

January 24, 2024

Babylon Industrial Development Agency

Resolution: permitting the termination of lease and authorizing the Chief Executive Officer to deliver a Bargain and Sale Deed without Covenant conveying the premises located at 200 Central Avenue, Farmingdale, New York 11795 (SCTM# 0100 007.00 01.00 031.000), to SHJ Realty LLC.

Now Therefore, Be It

Resolved, that the Town of Babylon IDA Board has approved a resolution permitting the termination of lease and authorizing the Chief Executive Officer to deliver a Bargain and Sale Deed without Covenant conveying the premises located at 200 Central Avenue, Farmingdale, New York 11795 (SCTM# 0100 007.00 01.00 031.000), to SHJ Realty LLC.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

	<i>Yea</i>	<i>Nea</i>	<i>Absent</i>	<i>Abstain</i>
Tom Gaulrapp	[X]	[]	[]	[]
Justin Belkin	[X]	[]	[]	[]
William Bogart	[X]	[]	[]	[]
Bill Celona	[X]	[]	[]	[]
Rosemarie Dearing	[X]	[]	[]	[]
Marcus Duffin	[X]	[]	[]	[]
Paulette LaBorne	[X]	[]	[]	[]
Vincent Piccoli	[X]	[]	[]	[]
Carol Quirk	[]	[]	[X]	[]

The resolution was there upon declared adopted.

Adopted: January 24, 2024

TOWN OF BABYLON INDUSTRIAL
DEVELOPMENT AGENCY

By:

Paulette LaBorne

(SEAL)

**CERTIFICATE OF DIRECTORS' RESOLUTION
TO SIGN A BARGAIN AND SALE DEED WITHOUT COVENANT**

The undersigned, the secretary of TOWN OF BABYLON INDUSTRIAL
DEVELOPMENT AGENCY,

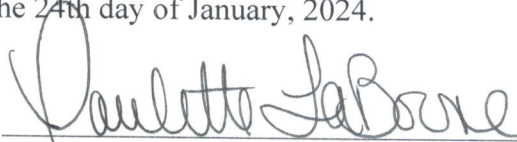
DOES HEREBY CERTIFY:

1. At a meeting of the board of directors of the above mentioned public
benefit corporation, duly called and held at which a quorum was present and acted
throughout, the board of directors unanimously adopted the following resolution, which
has not been modified or rescinded:

RESOLVED, that the Agency execute and deliver to SHJ Realty LLC, a Bargain
and Sale Deed without Covenant covering the property set forth in Schedule "A" annexed
hereto, and that the Chief Executive Officer of said Agency is authorized to execute and
deliver such Bargain and Sale Deed without Covenant in recordable form and to affix the
seal of the public benefit corporation thereto.

2. Neither the certificate of incorporation nor the by-laws contain any special
requirements as to the number of directors required to pass such resolution.

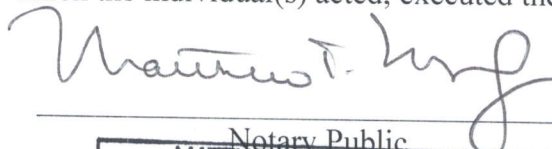
IN WITNESS WHEREOF, the undersigned has hereto affixed her hand and seal
of the above mentioned corporation the 24th day of January, 2024.

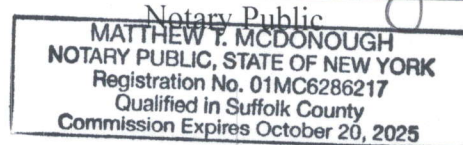


Paulette LaBorne, Secretary
Town of Babylon Industrial Development Agency

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

On the 24th day of January in the year 2024, before me, the undersigned personally
appeared PAULETTE LABORNE personally known to me or proved to me on the basis
of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in
his/her/their capacity (ies) and that by his/her/their signature(s) on the instrument, the
individual(s), or the person upon behalf of which the individual(s) acted, executed the
instrument.





SCHEDULE "A"

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH IN THE TOWN OF BABYLON, COUNTY OF SUFFOLK AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE EASTERLY SIDE OF ENGINEERS LANE (CARRA LANE) AT THE NORTHWESTERLY TERMINUS OF A LINE HAVING A LENGTH OF 13.84 FEET AND BEARING NORTH $41^{\circ} 39' 25''$ WEST WHICH LINE CONNECTS THE EASTERLY SIDE OF ENGINEERS LANE WITH THE NORTHERLY SIDE OF CENTRAL HIGHWAY AS WIDENED (ALL AS THE AFORESAID IS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF ENGINEERS LANE TO BE DEDICATED TO THE TOWN OF BABYLON: FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF SUFFOLK ON 6/20/62 AS MAP NO.A-188;

THENCE NORTH $02^{\circ} 08' 10''$ EAST AND ALONG THE EASTERLY SIDE OF ENGINEERS LANE, 202.02 FEET;

THENCE SOUTH $87^{\circ} 51' 50''$ EAST, 185.81 FEET;

THENCE NORTH $02^{\circ} 08' 10''$ EAST, 55.65 FEET;

THENCE SOUTH $87^{\circ} 51' 10''$ EAST, 57.19 FEET;

THENCE SOUTH $02^{\circ} 08' 10''$ WEST 277.50 FEET TO THE NORTHERLY SIDE OF CENTRAL HIGHWAY AS WIDENED;

THENCE NORTH $85^{\circ} 27'$ WEST, ALONG THE NORTHERLY SIDE OF CENTRAL HIGHWAYS WIDENED, 233.63 FEET TO A POINT;

THENCE NORTH $41^{\circ} 39' 25''$ WEST, 13.84 FEET TO THE EASTERLY SIDE OF ENGINEERS LANE AT THE POINT OR PLACE OF BEGINNING.

THE policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

FOR CONVEYANCING ONLY: TOGETHER with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.