
OIL TANK
BURIED
LOCATION UNKNOWN
PARKING SPACES (2)

AMSTERDAM
ARMORY

DRIVE

CON. WALK

ST MH
DISCHARGE
UNKNOWN

GRASS

CONCRETE
RETAINING WALL

550 GAL. FUEL TANK
(BURIED)
(removed)

GRASS

DISCHARGE
TO FLORIDA
AVENUE

VENT

ST MH

3"

8"

4"

BRIDGE STREET

FLORIDA AVENUE

SIDEWALK

DEWITT STREET

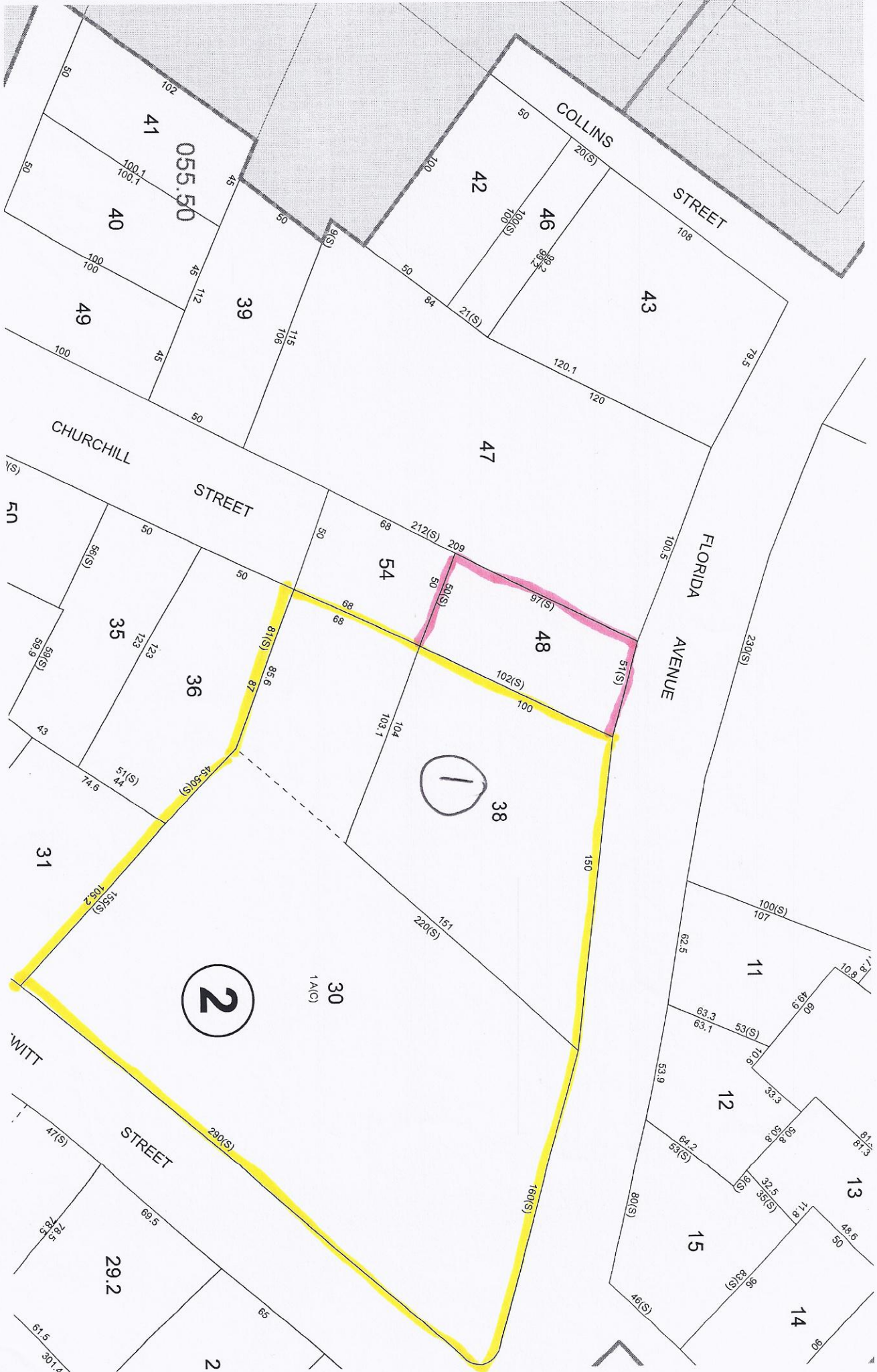
CURB

LEGEND

- S--- SANITARY SEWER
- ST--- STORM SEWER
- W--- WATER SERVICE
- G--- GAS SERVICE
- MH MANHOLE
- ▨ ASPHALT PAVEMENT
- RD ROOF DRAIN
- DS DOWN SPOUT
- PL PROPERTY LINE

PLOT PLAN

included



included

