

# EBS ASSOCIATES

3141 Route 6, Slate Hill, NY 10973



## PROPERTY OVERVIEW

Mine included which has over 2 million yards of material.

## PROPERTY HIGHLIGHTS

- Great Industrial Location for Warehouse/distribution
- Rail Siding
- Mine in Place with millions of yards of materail
- Visibility from I-84
- Existing buildings
- Sewer Water Nearby but not on site
- See attached topo survey wetlands

<b>Sale Price:</b>	\$3,450,000
<b>Lot Size:</b>	170.0 Acres
<b>APN #:</b>	11-1-41.34.34 and 15-1-63.21
<b>Zoning:</b>	MC1
<b>Market:</b>	Industrial on the outskirts of City of Middletown
<b>Cross Streets:</b>	Route 17M
<b>Traffic Count:</b>	9,669

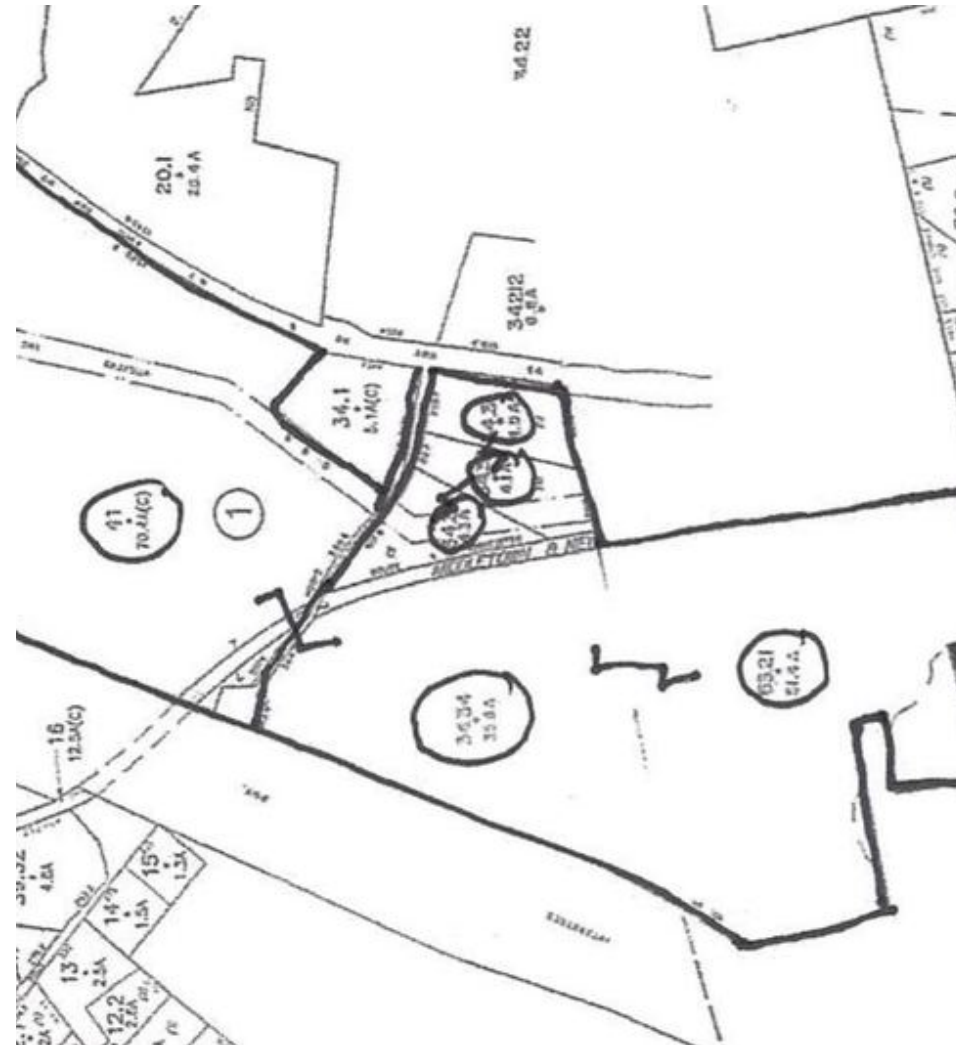
**KW COMMERCIAL**  
69 Brookside Ave Suite 225  
Chester, NY 10918

**JOSEPH DISTELBURGER**  
Associate Broker/Investor Partner  
845.344.7170  
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LAND FOR SALE

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LAND FOR SALE

# SBL 11-1-34.34(35.6A)SBL15-1-63.21(51.4A)

3141 Route 6, Slate Hill, NY 10973



1 INCH = 2000 FEET



- NOTES:**
1. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
  2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
  3. REFERENCES:  
LIBER 3212 OF DEEDS AT PAGE 126 AS FILED IN THE ORANGE COUNTY CLERK'S OFFICE.  
MAP ENTITLED "MINOR SUBDIVISION OF PROPERTY PREPARED FOR ROUTE 6 ASSOCIATED, LTD. TOWN OF WAWAYANDA, ORANGE COUNTY, NEW YORK," DATED DECEMBER 1987, LAST REVISED ON DECEMBER 23, 1988, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 28, 1989 AS MAP NO. 9615.
  4. SURFACE FEATURES SHOWN ARE TAKEN FROM AERIAL PHOTOGRAPHY DATED APRIL 10, 2002, PROVIDED BY GEOSCIC ASSOCIATES INTERNATIONAL, L.L.C.
  5. CONTOURS SHOWN ARE BASED ON APPROXIMATE USGS DATUM.

**AREA:**  
51.3075 AC.  
2,338,425.5 SF.  
15-1-63.21

**AREA:**  
34.2308 AC.  
11-1-34.34

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**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.

P.O. Box 897, Rt. 207  
Gotha, N.Y. 13844  
(845) 294-9700

SURVEY PREPARED FOR

**HOWARD SHAPIRO**

TOWN OF WAWAYANDA  
ORANGE COUNTY, NEW YORK

11/21/04-015  
0062 - 01

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LAND FOR SALE

# WETLANDS

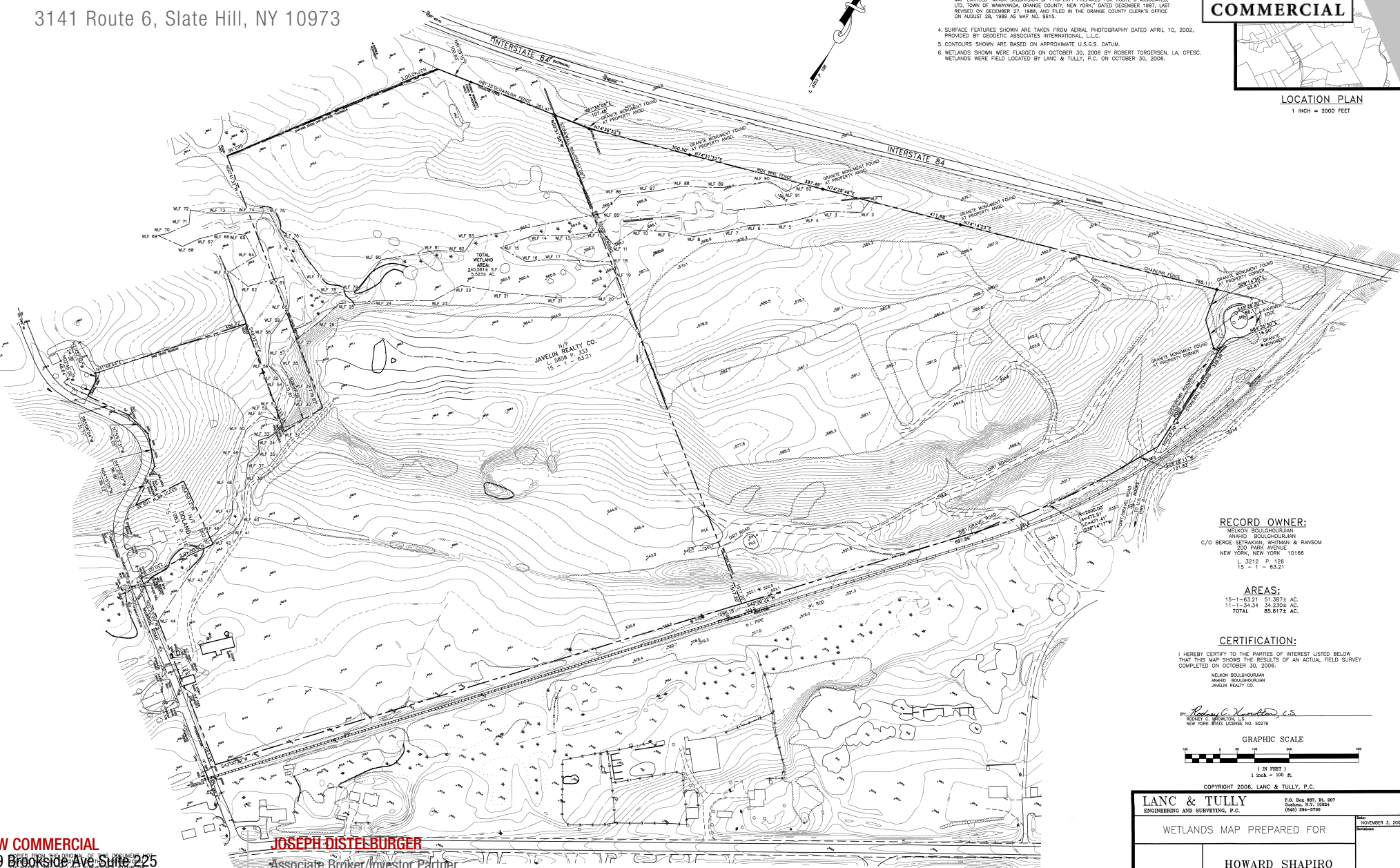
3141 Route 6, Slate Hill, NY 10973

### NOTES:

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2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. REFERENCES:  
 LEVEL 3212 OF DEEDS IS FILED IN THE ORANGE COUNTY CLERK'S OFFICE.  
 MAP ENTITLED "MINOR SUBDIVISION OF PROPERTY PREPARED FOR ROUTE 6 ASSOCIATED, LTD. TOWN OF WAWAYANDA, ORANGE COUNTY, NEW YORK," DATED DECEMBER 1981, LAST REVISED ON DECEMBER 27, 1986, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 28, 1988 AS MAP NO. 8615.
4. SURFACE FEATURES SHOWN ARE TAKEN FROM AERIAL PHOTOGRAPHY DATED APRIL 10, 2002, PROVIDED BY GEODETIC ASSOCIATES INTERNATIONAL, L.L.C.
5. CONTOURS SHOWN ARE BASED ON APPROXIMATE U.S.G.S. DATUM.
6. WETLANDS SHOWN WERE FLAGGED ON OCTOBER 30, 2008 BY ROBERT TORGERSEN, L.A. CPESC. WETLANDS WERE FIELD LOCATED BY LANC & TULLY, P.C. ON OCTOBER 30, 2008.



LOCATION PLAN  
1 INCH = 2000 FEET

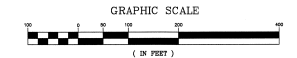


**RECORD OWNER:**  
 MELKON BOULGHOURJIAN  
 ANAHID BOULGHOURJIAN  
 C/O BERGE STRAKSIAN, WHITMAN & RANSOM  
 200 PARK AVENUE  
 NEW YORK, NEW YORK 10166  
 15-1-63.21  
 15-1-63.21

**AREAS:**  
 15-1-63.21 51,397± AC.  
 11-1-1-34.34 34,302± AC.  
 TOTAL 85,617± AC.

**CERTIFICATION:**  
 I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON OCTOBER 30, 2008.  
 MELKON BOULGHOURJIAN  
 ANAHID BOULGHOURJIAN  
 JAVELIN REALTY CO.

By: *Robert C. Torgersen, C.S.*  
 ROBERT C. TORGERSEN, L.S.  
 NEW YORK STATE LICENSE NO. 90276



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<b>LANC &amp; TULLY</b> ENGINEERING AND SURVEYING, P.C.		P.O. Box 287, Rt. 207 Chester, N.Y. 10918 (845) 294-3700
WETLANDS MAP PREPARED FOR		
<b>HOWARD SHAPIRO</b>		
TOWN OF WAWAYANDA ORANGE COUNTY, NEW YORK		
DATE: NOVEMBER 3, 2008	SCALE: 1" = 100'	PROJECT: 0082-03

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# SBL 11-1-41(70A)

3141 Route 6, Slate Hill, NY 10973

**NOTES:**

1. THIS SURVEY IS SUBJ...
2. SUBSURFACE STRUCTU...
3. REFERENCES:

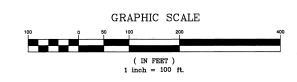


LIBER 3212 OF DEE OFFICE.  
 MAP ENTITLED "SUB COUNTY, NEW YORK FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 21, 2003. AS FILED MAP NO 389-03."  
 MAP ENTITLED "LOT LINE EXTENSION & MINOR SUBDIVISION OF THE LANDS FOR GONZALES, TOWN OF WAWAYANDA, ORANGE COUNTY, NEW YORK." DATED OCTOBER 24, 1986, LAST REVISED FEBRUARY 12, 1987 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MARCH 6, 1987 AS FILED MAP NO. 8139.  
 MAP ENTITLED "MINOR SUBDIVISION OF PROPERTY PREPARED FOR ROUTE 6 ASSOCIATED, LTD. TOWN OF WAWAYANDA, ORANGE COUNTY, NEW YORK." DATED DECEMBER 1989, LAST REVISED ON DECEMBER 27, 1988, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 08, 1989 AS MAP NO. 8915.  
 THE FOLLOWING MAPS PREPARED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION PERTAINING TO THE ACQUISITION OR PROPERTY OF INTERSTATE ROUTE 503: MAPS 321, 322, 324, 325, 326, 336, 339.  
 THE FOLLOWING MAPS PREPARED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION PERTAINING TO THE ACQUISITION OR PROPERTY OF MIDDLETOWN SLATE HILL STATE HIGHWAY 159 (U.S. RTE. 6): MAPS 31, 32, 34, 35.  
 4. TOPOGRAPHY SHOWN IS TAKEN FROM ORANGE COUNTY WATER AUTHORITY MAPPING.



**RECORD OWNER:**  
 HOWARD I. SHAPIRO  
 159 LOCUSTOWN ROAD  
 PORT JERVIS, NEW YORK  
 L 5687 P. 102  
 11 - 1 - 20222

**AREA:**  
 72.028± AC.



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SURVEY PREPARED FOR		
<b>HOWARD I. SHAPIRO</b>		
TOWN OF WAWAYANDA ORANGE COUNTY, NEW YORK		
<a href="http://www.kwcommercial.com">www.kwcommercial.com</a>		
DATE: SEPTEMBER 16, 2005	BY: [Signature]	SCALE: 1" = 100'

**CERTIFICATION:**  
 I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON AUGUST 8, 2005.  
 HOWARD I. SHAPIRO

By: *Robert C. X...* C.S.  
 ROBERT C. X... C.S.  
 NEW YORK STATE LICENSE NO. 50276

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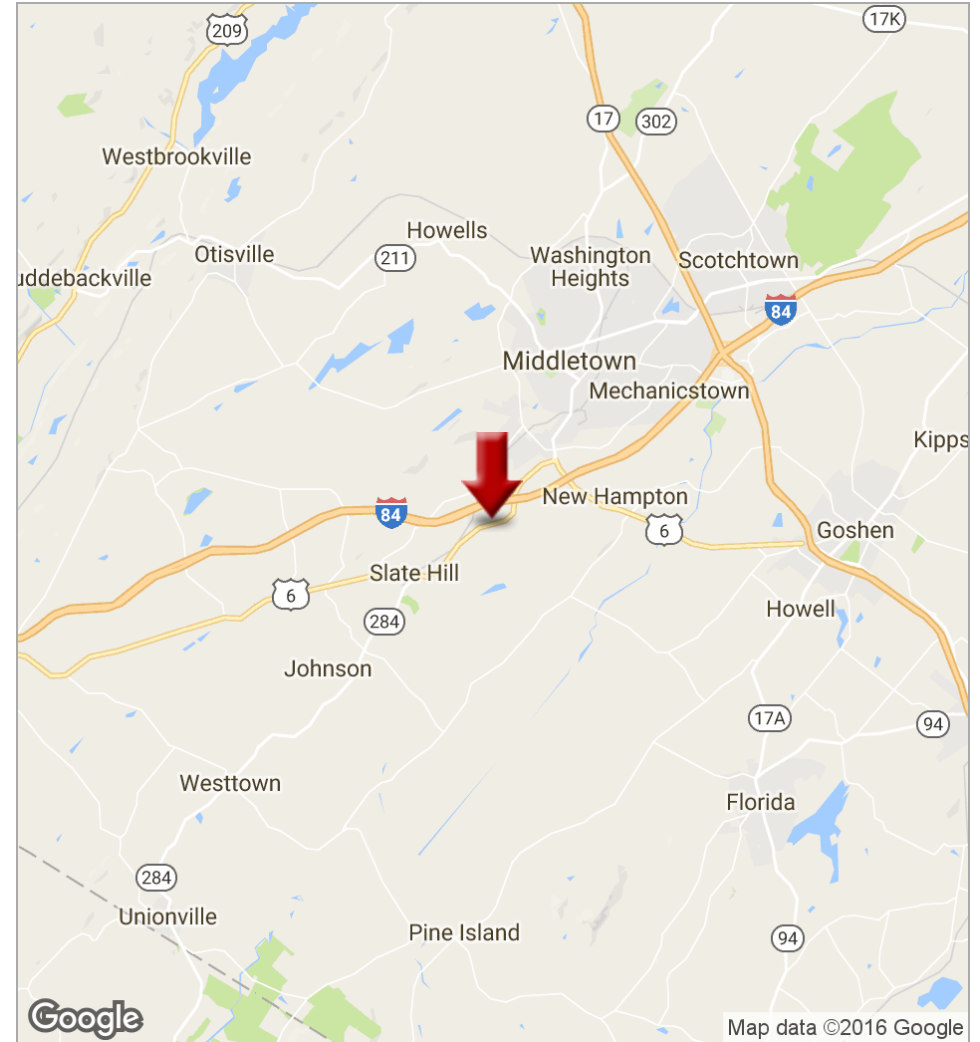
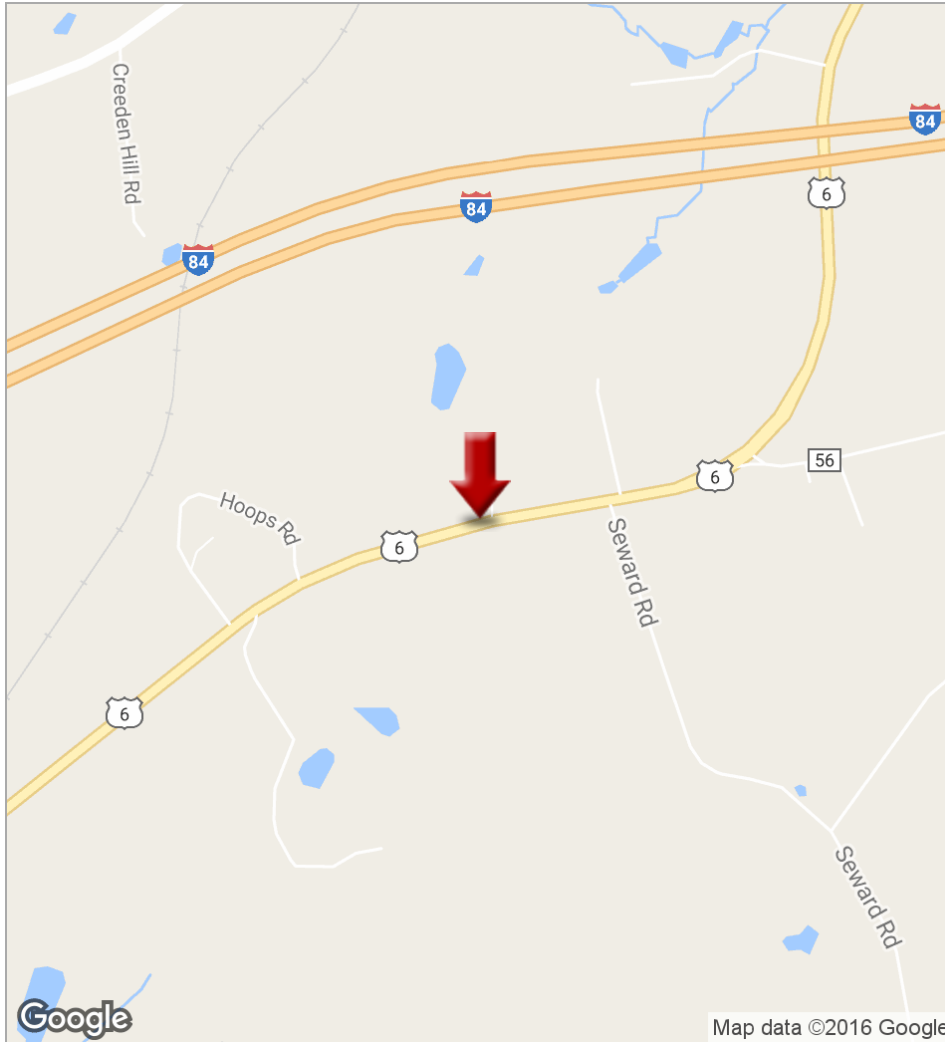
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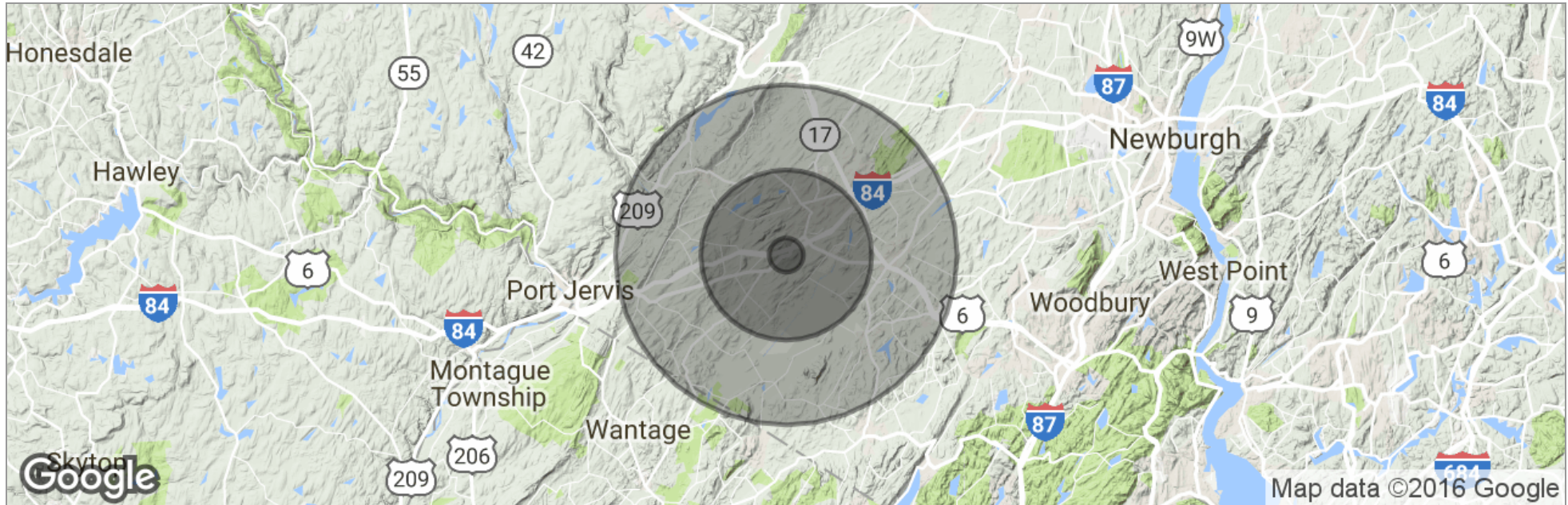
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	1 Mile	5 Miles	10 Miles
Total Population	641	54,244	124,876
Population Density	204	691	397
Median Age	38.4	35.7	38.1
Median Age (Male)	37.4	35.2	37.3
Median Age (Female)	39.7	36.0	39.0
Total Households	200	18,328	42,742
# of Persons Per HH	3.2	3.0	2.9
Average HH Income	\$103,802	\$72,440	\$79,687
Average House Value		\$269,166	\$329,738

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