PUBLIC WORKS & CAPITAL PROJECTS

RESOLUTION NO. 2025235

RE: AUTHORIZATION TO EXECUTE PERMANENT EASEMENTS BETWEEN THE COUNTY OF DUTCHESS AND VARIOUS OWNERS AT PAGE CORPORATE PARK, IN CONNECTION WITH THE WILLIAM R. STEINHAUS DUTCHESS RAIL TRAIL (WRSDRT) IN THE TOWN OF LAGRANGE, NY

Legislators METZGER and TRUITT offer the following and move its adoption:

WHEREAS, the Department of Public Works (DPW) advises that circa 2012-2013, the County built a portion of the William R. Steinhaus Dutchess Rail Trail (WRSDRT) substantially on its own property (Tax ID 134689-6262-03-230130) which traverses and bisects the Page Corporate Park, and

WHEREAS, since construction of the WRSDRT, Page Corporate Park's tenant business owners, employees, visitors, clients and vendors have been required to drive or walk across the WRSDRT via two access roadways within the Page Corporate Park, and

WHEREAS, circa 2021, a property boundary survey, commissioned by Page Corporate Park, identified County built property improvements encroaching onto private lands, and further identified that access rights were never provided by the County to allow visitors to Page Corporate Park to cross the WRSDRT, and

WHEREAS, the County and various Property owners within Page Corporate Park now wish to codify the rights of each party to maintain reciprocal access privileges, to allow for the continuation of encroachments, and to provide rights to install, maintain and repair underground and overhead utility services, and

WHEREAS, the Department of Public Works has determined that the project is a Type II action pursuant to Article 8 of the Environmental Conservation Law and Part 617 of the NYCRR ("SEQRA"), it would not have a significant effect on the environment, and no further review is required, and

WHEREAS, it is the purpose of this Legislature in adopting this resolution to adopt and confirm the findings of DPW, and

WHEREAS, DPW has made a determination that seven (7) separate permanent easements, (three (3) of which benefit the County and four (4) of which benefit the private property owners) are required to provide all parties with the rights and obligations that have been negotiated between the County and the various owners within Page Corporate Park, as more fully set forth in the attached Summary, and

WHEREAS, it is necessary for this Legislature to authorize the execution of the seven (7) permanent easements, in substantially the same form as attached hereto, as well as the execution of any documentation that may be necessary to effectuate the recording and filing of the easements with the Dutchess County Clerk's Office, and

WHEREAS, DPW further advises that none of the parties to these easements are seeking monetary consideration, as the easements are mutually beneficial to the respective parties, now therefore, be it

RESOLVED, that this Legislature hereby adopts and confirms the determination of the Dutchess County Department of Public Works that the project will not have a significant effect on the environment, and be it further

RESOLVED, that the County Executive, or her designee, is authorized to execute the seven (7) permanent easements, in substantially the same form as annexed hereto, along with any other documents that may be necessary to effectuate the recording and filing of the easements with the Dutchess County Clerk's Office.

CA-0178-25
AMS/rjw
G-1391-D
12/11/2025
Fiscal Impact: See Attached.

APPROVED
Susan Serino
SUSAN J. SERINO
COUNTY EXECUTIVE
Date DEC. 24, 2025

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Clerk of the Legislature of the County of Dutchess, have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 17th day of December 2025, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 17th day of December 2025.

DUTCHESS COUNTY SEAL

Leigh Wager

LEIGH WAGER, CLERK OF THE LEGISLATURE

COORDINATION

Initialing indicates information only:

____ County Executive

____ County Attorney (as to form)

____ DPW

____ Budget

SUE SERINO
COUNTY EXECUTIVE

ROBERT H. BALKIND, P.E.
COMMISSIONER

DAVID C. WHALEN
DEPUTY COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Gregg Pulver, Assistant County Executive

FROM: Robert H. Balkind, P.E., Commissioner

DATE: December 11, 2025

RE: RESOLUTION REQUEST – AUTHORIZATION TO EXECUTE PERMANENT EASEMENTS BETWEEN COUNTY OF DUTCHESS AND VARIOUS PROPERTY OWNERS AT PAGE CORPORATE PARK, ROUTE 55, TOWN OF LAGRANGE, NY

The Department is seeking authorization for the County Executive to sign easements between the County and multiple property owners within the Page Corporate Park, Rte. 55 in the Town of Poughkeepsie, NY:

Circa 2012-2013 the County built a portion of the W.R.S Dutchess Rail Trail (the "DRT") substantially on its own property (Tax ID 134689-6262-03-230130) which traverses and bisects the Page Corporate Park. Since construction of the DRT, Page Corporate Park's tenant business owners, employees, visitors, clients and vendors must drive or walk across the DRT via two access roadways within the Page Corporate Park. Circa 2021 a property boundary survey commissioned by the Owners of Page Corporate Park identified County built property improvements that encroach onto private lands, and it was also discovered that access rights were never provided by the County to allow visitors to Page Corporate Park to cross the DRT upon its completion.

The County and the various property owners within Page Corporate Park now wish to codify the rights of each party to maintain reciprocal access privileges, to allow for the continuation of encroachments, and to provide rights to install, maintain and repair underground and overhead utility services.

The attached Summary identifies seven (7) separate permanent easements that are required to provide all parties with the rights and obligations that have been negotiated between the County and the various private property owners. Dutchess County is offering four (4) easements to the various private property owners, while the various private property owners are offering three (3) easements to the County. None of the parties to these easements are seeking monetary consideration, as the easements are mutually beneficial to the respective parties. And because the easement areas under consideration are de minimis, property appraisals were not conducted.

Details of each easement (grantor and grantee, metes and bounds description, easement area, purpose, deed references, etc.) are provided in the attached documentation. If authorized by the Legislature, the County Executive will sign and execute all necessary documents to effectuate the recording and filing of the easements with the Dutchess County Clerk's Office.

Documentation for this request includes:

- Summary list of seven (7) easements under consideration (P-2, P-5, P-6, P-7, P-10, P-11, P-13)
- Legal descriptions for each easement (metes and bounds description) prepared by LRC Group, Cromwell, CT
- An easement map (drawings ES-1, ES-2 and ES-3) entitled "Proposed Easement Plan Prepared for Page Farm, LLC, State Route 55 & Page Park Drive Town of Poughkeepsie Dutchess County, New York", scale 1"=100' dated 5/20/2022, revised 8/19/25 and 12/5/25 – prepared by LRC Group
- Easement documents prepared by the law firm of Van DeWater & Van DeWater, Poughkeepsie NY

Please contact this office with any questions.

FISCAL IMPACT STATEMENT

☑ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ 0

Total Current Year Revenue $ 0
and Source

Source of County Funds *(check one)*: ☐ Existing Appropriations, ☐ Contingency,
☐ Transfer of Existing Appropriations, ☐ Additional Appropriations, ☑ Other *(explain)*.

Identify Line Items(s):
(See Attached)

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

Net County Cost (this year): $0
Over Five Years: $0

Additional Comments/Explanation:
The Department is seeking authorization for the County Executive to sign easements between the County and multiple property owners within the Page Corporate Park, Rte 55 in the Town of Poughkeepsie, NY.

Prepared by: Robert H. Balkind, P.E. x2085 Prepared On: 12/11/25

Dut pdf

Summary of Proposed Easements Between County of Dutchess and Page Corporate Park Property Owners

	DWG ES-3 Easement No.	FEE Owner (Grantor)	Grantor Property Reference No.	Grantor's Tax Parcel No.	Easement Area (SF)	Easement in Favor of (Grantee)	Grantee Property Reference No.	Easement Type	Purpose of Easement
1	P-2	COUNTY OF DUTCHESS	Q	134689-6262-03-230130	15,219	H.G.P. REALTY CORPORATION PAGE PARK ASSOCIATES, LLC PAGE PARK ASSOCIATES, LLC HENRY G. PAGE, JR., JOHN PAGE and WILLIAM PAGE, Trustees of the HENRY G. PAGE, SR. GRANDCHILDREN'S TRUST H.G.P. REALTY CORPORATION BUILDING 932, LLC HMP60, LLC PAGE FIVE, LLC H.G.P. REALTY CORPORATION 41 PAGE PARK DRIVE, LLC 55 PAGE PARK DRIVE, LLC HENRY G. PAGE, JR., JOHN PAGE and WILLIAM PAGE, Trustees of the HENRY G. PAGE, SR. GRANDCHILDREN'S TRUST	A B C D E F H I J K L R	PE	For Access and Existing & Proposed Utilities Over Land of The County of Dutchess
2	P-3	HMP60, LLC	H	134689-6261-04-629485	11,163	COUNTY OF DUTCHESS	Q	PE	For Access Over Land of HMP60, LLC
3	P-4	HENRY G. PAGE, JR., JOHN PAGE and WILLIAM PAGE, Trustees of the HENRY G. PAGE, SR. GRANDCHILDREN'S TRUST	R	134689-6261-02-600515	29,729	COUNTY OF DUTCHESS	Q	PE	For Access Over Land of Henry G. Page, Sr. Grandchildren's Trust
4	P-5	COUNTY OF DUTCHESS	Q	134689-6262-03-230130	24,999	H.G.P. REALTY CORPORATION PAGE PARK ASSOCIATES, LLC PAGE PARK ASSOCIATES, LLC HENRY G. PAGE, JR., JOHN PAGE and WILLIAM PAGE, Trustees of the HENRY G. PAGE, SR. GRANDCHILDREN'S TRUST H.G.P. REALTY CORPORATION BUILDING 932, LLC HMP60, LLC PAGE FIVE, LLC H.G.P. REALTY CORPORATION 41 PAGE PARK DRIVE, LLC 55 PAGE PARK DRIVE, LLC HENRY G. PAGE, JR., JOHN PAGE and WILLIAM PAGE, Trustees of the HENRY G. PAGE, SR. GRANDCHILDREN'S TRUST	A B C D E F H I J K L R	PE	For Access and Existing & Proposed Utilities Over Land of The County of Dutchess
5	P-6	PAGE FIVE, LLC	I	134689-6261-02-585508	2,161	COUNTY OF DUTCHESS	Q	PE	For Access Over the Land of Page Five, LLC
6	P-7	COUNTY OF DUTCHESS	Q	134689-6262-03-230130	69,205	HMP60, LLC PAGE FIVE, LLC	H I	PE PE	For Existing & Proposed Utilities Over Land of The County of Dutchess
7	P-10	PAGE PARK ASSOCIATES, LLC	B	134689-6261-04-601449	7,894	COUNTY OF DUTCHESS	Q	PE	For Access Over Land of Page Park Associates
8	P-11	H.G.P. REALTY CORPORATION	J	134689-6261-02-536543	1,868	COUNTY OF DUTCHESS	Q	PE	For Access Over Land of H.G.P. Realty Corporation
9	P-13	COUNTY OF DUTCHESS	Q	134689-6262-03-230130	3,058	H.G.P. REALTY CORPORATION	J	PE	Utility Easement Over Land of The County of Dutchess

Legal Description
Proposed Easement "P-2"
For Access and Existing & Proposed Utilities
Over Land of The County of Dutchess
Town of Poughkeepsie, New York

A certain piece or parcel of land shown as Proposed Easement "P-2" on a map entitled "Proposed Easement Plan Prepared for Page Farm, LLC, State Route 55 & Page Park Drive Town of Poughkeepsie Dutchess County, New York", scale 1"=100' dated October 22, 2021, revised August 19, 2025 – prepared by LRC Group and being further bounded and described as follows;

Beginning at the southeasterly corner of the herein described easement, said point being on the division line of lands now or formerly of The County of Dutchess, as described in Book 1666 of Deeds at Page 184, on the north, and lands now or formerly of Page Park Associates, as described in Book 1502 of Deeds at Page 601, on the south, said point also being S 53°28'14" E 38.82 feet from the northwesterly corner of said lands of Page Park Associates;
Thence along said division line, in part, and along the division line of said lands of The County of Dutchess, on the north, and other lands now or formerly of Page Park Associates, as described in Book 1991 of Deeds at Page 31, on the south, N 53°28'14" W 44.00 feet and N 59°13'44" W 73.27 feet to the southwesterly corner of the herein described easement;
Thence through said lands of The County of Dutchess, N 30°11'57" E 118.68 feet to a point on the division line of said lands of The County of Dutchess, on the south, and lands now or formerly of HMP60, LLC, as described in Deed Document No. 02-2019-510, on the north, said point being the northwesterly corner of the herein described easement;
Thence along said division line, S 64°12'19" E 66.35 feet and S 54°44'43" E 64.81 feet to the northeasterly corner of the herein described easement;
Thence through said lands of The County of Dutchess, S 36°31'46" W 124.40 feet to the point or place of beginning.

Containing 0.35 AC. or 15,219 S.F.

John F. Wagenblatt, L.S.
NY L.S. 50,547, August 19, 2025

Legal Description
Proposed Easement "P-5"
For Access and Existing & Proposed Utilities
Over Land of The County of Dutchess
Page Park Drive
Town of Poughkeepsie, New York

A certain piece or parcel of land shown as Proposed Easement "P-5" on a map entitled "Proposed Easement Plan Prepared for Page Farm, LLC, State Route 55 & Page Park Drive Town of Poughkeepsie Dutchess County, New York", scale 1"=100', dated October 22, 2021, revised August 19, 2025– prepared by LRC Group and being further bounded and described as follows;

Beginning at a point on the division line of lands now or formerly of The County of Dutchess, as described in Book 1666 of Deeds at Page 184, on the south, and lands now or formerly of H.G.P. Realty Corporation, as described in Book 958 of Deeds at Page 415 (Parcel 2), on the north, said point being N 64°12'19" W 69.06 feet from the southeasterly corner of said lands of H.G.P. Realty Corporation, said point also being the northwesterly corner of the herein described easement;
Thence along said division line, in part, and along the division line of said lands of The County of Dutchess, on the south, and lands now or formerly of Page Five, LLC, as described in Deed Document No. 02-2001-9569, on the north, S 64°12'19" E 250.00 feet to the northeasterly corner of the herein described easement;
Thence through said lands of The County of Dutchess, S 25°47'41" W 100.00 feet to a point on the division line of said lands of The County of Dutchess, on the north, and lands now or formerly of H.G.P. Realty Corporation, as described in Book 958 pf Deeds at Page 415 (Parcel 1), on the south, said point being the southeasterly corner of the herein described easement;
Thence along said division line, N 64°12'19" W 250.00 feet to the southwesterly corner of the herein described easement;
Thence through said lands of The County of Dutchess, N 25°47'41" E 100.00 feet to the point or place of beginning.

Containing 0.57 AC. or 24,999 S.F.

John F. Wagenblatt, L.S.
NY L.S. 50,547, August 19, 2025

Legal Description
Proposed Easement "P-6"
For Access Over Land of The County of Dutchess
Page Park Drive
Town of Poughkeepsie, New York

A certain piece or parcel of land shown as Proposed Easement "P-6" on a map entitled "Proposed Easement Plan Prepared for Page Farm, LLC, State Route 55 & Page Park Drive Town of Poughkeepsie Dutchess County, New York", scale 1"=100', dated October 22, 2021, revised August 19, 2025, prepared by LRC Group and being further bounded and described as follows;

Beginning at a point on the division line of lands now or formerly of Page Five, LLC, as described in Deed Document No. 02-2001-9569, on the east, and lands now or formerly of H.G.P. Realty Corporation, as described in Book 958 of Deeds at Page 415 (Parcel 2), on the west, said point being N 26°52'50" E 29.00 feet from the southwesterly corner of said lands of Page Five, LLC;
Thence along said division line, N 26°52'50" E 58.73 feet to the northerly most corner of the herein described easement;
Thence through said lands of Page Five, LLC, S 01°59'50" E 46.27 feet and S 18°32'54" E 65.42 feet to a point on the division line of said lands of Page Five, LLC, on the north, and lands now or formerly of The County of Dutchess, as described in Book 1666 of Deeds at Page 184, on the south, said point being the easterly most corner of the herein described easement;
Thence along said division line, N 64°12'19" W 39.14 feet to a point being S 64°12'19" E 29.82 feet from the southwesterly corner of said lands of Page Five, LLC;
Thence through said lands of Page Five, LLC, N 19°28'45" W 41.20 feet to the point or place of beginning.

Containing 0.05 AC. or 2,161 S.F.

John F. Wagenblatt, L.S.
NY L.S. 50,547, August 19, 2025

Legal Description
Proposed Easement "P-7"
For Proposed & Existing Utilities
Over Land of The County of Dutchess
Town of Poughkeepsie, New York

A certain piece or parcel of land shown as Proposed Easement "P-7" on a map entitled "Proposed Easement Plan Prepared for Page Farm, LLC, State Route 55 & Page Park Drive Town of Poughkeepsie Dutchess County, New York", scale 1"=100', dated October 22, 2021, revised August 19, 2025– prepared by LRC Group and being further bounded and described as follows;

Beginning at the northwesterly corner of the herein described easement, said point being on the division line of lands now or formerly of The County of Dutchess, as described in Book 1666 of Deeds at Page 184, on the south, and lands now or formerly of Page Five, LLC, as described in Deed Document No. 02-2001-9569, on the north, said point also being S 64°12'19" E 180.94 feet from the southwesterly corner of said lands of Page Five, LLC;
Thence along said division line, S 64°12'19" E 667.96 feet to the northeasterly corner of the herein described easement;
Thence through said lands of The County of Dutchess, S 30°11'57" W 118.68 feet to a point on the division line of said lands of The County of Dutchess, on the north, and lands now or formerly of Page Park Associates, as described in Book 1991 of Deeds at Page 31, on the south, said point being the southeasterly corner of the herein described easement;
Thence along said division line, in part, and along the division line of said lands of The County of Dutchess, on the north, and lands now or formerly of H.G.P. Realty Corporation, as described in Book 958 of Deeds at Page 415 (Parcel 1), on the south, along a non-tangent curve to the left having a radius of 5672.65 feet, an arc length of 456.04 feet, and a chord bearing and distance of N 61°54'07" W 455.92 feet, N 64°10'29" W 9.34 feet, and N 64°12'19" W 193.96 feet to the southwesterly corner of the herein described easement;
Thence through said lands of The County of Dutchess, N 25°47'41" E 100.00 feet to the point or place of beginning.

Containing 1.59 AC. or 69,205 S.F.

John F. Wagenblatt, L.S.
NY L.S. 50,547, August 19, 2025

Land Resource Consultants, Inc.
LRC Engineering & Surveying, P.C.
LRC Environmental Services, Inc.
LRC Engineering and Surveying, LLC

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Legal Description
Proposed Easement "P-10"
Access Easement Over Land of Page Park Associates
Page Park Drive
Town of Poughkeepsie, New York

A certain piece or parcel of land shown as Proposed Easement "P-10" on a map entitled "Proposed Easement Plan Prepared for Page Farm, LLC, State Route 55 & Page Park Drive Town of Poughkeepsie Dutchess County, New York", scale 1"=100', dated October 22, 2021, revised August 19, 2025 – prepared by LRC Group and being further bounded and described as follows;

Beginning at a point on the northerly road line of State Highway Route 55, said point being S 64°39'50" E 83.24 feet from the southwesterly corner of lands now or formerly of Page Park Associates, as described in Book 1991 of Deeds at Page 31, said point being the southwesterly corner of the herein described easement;
Thence through said lands of Page Park Associates, N 24°06'44" E 79.64 feet, along a curve to the left having a radius of 55.00 feet, an arc length of 43.40 feet, and a chord bearing and distance N 01°30'26" E 42.28 feet, and N 21°05'51" W 38.32 feet to a point on the division line of said lands of Page Park Associates, on the south, and lands now or formerly of H. G. P. Realty Corporation, as described in Book 958 of Deeds at Page 415 (Parcel 1) on the north, said point being the northwesterly corner of the herein described easement;
Thence along said division line, S 62°49'10" E 52.58 feet and N 25°35'46" E 20.62 feet to the northeasterly corner of the herein described easement;
Thence through said lands of Page Park Associates, S 21°05'51" E 13.22 feet, along a curve to the right having a radius of 105.00 feet, an arc length of 82.85 feet, and a chord bearing and distance S 01°30'26" W 80.72 feet, and S 24°06'44" W 79.85 feet to a point on the northerly road line of State Highway Route 55, said point being the southeasterly corner of the herein described easement;
Thence along the northerly road line of State Highway Route 55, N 65°53'16" W 40.20 feet and N 64°39'50" W 9.81 feet to the point or place of beginning.

Containing 0.18 AC. or 7,894 S.F.

John F. Wagenblatt, L.S.
NY L.S. 50,547, August 19, 2025

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Legal Description
Proposed Easement "P-11"
For the County of Dutchess for Access and Utility Easement For Dutchess County Water & Wastewater Lift Station
Over Land of H. G. P. Realty Corporation
Town of Poughkeepsie, New York

A certain piece or parcel of land shown as Proposed Easement "P-11" on a map entitled "Proposed Easement Plan Prepared for Page Farm, LLC, State Route 55 & Page Park Drive Town of Poughkeepsie Dutchess County, New York", scale 1"=100', dated October 22, 2021, revised August 19, 2025 – prepared by LRC Group and being further bounded and described as follows;

Beginning at the southeasterly corner of lands now or formerly of H. G. P. Realty Corporation, as described in Book 958 of Deeds at Page 415 (Parcel 2), said point being on the northerly line of lands now or formerly of The County of Dutchess, as described in Book 1666 of Deeds at Page 184, said point also being the southeasterly corner of the herein described parcel;
Thence along the division line of said lands of H. G. P. Realty Corporation, on the north, and said lands of The County of Dutchess, on the south, N 64°10'36" W 62.00 feet to the southwesterly corner of the herein described easement;
Thence through said lands of H. G. P. Realty Corporation, N 25°49'24" E 30.00 feet and S 64°10'36" E 62.55 feet to the northeasterly corner of the herein described easement;
Thence along the division line of said lands of H. G. P. Realty Corporation, on the west, and lands now or formerly of Page Five, LLC, as described in Deed Document No. 02-2001-9569, on the east, S 26°52'50" W 30.01 feet to the point or place of beginning.

Containing 0.04 AC. or 1,868 S.F.

John F. Wagenblatt, L.S.
NY L.S. 50,547, August 19, 2025

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Legal Description
Proposed Easement "P-13"
Utility Easement Over Land of The County of Dutchess
Town of Poughkeepsie, New York

A certain piece or parcel of land shown as Proposed Easement "P-13" on a map entitled "Proposed Easement Plan Prepared for Page Farm, LLC, State Route 55 & Page Park Drive Town of Poughkeepsie Dutchess County, New York", scale 1"=100', dated October 22, 2021, revised August 19, 2025 – prepared by LRC Group and being further bounded and described as follows;

Beginning at a point on the division line of lands now or formerly of The County of Dutchess, as described in Book 1666 of Deeds at Page 184, on the north, and lands now or formerly of H. G. P. Realty Corporation, as described in Book 958 of Deeds at Page 415 (Parcel 1), on the south, said point being S 64°12'19" E 144.71 feet from the northwesterly corner of said lands of H. G. P. Realty Corporation, said point also being the southwesterly corner of the herein described easement;
Thence through said lands of The County of Dutchess, N 36°56'04" E 101.92 feet to a point on the division line of said lands of The County of Dutchess, on the south, and other lands now or formerly of H. G. P. Realty Corporation, as described in Book 958 of Deeds at Page 415 (Parcel 2), on the north, said point being the northwesterly corner of the herein described easement;
Thence along said division line, S 64°12'19" E 30.58 feet to the northeasterly corner of the herein described easement;
Thence through said lands of The County of Dutchess, S 36°56'04" W 101.92 feet to a point on the division line of said lands of The County of Dutchess, on the north, and said lands of H. G. P. Realty Corporation (Parcel 1), on the south, said point being the southeasterly corner of the herein described easement;
Thence along said division line, N 64°12'19" W 30.58 feet to the point or place of beginning.

Containing 0.07 AC. or 3,058 S.F.

John F. Wagenblatt, L.S.
NY L.S. 50,547, August 19, 2025

Land Resource Consultants, Inc.
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LRC Engineering and Surveying, LLC

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EASEMENTS

Easements granted this 8th day of December, 2025 by **PAGE PARK ASSOCIATES, LLC,** a New York limited liability company, f/n/a Page Park Associates, a partnership, having an address 85 Civic Center Plaza, Suite LL2, Poughkeepsie, New York 12601 ("**PAGE PARK**"), **PAGE FIVE, LLC,** a New York limited liability company having an address 85 Civic Center Plaza, Suite LL2, Poughkeepsie, New York 12601 ("**PAGE FIVE**") and **H.G.P. REALTY CORPORATION,** a New York corporation having an office 360 Manchester Road, Poughkeepsie, New York 12603 ("**HGP**"), (each a "**Grantor**" and collectively the "**Grantors**"), to the **COUNTY OF DUTCHESS,** a municipal corporation with offices at 22 Market Street, Poughkeepsie, New York 12601 (the "**COUNTY**").

RECITALS

A. PAGE PARK is the fee owner of a parcel of improved real property consisting of approximately 4.17 acres located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6261-04-601449-0000 on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated February 15, 1997 made by William H. Page to Page Park and recorded on February 27, 1997 in the Dutchess County Clerk's Office in Liber 1991 Page 31 ("**Parcel B**"); and

B. PAGE FIVE is the fee owner of a parcel of improved real property consisting of approximately 3.69 acres located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6261-02-585508-0000 on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated November 5, 2001 made by Page Park Associates and Helen Page to Page Five and recorded on November 8, 2001 in the Dutchess County Clerk's Office in Document No. 02-2001-9569 ("**Parcel I**"); and

C. HGP is the fee owner of a parcel of improved real property consisting of approximately 5.39 acres located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6261-04-536543-0000 on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated November 1, 1957 made by Henry G. Page and Josephine Page to HGP and recorded on November 15, 1957 in the Dutchess County Clerk's Office in Liber 958 Page 415 ("**Parcel J**"); and

D. The COUNTY is the fee owner of a parcel of partially improved real property consisting of approximately 57.81 acres (3.6 miles) located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6262-03-230130-0000 on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated March 21, 1985 made by Consolidated Rail Corporation to the County and recorded on April 25, 1985 in the Dutchess County Clerk's Office in Liber 1666 Page 184 ("**Parcel Q**"); and

E. Parcel J, Parcel B, Parcel I, and Parcel Q (collectively, the "Property") are shown as Lot ID# J, Lot ID#B, Lot ID# I, and Lot ID# Q, respectively, on that certain Proposed Easement Plan Prepared for Page Farm, LLC, State Route 55 and Page Park Drive, Town of Poughkeepsie, Dutchess County, New York dated May 20, 2022 and last revised on December 5, 2025, prepared by LRC Group and filed on _____, 2025 in the Dutchess County Clerk's Office as Filed Map No. _____ (the "Easement Plan") and the easements herein granted are depicted as Easement ID#

P-6, Easement ID# P-10, and Easement ID# P-11 on the Easement Plan; and

F. The parties wish to establish easements in favor of the COUNTY certain portions of Parcel B, Parcel I and Parcel J to provide the COUNTY with access to and from Parcel Q.

NOW THEREFORE, for one dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors hereby grant and convey to the COUNTY the following easements:

1. PAGE PARK hereby grants to the COUNTY a non-exclusive easement and right of way for ingress and egress, vehicular and pedestrian, on, over and through the portion of Parcel B shown on the Easement Plan and more particularly described in Schedule P-1 to and from Parcel Q.

2. Intentionally omitted.

3. Intentionally omitted.

4. PAGE FIVE hereby grants to the COUNTY (a) a non-exclusive easement and right of way for ingress and egress, vehicular and pedestrian, on, over and through the portion of Parcel I shown on the Easement Plan and more particularly described in Schedule P-6 to and from Parcel Q and (b) an easement for the operation, maintenance and repair of same.

5. PAGE PARK hereby grants to the COUNTY a non-exclusive easement and right of way for ingress and egress, vehicular and pedestrian, on, over and through the portion of Parcel B shown on the Easement Plan and more particularly described in Schedule P-10 to and from Parcel Q.

6. HGP hereby grants to the COUNTY a non-exclusive easement and right of way for ingress and egress, vehicular and pedestrian, on, over and through the portion of Parcel J shown on the Easement Plan and more particularly described in Schedule P-11 to and from Parcel Q.

7. The easements herein granted shall run with Parcel B, Parcel I, and Parcel J and continue in perpetuity, benefit and burden each Parcel as applicable, and inure to the benefit of the COUNTY and its successors and assigns.

8. Any plans for future development of or construction upon the Property which development or construction is reasonably likely to significantly increase the intensity or change the character of traffic upon Parcel Q shown on the Easement Plan or result in other significant material changes to the nature of traffic involving Parcel Q, shall be submitted to the County together with a Traffic Impact Study, for the County's review, comment and written approval, which approval shall not be unreasonably withheld, delayed or conditioned, provided that the plans provide for the reasonable mitigation of impacts acceptable to the County, allowing County to maintain its safe operations of the Dutchess Rail Trail, and that such reasonable mitigation measures are implemented and maintained by Grantors. A significant increase in intensity shall be deemed to be an increase in truck traffic volume over Parcel Q which is twenty-five percent or more of the truck traffic existing at the time

of execution of this Easement, and/or a twenty-five percent or more increase of all vehicle traffic volume over Parcel Q compared to the volume of all traffic existing at the time of execution of this Easement. The County shall measure, record, and transmit to Grantors existing truck and general vehicle volumes within ninety (90) days of execution of this Easement. Said general vehicle and truck volume records shall be used for comparative purposes when determining if future traffic volumes are significant as defined herein.

9. Any plans for proposed utility installations involving Parcel Q not in existence at the time of this instrument shall first be provided to the County for review, comment, and written approval to proceed, which approval shall not be unreasonably withheld, delayed or conditioned. All approved plans for utility installations shall maintain a fourteen foot (14') overhead clearing. Grantor(s) shall ensure that any such utility installations comply with all Federal, State and local laws, and Grantor(s) shall assume all cost and expense and responsibility in connection therewith, without any liability whatsoever on the part of the County. No such new installations shall create a material or permanent disruption to rights to use the surface of the Easement Areas for their intended purpose.

10. Notices, demands, statements or other communications required or permitted under this instrument shall be in writing and shall be deemed to be properly given if sent by certified or registered mail, return receipt requested, or by nationally recognized overnight courier service, or by hand delivery at the following address:

    If to the COUNTY: County of Dutchess, 22 Market Street, Poughkeepsie, New York 12601 Attention: Legal Department
    If to the Grantors or a Grantor: the address of the Grantee(s) set forth at the top of page 1 of this instrument

    Any such notice, demand, statement, or other communication shall be deemed to have been given or made (1) upon delivery, if hand delivered, (ii) upon receipt or refusal of delivery after mailing, if mailed, postage paid, certified or registered mail, and (iii) upon receipt or refusal of delivery, if delivered, charges prepaid or charged to sender, by a nationally recognized overnight courier service. Any of the above addresses may be changed at any time by notice given as provided above.

11. (A) The COUNTY shall at all times maintain comprehensive general liability insurance with broad form coverage on an occurrence form basis, naming Grantors as an additional insured, against all claims on account of bodily injury, personal injury, death and/or property damage that arise from events, accidents, incidents or occurrences upon or about the Easements granted herein. The policy of insurance shall provide minimum coverage of one million and 00/100 Dollars ($2,000,000.00) on a combined single limit with respect to one accident or occurrence with a minimum $5,000,000 annual aggregate. The policy of insurance shall also contain a broad or blanket form contractual liability endorsement covering the COUNTY'S obligations under Section 12(A) below.

    (B) The Grantors shall at all times maintain comprehensive general liability insurance with broad form coverage on an occurrence form basis, naming the COUNTY as an additional insured, against all claims on account of bodily injury, personal injury, death

and/or property damage that arise from events, accidents, incidents or occurrences upon or about the Easements granted herein. The policy of insurance shall provide minimum coverage of one million and 00/100 Dollars ($2,000,000.00) on a combined single limit with respect to one accident or occurrence with a minimum $5,000,000 annual aggregate. The policy of insurance shall also contain a broad or blanket form contractual liability endorsement covering the Grantors' obligations under Section 12(B) below.

12. (A) The COUNTY shall defend, indemnify, and hold harmless the Grantors from and against all claims, actions, proceedings, liabilities, damages, losses, and expenses, including, without limitation, reasonable attorney's fees, arising out of or in connection with the use of Parcel Q by third parties as a public walkway, or the County's ownership, maintenance, use or operation of Parcel Q. Notwithstanding the preceding sentence, the COUNTY shall have no duty to provide defense and indemnification or hold a Grantor harmless hereunder if the event which gave rise to the claim, action, proceeding, etc., was caused by the sole negligence of a Grantor or a person acting on a Grantor's behalf.

    (B) Each Grantor shall defend, indemnify, and hold harmless the COUNTY from and against all claims, actions, proceedings, liabilities, damages, losses, and expenses, including, without limitation, reasonable attorney's fees, arising out of or in connection with the exercise of a Grantor's rights within Easement Area P-1, Easement Area P-6, Easement Area P-10, or Easement Area P-11or elsewhere on a Parcel within the Property which is owned by the Grantor. Notwithstanding the preceding sentence, a Grantor shall have no duty to provide defense and indemnification or hold the COUNTY harmless hereunder if the event which gave rise to the claim, action, proceeding, etc., was caused by the sole negligence of the COUNTY or a person acting on the COUNTY'S behalf.

13. The Grantors reserve the rights to grant and convey water and wastewater utility easements over, on, under and through the easement areas herein described to a water-works corporation and a sewage-works corporation to be formed pursuant to the Transportation Corporation Law of the State of New York to own, operate, maintain, repair, replace and inspect water and wastewater utilities and infrastructure for the purpose of providing water and wastewater service to each of the Parcels shown on the Easement Plan. Such easements shall contain provisions that the exercise of rights thereunder shall not materially interfere with or permanently disrupt the COUNTY'S rights to use the surface of the Easement Areas for their intended purpose. All utilities installed over, on, under and through the Easement Areas herein, whether existing at the execution of this Easement or installed later by the Grantor or a transportation corporation, shall be the responsibility of the Grantor(s) to manage, operate, maintain and repair in a manner that does not materially or permanently interfere with the COUNTY'S rights to use the surface of the Easement Areas for its intended purpose. If the County modifies any portion of its rail trail on Parcel Q, the owner(s)/operator(s) must adjust their utilities within, over or under the Easements granted herein at their own expense in order to allow the County's continued intended use of Parcel Q. Notice of any such water and wastewater utility easements granted and conveyed by Grantors shall be given to the COUNTY at the time of such grants.

14. This instrument shall be governed by and construed in accordance with the laws of the State of New York.

The rest of this page has been left blank intentionally.

In witness whereof, the Grantors have executed this instrument as of the date first set forth above.

PAGE PARK ASSOCIATES, LLC

BY: _____
Name: Jason Page
Title: Manager

PAGE FIVE, LLC

BY: _____
Name: Jason Page
Title: Managing Member

H.G.P. REALTY CORPORATION

BY: _____
Name:
Title:

State of New York)
SS.:
County of Dutchess)

On December , 2025 before me, the undersigned, personally appeared **Jason Page**, 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 executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

State of New York)
SS.:
County of Dutchess)

On December _, 2025 before me, the undersigned, personally appeared, 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 executed the same in his capacity, and that by his

signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

RECORD AND RETURN TO:

Schedule P-6

Schedule P-10

Schedule P-11

EASEMENTS

Easements granted on the 8th day of December, 2025 by the **COUNTY OF DUTCHESS**, a municipal corporation with offices at 22 Market Street, Poughkeepsie, New York 12601 (the "**COUNTY**") to **H.G.P. REALTY CORPORATION,** a New York corporation having an office 360 Manchester Road, Poughkeepsie, New York 12603 ("**HGP**"), **PAGE PARK ASSOCIATES, LLC,** a New York limited liability company, f/n/a Page Park Associates, a partnership, having an address 85 Civic Center Plaza, Suite LL2, Poughkeepsie, New York 12601 ("**PAGE PARK**"), **HENRY G. PAGE, JR., JOHN PAGE and WILLIAM PAGE, Trustees of the HENRY G. PAGE, SR. GRANDCHILDREN'S TRUST**, having an address at 360 Manchester Road, Poughkeepsie, New York 12603 ("**HGP TRUST**"), **BUILDING 932 LLC,** a New York limited liability company having an office at 1456 Route 55, LaGrangeville, New York 12540 ("**BUILDING 932**"), **HMP60 LLC,** a New York limited liability company having an office at 189 Freedom Road, Pleasant Valley, New York 12569 ("**HMP60**"), **PAGE FIVE, LLC,** a New York limited liability company having an address 85 Civic Center Plaza, Suite LL2, Poughkeepsie, New York 12601 ("**PAGE FIVE**"), **41 PAGE PARK DRIVE LLC,** a New York limited liability company having an office at 66 Firemens Way, Poughkeepsie, New York 12603 ("**41 PAGE PARK DRIVE**"), and **55 PAGE PARK DRIVE LLC,** a New York limited liability company having an office at 66 Firemens Way, Poughkeepsie, New York 12603 ("**55 PAGE PARK DRIVE**") (individually, a "Grantee" and collectively, the "Grantees").

RECITALS

A. The COUNTY is the fee owner of a parcel of partially improved real property consisting of approximately 57.81 acres (3.6 miles) located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6262-03-230130-0000 on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated March 21, 1985 made by Consolidated Rail Corporation to the County and recorded on April 25, 1985 in the Dutchess County Clerk's Office in Liber 1666 Page 184 ("**Parcel Q**");

B. HGP is the fee owner of (i) a parcel of improved real property consisting of approximately 6.57 acres located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6261-04-533485-0000 on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated November 1, 1957 made by Henry G. Page and Josephine Page to HGP and recorded on November 15, 1957 in the Dutchess County Clerk's Office in Liber 958 Page 415 ("**Parcel A**"), (ii) a parcel of unimproved real property consisting of approximately 3.62 acres located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6261-04-669481on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated November 30, 1977 made by HGP to HGP and recorded on February 23, 1978 in the Dutchess County Clerk's Office in Liber 1476 Page 720 ("**Parcel E**"), and (iii) a parcel of improved real property consisting of approximately 5.38 acres located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6261-04-536543-0000 on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated November 1, 1957 made by Henry G. Page and Josephine Page to HGP and recorded on November 15, 1957 in the Dutchess County Clerk's Office in Liber 958 Page 415 ("**Parcel J**"); and

C. PAGE PARK is the fee owner of (i) a parcel of improved real property consisting of approximately 4.17 acres located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6261-04-601449-0000 on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated February 15, 1997 made by William H. Page to Page Park and recorded on February 27, 1997 in the Dutchess County Clerk's Office in Liber 1991 Page 31 ("**Parcel B**") and (ii) a parcel of unimproved real property consisting of approximately 1.45 acres located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6261-04-650432-0000 on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated January 26, 1979 made by William H. Page to Page Park and recorded on February 22, 1979 in the Dutchess County Clerk's Office in Liber 1502 Page 601 ("**Parcel C**"); and

D. HGP TRUST Is the fee owner of (i) a parcel of unimproved real property consisting of approximately 0.67 acres located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6261-04-665454-0000 on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated January 26, 2006 made by Estate of Henry G. Page, Sr. to HGP Trust and recorded on February 1, 2006 in the Dutchess County Clerk's Office in Document No. 02-2006-1004 ("**Parcel D**") and (ii) a parcel of unimproved real property consisting of approximately 0.98 acres located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6261-02-600515-0000 on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated January 26, 2006 made by Estate of Henry G. Page, Sr. to HGP Trust and recorded on February 1, 2006 in the Dutchess County Clerk's Office in Document No. 02-2006-1004 ("**Parcel R**"); and

E. BUILDING 932 is the fee owner of a parcel of improved real property consisting of approximately 3.73 acres located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6261-02-637518-0000 on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated August 25, 2005 made by Page Development, L.P. to Building 932, LLC and recorded on September 14, 2005 in the Dutchess County Clerk's Office in Document No. 02-2005-8206 ("**Parcel F**");

F. HMP60 is the fee owner of a parcel of improved real property consisting of approximately 1.75 acres located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6261-04-629485-0000 on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated January 14, 2019 made by Helen M. Page to HMP60 and recorded on January 18, 2019 in the Dutchess County Clerk's Office in Document No. 02-2019-510 ("**Parcel H**"); and

G. PAGE FIVE is the fee owner of a parcel of improved real property consisting of approximately 3.69 acres located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6261-02-585508-0000 on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated November 5, 2001 made by Page Park Associates and Helen Page to Page Five and recorded on November 8, 2001 in the Dutchess County Clerk's Office in Document No. 02-2001-9569 ("**Parcel I**"); and

H. 41 PAGE PARK DRIVE is the fee owner of a parcel of improved real property consisting of approximately 5.27 acres located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6261-02-590555-0000 on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated October 31, 2019

made by Estate of Henry G. Page, Jr. to 41 Page Park Drive and recorded on November 26, 2019 in the Dutchess County Clerk's Office in Document No. 02-2019-7789 ("**Parcel K**"); and

I. 55 PAGE PARK DRIVE is the fee owner of a parcel of improved real property consisting of approximately 4.24 acres located in the Town of Poughkeepsie, County of Dutchess and State of New York identified as tax map number 134689-6261-02-625547-0000 on the Tax Map of the Town of Poughkeepsie and more particularly described in that certain deed dated January 15, 2019 made by Estate of Henry G. Page, Jr. to 55 Page Park Drive and recorded on January 30, 2019 in the Dutchess County Clerk's Office in Document No. 02-2019-783 ("**Parcel L**"); and

J. Parcel Q, Parcel A, Parcel E, Parcel J, Parcel B, Parcel C, Parcel D, Parcel R, Parcel F, Parcel H, Parcel I, Parcel K and Parcel L (collectively, the "Property") are shown as Lot ID# Q, Lot ID# A, Lot ID# E, Lot ID# J, Lot ID# B, Lot ID# Q ID# C, Lot ID#D, Lot ID# R, Lot ID# F, Lot ID# H, Lot ID# I, Lot ID# K, and Lot ID# L, respectively, on that certain Proposed Easement Plan Prepared for Page Farm, LLC, State Route 55 and Page Park Drive, Town of Poughkeepsie, Dutchess County, New York dated May 20, 2022 and last revised on December 5, 2025 prepared by LRC Group and filed on _____, 2022 in the Dutchess County Clerk's Office as Filed Map No. _____ (the "Easement Plan"); and

K. The parties wish to establish easements in favor of the Grantees over certain portions of Parcel Q as depicted on the Easement Plan for the purposes set forth herein.

NOW THEREFORE, for one dollar and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the County hereby grants and conveys the following non-exclusive easements:

1. (a) A non-exclusive easement and right of way to HGP, PAGE PARK, HGP TRUST, BUILDING 932, HMP60, PAGE FIVE, 41 PAGE PARK DRIVE and 55 PAGE PARK DRIVE for ingress and egress, vehicular and pedestrian, on, over and through the portion of Parcel Q described in Schedule P-2 attached hereto ("Easement Area P-2") and an easement to enter Easement Area P-2 to install, inspect, maintain, repair and replace utility lines serving each Grantee's Parcel, including, but not limited to, sanitary sewers, storm drains, water (fire and domestic), gas, electrical, telephone and communication lines and other subsurface utility lines, and related equipment, accessories and facilities;

   (b) A non-exclusive easement and right of way to HGP, PAGE PARK, HGP TRUST, BUILDING 932, HMP60, PAGE FIVE, 41 PAGE PARK DRIVE and 55 PAGE PARK DRIVE for ingress and egress, vehicular and pedestrian, on, over and through the portion of Parcel Q described in Schedule P-5 attached hereto ("Easement Area P-5") and an easement to enter Easement Area P-5 to install, inspect, maintain, repair and replace utility lines serving each Grantee's Parcel, including, but not limited to, sanitary sewers, storm drains, water (fire and domestic), gas, electrical, telephone and communication lines and other subsurface utility lines, and related equipment, accessories and facilities;

   (c) An easement to HMP60 and PAGE FIVE to enter the portion of Parcel Q described in Schedule P-7 attached hereto ("Easement Area P-7") to install, inspect, maintain, repair

and replace utility lines serving each Grantee's Parcel, including, but not limited to, sanitary sewers, storm drains, water (fire and domestic), gas, electrical, telephone and communication lines and other subsurface utility lines, and related equipment, accessories and facilities;

(d) An easement to HGP to enter the portion of Parcel Q described in Schedule P-13 attached hereto ("Easement Area P-13") to install, inspect, maintain, repair and replace utility lines serving such Grantee's Parcel, including, but not limited to, sanitary sewers, storm drains, water (fire and domestic), gas, electrical, telephone and communication lines and other subsurface utility lines, and related equipment, accessories and facilities;

2. The easements herein granted shall run with Parcel Q, continue in perpetuity, burden Parcel Q, and inure to the benefit of the Grantees, as their interests appear, and their respective successors and assigns. Notwithstanding, the rights of the parties hereunder are subject to the rights and interests set forth in that certain Indenture dated March 21,1985 made by Consolidated Rail Corporation to the County of Dutchess recorded on April 25, 1985, in the Dutchess County Clerk's Office in Liber 1666 of Deeds at page 184.

3. Any plans for future development of or construction upon the Property which development or construction is reasonably likely to significantly increase the intensity of traffic upon Parcel Q shown on the Easement Plan or result in other significant material changes to the nature of traffic involving Parcel Q, shall be submitted to the County together with a Traffic Impact Study, for the County's review, comment and written approval, which approval shall not be unreasonably withheld, delayed or conditioned, provided that the plans provide for the reasonable mitigation of impacts acceptable to the County, allowing it to maintain its safe operations of the Dutchess Rail Trail, and that such reasonable mitigation measures are implemented and maintained by Grantors. A significant increase in intensity shall be deemed to be an increase in truck traffic volume over Parcel Q which is twenty-five percent or more of the truck traffic existing at the time of execution of this Easement, and/or a twenty-five percent or more increase of all vehicle traffic volume over Parcel Q compared to the volume of all traffic existing at the time of execution of this Easement. The County shall measure, record, and transmit to Grantors existing truck and general vehicle volumes within ninety (90) days of execution of this Easement. Said general vehicle and truck volume records shall be used for comparative purposes when determining if future traffic volumes are significant as defined herein.

4. Any plans for proposed utility installations on the Property involving Parcel Q not in existence at the time of this instrument shall first be provided to the County for review, comment, and written approval to proceed, which approval shall not be unreasonably withheld, delayed or conditioned. All approved plans utility installations shall maintain a fourteen foot (14') overhead clearing. Grantee(s) shall ensure that any such utility installations comply with all Federal, State and local laws, and Grantee(s) shall assume all cost and expense and responsibility in connection therewith, without any liability whatsoever on the part of the County. No such new trail installations shall create a material or permanent disruption to the County's use of Parcel Q as a rail trail.

5. The Grantees may grant and convey easements herein granted over, on, under and through Easement Area P-2, Easement Area P-5, Easement Area P-7 and Easement Area P-13 to a water-works corporation and a sewage-works corporation to be formed pursuant to the Transportation Corporation Law of the State of New York to own, operate, maintain, repair, replace and inspect water and wastewater utilities and infrastructure for the purpose of providing water and wastewater service to each of the Parcels shown on the Easement Plan. Such easements shall contain provisions that the exercise of rights thereunder shall not materially interfere with or permanently disrupt the COUNTY'S rights to use the surface of the Easement Areas for their intended purpose. All utilities installed on Parcel Q, whether existing at the execution of this Easement or installed later by the Grantee(s) or a transportation corporation, shall be the responsibility of the Grantee(s) to manage, operate and maintain in a manner that does not materially or permanently interfere with the County's use of Parcel Q. The parties acknowledge that, although unlikely, under certain circumstances it may be necessary or desirable for the County to modify its rail trail on Parcel Q. If the County undertakes such a modification, it will provide to the Grantees plans that identify any existing or future utilities installed on, over, under or through Easement Area P-2, Easement Area P-5, Easement Area P-7 or Easement Area P-13 which are owned and maintained by the Grantees and will interfere with the proposed modification of the rail trail, in which case the Grantees will review the plans and relocate the utilizes at their expense to the extent necessary to accommodate the modifications shown on the plans. Grantees reserve the right to offer alternative design options to the County to avoid relocation of utilities where applicable. Notice of any such water and wastewater utility easements granted by Grantee(s) shall be given to the COUNTY at the time of such grants. Grantee(s) shall require any such corporation(s) to comply with the insurance requirements found in section 7 (B) herein.

6. Notices, demands, statements or other communications required or permitted under this instrument shall be in writing and shall be deemed to be properly given if sent by certified or registered mail, return receipt requested, or by nationally recognized overnight courier service, or by hand delivery at the following address:

   If to the COUNTY: County of Dutchess, 22 Market Street, Poughkeepsie, New York 12601 Attention: Legal Department
   If to the Grantees or a Grantee: the address of the Grantee(s) set forth at the top of page 1 of this instrument

   Any such notice, demand, statement, or other communication shall be deemed to have been given or made (1) upon delivery, if hand delivered, (ii) upon receipt or refusal of delivery after mailing, if mailed, postage paid, certified or registered mail, and (iii) upon receipt or refusal of delivery, if delivered, charges prepaid or charged to sender, by a nationally recognized overnight courier service. Any of the above addresses may be changed at any time by notice given as provided above.

7. (A) The COUNTY shall at all times maintain comprehensive general liability insurance with broad form coverage on an occurrence form basis, naming Grantees as an additional insured, against all claims on account of bodily injury, personal injury, death and/or property damage that arise from events, accidents, incidents or occurrences upon

or about the Easements granted herein. The policy of insurance shall provide minimum coverage of one million and 00/100 Dollars ($2,000,000.00) on a combined single limit with respect to one accident or occurrence with a minimum $5,000,000 annual aggregate. The policy of insurance shall also contain a broad or blanket form contractual liability endorsement covering the County's obligations under Section 8(A) below. The COUNTY shall provide to the Grantees certificates of insurance evidencing that such insurance is in effect.

(B) The Grantees shall at all times maintain comprehensive general liability insurance with broad form coverage on an occurrence form basis, naming the COUNTY as an additional insured, against all claims on account of bodily injury, personal injury, death and/or property damage that arise from events, accidents, incidents or occurrences upon or about the Easements granted herein.. The policy of insurance shall provide minimum coverage of one million and 00/100 Dollars ($2,000,000.00) on a combined single limit with respect to one accident or occurrence with a minimum $5,000,000 annual aggregate. The policy of insurance shall also contain a broad or blanket form contractual liability endorsement covering the Grantees' obligations under Section 8(B) below. The Grantees shall provide to the COUNTY certificates of insurance evidencing that such insurance is in effect.

8. (A) The COUNTY shall defend, indemnify, and hold harmless the Grantees from and against all claims, actions, proceedings, liabilities, damages, losses, and expenses, including, without limitation, reasonable attorney's fees, arising out of or in connection with the use of Parcel Q by third parties as a public walkway, or the County's ownership, maintenance, use or operation of Parcel Q. Notwithstanding the preceding sentence, the COUNTY shall have no duty to provide defense and indemnification or hold a Grantee harmless hereunder if the event which gave rise to the claim, action, proceeding, etc., was caused by the sole negligence of a Grantee or a person acting on a Grantee's behalf.

9. (B) Each Grantee shall defend, indemnify, and hold harmless the COUNTY from and against all claims, actions, proceedings, liabilities, damages, losses, and expenses, including, without limitation, reasonable attorney's fees, arising out of or in connection with the exercise of a Grantee's rights within Easement Area P-2, Easement Area P-5, Easement Area P-7, or Easement Area P-13 or elsewhere on a Parcel within the Property which is owned by the Grantee. Notwithstanding the preceding sentence, a Grantee shall have no duty to provide defense and indemnification or hold the COUNTY harmless hereunder if the event which gave rise to the claim, action, proceeding, etc., was caused by the sole negligence of the COUNTY or a person acting on the COUNTY'S behalf.

10. The COUNTY hereby extinguishes and terminates Easement E-12 shown on the Easement Plan which Easement E-12 is of no further force and effect.

11. This instrument shall be governed by and construed in accordance with the laws of the State of New York.

In witness whereof, the County has executed this instrument as of the date first set forth above.

COUNTY OF DUTCHESS

BY: _____
Name: Sue Serino
Title: County Executive

State of New York)
SS.:
County of Dutchess)

On December , 2025 before me, the undersigned, personally appeared Sue Serino, 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 executed the same in his/her capacity, and that by his/her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

_____
Notary Public

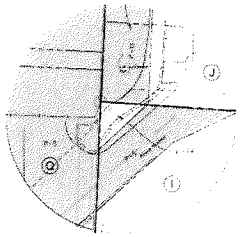
RECORD AND RETURN TO:
Gerard J. Comatos, Esq.
Van DeWater & Van DeWater, LLP
P.O. Box 112
Poughkeepsie, New York 12602

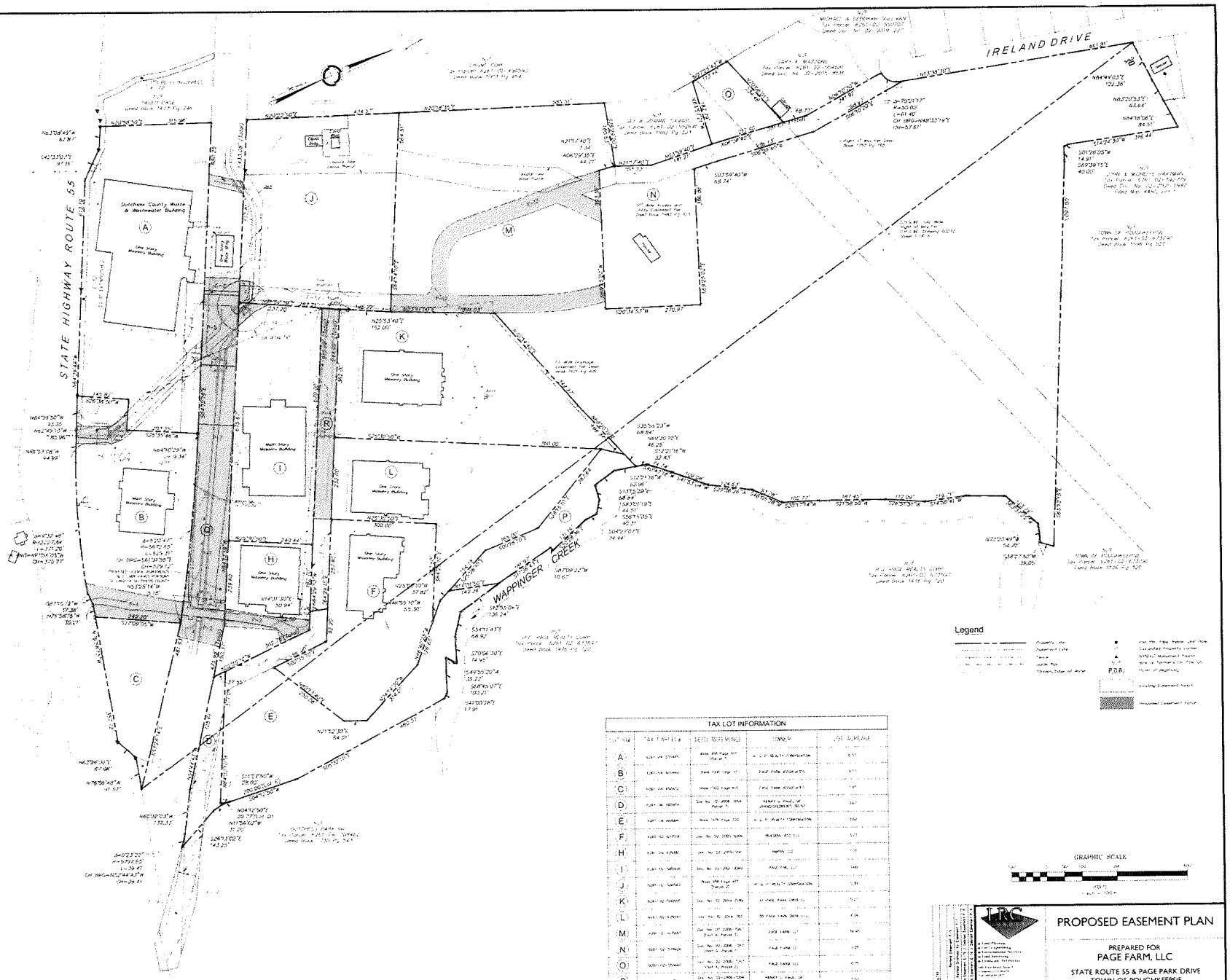
Schedule P-2

Schedule P-5

Schedule P-7

Schedule P-13





Map Notes

Certification

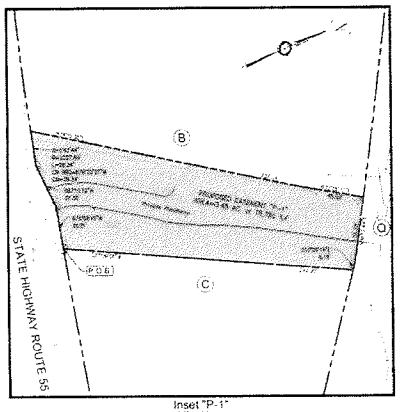
TAX LOT INFORMATION				
LOT KEY	TAX PARCEL #	DEED REFERENCE	OWNER	LOT SUMMARY
A				
B				
C				
D				
E				
F				
H				
I				
J				
K				
L				
M				
N				
O				
P				
Q			THE COUNTY OF DUTCHESS	
R				

PROPOSED EASEMENT PLAN

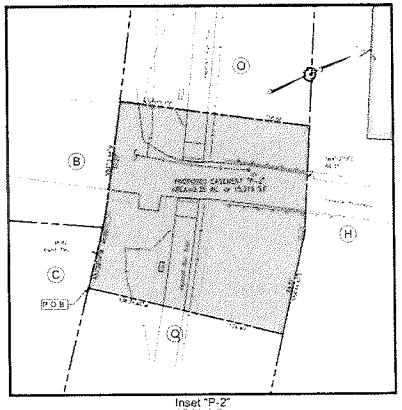
PREPARED FOR
PAGE FARM, LLC

STATE ROUTE 55 & PAGE PARK DRIVE
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

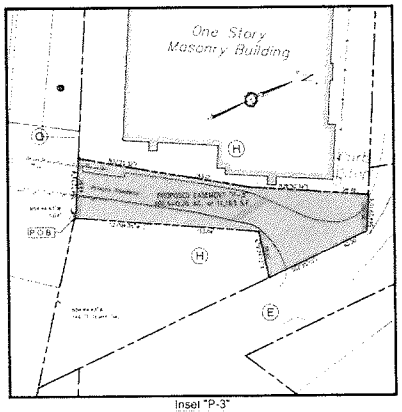
ES-1



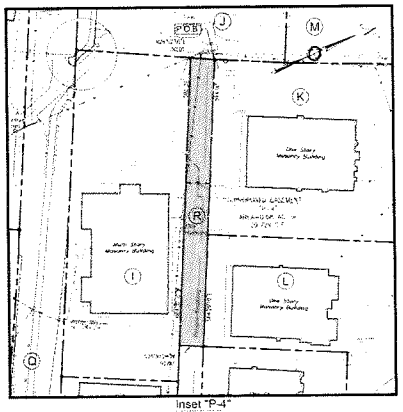
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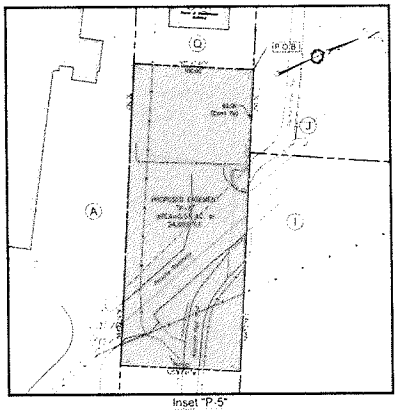
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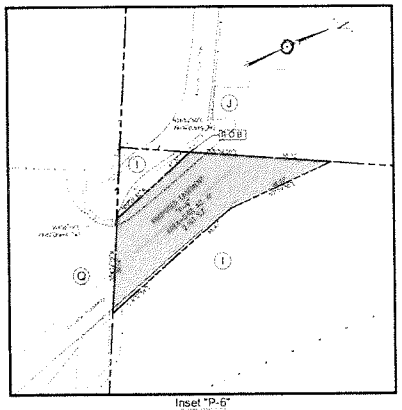
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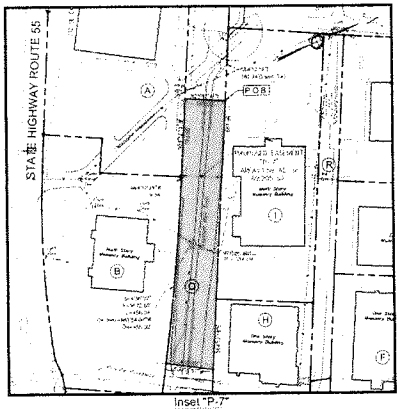
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1"=100'



Inset "P-5"
1"=40'



Inset "P-6"
1"=20'



Inset "P-7"
1"=120'

Map Notes

1. Property lines shown hereon are based on an actual field survey performed by Hudson Land Design Co., P.C. in October 2021. The boundary survey is compliant with the requirements of 19 NYCRR Part 1219.
2. Any revisions and/or additions to this survey map by any party other than Hudson Land Design Co., P.C. will void this survey map.
3. The client and/or his successors shall not rely on this survey map unless it is accompanied by the Surveyor's report and the Surveyor's Engineering Agency and Surveying Agency seals. Any unauthorized alteration or addition to a survey map bearing a licensed seal is a violation of the New York State Education Law.
4. Only those easements and restrictions of record shown on Title Report No. [illegible] were researched.
5. Field survey was completed on August 27, 2021.
6. Topography is shown at one foot contour intervals.
7. a. Page 1 of 2 map of Survey Prepared for: [illegible] Corporation, Town of Poughkeepsie, Dutchess County, New York" dated [illegible] prepared by Hudson Engineering & Land Surveying, P.C. last revised August 27, 2021.
   b. Page 2 of 2 map of Survey Prepared for: [illegible] Corporation, Town of Poughkeepsie, Dutchess County, New York" dated [illegible] prepared by Hudson Engineering & Land Surveying, P.C. last revised August 27, 2021.
8. Deed and boundary information prepared by Hudson Engineering & Land Surveying, P.C. from the following sources:
   a. Liber [illegible] page [illegible]
   b. Liber [illegible] page [illegible]
   c. Liber [illegible] page [illegible]
   d. Liber [illegible] page [illegible]
   e. Liber [illegible] page [illegible]
   f. Liber [illegible] page [illegible]
9. Subject to any statement that may be revealed by an accurate title search.
10. Subject to any rights of the public, the State of New York, the County of Dutchess, the Town of Poughkeepsie, the Village of [illegible] in and to any portion of the property lying within the bounds of any public highway, road or street.
11. Subject to any rights of others in and to any portion of the property lying within the bounds of any stream, river, creek or drainage ditch.
12. Subject to any rights of others in and to any portion of the property lying within the bounds of any stream, river, creek or drainage ditch.

Certification

I hereby certify that this map is in conformance with the requirements of 19 NYCRR Part 1219 and that it is based on an actual survey performed by me or under my supervision; that the survey was completed on the date shown hereon; and that all monuments shown hereon exist as described.

TAX LOT INFORMATION

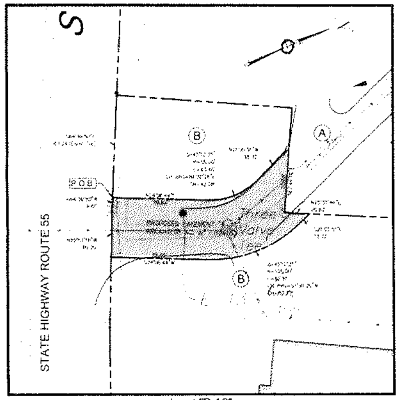
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A	[illegible]	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]	[illegible]
E	[illegible]	[illegible]	[illegible]	[illegible]
F	[illegible]	[illegible]	[illegible]	[illegible]
H	[illegible]	[illegible]	[illegible]	[illegible]
I	[illegible]	[illegible]	[illegible]	[illegible]
J	[illegible]	[illegible]	[illegible]	[illegible]
K	[illegible]	[illegible]	[illegible]	[illegible]
L	[illegible]	[illegible]	[illegible]	[illegible]
M	[illegible]	[illegible]	[illegible]	[illegible]
N	[illegible]	[illegible]	[illegible]	[illegible]
O	[illegible]	[illegible]	[illegible]	[illegible]
P	[illegible]	[illegible]	[illegible]	[illegible]
Q	[illegible]	[illegible]	[illegible]	[illegible]
R	[illegible]	[illegible]	[illegible]	[illegible]

PROPOSED EASEMENT PLAN

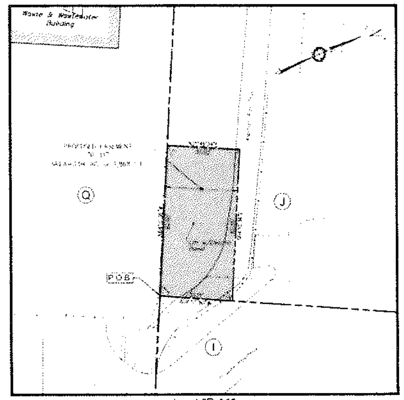
PREPARED FOR
PAGE FARM, LLC

STATE ROUTE 55 & PAGE PARK DRIVE
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

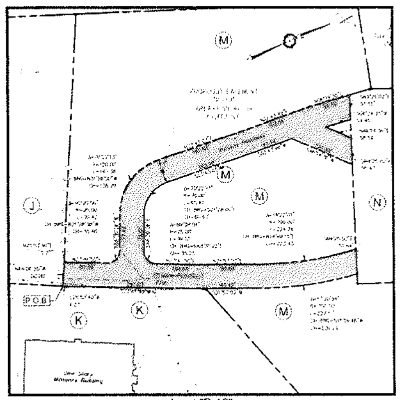
ES-2



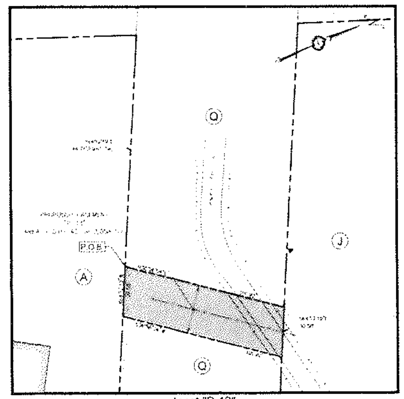
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Inset "P-11"



Inset "P-12"



Inset "P-13"

Map Notes

[illegible]

Certification

[illegible]

TAX LOT INFORMATION

LOT ID	TAX PARCEL #	DEED REFERENCE	OWNER	LOT ACREAGE
A	[illegible]	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	[illegible]	[illegible]
E	[illegible]	[illegible]	[illegible]	[illegible]
F	[illegible]	[illegible]	[illegible]	[illegible]
H	[illegible]	[illegible]	[illegible]	[illegible]
I	[illegible]	[illegible]	[illegible]	[illegible]
J	[illegible]	[illegible]	[illegible]	[illegible]
K	[illegible]	[illegible]	[illegible]	[illegible]
L	[illegible]	[illegible]	[illegible]	[illegible]
M	[illegible]	[illegible]	[illegible]	[illegible]
N	[illegible]	[illegible]	[illegible]	[illegible]
O	[illegible]	[illegible]	[illegible]	[illegible]
P	[illegible]	[illegible]	[illegible]	[illegible]
Q	[illegible]	[illegible]	[illegible]	[illegible]
R	[illegible]	[illegible]	[illegible]	[illegible]

EXISTING EASEMENTS

EASEMENT ID#	RECORDED DOC.	GRANTOR	GRANTEE	DESCRIPTION
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

PROPOSED EASEMENTS

EASEMENT ID#	GRANTOR (TAX LOT)	GRANTEE (TAX PARCEL)	DESCRIPTION
[illegible]	[illegible]	[illegible]	[illegible]

LRC

PROPOSED EASEMENT PLAN

PREPARED FOR
PAGE FARM, LLC

STATE ROUTE 55 & PAGE PARK DRIVE
TOWN OF POUGHKEEPSIE
DUTCHESS COUNTY, NEW YORK

ES-3

Public Works and Capital Projects Roll Call

District	*Name*	*Yes*	*No*
District 7 - Hyde Park and Pleasant Valley	Truitt*	✓	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Houston*		
District 3 - LaGrange	Polasek*		
District 16 - Fishkill and Beacon	Valdés Smith*		
District 9 - City of Poughkeepsie	Atkins*		
District 1 - Town of Poughkeepsie	Gorman		
District 10 - City of Poughkeepsie	Johnson (VC)		
District 12 - East Fishkill	Metzger (C)		
District 13 - East Fishkill and Wappinger	Paoloni		
District 15 - Wappinger	Faust		
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn		
District 23 - Pawling, Beekman and East Fishkill	Rolison		

Present: 12 Resolution: ✓ Total : 12 0

Absent: 0 Motion: ___ Yes No

Vacant: 0 Abstentions: 0

2025235 AUTHORIZATION TO EXECUTE PERMANENT EASEMENTS BETWEEN THE COUNTY OF DUTCHESS AND VARIOUS OWNERS AT PAGE CORPORATE PARK, IN CONNECTION WITH THE WILLIAM R. STEINHAUS DUTCHESS RAIL TRAIL (WRSDRT) IN THE TOWN OF LAGRANGE, NY

DECEMBER 17, 2025

Roll Call Sheets

District	Last Name	YES	NO
District 7 - Hyde Park and Pleasant Valley	Truitt	✓	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Houston		
District 3 - LaGrange	Polasek		
District 16 - Fishkill and Beacon	Valdés Smith		
District 9 - City of Poughkeepsie	Atkins		
District 1 - Town of Poughkeepsie	Gorman		
District 2 - LaGrange, Pleasant Valley & Town of Poughkeepsie	Travelpiece		
District 4 - Hyde Park and Town of Poughkeepsie	Lawler		
District 5 - Town of Poughkeepsie	D'Aquanni		
District 6 - Town of Poughkeepsie	Kaul		
District 8 - City and Town of Poughkeepsie	Brendli		
District 10 - City of Poughkeepsie	Johnson		
District 11 - Clinton, Pleasant Valley, and Rhinebeck	Kearney		
District 12 - East Fishkill	Metzger		
District 13 - East Fishkill and Wappinger	Paoloni		
District 14 - Wappinger and Town of Poughkeepsie	Versaci		
District 15 - Wappinger	Faust		
District 17 - Town and Village of Fishkill	McHoul		
District 18 - City of Beacon and Fishkill	Page		
District 19 - North East, Stanford, Pine Plains, Milan & Red Hook	Drago		
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn		
District 21 - East Fishkill	Caswell		
District 22 - Beekman and Union Vale	Garito		
District 23 - Pawling, Beekman and East Fishkill	Rolison		
District 24 - Dover and Pawling	House		

Present: 25 **Resolution:** ✓ **Total :** 25 0

Absent: 0 **Motion:** ___ Yes No

Vacant: 0 **Abstentions:** 0

2025235 AUTHORIZATION TO EXECUTE PERMANENT EASEMENTS BETWEEN THE COUNTY OF DUTCHESS AND VARIOUS OWNERS AT PAGE CORPORATE PARK, IN CONNECTION WITH THE WILLIAM R. STEINHAUS DUTCHESS RAIL TRAIL (WRSDRT) IN THE TOWN OF LAGRANGE, NY

DECEMBER 17, 2025