

ROCHESTER YACHT CLUB

REAL PROPERTY ACQUISITION AND ABSTRACTS OF TITLE

Prepared August 19, 1994

BY ATTORNEY DONALD F. POTTER

No.	Date Acquired	Deed Liber & Page	Grantor	Property Acquired	Abstract of Title to Property	Misc.
1	Apr. 1, 1907	744-446	Charles and Georgianna Salmon	2.15 acres fronting on the Genesee River with its southerly boundary running parallel to the center line of the railroad and 400 ft. therefrom.	Monroe #66603 (back title) & Monroe #77630A with other properties for Columbia Banking Mortgage.	NOTE: The grantee was Rochester Yacht Club Company which later conveyed to Rochester Yacht Club See No. 7 below.
2	Nov. 6, 1924	1295-144	Summerville Terraces Inc.	.093 acre extending to channel line of Genesee River and probably covering some area of north lawn of clubhouse. Difficult to tie down description.	Same as No. 1 above.	
3	Jan. 6, 1931	1559-298	The New York Central Railroad Company	5.21 acres fronting on the Genesee River and with its northerly line adjoining the southerly line of the property in No. 1 and its southerly line running parallel to the center line of the railroad and 100 feet therefrom. This parcel contains the Basin Entrance, the Basin, and land south of the Club House and land in the East Basin Area.	Same as No. 1 above.	NOTE: The grantee was Rochester Yacht Club Company which later conveyed to Rochester Yacht Club. See No. 6 below.

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4.	Sep. 29, 1955 (Deed dated May 19, 1955)	2992-148	Donald Woodward	Lots on Parkview Terrace; Lot A of Martins Resubdivision and lots 147 and 147 Summerville Terraces Tract covers entrance to East Basin Area. Street Nos. 203, 209, 231.	Abstract & Title Ins. Corp. #37476 /146 & 147, Monroe #6141A, 146 & 147	Tract Restrictions are set out in this abstract.
5.	July 18, 1958	3160-533	Charles E. Angle	60 ft. parcel fronting on Genesee River and running to the center line of the river and adjoining property conveyed to RYC by by # 1 & 2 above and also being the southerly portion of Lot A and Lots 164-170 of the Summerville Terraces Tract.	Abstract of title has not been located but the deed reference is in abstract of title from the Ralph Bros. purchase referenced to in No. 11 below.	This Deed has reciprocal Right-of-Way Grants.
6.	May 18, 1960	3272-243	Rochester Yacht Club <u>Company</u>	5.21 acres, See No. 3 above.	Same as No. 1 above.	
7.	May 19, 1960	3273-271	Rochester Yacht Club <u>Company</u>	2.15 acre, See No. 1 above	Same as No. 1	
8.	Sept. 30, 1963	3510-417	The New York Central Railroad Company	3.9 acres consisting of a strip of land about 50Ft. wide running along the railroad track for about 800 ft. It then branches out into a triangular parcel of about 300 ft. where the boat storage shed is and runs about 700 ft. in back of the lots on Parkview Terrace.	Same as No. 1 above.	NOTE: The deed contains some reservations of rights and limits liability. This parcel of land is part of the area that RYC has given License Agreements to some owners on Parkview Terrace.

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9.	Jan. 24, 1977	5166-131	John J. and Judith Fallon	Part of Lots B & C of of Martin's Resubdivision of Part of Summerville Terrace, Street Nos. 219 and 231, Parkview Terrace.	Monroe #82928	
10.	Dec. 11, 1979	5730-119	Kenneth W. and Katherine C. Seymour	Lot R-153 Parkview Terrace Street No. 239	Abstract probably in RYC office.	
11.	Jan. 28, 1981 correction deed Aug. 23, 1990	5926-119  7982-184	Ralph Bros. Automotive Corp. " "	The initial deed conveyed what was formerly the Yacht Center land. By Correction Deed the description covered the area west of the property to the middle of the Genesee River and as shown as part of parcel A of the Summerville Terrace Tract per MCOO A-11 of Maps and Lots 158 to 170.	Title Guarantee No. 37476/158 -170 and Pt. A	There is Title Insurance on the property covered by the original deed through Monroe Abstract, Title Insurance on the correction deed is still pending.
12.	Feb. 7, 1984	6477-68	Betty J. Ingerson	Lot R 157 Parkview Terrace Street No. 261	Rochester Abstract Corp. No. 1111 /Lot R 157	NOTE: No. 25 in abstract has Release of Tract Restrictions for Lots 148-170; Parcel A; and "Club Terrace", See 1341 Deeds at Page 1.
13.	Feb 1, 1985 correction deed Jun. 14, 1990	6658-10  7927-149	Town of Irondequoit	Property fronting on its north boundary about 200 ft. at the St. Paul Blvd. bus turn around 84.8 feet on west boundary and 160 ft. on south boundary, and 122.34 ft. on the east boundary It contains a sewer district pumping station building. Correction Deed corrected original description and picked up strips and gores surrounding the property;	Public Abstract Corp. No. 40942	NOTE: The deeds contain easements and restrictions against building on the property and that it be landscaped as open space.

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14.	Feb. 1, 1985 correction deed June 14, 1990	6658-2  7927-155	Board of Sewer Commissioners of the Summer- ville Sewer District, etc.	This property adjoins the above No. 13 property on its southerly line with boundaries on the north of 90 ft., on the west of 40 ft. on the south of 80.05 ft. and on the east of 43.06 ft. The correction deed picked up strips and gores surrounding the property.	Same as No. 13 above	<u>NOTE:</u> Same as No. 13 above
15.	Aug. 1, 1985 correction deed June 14, 1990	6750-2  7927-158	Helen G. Ingerson	Property at Southwest corner of St. Paul Blvd. and Parkview Terr. with boundaries on the north of 120 ft. on the west of 122.51 ft. on the south of 128 ft. and on the east 75.11 ft. The correction deed picked up strips and gores surrounding the property.	Rochester Abstract Corp. #1111-T and 1111-T1	There is title insurance on this property with Security Title & Guaranty No. Roch 834467 through Monroe Abstract

SUPPLEMENTARY NOTE:

On September 13, 1994 Monroe Title Insurance Corporation prepared Abstract No. 112365 which set forth the Deed in No. 2 and Nos. 4 through 15 above as a Stub Search. This Stub Search will be used by the MRB Group of Engineers in connection with the Instrument Survey that is being made. It also will be useful in any other real estate transactions involving the total Club property.