

BLUSTEIN, SHAPIRO, FRANK & BARONE L.L.P.

ATTORNEYS AT LAW

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Please Reply to Monticello Office

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PEYTON M.B. MILLER^
BURT J. BLUSTEIN
1940 - 2022
ARTHUR SHAPIRO
RETIRED
RITA G. RICH
RETIRED

July 1, 2026

Town of Forestburgh Planning Board
322 King Road
Forestburgh, NY 12777

Via Email and Hand Delivered

Re: The Hartwood Club, Inc. application for a Land Division
File # 26-0527

Dear Members of the Forestburgh Planning Board:

I enclose thirteen (13) copies of the following with respect to the application by The Hartwood Club, Inc. for a Land Division pursuant to Section 148-11 of the Town Code:

Application
Short Environmental Assessment Form
Owner Proxy
Bargain and Sale Deed dated January 16, 2026
Copies of Check to Town of Forestburgh for \$350.00 and \$750.00. The original checks have been hand delivered to the Town.
Copy of Land Division Map – the original maps will be delivered to the Town prior to the submittal deadline on July 9, 2026.

Section 148-11 of the Forestburgh Code provides that Land Divisions may be exempt from the requirements of a subdivision application. Land Division is defined in Section 148-8 of the Code as “Any division of a parent parcel so as to create one new lot fronting on an existing street and

not involving the construction of any new streets or roads, not involving the resubdivision , and not adversely affecting the development of the remainder of the parent parcel or any adjoining property and meeting the criteria of section 148-11 of this chapter and not in conflict with any provision or portion of the Town zoning law, or this chapter.”

The proposed 5.14+/- acre parcel has existing access to Galligan Road in the Town of Forestburgh, and does not involve a resubdivision.

Section 148-11 states that a Land Division is permitted in the RR and RC districts. The proposed parcel is in the RR district. In areas not served by central water and/or central sewer facilities, up to four lots may be created from a parent parcel within any five – year period, provided that not more than one new lot may be created from a parent parcel in any twelve-month period. The proposed parcel has an existing well and septic system. This is the first application for a Land Division from this parent parcel (SBL 32.-1-1.2). It is anticipated that a second Land Division of approximately 200 acres will be requested at some point in the future. Tax Lot 32.-1-1.2 contains approximately 784.83 acres. The Hartwood Club purchased this tax parcel and several others from the Northern New Jersey Council Boy Scouts of America Inc. (Forestburg 26.-1-25, 26.-1-35.2 32.-1-2 and Deerpark 5.-1-20.2) by deed dated January 16, 2026. This was a purchase of approximately 923.57 acres. Additionally, The Hartwood Club, Inc owns a substantial amount of bordering land in the Town of Forestburgh. The proposed parcel includes the existing ranger cabin with its well and septic system. No new construction is anticipated. The cabin has existing access to Galligan Road and has adequate site distance.

By this application to the Town of Forestburgh Planning Board, we request that the above noted 5.14 +/- acre Land Division be approved.

Kindly, place this application on the Planning Board agenda for July 28, 2026.

Very Truly Yours,
Blustein, Shapiro, Frank & Barone, LLP


Barbara A. Garigliano, Esq.

Enc

CC: Javid Afzali, Esq.

Joseph Gottlieb, P.E., P.C.

TOWN OF FORESTBURGH
PLANNING BOARD APPLICATION

**TOWN OF FORESTBURGH
PLANNING BOARD
332 King Road
Forestburgh, New York 12777
845-794-0611 x23**

APPLICATION

Original page to be submitted to the Planning Board, copy to applicant

Date of Application: July 1, 2026 APPLICATION NO. _____

Applicant's Name: The Hartwood Club, Inc.

Applicant's Address: 195 Baer Road, Forestburgh, NY 12777

Applicant's Telephone: 845-796-1010 Email: hgarigliano@catskills.law

Owner's Name: The Hartwood Club, Inc.

Owner's Address: see above

Owner's Telephone: see above Email: _____

Address of Project: 144 Galligan Road, Forestburgh, NY 12777

Section: 32 Block: 1 Lot: 1.2 Zone: RR

Existing Use: Vacant Boy Scout Camp - Ranger Cabin

Proposed Use: Single Family Dwelling

Nature of Project (check one):

Lot improvements or Natural Subdivision (§148-10 - §148-12) _____

Subdivision:

Minor (§ 148-13, 14) _____

Site Plan Approval _____
(new or amendment)

Major (§148-15, 16, 17) _____

Special Use Permit _____

Conservation (§148-18) _____

Other (specify) XX

Land Division §148-11

The following must be submitted to the Planning Board (c/o the Forestburgh Town Clerk) in 13 pre-packaged envelopes ready for delivery (SEE INSTRUCTIONS):

- 1) Letter of explanation
- 2) Completed Short-Form EAF (<https://www.dec.ny.gov/permits/6191.html>)
- 3) Proof of ownership or Owner's Proxy (form attached)
- 4) Site Plan
- 5) Estimated cost of project
- 6) Receipt of fees paid. (Fee must be paid at time application is filed. Fee schedule attached.)

FOR OFFICE USE ONLY

FEE PAID \$ _____ DATE PAID: _____ RECEIPT NO: _____

INSTRUCTIONS FOR APPLICANT TO THE PLANNING BOARD

PLEASE NOTE: Paragraphs 1-4 are to be filled in by the person distributing this application.

1. Name of applicant: The Hartwood Club, Inc.
2. Date applicant receives this form: July 1, 2026
3. Date of next planning board meeting: July 28, 2026
4. Applicants must submit all required materials to the Town Hall on or before 12:00 PM (noon) of July 9, 2026 (date determined by computing Fifteen (15) calendar days before the next Planning Board meeting - see schedule of meetings). If the submission date falls on a holiday, the next business day after the holiday becomes the last day to submit, otherwise the Planning Board may determine to delay consideration or review of the application until the following meeting.

GENERAL INFORMATION

Applicant can expect a minimum of two (2) complete meetings conducted over a period of two (2) months to obtain a decision. All applications must be submitted both in paper and electronic forms. Lot Line improvement applications may omit the electronic copy if the applicant is self-represented or for other good cause shown.

- a. Appearances before the Planning Board must be preceded by notice to the Planning Board Chair 15 days in advance of all meetings.
- b. Planning Board meeting starts at 7:00 PM on the fourth Tuesday of the Month, unless otherwise noted. If necessary, work sessions may be held prior to the regular Board meeting.
- c. The application and escrow fees **must** be paid before being placed on any agenda. Separate checks must be provided for the fee and for the escrow.
- d. Discussion prior to the public hearing and some public hearings may extend beyond a single meeting.
- e. Decision may be rendered the night of the public hearing. However, the Board may adjourn action on application up to sixty-two (62) days after the date the public hearing is closed. The period of deliberation may be extended by the mutual consent of the Applicant and the Planning Board.
- f. Applications that have not received consideration by the Planning Board (i.e., that have not been discussed, reviewed, commented upon, revised, or approved) due to the Applicant's non-appearance before, failure to provide requested materials, and/or failure to request action by the Planning Board, may be deemed abandoned at the discretion of the Planning Board after six (6) months without further notice. If an application is deemed abandoned, applicant will be so advised, and any unused escrow funds will be returned to the applicant. Thereafter, the Applicant will have to file a new application with all fees and regulations as required without "credit" for application or other fees previously paid in order to pursue the requested approval.
- g. Applicants are encouraged to check subsequent Planning Board minutes while their application is pending. Minutes are available at the Town website, www.forestburgh.net and also at Town Hall.

INSTRUCTIONS FOR APPLICANT TO THE PLANNING BOARD (cont.)

PRE-MEETING SUBMISSIONS:

- 1) **Fifteen (15) days** prior to the first meeting, copies of the following must be submitted to the Planning Board (c/o the Forestburgh Town Clerk) electronically and in paper format in 13 pre-packaged envelopes ready for delivery to Board Members. Two additional packages are to be delivered to the Planning Board attorney and engineer:
 - a) Completed application
 - b) Letter briefly explaining the project
 - c) Completed Short Form EAF (Environmental Assessment Form (<https://www.dec.ny.gov/permits/6191.html>))
 - d) Proof applicant(s) own property involved, or written permission from owner (owner proxy, corporate or other)
 - e) Copies of site plan - each plan folded

THE APPLICATION FEE AND ESCROW FEES MUST ALSO BE PAID AT THIS TIME

The Applicant or a representative must appear at the first meeting, and each and every subsequent meeting when the matter is on the Planning Board's agenda. If the applicant is not present, the matter will be removed from the agenda and adjourned.

Revised site plans or supplemental materials may be requested. All requested information or revisions must be submitted to the Planning Board (c/o the Forestburgh Town Clerk) electronically and in pre-packaged envelopes **NO LATER THAN Fifteen (15) days** prior to the next scheduled meeting and/or public hearing. If not submitted on time, discussion on the project revisions and/or the public hearing will not be held and will be rescheduled to the next meeting.

PRIOR TO THE PUBLIC HEARING:

- 1) After the Planning Board schedules applicant's public hearing, go to the Assessor's Office (Town Hall) the next day for information on obtaining a list of property owners to whom applicant must forward applicant's mailings.
- 2) At least ***Fifteen (15) days*** before the date of the public hearing, each owner appearing on the Assessor's list with property within 500' of applicant's property (including property across a street, road or highway) must be forwarded a copy of the Public Hearing Notice by mail. Proof of mailing to each owner must be submitted and presented to the Secretary of the Board prior to the public hearing.
- 3) The applicant will place a public notice in the legal section of the official newspaper of the Town of Forestburgh and post the notice in Town Hall as notification to the general public.

NOTE:

If fifteen (15) days prior to the public hearing applicant has not submitted any and all additional information or revised plans requested to the Planning Board (c/o the Forestburgh Town Clerk), mailings to surrounding property owners should not be sent as no hearing will be conducted in the absence of such additional information.

IMPORTANT:

Per Zoning Law relative to Commercial Applications, "An approval of a site development plan by the Planning Board shall expire unless a building permit is secured within six (6) months of approval, and unless actual construction is begun within nine (9) months of approval."

NUMBER OF SUBMISSIONS REQUIRED FOR NEXT MAILING

ALL SUBMISSIONS MUST BE RECEIVED IN THE TOWN HALL NO LESS THAN 15 CALENDAR DAYS BEFORE THE PLANNING BOARD MEETING IN WHICH THE APPLICANT IS SCHEDULED TO APPEAR and ALL SUBMISSIONS MUST BE IN UNSEALED MAILABLE ENVELOPES

NAME OF APPLICANT: The Hartwood Club, Inc. DATE: July 1, 2026

Forestburgh Planning Board Members & Secretary	(8)
Planning Board File Copy	(1)
Town Supervisor	(1)
Highway Superintendent	(1)
Forestburgh Fire Department Chief	(1)
Forestburgh Code Enforcement Officer	(1)

NUMBER OF COPIES TO BE DELIVERED
TO THE TOWN HALL at the time of the initial submission: 13

IN ADDITION, 2 PACKETS MUST BE PROVIDED DIRECTLY BY THE APPLICANT TO:

Harris Beach PLLC
ATTN: Javid Afzali, Esq.
Attorney for the Town
677 Broadway, Suite 1101
Albany, NY 12207

Joseph Gottlieb, P.E., P.C.
Forestburgh Engineer
18 Anawana Lake Rd
Monticello, NY 12701

These submissions must be received at the addresses listed no less than 15 calendar days before the Planning Board meeting in which the applicant is scheduled to appear. Please allow ample time for mailing if not delivering by hand or via overnight courier service.

If applicant's packets are not submitted by the stated date, the Planning Board may determine to delay consideration or review of applicant's application until the following meeting.

Additional copies to other involved agencies or parties may be required depending upon the nature of the application. Applicant will be notified by the Planning Board if additional applications need be submitted, when, how many, and to whom.

Town of Forestburgh Planning Board
Schedule of ~~2023~~ Monthly Meetings

2026

MEETING DATES	APPLICATION DEADLINE
January 23, 2024	January 8, 2024
February 27, 2024	February 12, 2024
March 26, 2024	March 11, 2024
April 23, 2024	April 8, 2024
May 28, 2024	May 13, 2024
June 25, 2024	June 10, 2024
July 28, 2024	July 8, 2023
August 27, 2024	August 12, 2024
September 24, 2024	September 9, 2024
October 22, 2024	October 7, 2024
November 26, 2024	November 11, 2024
December 17, 2024	December 2, 2024

Applicant should call to confirm date of meeting.
Meetings begin at 7:00pm unless otherwise noted.

**APPLICATION AND ESCROW FEES MUST BE PAID BEFORE
BEING PLACED ON ANY AGENDA**

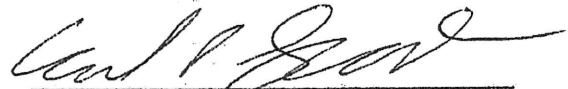
Owner's Proxy before the Forestburgh Planning Board

CORPORATE OWNER

The Hartwood Club, Inc. has a principal place of business located at 195 Baer Road, Forestburgh, New York 12777 and is the owner of the premises described in the attached application located at Forestburgh, Section 32, Block 1, Lot 1.2.

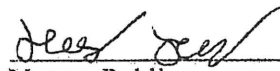
The President of this entity is Edward Speeckaert.

This entity has authorized Blustein, Shapiro, Frank & Barone, LLP and Packer Associates, Inc. to make the attached application and to appear before the Planning Board.



President's signature

Sworn to before me this
30th day of June, 2026.



Notary Public



TOWN OF FORESTBURGH PLANNING BOARD FEES

SITE PLAN APPLICATION/SPECIAL USE PERMIT.....	\$325.00
MINOR SUBDIVISION.....	\$250.00 ✓
MAJOR & CONSERVATION SUBDIVISION UP TO 10 LOTS.....	\$1,000.00
EACH ADDITIONAL LOT.....	\$100.00 ✓
PARKLAND FEE - PER LOT.....	\$2,000.00

TOWN OF FORESTBURGH ESCROW FEES

THE FOLLOWING ESCROW FEES WILL BE CHARGED TO THE APPLICANTS FOR THE TOWN'S ENGINEER AND ATTORNEY:

1. SITE PLAN REVIEWING ONLY	\$1,000.00
2. SITE PLAN REVIEW AND SPECIAL USE PERMIT	\$2,000.00
3. LOT LINE IMPROVEMENT	\$750.00
4. SKETCH PLAN REVIEW	\$750.00
5. SUBDIVISION, MINOR	\$750.00 ✓
6. SUBDIVISION, MAJOR	\$2,000.00
7. SUBDIVISION, CONSERVATION	\$2,000.00

Fees stated are combined to cover both the Engineer and the Attorney.

APPLICATION AND ESCROW FEES MUST BE PAID WITH SEPARATE CHECKS
MADE PAYABLE TO: *Town of Forestburgh*

**TOWN OF FORESTBURGH PLANNING BOARD
REQUEST FOR APPROVAL OF
SUPERINTENDENT OF HIGHWAYS
OF THE TOWN OF FORESTBURGH**

Applicant: The Hartwood Club, Inc.

Location: Galligan Road, Forestburgh NY 12777

Tax Map Parcel: Forestburgh 32.-1-1.2

Drawing Entitled: _____

Prepared By: Packer Associates, Inc.

Drawing Reviewed: _____ **Last Revised:** _____

Recommended _____ **Not Recommended** _____

Approved with Comments _____

Additional Comments: _____

Signature
Superintendent of Highways

Date

cc: Planning Board, Town of Forestburgh
Code Enforcement Officer, Town of Forestburgh

**TOWN OF FORESTBURGH PLANNING BOARD
REQUEST FOR APPROVAL OF
FIRE CHIEF OF FIRE DISTRICT OF PROJECT LOCATION**

Applicant: The Hartwood Club, Inc.

Location: Galligan Road, Forestburgh, NY 12777

Tax Map Parcel: Forestburgh 32-1-1.2

Drawing Entitled: _____

Prepared By: Packer Associates, Inc.

Drawing Reviewed: _____ **Last Revised:** _____

Recommended _____ **Not Recommended** _____

Approved with Comments _____

Additional Comments: _____

Signature
Fire Chief of Fire District
of project location

Date

cc: Planning Board, Town of Forestburgh
Code Enforcement Office, Town of Forestburgh

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

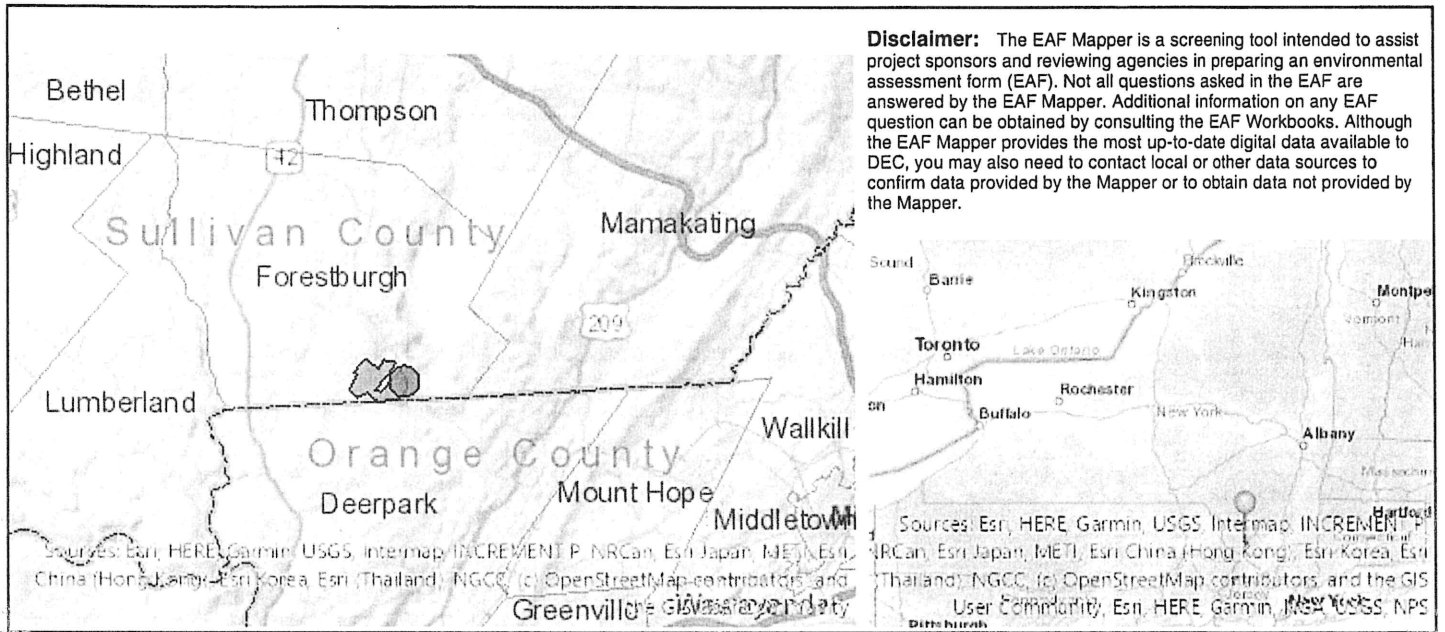
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
The Hartwood Club, Inc. Land Division							
Name of Action or Project: Forestburgh 32.-1-1.2							
Project Location (describe, and attach a location map): 144 Galligan Road, Forestburgh, NY							
Brief Description of Proposed Action: Divide 5.1 +/- acre parcel, including the existing ranger cabin, from the 784.83+/- acre parcel. Newly created parcel fronts on Galligan Road with existing well and septic system.							
Name of Applicant or Sponsor: The Hartwood Club, Inc.		Telephone: 845 796 1010 E-Mail: bgarigliano@catskills.law					
Address: 195 Baer Road							
City/PO: Forestburgh		State: NY	Zip Code: 12777				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action?		5.1 +/- acres					
b. Total acreage to be physically disturbed?		1 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		923.57+/- acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)							
☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):							
☐ Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Timber Rattlesnake, Brook F...	NO ☐	YES ☒
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☒	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO ☒ ☒ ☐	YES ☐ ☐ ☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☒	YES ☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management): The ranger cabin is an existing structure. There will be no change.	NO ☐ ☐	YES ☒ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Edward Speckner</u> Date: <u>6/30/26</u> Signature: <u>[Signature]</u> Title: <u>President</u>		

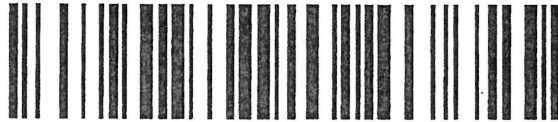


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Timber Rattlesnake, Brook Floater
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	Yes



SULLIVAN COUNTY – STATE OF NEW YORK
RUSSELL H. REEVES, COUNTY CLERK
100 NORTH STREET, MONTICELLO, NY 12701

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2026-486

Receipt#: 20261164406
Clerk: JG
Rec Date: 01/20/2026 10:17:45 AM
Doc Grp: RP
Descrip: DEED
Num Pgs: 16
Rec'd Frm: HILL-N-DALE ABSTRACTERS, INC.

Party1: NORTHERN NEW JERSEY COUNCIL BOY
SCOUTS OF AMERICA INC NKA
Party2: HARTWOOD CLUB INC
Town: FORESTBURGH
32.-1-2
...more

Recording:

Cover Page	5.00
Recording Fee	95.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 375.00

Transfer Tax	
Transfer Tax	14000.00
Mansion Tax	0.00

Sub Total: 14000.00

Total: 14375.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 2050
Transfer Tax
Consideration: 3500000.00

Transfer Tax	14000.00
--------------	----------

Total: 14000.00

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

I hereby certify that the within and foregoing was
recorded in the Sullivan County Clerk's Office

Russell H. Reeves
Sullivan County Clerk

THIS IS NOT AN INVOICE

HN 79122

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS is made as of the 16th day of January, 2026 (the "**Closing Date**"), by Northern New Jersey Council Boy Scouts of America Inc., a New Jersey Corporation, f/k/a Passaic Valley Council, Boy Scouts of America, F/k/a Alhtaha Council Inc., Boys Scouts of America ("**Grantor**") having an address at c/o Northern New Jersey Council, BSA, 25 Ramapo Valley Rd, Oakland, NJ 07436, to The Hartwood Club, Inc., A New York State Not-for-Profit Corporation ("**Grantee**") having an address at c/o 195 Baer Road, Forestburgh, NY 12777.

Grantor, in consideration of \$10.00 and other good and valuable consideration paid by grantee, does forever grant and release unto grantee and its heirs, successors, and assigns:

THAT PLOT, PIECE, OR PARCEL OF LAND located principally in the County of Sullivan and partially in the County of Orange, State of New York, more particularly described in **Exhibit A** (the "**Land**"), which Land is commonly known as 144 Galligan Road, Guddebackville, New York, New York, and is (and is intended to be) the same as the premises conveyed to Grantor by: (1) deed dated August 2, 1969, and recorded on August 6, 1969, in Sullivan County Clerk's Office in Liber 734 page 769; (2) deed dated July 10, 1969, and recorded on November 3, 1969, in Sullivan County Clerk's Office in Liber 737 page 879; (3) deed dated July 10, 1969, and recorded on November 3, 1969, in Sullivan County Clerk's Office in Liber 737 page 882; (4) deed dated August 10, 1971, and recorded on September 1, 1971, in Sullivan County Clerk's Office in Liber 757 page 612; (5) deed dated January 9, 1981, and recorded on June 19, 1981, in Sullivan County Clerk's Office in Liber 1004 page 42; and (6) deed dated July 10, 1969, and recorded on November 3, 1969, in Orange County Clerk's Office in Liber 2186 page 485.

TOGETHER WITH all buildings and other structures, improvements, and fixtures, erected, installed, or located in, on, or at the Land (the "**Improvements**"; with the Land, the "**Property**");

TOGETHER WITH all of Grantor's right, title, and interest in and to all: (i) easements, rights of way, and other rights appurtenant to the Property; (ii) land lying in the bed of any street or highway, opened or proposed, abutting, in front of or adjoining the Land, to the center line of that street or highway; (iii) strips or gores abutting or adjacent to the Land; and (iv) appurtenances to the Property;

TO HAVE AND TO HOLD the Property unto Grantee and its heirs, successors, and assigns forever;

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that it 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 Grantor promises that the Grantor has done no act to encumber the Property other than matters of record. This promise is called a "covenant as to grantor's acts". This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage, or allowing a judgment to be entered against the Grantor).

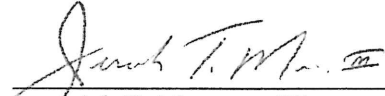
This Deed may be executed in multiple counterparts. Each shall be deemed an original. All, taken together, shall constitute one instrument.

This transaction does not constitute all or substantially all of the assets of Grantor.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the Closing Date.

**Northern New Jersey Council Boy Scouts of
America Inc.**

By: 

Name: Jeremiah T. Murnane, III

Title: Board President

By: 

Name: Rebecca Fields

Title: Scout Executive & CEO

Attachments:

1. Acknowledgment
2. Exhibit A - Legal Description

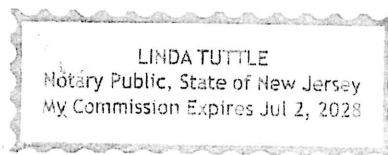
STATE OF New Jersey)
) ss:
COUNTY OF Bergen)

On the 13 day of January in the year 2026 before me, the undersigned, a notary public in and for said state, personally appeared Rebecca Fields, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

[Seal]



STATE OF *New Jersey*)
COUNTY OF *Bergen*) ss:

On the 13 day of January in the year 2026 before me, the undersigned, a notary public in and for said state, personally appeared Jeremiah T. Murnane, III, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Handwritten signature]

Notary Public

[Seal]

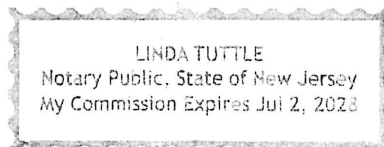


EXHIBIT A

Legal Description¹

923.57 ACRE HARTWOOD CLUB, INC. PARCEL

ALL of that piece or parcel of land situate in the Town of Forestburgh, County of Sullivan and Town of Deerpark, County of Orange, all in the State of New York, being part of Lot 33, Lot 34, and Lot 35 in the First Division of the Minisink Patent, bounded and described as follows:

BEGINNING at a point on the southwesterly bounds of the former New York, Monticello & Summitville Railroad Company, in the southeasterly line of land of Michael E. Galligan, Jr. (Deed Instrument Number 2014-6731), said place of beginning is further described as being South 40 degrees 22 minutes 10 seconds West 35.21 feet from a concrete monument found, said place of beginning is still further described as being North 40 degrees 22 minutes 10 seconds East 20.28 feet from a 3/8" rebar found.

- 1) Thence from said place of beginning on a curve to the right having a radius of 1005.37 feet, and a delta angle of 48 degrees 45 minutes 45 seconds, for an arc distance of 855.63 feet, the chord subtending said arc being North 22 degrees 08 minutes 04 seconds West 830.04 feet, along the aforementioned former southwesterly railroad bounds to a point on said former railroad bounds.
- 2) Thence North 01 degrees 45 minutes 34 seconds East 1149.78 feet along said former railroad bounds to a point.
- 3) Thence on a curve to the left having a radius of 1382.69 feet, and a delta angle of 33 degrees 00 minutes 32 seconds, for an arc distance of 796.59 feet, the chord subtending said arc being North 14 degrees 44 minutes 42 seconds West 785.62 feet along said former railroad bounds.
- 4) Thence North 30 degrees 44 minutes 26 seconds West 107.38 feet, along said former railroad bounds, to a point on the northwesterly line of land of Michael E. Galligan, Jr. (Deed Instrument Number 2014-6731), said point also being in the southeasterly line of land of The Hartwood Club, Inc. (Deed Instrument Number 2017-938), said point being further described as being North 40 degrees 20 minutes 29 seconds East 5.09 feet from a pile of stones found.
- 5) Thence North 40 degrees 20 minutes 29 seconds East 105.71 feet, along the line of said land of The Hartwood Club, Inc. (Deed Instrument Number 2017-938), to a point on the northeasterly bounds of the former New York, Monticello & Summitville Railroad Company, which point in said former railroad bounds is further described as being the northwesterly corner of land of Vincent Charles Galligan (Deed Liber 2164 Page 298).

¹ NTD: To confirm description matches the description provided in the Title Reports.

- 6) Thence South 30 degrees 44 minutes 26 seconds East 141.22 feet, along the line of said land of Vincent Charles Galligan, and along the easterly bounds of the former New York, Monticello & Summitville Railroad Company, to a point in said former railroad bounds.
- 7) Thence on a curve to the right having a radius of 1482.69 feet, and a delta angle of 32 degrees 59 minutes 29 seconds, for an arc distance of 853.75 feet, the chord subtending said arc being South 14 degrees 44 minutes 11 seconds East 842.00 feet, continuing along the line of said land of Vincent Charles Galligan, and along the said former railroad bounds, to a point.
- 8) Thence South 01 degrees 45 minutes 34 seconds West 1150.22 feet, continuing along the line of said land of Vincent Charles Galligan, and along the said former railroad bounds, to a point.
- 9) Thence on a curve to the left having a radius of 905.37 feet, and a delta angle of 51 degrees 00 minutes 49 seconds, for an arc distance of 806.10 feet, the chord subtending said arc being South 23 degrees 14 minutes 01 seconds East 779.73 feet, continuing along the line of said land of Vincent Charles Galligan, and along the said former railroad bounds, to a point.
- 10) Thence North 41 degrees 15 minutes 34 seconds East 30.00 feet, continuing along the line of said land of Vincent Charles Galligan, and along the said former railroad bounds, to a point.
- 11) Thence on a curve to the left having a radius of 875.37 feet, and a delta angle of 45 degrees 00 minutes 00 seconds, for an arc distance of 687.51 feet, the chord subtending said arc being South 71 degrees 14 minutes 26 seconds East 669.98 feet, continuing along the line of said land of Vincent Charles Galligan, and along the said former railroad bounds, to a point.
- 12) Thence North 86 degrees 15 minutes 34 seconds East 50.00 feet, continuing along the line of said land of Vincent Charles Galligan, and along the said former railroad bounds, to a point.
- 13) Thence South 03 degrees 44 minutes 26 seconds East 30.00 feet, continuing along the line of said land of Vincent Charles Galligan, and along the said former railroad bounds, to a point.
- 14) Thence North 86 degrees 15 minutes 34 seconds East 50.32 feet, continuing along the line of said land of Vincent Charles Galligan, and along the said former railroad bounds, to a point.
- 15) Thence on a curve to the right having a radius of 1196.28 feet, and a delta angle of 47 degrees 30 minutes 57 seconds, for an arc distance of 992.08 feet, the chord subtending said arc being South 69 degrees 14 minutes 54 seconds East 963.90 feet, continuing along the line of said land of Vincent Charles Galligan, and along the said former railroad bounds, to a point.

- 16) Thence on a compound curve to the right having a radius of 1960.05 feet, and a delta angle of 06 degrees 00 minutes 00 seconds, for an arc distance of 205.26 feet, the chord subtending said arc being South 42 degrees 29 minutes 26 seconds East 205.16 feet, continuing along the line of said land of Vincent Charles Galligan, and along the said former railroad bounds, to a point.
- 17) Thence South 39 degrees 29 minutes 26 seconds East 500.11 feet, continuing along the line of said land of Vincent Charles Galligan, and along the said former railroad bounds, to a point.
- 18) Thence on a curve to the left having a radius of 2814.98 feet, and a delta angle of 06 degrees 00 minutes 08 seconds, for an arc distance of 294.89 feet, the chord subtending said arc being South 42 degrees 14 minutes 22 seconds East 294.76 feet, continuing along the line of said land of Vincent Charles Galligan, and along the said former railroad bounds, to a point.
- 19) Thence South 45 degrees 14 minutes 26 seconds East 200.11 feet, continuing along the line of said land of Vincent Charles Galligan, and along the said former railroad bounds, to a point.
- 20) Thence on a curve to the right having a radius of 1482.68 feet, and a delta angle of 20 degrees 00 minutes 15 seconds, for an arc distance of 517.66 feet, the chord subtending said arc being South 34 degrees 59 minutes 34 seconds East 515.04 feet, continuing along the line of said land of Vincent Charles Galligan, to and along the line of land of John W. Galligan and Geraldine Galligan (Deed Liber 917 Page 261), and along the said former railroad bounds, to a point.
- 21) Thence South 24 degrees 59 minutes 26 seconds East 200.00 feet, continuing along the line of said land of John W. Galligan and Geraldine Galligan, and along the said former railroad bounds, to a point.
- 22) Thence on a curve to the left having a radius of 1860.10 feet, and a delta angle of 07 degrees 32 minutes 05 seconds, for an arc distance of 244.61 feet, the chord subtending said arc being South 28 degrees 45 minutes 28 seconds East 244.44 feet, continuing along the line of said land of John W. Galligan and Geraldine Galligan, and along the said former railroad bounds, to a point, which said point is further described as being a common corner of said land of John W. Galligan and Geraldine Galligan and land of Peggy Naegeli (Deed Instrument Number 2024-8637).
- 23) Thence South 36 degrees 11 minutes 39 seconds East 97.09 feet, along the line of said land of Peggy Naegeli, and along the said former railroad bounds, to a point.
- 24) Thence South 36 degrees 51 minutes 50 seconds East 250.00 feet, continuing along the line of said land of Peggy Naegeli, and along the said former railroad bounds, to a point.

- 25) Thence on a curve to the right having a radius of 1482.70 feet, and a delta angle of 14 degrees 21 minutes 24 seconds, for an arc distance of 371.52 feet, the chord subtending said arc being South 29 degrees 40 minutes 57 seconds East 370.55 feet, continuing along the line of said land of Peggy Naegeli, and along the said former railroad bounds, to a 1/2" rebar found.
- 26) Thence South 76 degrees 32 minutes 10 seconds West 6.57 feet, leaving the said former railroad bounds, continuing along the line of said land of Peggy Naegeli, and running on a line 10 feet northerly of and parallel with the northerly face of the dwelling situate on said land of Peggy Naegeli, to a 1/2" rebar found.
- 27) Thence South 13 degrees 27 minutes 50 seconds East 42.60 feet, continuing along the line of said land of Peggy Naegeli, and running on a line 5 feet westerly of and parallel with the westerly face of the dwelling situate on said land of Peggy Naegeli, to a 1/2" rebar found.
- 28) Thence North 76 degrees 32 minutes 10 seconds East 9.52 feet, continuing along the line of said land of Peggy Naegeli, and running on a line 10 feet southerly of and parallel with the southerly face of the dwelling situate on said land of Peggy Naegeli, to a 1/2" rebar found on the easterly bounds of the former New York, Monticello & Summitville Railroad Company.
- 29) Thence on a curve to the right having a radius of 1482.70 feet, and a delta angle of 12 degrees 09 minutes 59 seconds, for an arc distance of 314.84 feet, the chord subtending said arc being South 11 degrees 07 minutes 01 seconds East 314.25 feet, along the line of said land of Peggy Naegeli, and along the said former railroad bounds, to a point.
- 30) Thence South 05 degrees 01 minutes 50 seconds East 55.00 feet, along the line of said land of Peggy Naegeli, and along the said former railroad bounds, to a 1/2" rebar found at the southwest corner of said land of Peggy Naegeli.
- 31) Thence North 84 degrees 58 minutes 10 seconds East 19.88 feet, along the line of said land of Peggy Naegeli, to a point in the centerline of traveled way of Galligan Road (Town Road 28), which point in said centerline of traveled way is further described as being a common corner of said land of Peggy Naegeli and land of Barbara Naegeli and Peggy Jean Naegeli (Deed Instrument Number 2022-2268).
- 32) Thence along said centerline of traveled way of Galligan Road (Town Road 28), for the following four (4) courses and distances:
 - a) South 00 degrees 31 minutes 39 seconds West 353.10 feet,
 - b) South 01 degrees 32 minutes 05 seconds East 182.60 feet,
 - c) South 03 degrees 17 minutes 02 seconds East 95.23 feet,
 - d) South 03 degrees 59 minutes 52 seconds East 91.74 feet, to a point at the intersection of centerlines of traveled way of Galligan Road (Town Road 28) and Burns Road (Town Road 11).
- 33) Thence South 88 degrees 39 minutes 26 seconds East 36.88 feet, along the said centerline of traveled way of Burns Road (Town Road 11), to a point in said centerline of traveled way,

said point being on the easterly bounds of the former New York, Monticello & Summitville Railroad Company.

- 34) Thence on a curve to the right having a radius of 2964.93 feet, and a delta angle of 01 degrees 47 minutes 00 seconds, for an arc distance of 92.29 feet, the chord subtending said arc being South 05 degrees 44 minutes 21 seconds West 92.28 feet, along the line of land of Jane R. Gelfman (Deed Liber 1859 Page 372), and along the said former railroad bounds, to a point.
- 35) Thence South 06 degrees 37 minutes 51 seconds West 102.42 feet, along the line of said land of Jane R. Gelfman, and along the said former railroad bounds, to a point.
- 36) Thence South 40 degrees 22 minutes 54 seconds West 125.26 feet, along the line of said land of Jane R. Gelfman, to and along the line of land of David Wallace (Deed Instrument Number 2021-1875), and along the said former railroad bounds, to a 5/8" rebar found, said rebar is further described as being South 40 degrees 22 minutes 54 seconds West 39.18 feet from the southerly terminus of Galligan Road (Town Road 28) as described in Deed Instrument Number 2021-1875, said rebar is still further described as being North 40 degrees 22 minutes 54 seconds East 28.47 feet from a concrete monument found.
- 37) Thence on a curve to the left having a radius of 2831.90 feet, and a delta angle of 11 degrees 39 minutes 51 seconds, for an arc distance of 576.52 feet, the chord subtending said arc being South 01 degrees 00 minutes 55 seconds East 575.52 feet, along the line of said land of David Wallace, to and along the line of said land of Jane R. Gelfman, passing through a 5/8" rebar found at 197.09 feet along the way, to a point.
- 38) Thence South 06 degrees 50 minutes 51 seconds East 156.89 feet, along the line of said land of Jane R. Gelfman, and along the said former railroad bounds, to a point.
- 39) Thence South 09 degrees 09 minutes 26 seconds East 300.00 feet, along the line of said land of Jane R. Gelfman, and along the said former railroad bounds, to a point.
- 40) Thence on a curve to the right having a radius of 3852.85 feet, and a delta angle of 09 degrees 00 minutes 00 seconds, for an arc distance of 605.20 feet, the chord subtending said arc being South 04 degrees 39 minutes 26 seconds East 604.58 feet, along the line of said land of Jane R. Gelfman, to and along the line of land of Vincent C. Galligan and Kathleen R. Galligan (Sullivan County Deed Liber 2934 Page 6, "Parcel Two"), and along the said former railroad bounds, to a point.
- 41) Thence South 00 degrees 09 minutes 26 seconds East 400.00 feet, along the line of said land of Vincent C. Galligan and Kathleen R. Galligan, to and along other land of Vincent C. Galligan and Kathleen R. Galligan (Orange County Deed Liber 11792 Page 432), and along the said former railroad bounds, crossing the Sullivan and Orange County Line, to a point.
- 42) Thence on a curve to the left having a radius of 1240.56 feet, and a delta angle of 27 degrees 00 minutes 00 seconds, for an arc distance of 584.60 feet, the chord subtending said arc being

- South 13 degrees 39 minutes 26 seconds East 579.20 feet, along the line of said land of Vincent C. Galligan and Kathleen R. Galligan, and along the said former railroad bounds, to a point.
- 43) Thence on a compound curve to the left having a radius of 1113.30 feet, and a delta angle of 15 degrees 00 minutes 00 seconds, for an arc distance of 291.46 feet, the chord subtending said arc being South 34 degrees 39 minutes 26 seconds East 290.63 feet, along the line of said land of Vincent C. Galligan and Kathleen R. Galligan, and along the said former railroad bounds, to a point.
- 44) Thence on a compound curve to the left having a radius of 1240.56 feet, and a delta angle of 24 degrees 58 minutes 30 seconds, for an arc distance of 540.75 feet, the chord subtending said arc being South 54 degrees 38 minutes 41 seconds East 536.48 feet, along the line of said land of Vincent C. Galligan and Kathleen R. Galligan, to and along the line of land of John Lyons (Orange County Deed Liber 14517 Page 1554), to and along the line of said land of Vincent C. Galligan and Kathleen R. Galligan, to and along the line of land of Delmont D. Benjamin (Orange County Deed Liber 4046 Page 332), and along the said former northeasterly railroad bounds, to a point.
- 45) Thence South 22 degrees 52 minutes 04 seconds West 66.00 feet, to a point in the northeasterly line of land of Pole Bridge Hunting Club, Inc. (Orange County Deed Liber 4436 Page 230 and Filed Map Number 176-96), said point being on the southwesterly bounds of the former New York, Monticello & Summitville Railroad Company.
- 46) Thence on a curve to the right having a radius of 1306.56 feet, and a delta angle of 24 degrees 58 minutes 30 seconds, for an arc distance of 569.52 feet, the chord subtending said arc being North 54 degrees 38 minutes 41 seconds West 565.02 feet, along the line of said land of Pole Bridge Hunting Club, Inc., and along the said former railroad bounds, to a point.
- 47) Thence on a compound curve to the right having a radius of 1179.30 feet, and a delta angle of 15 degrees 00 minutes 00 seconds, for an arc distance of 308.74 feet, the chord subtending said arc being North 34 degrees 39 minutes 26 seconds West 307.86 feet, continuing along the line of said land of Pole Bridge Hunting Club, Inc., and along the said former railroad bounds, to a point.
- 48) Thence on a compound curve to the right having a radius of 1306.56 feet, and a delta angle of 27 degrees 00 minutes 00 seconds, for an arc distance of 615.70 feet, the chord subtending said arc being North 13 degrees 39 minutes 26 seconds West 610.02 feet, continuing along the line of said land of Pole Bridge Hunting Club, Inc., and along the said former railroad bounds, to a point.
- 49) Thence North 00 degrees 09 minutes 26 seconds West 400.00 feet, continuing along the line of said land of Pole Bridge Hunting Club, Inc., to and along the line of land of Vincent C. Galligan and Kathleen R. Galligan (Sullivan County Deed Liber 2934 Page 6, "Parcel One"),

and along the said former railroad bounds, crossing the Orange and Sullivan County Line, to a point.

- 50) Thence on a curve to the left having a radius of 3786.85 feet, and a delta angle of 09 degrees 00 minutes 00 seconds, for an arc distance of 594.84 feet, the chord subtending said arc being North 04 degrees 39 minutes 26 seconds West 594.23 feet, along the line of said land of Vincent C. Galligan and Kathleen R. Galligan (Sullivan County Deed Liber 2934 Page 6, "Parcel One"), and along the said former railroad bounds, to a point.
- 51) Thence North 09 degrees 09 minutes 26 seconds West 301.33 feet, continuing along the line of said land of Vincent C. Galligan and Kathleen R. Galligan, and along the said former railroad bounds, to a point.
- 52) Thence North 06 degrees 50 minutes 51 seconds West 158.22 feet, continuing along the line of said land of Vincent C. Galligan and Kathleen R. Galligan, and along the said former railroad bounds, to a point.
- 53) Thence on a curve to the right having a radius of 2897.90 feet, and a delta angle of 07 degrees 08 minutes 17 seconds, for an arc distance of 361.03 feet, the chord subtending said arc being North 03 degrees 16 minutes 43 seconds West 360.80 feet, continuing along the line of said land of Vincent C. Galligan and Kathleen R. Galligan, and along the said former railroad bounds, to a point.
- 54) Thence leaving said former railroad bounds, and along the southerly bounds of a 100 foot wide right of way, the following seventeen (17) courses and distances:
 - a) South 13 degrees 49 minutes 36 seconds West 57.67 feet,
 - b) South 02 degrees 43 minutes 01 seconds West 37.05 feet,
 - c) South 08 degrees 07 minutes 23 seconds West 61.89 feet,
 - d) South 14 degrees 28 minutes 01 seconds West 62.04 feet,
 - e) South 23 degrees 51 minutes 34 seconds West 58.55 feet,
 - f) South 32 degrees 00 minutes 58 seconds West 63.84 feet,
 - g) South 26 degrees 33 minutes 14 seconds West 38.08 feet,
 - h) South 13 degrees 56 minutes 36 seconds West 24.24 feet,
 - i) South 11 degrees 55 minutes 16 seconds West 43.73 feet,
 - j) South 43 degrees 24 minutes 18 seconds West 63.92 feet,
 - k) North 86 degrees 54 minutes 20 seconds West 66.43 feet,
 - l) North 47 degrees 19 minutes 58 seconds West 56.49 feet,
 - m) North 22 degrees 00 minutes 58 seconds West 51.32 feet,
 - n) North 10 degrees 48 minutes 08 seconds West 24.04 feet,
 - o) North 02 degrees 44 minutes 48 seconds West 64.24 feet,
 - p) North 13 degrees 14 minutes 38 seconds West 38.81 feet,
 - q) North 25 degrees 28 minutes 11 seconds West 10.82 feet, to a point in the line of said land of Vincent C. Galligan and Kathleen R. Galligan (Deed Liber 2934 Page 6, "Parcel One"), said point is further described as being North 40 degrees 22 minutes 54 seconds East 30.26 feet from a concrete monument found.

- 55) Thence South 40 degrees 22 minutes 54 seconds West 1846.46 feet, along the line of said land of Vincent C. Galligan and Kathleen R. Galligan, to a point on the Sullivan and Orange County Line, which point is further described as being a common corner of said land of Vincent C. Galligan and Kathleen R. Galligan (Sullivan County Deed Liber 2934 Page 6, "Parcel One"), land of Pole Bridge Hunting Club, Inc. (Orange County Deed Liber 4436 Page 230 and Filed Map Number 176-96), and land of Hartwood Club, Inc. (Orange County Deed Liber 4227 Page 75, second described parcel), which point is still further described as being North 40 degrees 22 minutes 54 seconds East 2.10 feet, from a concrete monument found.
- 56) Thence South 87 degrees 22 minutes 57 seconds West 2866.53 feet, along the Sullivan and Orange County Line, and along the line of said land of Hartwood Club, Inc. (Orange County Deed Liber 4227 Page 75, second and third described parcels), to a point in the waters of the Beaver Dam Reservoir, which point is further described as being a common corner of said land of Hartwood Club, Inc. (Orange County Deed Liber 4227 Page 75, third described parcel), land reputedly of Hartwood Club (Orange County Deed Liber 401 Page 430), and other land reputedly of The Hartwood Club, Inc., which point is still further described as being South 87 degrees 22 minutes 57 seconds West 1352.86 feet, from a found survey disc stamped "Sullivan Orange County Line 10 2006".
- 57) Thence North 48 degrees 55 minutes 55 seconds West 2026.67 feet, along the line of said land reputedly of The Hartwood Club, Inc., to a concrete monument found, which concrete monument is further described as being at a common corner of said land reputedly of The Hartwood Club, Inc., and other lands of The Hartwood Club, Inc. (Sullivan County Deed Instrument Number 2017-915).
- 58) Thence South 58 degrees 53 minutes 57 seconds West 1678.42 feet, along the line of said land of The Hartwood Club, Inc. (Deed Instrument Number 2017-915), to an iron pipe found in a pile of stones.
- 59) Thence North 48 degrees 56 minutes 29 seconds West 1819.13 feet, continuing along the line of the last mentioned land of The Hartwood Club, Inc., to an iron pipe found in a pile of stones.
- 60) Thence North 28 degrees 34 minutes 15 seconds East 2566.00 feet, still continuing along the line of said land of The Hartwood Club, Inc., to an iron pipe found in a pile of stones.
- 61) Thence North 49 degrees 37 minutes 02 seconds West 599.76 feet, still continuing along the line of said land of The Hartwood Club, Inc., to a 5/8" threaded rod found in a pile of stones, which threaded rod is further described as being at a common corner of said land of The Hartwood Club, Inc. (Deed Instrument Number 2017-915), and other land of The Hartwood Club, Inc. (Deed Instrument Number 2017-938).

- 62) Thence North 40 degrees 27 minutes 01 seconds East 2780.03 feet, along the line of said land of The Hartwood Club, Inc. (Deed Instrument Number 2017-938), to a concrete monument found, which concrete monument is further described as being at a common corner of said land of The Hartwood Club, Inc., and land of Michael E. Galligan, Jr. (Deed Instrument Number 2014-6731).
- 63) Thence South 49 degrees 30 minutes 36 seconds East 2395.91 feet, along the line of said land of Michael E. Galligan, Jr., to and along the line of land of John W. Galligan, Et Al (Deed Liber 2164 Page 358), to a concrete monument found.
- 64) Thence North 40 degrees 26 minutes 23 seconds East 998.51 feet, along the line of said land of John W. Galligan, Et Al, to and along the line of said land of Michael E. Galligan, Jr., to a concrete monument found.
- 65) Thence North 49 degrees 27 minutes 03 seconds West 199.00 feet, continuing along the line of said land of Michael E. Galligan, Jr., to a concrete monument found.
- 66) Thence North 40 degrees 22 minutes 10 seconds East 644.91 feet, still continuing along the line of said land of Michael E. Galligan, Jr., to the point or place of beginning.

CONTAINING 923.57 acres of land, as surveyed by Gary Packer, P. L. S.

Being a portion of the land conveyed by Vincent C. Galligan, Individually; Thomas C. Galligan and Vincent C. Galligan, as Executors under the Last Will and Testament of Margaret C. Galligan, deceased; Michael E. Galligan, Vincent Galligan, John W. Galligan, James P. Galligan and Kathleen Galligan, to Alhtaha Council, Inc. - Boy Scouts of America, by deed dated August 2, 1969 and recorded in the Sullivan County Clerk's Office on August 6, 1969 in Deed Liber 734 at Page 769.

Together with most of the land conveyed by O. & W. Lines, Inc. to Alhtaha Council, Inc., Boy Scouts of America, by deed dated July 10, 1969 and recorded in the Sullivan County Clerk's Office on November 3, 1969 in Deed Liber 737 at Page 879.

Together with the same land conveyed by O. & W. Lines, Inc. to Alhtaha Council, Inc., Boy Scouts of America, by deed dated July 10, 1969 and recorded in the Sullivan County Clerk's Office on November 3, 1969 in Deed Liber 737 at Page 882.

Together with the same land conveyed by Vincent C. Galligan, Sr., Individually and as Executor of the Estate of Margaret C. Galligan, Vincent C. Galligan, Jr., Michael Galligan, John Galligan, James Galligan, Kathleen Galligan Greco, and Thomas C. Galligan, Individually and as Executor of the Estate of Margaret C. Galligan, to Passaic Valley Council, Boy Scouts of America, formerly Alhtaha Council, Inc., Boy Scouts of America, by deed dated January 9, 1981, and recorded in the Sullivan County Clerk's Office on June 19, 1981 in Deed Liber 1004 at Page 42.

Together with the same land conveyed by O. & W. Lines, Inc. to Alhtaha Council, Inc., Boy Scouts of America, by deed dated July 10, 1969 and recorded in the Orange County Clerk's Office on November 3, 1969 in Deed Liber 2186 at Page 485.

EXCEPTING all of that portion of the above described parcel which lies within the bounds of public highways.

SUBJECT to any easements of record to public utilities.

The Hartwood Club, Inc.
195 Bear Road
Forestburgh, NY 12777
845-856-1314

CITIZENS BANK, NA
29-1310/213

6098

06/30/2026

PAY TO THE
ORDER OF

Town of Forestburgh

\$ 750.00

Seven hundred fifty and 00/100

DOLLARS

Town of Forestburgh
Town Clerk/Tax Collector
332 King Road
Forestburgh, NY 12777



⑈006098⑈ ⑆021313103⑆ 4009178875⑈

The Hartwood Club, Inc.

6098

06/30/2026

Town of Forestburgh

Application Fee for Land Division

750.00

Citizens Bank Operating Acct - 8875

750.00

The Hartwood Club, Inc.

6098

06/30/2026

Town of Forestburgh

Application Fee for Land Division

750.00

Citizens Bank Operating Acct - 8875

750.00

The Hartwood Club, Inc.
195 Baer Road
Forestburgh, NY 12777
845-856-1314

CITIZENS BANK, NA
29-1310/210

6097

06/30/2026

PAY TO THE
ORDER OF

Town of Forestburgh

\$ 350.00

Three hundred fifty and 00/100

DOLLARS

Town of Forestburgh
Town Clerk/Tax Collector
332 King Road
Forestburgh, NY 12777



⑈006097⑈ ⑈021313103⑈ 4009178875⑈

The Hartwood Club, Inc.

06/30/2026

Town of Forestburgh

6097

Application Fee for Land Division

350.00

Citizens Bank Operating Acct - 8875

350.00

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06/30/2026

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