

Return to: Haven River Properties LLC  
84-25 Abingdon Road  
Kew Gardens NY 11415

Receipt # 154055



Instr # 2018-11207  
Local Tax \$ 0  
State Tax \$ 0

**VOL 9800 PG 65**  
12/21/2018 11:00:47 AM  
5 Pages  
QUIT CLAIM  
Michael B. Smart City Clerk

## TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

**KNOW YE**, That, **PACIFIC ATLANTIC, L.L.C.**, a New Jersey Limited Liability Company with a principal address of 747 Chestnut Ridge, Suite 200, Spring Valley, New York, herein designated as the Releasor, for the consideration of One Dollar (\$1.00) and other valuable consideration received to Releasor's full satisfaction from **HAVEN RIVER PROPERTIES LLC**; a Connecticut Limited Liability Company with a principal business address of 84-25 Abingdon Road, Kew Gardens, New York, herein designated as the Releasee, does by these presents remise, release and forever Quit-Claim unto the said Releasee and to the Releasee's successors and assigns, forever, all the right, title, interest, claim and demand whatsoever as the said Releasor has or ought to have in or to:

**510 GRAND AVENUE, PARCEL A, NEW HAVEN, CONNECTICUT  
MORE PARTICULARLY DESCRIBED IN SCHEDULE A AND ATTACHED  
HERETO**

**To Have and to Hold** the premises hereby remised, released and quit-claimed with all the appurtenances unto the said Releasee and to the Releasee's successors and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents, forever barred and excluded.

In all references herein to any parties, persons, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

**IN WITNESS WHEREOF**, the Releasor has signed and sealed this instrument this Dec. 3, 2018.

Signed, Sealed and Delivered in the  
presence of or Attested by

Witness: [Signature]

Witness: Unona g.

PACIFIC ATLANTIC L.L.C.

[Signature: Esther Shiller]  
By Esther Shiller, Manager

STATE OF ISRAEL

SS:

CITY OF JERUSALEM

The foregoing instrument was acknowledged before me this Dec. 3, 2018 by Esther Shiller, Manager of PACIFIC ATLANTIC, L.L.C.

[Signature]  
Notary Public

# APOSTILLE

(Convention de la Haye du 5 Octobre 1961)

## 1. STATE OF ISRAEL

## 1. מדינת ישראל

This public document

מסמך ציבורי זה

2. Has been signed by

2. נחתם בידי

Advocate AVRAHAM COHEN

עו"ד אברהם כהן

3. Acting in capacity of Notary

3. המכהן בתור נוטריון.

4. Bears the seal/stamp of

4. נושא את החותם/החותמת

the above Notary

של הנוטריון הנ"ל

## Certified

## אושר

5. At the Magistrates Court of Jerusalem 04-12-2013

5. בבית משפט השלום בירושלים

6. Date \_\_\_\_\_

6. ביום \_\_\_\_\_

7. By an official appointed by  
Minister of Justice under the  
Notaries Law, 1976.

7. על ידי מי שמונה בידי שר  
המשפטים לפי חוק הנוטריונים,

8. Serial number \_\_\_\_\_

התשל"ו - 1976  
7979/1 מס' סידורי

9. Seal/Stamp \_\_\_\_\_

9. החותם / החותמת

10. Signature \_\_\_\_\_

10. חתימה



אימות חתימה

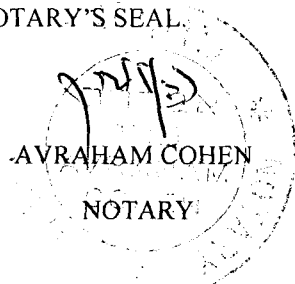
אני החתום מטה, אברהם כהן  
נוטריון, מרח' בית הדפוס 12 ירושלים,  
מאשר בזאת, כי ביום 3.12.18 :  
התייצבה בפני  
גבי כץ-שילר אסתר  
שזיהתה את עצמה לפי ת.ז. 328700372  
גבי יוננה דובינסקי שזיהתה את עצמה לפי ת.ז. 307272229 כעדה  
ומר אמנון פרידמן שזיהתה את עצמו לפי ת.ז. 054719182 כעד  
וחתמו מרצונם החופשי על  
המסמך המצורף בזה והמסומן באות "א"  
ולראיה הנני מאמת את חתימתם של  
גבי כץ-שילר אסתר, גבי יוננה דובינסקי, ומר אמנון פרידמן  
בחתימת ידי ובחותמי  
היום 3.12.18

שכ"ט בסך 344 ₪

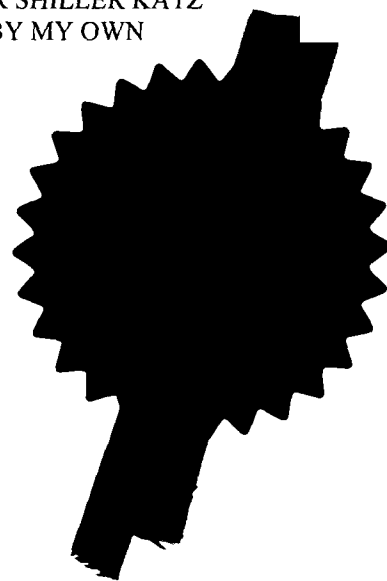
AUTHENTICATION OF SIGNATURE

I THE UNDERSIGNED, AVRAHAM COHEN NOTARY, 12 BEIT HADFUS ST. AT JERUSALEM HEREBY  
CERTIFY THAT ON 3.12.18 THERE APPEARED BEFORE ME ESTHER SHILLER KATZ ISRAELI ID  
No. 328700372 , AND ALSO AS A WITNESS UNONA DUBINSKI ISRAELI ID 307272229 , AND ALSO A  
SECOND WITNESS AMNON FRIEDMAN ISRAELI ID No. 054719182 THEY SIGNED THEIR NAMES ALL  
ON THEIR OWN FREE WILL THE ATTACHED DOCUMENT.

IN WITNESS WHEREOF I HEREBY AUTHENTICATE THE SIGNATURES OF ESTHER SHILLER KATZ  
AND WITNESS UNONA DUBINSKI AND SECOND WITNESS AMNON FRIEDMAN BY MY OWN  
SIGNATURE AND NOTARY'S SEAL.



DATE 3/12/18  
FEE 344 NIS



Schedule A—Deed Description

DEED DESCRIPTION for Parcel A, 510 Grand Avenue.

All that certain piece or parcel of land, together with all buildings and improvements thereon, situated in the City of New Haven, County of New Haven, State of Connecticut as shown on map entitled "Property Survey, Proposed Lot Split, Property of Quinnipiac Energy, LLC", New Haven, Connecticut, Scale: 1"=40', dated September 29, 2003, and revised to Dec. 11, 2006 by Godfrey-Hoffman Associates, LLC, bounded and described as follows:

Beginning at the northeasterly corner of herein described parcel,  
Thence: South 12 degrees 30 minutes 46 seconds West, through land now or formerly of Quinnipiac Energy, LLC, a distance of 151.56 feet;  
Thence: South 06 degrees 24 minutes 45 seconds East, through land now or formerly of Quinnipiac Energy, LLC, a distance of 258.78 feet;  
Thence: South 41 degrees 39 minutes 54 seconds West, through land now or formerly of Quinnipiac Energy, LLC, a distance of 26.72 feet;  
Thence: South 89 degrees 44 minutes 34 seconds West, through land now or formerly of Quinnipiac Energy, LLC, a distance of 286.20 feet;  
Thence: North 03 degrees 30 minutes 13 seconds West, along the West Branch of the Mill River, a distance of 356.14 feet;  
Thence: North 11 degrees 30 minutes 43 seconds East, along the West Branch of the Mill River, a distance of 25.00 feet;  
Thence: North 73 degrees 17 minutes 14 seconds West, along the West Branch of the Mill River, a distance of 68.94 feet;  
Thence: North 13 degrees 24 minutes 40 seconds East, along the West Branch of the Mill River, a distance of 112.42 feet;  
Thence: South 75 degrees 52 minutes 47 seconds East, along the Southerly Street Line of Grand Avenue, a distance of 65.00 feet;  
Thence: South 77 degrees 29 minutes 13 seconds East, along the Southerly Street Line of Grand Avenue, a distance of 308.90 feet to the point and place of beginning.

Said parcel contains 146,711 Square Feet or 3.37 Acres.

DEED DESCRIPTION for Right Of Way In Favor Of Parcel "A" Over Land Of Parcel "B", 510 Grand Avenue.

All that certain piece or parcel of land, situated in the City of New Haven, County of New Haven, State of Connecticut as shown on map entitled "Property Survey, Proposed Lot Split, Property of Quinnipiac Energy, LLC", New Haven, Connecticut, Scale: 1"=40', dated September 29, 2003, and revised to Dec. 11, 2006 by Godfrey-Hoffman Associates, LLC, bounded and described as follows:

Beginning at the northeasterly corner of herein described parcel,

Thence: South 12 degrees 30 minutes 46 seconds West, along the East Branch of the Mill River a distance of 146.22 feet;  
Thence: South 06 degrees 24 minutes 45 seconds East, along the East Branch of the Mill River , a distance of 276.90 feet;  
Thence: South 89 degrees 44 minutes 34 seconds West, through land now or formerly of, Quinnipiac Energy, LLC, a distance of 52.19 feet;  
Thence: North 41 degrees 39 minutes 54 seconds East, through land now or formerly of Quinnipiac Energy, LLC , a distance of 26.72 feet;  
Thence: North 06 degrees 24 minutes 45 seconds West, through land now or formerly of Quinnipiac Energy, LLC a distance of 258.78 feet;  
Thence: North 12 degrees 30 minutes 46 seconds West, through land now or formerly of Quinnipiac Energy, LLC , a distance of 151.56 feet;  
Thence: South 77 degrees 29 minutes 13 seconds East, along the Southerly Street Line of Grand Avenue, a distance of 32.00 feet to the point and place of beginning.

12/21/2018 11:00:47 AM  
Michael B. Smart City Clerk  
City of New Haven