



SUFFOLK COUNTY CLERK
RECORDS OFFICE
RECORDING PAGE

Type of Instrument: DEED

Number of Pages: 9

Receipt Number : 18-0200195

TRANSFER TAX NUMBER: 18-10055

Recorded: 10/24/2018

At: 12:45:24 PM

LIBER: D00012984

PAGE: 503

District:

0400

Section:

270.00

Block:

01.00

Lot:

024.001

EXAMINED AND CHARGED AS FOLLOWS

Deed Amount: \$35,750,000.00

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$45.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
EA-CTY	\$5.00	NO	EA-STATE	\$250.00	NO
TP-584	\$5.00	NO	Notation	\$0.00	NO
Cert.Copies	\$11.25	NO	RPT	\$200.00	NO
Transfer tax	\$0.00	NO			
			Fees Paid	\$556.25	

TRANSFER TAX NUMBER: 18-10055

THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

JUDITH A. PASCALE
County Clerk, Suffolk County

Number of pages 9

This document will be public record. Please remove all Social Security Numbers prior to recording.

RECORDED
2018 Oct 24 12:45:24 PM
JUDITH A. PASCALE
CLERK OF
SUFFOLK COUNTY
L 000012984
P 503
DT# 18-10055

Deed / Mortgage Instrument	Deed / Mortgage Tax Stamp	Recording / Filing Stamps
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3 FEES

Page / Filing Fee 45
Handling 20.00
TP-584 5
Notation 5
EA-5217 (County) 5
EA-5217 (State) 150
R.P.T.S.A. 200.00
Comm. of Ed. 5.00
Affidavit
Certified Copy 11.25
NYS Surcharge 15.00
Other

Sub Total 75



Sub Total 481.25

Grand Total 556.25

Mortgage Amt. _____
1. Basic Tax _____
2. Additional Tax _____
Sub Total _____

Spec/Asslt. _____
or
Spec./Add. _____
TOT. MTG. TAX _____

Dual Town _____ Dual County _____
Held for Appointment _____
Transfer Tax 17143.000
Mansion Tax _____

The property covered by this mortgage is or will be improved by a one or two family dwelling only.

YES _____ or NO _____

If NO, see appropriate tax clause on page # _____ of this instrument.

4 Dist. 04 18036661 0400 27000 0100 024001 '01

Real Property
Tax Service
Agency
Verification



5 Community Preservation Fund

Consideration Amount \$ 3,515,000

CPF Tax Due \$ _____

Improved _____

Vacant Land _____

TO _____

TO _____

TO _____

6 Satisfaction/Discharges/Releases List Property Owners Mailing Address
RECORD & RETURN TO:

Hartz Mountain Industries
400 Plaza Drive
Secaucus, New Jersey 07094
Attn: Richard Milder, Esq.

Mail to: Judith A. Pascale, Suffolk County Clerk
310 Center Drive, Riverhead, NY 11901
www.suffolkcountyny.gov/clerk

7 Title Company Information

Co. Name Royal Abstract of New York LLC
Title # 911167

8 Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed made by:

TRIBUNE ND, LLC

(SPECIFY TYPE OF INSTRUMENT)

The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.

In the TOWN of Huntington

In the VILLAGE

or HAMLET of

TO
235 PINELAWN ROAD
SOUTH LLC

BOXES 6 THRU 8 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

(over)

Record and Return To:
Hartz Mountain Industries
400 Plaza Drive
Secaucus, New Jersey 07094
Attn: Richard Milder, Esq.

911167
Royal Abstract of New York, LLC
125 Park Avenue, Suite 1610
New York, N.Y. 10017
(212) 376-0900

D. 0400
S. 270.00
B. 01.00
L. 024.001

County of Suffolk
Prem: 235 Pinelawn Rd.
Melville, NY

**Bargain and Sale Deed
With Covenant Against Grantor's Acts**

THIS INDENTURE, made as of the 9th day of October, 2018, by TRIBUNE ND, LLC, a Delaware limited liability company, successor by merger to Tribune ND, Inc. ("Grantor"), having an address at 2049 Century Park East, Suite 2600, Los Angeles, California, to 235 PINELAWN ROAD SOUTH LLC, a Delaware limited liability company ("Grantee"), having an address at c/o Hartz Mountain Industries, Inc., 400 Plaza Drive, Secaucus, New Jersey.

WITNESSETH, that Grantor, in consideration of Ten Dollars (\$10.00), lawful money of the United States, paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL that certain plot, piece or parcel of land with the building and improvements thereon erected, situate, lying and being, more particularly described on Exhibit A attached hereto and made a part hereof (the "Premises");

TOGETHER WITH all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Premises to the center lines thereof;

TOGETHER WITH the appurtenances and all the estate and rights of Grantor in and to the Premises.

TO HAVE AND TO HOLD the Premises unto Grantee, the heirs or successors and assigns of Grantee forever.

AND the Grantor covenants that the Grantor has not done or suffered anything whereby the said Premises have been encumbered in any way whatever, except as aforesaid.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvements at the Premises and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

Further, Grantor does hereby remise, release and quitclaim unto Grantee, the heirs or

successors and assigns of Grantee forever, the property more particularly described on Exhibit B attached hereto.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has duly executed this deed as of the date first above written.

GRANTOR:

TRIBUNE ND, LLC, a Delaware limited liability company

By: 
Chandler Bigelow III
President

State of ILLINOIS

County of COOK

On the 2nd day of October in the year 2018 before me, the undersigned, personally appeared Chandler Bigelow 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 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.

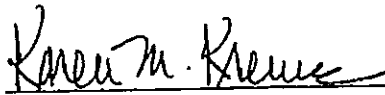

Notary Public



EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being at Sweet Hollow, now called Melville, Town of Huntington, County of Suffolk and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the new westerly side of Wellwood Avenue, C.R. 3, distant 639.85 feet southerly when measured along the new westerly side of Wellwood Avenue from the extreme southerly end of the arc of a curve connecting the new westerly side of Wellwood Avenue with the southerly side of Colonial Spring Road;

RUNNING THENCE southerly along the new westerly side of Wellwood Avenue the following three courses and distances:

- (1) South 17 degrees 36 minutes 00 seconds East, 47.26 feet to a Suffolk County monument;
- (2) Along the arc of a curve bearing to the right having a radius of 2,832.79 feet, a distance of 548.11 feet to another Suffolk County monument;
- (3) South 06 degrees 30 minutes 50 seconds East, 280.56 feet to a monument and land formerly of Marie K. Finn, now or formerly of Map of Marcus Industrial Park at Melville, Section II;

THENCE South 84 degrees 49 minutes 00 seconds West along last mentioned land, 1,670.96 feet to the easterly side of Deshon Drive (Sloane Drive);

THENCE North 00 degrees 55 minutes 30 seconds East along last mentioned land, 909.19 feet to a stake and land now or formerly of the Long Island Lighting Co.;

THENCE easterly along the last mentioned land the following two courses and distances:

- (1) North 84 degrees 40 minutes 35 seconds East, 507.57 feet;
- (2) North 86 degrees 52 minutes 15 seconds East, 985.10 feet to the new westerly side of Wellwood Avenue at the point or place of **BEGINNING**.

EXCEPTING THEREFROM so much as was conveyed by Deed made by Newsday Inc. to The County of Suffolk, dated 7/9/1979 and recorded 7/16/1979 in Liber 8659 of Deeds, Page 215, bounded and described as follows:

ALL that piece or parcel of land situate in the Town of Huntington, County of Suffolk, State of New York, for the Reconstruction of Wellwood Avenue (Pinelawn Road), C.R. 3, as shown on a map and described as follows:

BEGINNING at a point on the westerly boundary of the existing Wellwood Avenue (Pinelawn Road) at the intersection of the said boundary with the division line between the lands of D.M.A. Realty Corp., reputed owner on the south, and the lands of Newsday Inc., reputed owner

on the north, said point being 32 feet, more or less, distant westerly, measured at right angles, from Station 147 + 32 +/- of the hereinafter described S. B. survey center line of Wellwood Avenue (Pinelawn Road), C. R. 3;

RUNNING THENCE westerly along said division line, 12 feet, more or less, to a point 44.00 feet distant westerly, measured at right angles, from Station 147 + 33 +/- of said center line;

THENCE northerly through the lands of Newsday Inc.:

- (1) 281 feet, more or less, to a point 44.00 feet distant westerly, measured at right angles from Station 150 + 13.80 of said center line,
- (2) On a curve to the left having a radius of 2,820.79 feet, an arc distance of 545.79 feet to a point 44.00 feet distant westerly, measured at right angles, from Station 155 + 68.11 of said center line;
- (3) 50 feet, more or less, to a point on the division line between the lands of Newsday Inc., reputed owner on the south and the lands of LILCO, reputed owner on the north, the last mentioned point being 44.00 feet distant westerly, measured at right angles, from Station 156 + 18 +/- of the said center line;

THENCE easterly along said division line, 12 feet, more or less, to its intersection with the westerly boundary of said existing road, the last mentioned point being 32 feet, more or less, distant westerly, measured at right angles, from Station 156 + 15 +/- of the said center line;

THENCE southerly along the last mentioned boundary of said existing road, 876 feet, more or less, to the point of BEGINNING.

TOGETHER WITH the benefit of the easement set forth in that certain Easement Agreement made by and between Long Island Lighting Company and Newsday, Inc., dated 5/12/1986 and recorded 7/11/1986 in Liber 10075 of Deeds, Page 350.

-and-

TOGETHER WITH the benefit of the easement set forth in that certain Easement Agreement made by and among Long Island Lighting Company d/b/a LIPA, Newsday, Inc. and TMCT, LLC, dated 3/1/2005 and recorded 4/5/2005 in Liber 12380 of Deeds, Page 654.

-and-

TOGETHER WITH the benefit of the easement set forth in that certain Access and Parking Easement Agreement made by and between NBBF, LLC and Tribune Company, dated as of 7/25/2008 and recorded 7/31/2008 in Liber 12560 of Deeds, Page 39.

For Information Only: Being the same premises described in the deed to the mortgagor from Tribune Company, by deed dated 11/25/2008 and recorded 11/26/2008 in Liber 12573 of Deeds, Page 72.

For Information Only: Premises known as 235 Pinelawn Road, Melville, NY and designated as District 0400, Section 270.00 Block 01.00 Lot 024.001 as shown on the Suffolk County Land and Tax Map.

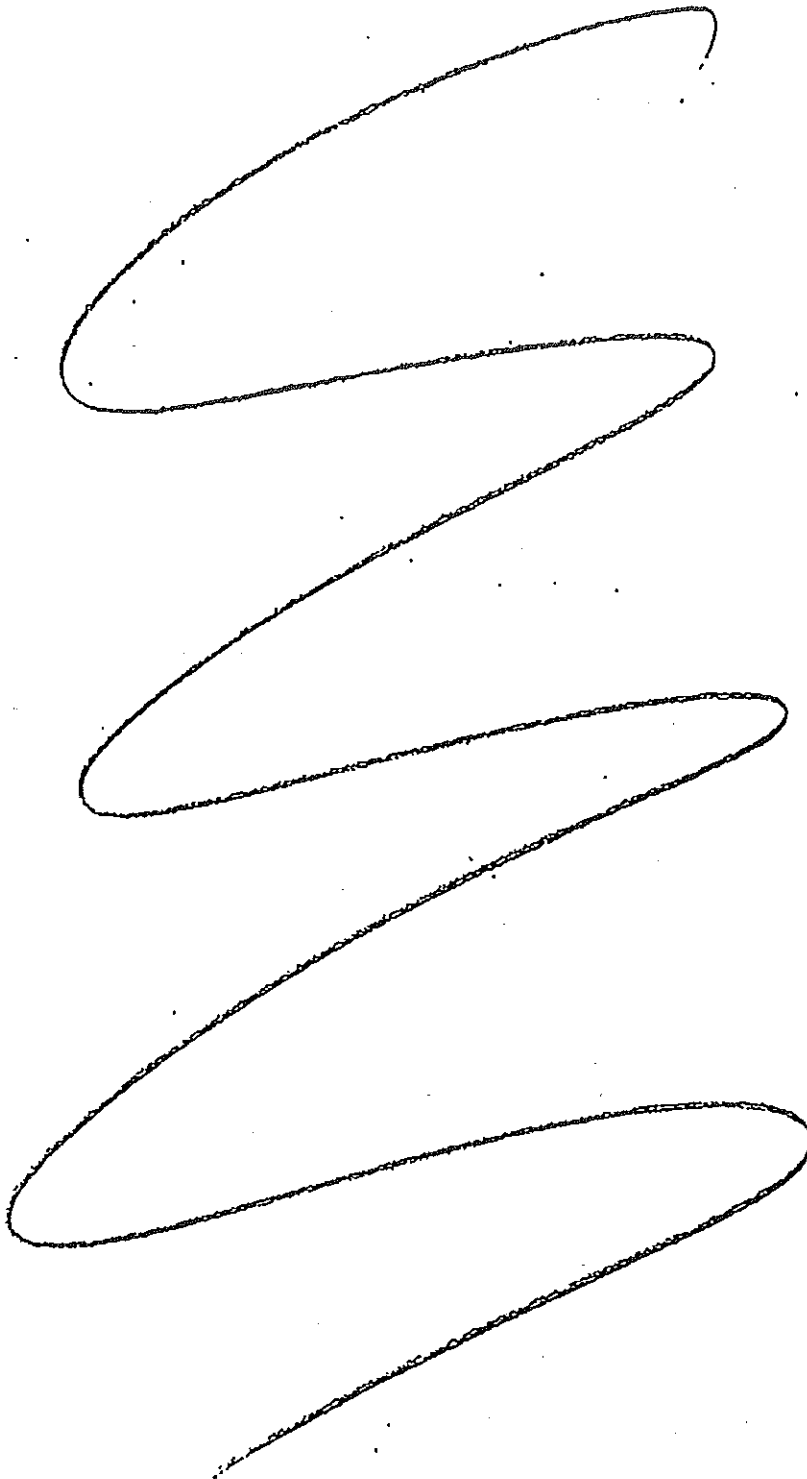


EXHIBIT B
"AS SURVEYED" LEGAL DESCRIPTION

ALL that certain lot or parcel of ground situate at Melville, Town of Huntington, County of Suffolk, State of New York, bounded and described as follows:

COMMENCING at the extreme southeasterly end of the arc of a curve connecting the new westerly side of Pinelawn Road (a/k/a Wellwood Avenue - C.R. 3) with the southerly side of Ruland Road (a/k/a Colonial Spring Road); and

CONTINUING along the westerly side of Pinelawn Road (a/k/a Wellwood Avenue - C.R. 3) a distance of 643.57 feet along the various courses to a point and place of BEGINNING, said point located on the westerly right-of-way line of Pinelawn Road (a/k/a Wellwood Avenue - C.R. 3), where said line is intersected by the dividing line between reputed owner Long Island Lighting Co. and reputed owner Tribune ND, Inc.;

THENCE southerly along the aforementioned westerly right-of-way line of Pinelawn Road (a/k/a Wellwood Avenue - C.R. 3) the following three courses and distances:

- 1) South 08 degrees 56 minutes 03 seconds East, 50.00 feet;
- 2) Along the arc of a curve to the right having an angle of 11 degrees 05 minutes and 10 seconds, a radius of 2,820.79 feet, an arc of 545.79 feet, for a chord course of South 03 degrees 21 minutes and 41 seconds East, for a chord distance of 544.94 feet;
- 3) South 02 degrees 09 minutes and 27 seconds West, 280.58 feet;

THENCE westerly, North 86 degrees 31 minutes and 03 seconds West, 1,658.96 feet to a point on the easterly side of Deshon Drive (formerly Sloan Drive);

THENCE northerly, along the easterly side of Deshon Drive, North 09 degrees 35 minutes and 27 seconds East, 909.19 feet;

THENCE easterly, South 86 degrees 39 minutes 28 seconds East, 507.57 feet;

THENCE South 84 degrees 27 minutes 48 seconds East, 973.09 feet to the place of BEGINNING.

TOGETHER WITH the benefit of the easement set forth in that certain Easement Agreement made by and between Long Island Lighting Company and Newsday, Inc., dated 5/12/1986 and recorded 7/11/1986 in Liber 10075 of Deeds, Page 350.

-and-

TOGETHER WITH the benefit of the easement set forth in that certain Easement

Agreement made by and among Long Island Lighting Company d/b/a LIPA, Newsday, Inc. and TMCT, LLC, dated 3/1/2005 and recorded 4/5/2005 in Liber 12380 of Deeds, Page 654.

-and-

TOGETHER WITH the benefit of the easement set forth in that certain Access and Parking Easement Agreement made by and between NBBF, LLC and Tribune Company, dated as of 7/25/2008 and recorded 7/31/2008 in Liber 12560 of Deeds, Page 39.

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