-345-13	
Orange County Department of Pla Submittal Form for Mandatory Review of Local F as per NYS General Municipal Law §239- This form is to be completed by the local board having jurisdiction	'lanning Action ^{Scarr,} markt I,m, & n
Planning.	solction and the County Department of
Educated A. Diamic Please include all materials that are part of a "full statement" as a computation of the materials required by and submitted to the referring body as an a computation.	lefned by NYS GML 5239-m (Le. "all pplication on a proposed action").
Municipality: Town of Newburgh	Tax Map # 80-5-15.11
Local Referring Board: Zoning Board of Appeals	Tax Map#
Applicant: CNL APF PARTNERS LP (BURGER KING)	Tax Map#
Project Name:	Local File No. 2013-17
Location of Project Sile: 10 North PLANK ROAD, Newburgh NYS Hwy Route 32	Size of Parcel [*] : $\frac{160 \times 159}{25.440}$
Reason for County Review 500 Ft Rolute 32 W/in 500 Ft Rolute 32	sum of all parcets. Current Zoning District (include
Type of Review:	any overlays): <u>B</u>
Comprehensive Plan Update/Adoption	
Zoning Amendment	
Zoning District Change from to to to Ordinance Modification (cite section):	
Site Plan Sq. feet proposed (non-residential only): Which approval is the applicant currently seeking? SK	
Subdivision Number of lots proposed:	ETCH / PRELIM / FINAL (circle one)
Which approval is the applicant currently seeking? SK	ETCH / PRELIM / FINAL (circle one)
LI Special Use Permit	
Variance AREA) USE (circle one) SigNAge-MAXin	IUM AILAWED
Li Other	
Is this an update to a previously submitted referral? YES //NO/ (circle one)	
corelaboration:	
	irperson, ing Board of Appeals
Signature of local official Date	Tite
Municipal Contact Phone Number:845 566-4901	
If you would like the applicant to be cc'd on this letter, please provide the applicant's	addess
Please return, along with full statement, to: Orange County Dept. of Planning 1	Whin St Carbon BDY differen
Question or comments, call: 845-615-3840 or email: planning@ora	resountygov.com

TOWN OF NEWBURGH

_Crossroads of the Mortheast _____

ZONING BOARD OF APPEALS

OLD TOWN HALL 308 Gardnertown Road Newburgh, New York 12550

APPLICATION

OFFICE OF ZONING BOARD (845) 566-4901

DATED: MARCH 15, 2013

1

TO: THE ZONING BOARD OF APPEALS THE TOWN OF NEWBURGH, NEW YORK 12550

\mathcal{O}	CNL APF CR, LLC I(WE) <u>EIMELY STONS OF KINGSTON</u> INC PRESENTLY
)	RESIDING AT NUMBER 454 COMPANY AVE TO THE STON ALY 12401
Ì	TELEPHONE NUMBER 545-331 8710 407-540-2021
	HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:
	A USE VARIANCE
	λ AN AREA VARIANCE
	INTERPRETATION OF THE ORDINANCE
	SPECIAL PERMIT
	1. LOCATION OF THE PROPERTY:
	<u>80-5-15.11</u> (TAX MAP DESIGNATION)
	18 NORTH PLANK RD (STREET ADDRESS)
	Com-1 (ZONING DISTRICT)
	2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW). 185-14-13-1-C TOT AL GIGHT GET SHALL WOT EXCEED 1/2 THE TOT AL GENGETH OF ROAD FROMTAGE

- 3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:
 - a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED: _____
 - b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: ______
- 4. DESCRIPTION OF VARIANCE SOUGHT: VPRIANCE FOR SIGN

AREA EXCEEDING CODE 189 SQFT PROPOSED

- 5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:
 - a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:
- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

6. IF AN AREA VARIANCE IS REQUESTED:

- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE: <u><u>FDDING</u> <u>SMALL</u> <u>AMOUNT</u> <u>DF</u> <u>HDDITIONAL</u> <u><u>SIGNAGE</u> <u>ON</u> <u>THE</u> <u>WALLS</u> <u>MAEA 19</u> <u>HLC</u> <u>COMMERCIPAL</u> <u>IN</u> <u>MATURE</u></u></u>
- b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE: <u>BURGER KING REQUIRES CERTHIN SIGNAGE</u> TO MEET CORPORATE REQUIREMENTS
- c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE;

E HISTING	SIGNAGE	13	136	SO FT	AND
PROPOSED	SIGNACE	19	189	SQ FT.	

- d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE: <u>NFEW SUGNAGE 19 ON MURUS TO DENTIFY</u> <u>BLDG AS A BURGER ICIMG RESTAURANT</u>
- c) THE HARDSHIP HAS NOT BEEN SELF CREATED BECAUSE: <u>BURGER ILING REQUIRES SIGNAGE TO MEET</u> THEIR FRANCHISE 'STAMDRDS

7. ADDITIONAL REASONS (IF PERTINENT);

DRAWINGS OF PROPOSED SIGNAGE Ň \mathcal{D} PHOTOS QF RYISTING SIGNAGE HTTACHED)

YOR (S) SIGNATURE SIGNS TIMELY

STATE OF NEW YORK: COUNTY OR ORANGE:

SWORN TO THIS DAY OF JENNIFER BEICHERT Notary Public, State of New York

JENNIFER BEICHERT Notary Public, State of New York No. 01BB6073563 Qualified in Dutchess County Commission Expires April 22, 20, 1/2

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

4

617.20 Appendix C State Environmental Quality Review SHORT ENVIRONMENTAL ASSESSMENT FORM For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)
1. APPLICANT/SPONSOR
Timely Signs of Kingston, Inc. CN APPRE Burger King Signage
3. PROJECT LOCATION:
Municipality Town of Newburgh County Orange
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)
10 North Plank Road
Newburgh, NY 12550
5. PROPOSED ACTION IS:
6. DESCRIBE PROJECT BRIEFLY:
Replace existing signage for building remodel
7. AMOUNT OF LAND AFFECTED: Initially 1acres Ultimately 1acres
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?
Yes Vo If No, describe briefly
Need Area Variance for square footage requested
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?
Residential Industrial 🔽 Commercial Agriculture Park/Forest/Open Space Other
Describe: Burger King Restaurant, Diner, Gas Station
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY
(FEDERAL, STATE OR LOCAL)? ✓ Yes
Town of Newburgh Sign Permit
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?
Yes If Yes, list agency(s) name and permit/approvals:
Town of Newburgh Building permit
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: Timely Signs of Kingston, Inc. Date: 2/27/13
Signature: Oppie Berkherit, Givenit Mager-
If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment
OVER 1
Reset

PART II - IMPACT ASSESSMENT (To be completed by Lead	Agency)
A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 6 Yes No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UI declaration may be superseded by another involved agency. Yes No	NLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WI C1. Existing air quality, surface or groundwater quality or quantity, noise le potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultu	ral resources; or community or neighborhood character? Explain briefly:
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habita	ts, or threatened or endangered species? Explain briefly:
C4. A community's existing plans or goals as officially adopted, or a change in	use or intensity of use of land or other natural resources? Explain briefly:
C5. Growth, subsequent development, or related activities likely to be indu	ced by the proposed action? Explain briefly:
C6. Long term, short term, cumulative, or other effects not identified in C1-	C5? Explain briefly:
C7. Other impacts (including changes in use of either quantity or type of er	nergy)? Explain briefly:
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHA ENVIRONMENTAL AREA (CEA)? Yes No If Yes, explain briefly:	RACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO	POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
effect should be assessed in connection with its (a) setting (i.e. urbar geographic scope; and (f) magnitude. If necessary, add attachment sufficient detail to show that all relevant adverse impacts have been id	gency) whether it is substantial, large, important or otherwise significant. Each or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) s or reference supporting materials. Ensure that explanations contain entified and adequately addressed. If question D of Part II was checked of the proposed action on the environmental characteristics of the CEA.
Check this box if you have identified one or more potentially large or signature EAF and/or prepare a positive declaration.	gnificant adverse impacts which MAY occur. Then proceed directly to the FULL
NOT result in any significant adverse environmental impacts AND pro	nalysis above and any supporting documentation, that the proposed action WILL vide, on attachments as necessary, the reasons supporting this determination
	2/27/13
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)

a . . e

Re	

the product of the



GE Capital Solutions

450 South Orange Avenue 11th floor Orlando, FL 32801 USA

T +1 407 540 2000

March 4, 2013

City of Newburgh, NY Orange County, NY Attn: Planning and Zoning

Re: Letter of Authorization; Proposed Remodel/Improvements **Property**: Burger King #301 located at 10 N Plank Rd, Newburgh, NY **Landlord and Fee Simple Estate Owner :** CNL APF Partners, LP **Tenant and Leasehold Estate Owner:** Carrols LLC

Dear Sir/Madam:

Carrols LLC, as the Tenant and owner of the leasehold estate in the Property is in the process of completing certain improvements/upgrades to the above referenced location. To the extent that the fee simple owner's authorization is required for Carrols LLC, their contractors or authorized agents to apply for, sign for and/or obtain permit applications to complete the improvements/upgrades at the Property, CNL APF Partners, LP, hereby grants such authorization.

Should you have any questions please contact Wendy Byars at 407-540-2021 or wendy.byars@ge.com.

Very truly yours,

CNL APF PARTNERS, LP, a Delaware limited partnership

By: **CNL APF GP, LLC**, a Delaware limited liability company, its sole general partner

By: Allelene

Printed Name: <u>Dale van Gelder</u> Its: Authorized Signatory



VIA OVERNIGHT MAIL

March 13, 2013

Town of Newburgh Town of Newburgh Zoning 308 Gardnertown Road Newburgh, NY 12550

Dear Chairperson Cardone and Board Member:

Timely Signage of Kingston, NY and its representatives have the right to represent Carrols Corporation, Carrols LLC or its affiliates in the matters before the Town of Newburgh most notably its Zoning Board of Appeals for application related to 80 Route 17k and 10 N. plank Road.

If you have any questions, please do not hesitate to call me.

Respectfully,

Carrols LLC

By:

Name: Thomas W. Brogan Its: Real Estate Director

Sworn to before me this 13^{th} day of March, 2013.

Notary Public

TERRY L. KRAWIEC Notary Public, State of New York Qualified in Onondaga Co. No. 4664541 My Commission Expires Oct. 31, 2014

968 James St. • Syracuse, NY 13203 • 1-800-348-1074 • Fax: (315) 475-9616



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WHEN RECORDED; RETURN TO: Dale A. Burket, Esq. Lowndes, Drosdick, Doster, Kantor & Reed, P.A. 215 N. Eola Drive P.O. Box 2809 Oflando, FL 32801

SPECIAL WARRANTY DEED

FOR THE CONSIDERATION OF TEN DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation ("Grantor") successor by merger with Franchise Finance Corporation of America, a Maryland corporation, sole shareholder and successor by dissolution of FFCA Acquisition Corporation, a Delaware corporation, whose address is 17207 North Perimeter Drive, Scottsdale, Arizona, 85255 does hereby grant, sell, and convey to CNL APF Partners, LP, a Delaware limited partnership ("Grantee"), whose address is CNL Center at City Commons, 450 South Orange Avenue, Orlando, Florida 32801 and Grantee's successors and assigns forever, the following described property in the City of Newburgh, Orange County, New York, (the "Property") as conveyed to Grantor by Warranty Deed dated December 22, 1997 and recorded December 31, 1997 in Orange County Clerk's Office in 4691/213, more fully described on the <u>Exhibit A</u> attached hereto and incorporated herein by this reference for full legal description.

The Property is granted, sold and conveyed subject to all taxes, assessments, patents, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions of record, and all matters which an accurate inspection and/or survey of the Property would disclose.

Subject to the foregoing, Grantor hereby binds itself and its successors to warrant and defend title to the Property as against all acts of Grantor and none other, subject to the matters above set forth. This deed is subject to the trust provisions of Section 13 of the Lien Law.

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8000-6024 Newburgh, New York

Dated _____ 0CH. 57th, 2005.

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STATE OF ARIZONA

jss.

COUNTY OF MARICOPA

On this <u>D</u>day of <u>Solenie</u> in the year 2005, before me, the undersigned, a Notary Public in and for said state, personally appeared <u>David Stanctory</u> personally known to me or proved to me the on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Printed Name:

My Gommission Expires:

Notaby Public, Maricopa County, Arizona



No ch

A 44 4

When recorded mail to: LandAmerica Financial Group, Inc. Attn: Kristin Brown, Inc. 1850 N. Central Avenue, Suite 300 Phoenix, AZ 85004 06 - 4 6444 Escrow No.

8000-6024 Newburgh, New York

EXHIBIT A

LEGAL DESCRIPTION

ALL that certain lot, piece or parcel of land, situate in the Town of Newburgh, County of Orange and State of New York, lying on the northeasterly side of New York State Route No. 32 and being more accurately bounded and described as follows:

BEGINNING in the northeasterly line of New York State Route No. 32 at the westerly corner of lands conveyed to Mid-Valley Oil Company by deed dated June 3, 1997 and recorded in the Orange County Clerk's Office in Book of Deeds 4601 at Page 153:

THENCE along the northeasterly line of New York Route No. 32 the following three (3) courses and distances:

- North 58 degrees 04 minutes 40 seconds West 145.22 feet to an iron pipe found; 1.
- North 52 degrees 07 minutes 30 seconds West 12.65 feet to an iron pipe founds; and 2.
- North 50 degrees 46 minutes 45 seconds West 160.13 feet to the southeast corner of the lands 3. conveyed to FFCA Acquisition Corp. by deed recorded in the Orange County Clerk's Office in Book of Deeds 4242 at Page 131;

THENCE along FFCA Acquisition Corp., North 32 degrees 24 minutes 30 seconds East 278.85 feet to the lands conveyed to Ralph and Cira Yozzo;

THENCE along Yozzo, South 45 degrees 40 minutes 55 seconds East 129.10 feet to the southwest corner of lands of Jean A. Sylcox;

THENCE the following two (2) courses and distances:

- North 44 degrees 19 minutes 05 seconds East 210.00 feet to a point; and 1. 2.
- South 76 degrees 16 minutes 10 seconds East 65.70 feet to an iron pipe found;

THENCE along the lands of Werner and Saffioti the following two (2) courses and distances:

- South 33 degrees 58 minutes 05 seconds West 192.20 feet to a point; and 1.
- South 67 degrees 56 minutes 25 seconds East 55.20 feet to the lands of Pavilion Holdings, LLC. 2.

THENCE along Pavilion Holdings, LLC, South 00 degrees 17 minutes 45 second West 195.01 feet to an iron pipe found: 1000 -----

THENCE the following three (3) courses and distances along the lands of Mid-Valley Oil Company, Inc:

- North 84 degrees 35 minutes 00 seconds West 84.79 feet; 1.
- South 14 degrees 38 minutes 00 seconds West 90.16 feet; and 2.
- South 68 degrees 20 minutes 35 seconds West 31.95 feet to the point or place of BEGINNING. 3.

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TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT 308 GARDNERTOWN ROAD NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801 FAX LINE 845-564-7802

2345-13

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 03/06/2013

Application No. 13-0046

To: CNL APF Partners LP PO BOX 961026 Fort Worth, TX 76161

SBL: 80-5-15.11 ADDRESS:10 N Plank Rd

ZONE: B

PLEASE TAKE NOTICE that your application dated 01/28/2013 for permit to New exterior signage on the premises located at 10 N Plank Rd is returned herewith and disapproved on the following grounds:

185-14-B-1-c Total area of signage shall not exceed 1/2 the total length of road frontage.

loseph Mattina

Cc: Town Clerk & Assessor (300') File

Z345-13 Town of Newburgh Code Compliance

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OWNER INFORMATION	BUIL	t with out	A PERMIT	P	NO		
NAME:CNL	APF PARTN	ERS LP	5.500000000000000000000000000000000000				
ADDRESS:	PO BO	DX 961026 FC	RT WORTH	I TX 76161	ng paga gaga na kanang kana		
PROJECT INFORMATIC		\$2			•		
TYPE OF STRUCTURE:	05 201 - Den Maria Par 244 - 14 - 15 - 16 - 16 - 16 - 16 - 16 - 16 - 16	BURGER K	ING 10 NO	RTH PLANK	RD		
SBL: 80-5-15.11	ZONE:	B					
TOWN WATER:	•	TOWN	I SEWER:	YES			
,	MAXIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE		
SIGNAGE	80 SF	232 SF	285 SF	53 S,F,	n matahanna dua hismoon da da araa da Charlest		
LOT WIDTH	na na su						
LOT DEPTH			1999-1-0929840000000000000000000000000000000000				
FRONT YARD	na Andrea Santa Andrea Charlen an						
REAR YARD	nernadariatikatikatikatikatikatikatikatikatikati						
SIDE YARD	ne versiller Versteinen das Staffen versilter ein seinen sonnanzen auf dem son				n problem manufacture de la construction de la construction de la construction de la construction de la constru		
MAX. BUILDING HEIGHT							
BUILDING COVERAGE	· ·						
SURFACE COVERAGE							
INCREASING DEGREE OF N 2 OR MORE FRONT YARDS CORNER LOT - 185-17-A	FOR THIS P	ROPERTY	9-C-1	er baaan er ander an ander an an er ander an anter an anter an ar	Y	ES / ES / ES /	NO NO NO
ACCESSORY STRUCTO GREATER THEN 1000 S.F. O FRONT YARD - 185-15-A STORAGE OF MORE THEN HEIGHT MAX. 15 FEET - 185 10% MAXIMUM YARD COVE	OR BY FORM		n ina katanisia dis okeannis kee soowaa 19 Me waxaan ke nabarini dis kiissaan	en banena au casera pa menod at on	YI YI	ES / ES / ES / ES / ES /	NO NO NO NO
NOTES: ALLOWEI) 80 SF, VAR	IANCE GRAI	NTED 7-27-1	1996 FOR A T	OTAL OF 232	SF.	
	R	EQUESTING	A TOTAL O	F 285 S.F.			
VARIANCE(S) REQUIR	ED:					×	
1 185-14-B-1-C SHALL NO	FEXCEED 1/	2 OF THE TO	TAL STREE	T FRONTAGE		MySectory of the sector of the	
2		onalisto de sublete fan americanse en mantekkinden de k	alamente columbra da manar da abase da manadaman	an kan se an a se an			NAMES AND ADDRESS OF THE OWNER OF
3							

4______
REVIEWED BY: JOSEPH MATTINA DATE: 7-Mar-13



Property Description Report For: 10 Plank Rd N, Municipality of Newburgh

		Status:	Active
		Roll Section:	Taxable
		Swis:	334600
		Tax Map ID #:	80-5-15.11
No Photo		Property Class:	423 - Snack bar
Available		Site:	COM 1
	O _{Ju}	In Ag. District:	No
	5.440	Site Property Class:	423 - Snack bar
	V	Zoning Code:	
		Neighborhood Code:	40116
Total Acreage/Size:	(160 x 159)	School District:	Newburg
Land Assessment:	2012 - \$84,000	Total Assessment:	2012 - \$487,000
Full Market Value:	2012 - \$1,248,100		
Equalization Rate:		Legal Property Desc:	
Deed Book:	11986	Deed Page:	1812
Grid East:	622768	Grid North:	979280

Owners

CNL APF Partners LP P.O. Box 961026 Fort Worth TX 76161

Sales

Sale Date	Price	Property Class		Prior Owner	Value Usable	Arms Length	Addi. Parcels	Deed Book and Page
10/5/2005	\$1,291,104	423 - Snack bar	Land & Building	Ffca Acquisition Corp	Yes	Yes	Yes	11986/1812
12/31/1997	\$1,090,000	423 - Snack bar	Land & Building	Carrols Realty Holdings	Yes	Yes	Yes	4691/213

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	0		

Inventory

Overall Eff Year Built:

Overall Condition:

Normal

http://propertydata.orangecountygov.com/imate/report.aspx?file=&swiscode=334600&print... 4/1/2013

Overall Grade: Buildings		Average		Overall Desirability:			0		
AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
Site U	ses								,
Use		Rent	able Area (s	sqft) Tot	al Units	5			
Fast fo	od		:	2,720		0			

Improvements

Pavng-asphlt18475 × 4AverageGood1969Walks-concr770 × 4AverageGood1978Sign-dbl pls48 sq ftExcellentGood1978Patio-concr252 × 4AverageNormal1969	Structure	Size	Grade	Condition	Year
Sign-dbl pls 48 sq ft Excellent Good 1978	Pavng-asphlt	18475 × 4	Average	Good	1969
	Walks-concr	770 × 4	Average	Good	1978
Patio-concr 252 × 4 Average Normal 1969	Sign-dbl pls	48 sq ft	Excellent	Good	1978
	Patio-concr	252 × 4	Average	Normal	1969
Porch-enclsd0 x 0GoodGood1978	Porch-enclsd	0 x 0	Good	Good	1978

Land Types

Туре	Size
Primary	33,600 sq ft

Special Districts for 2012

Description	Units	Percent	Туре	Value	
Cronomer vly fire	0	0%		0	
Consol It	0	0%		0	
Consol wtr 1	0	0%		0	
Consol wtr 2	0	0%		0	

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
								~



Property Description Report For: Plank Rd N, Municipality of Newburgh

		Status:	Active
		Roll Section:	Taxable
		Swis:	334600
		Tax Map ID #:	80-5-15.22
No Photo		Property Class:	438 - Parking lot
Available		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	330 - Vacant comm
		Zoning Code:	
		Neighborhood Code:	40116
Total Acreage/Size:	1.60	School District:	Newburg
Land Assessment:	2012 - \$175,000	Total Assessment:	2012 - \$275,000
Full Market Value:	2012 - \$704,800		
Equalization Rate:	Der all hat hat	Legal Property Desc:	
Deed Book:	11986	Deed Page:	1812
Grid East:	622627	Grid North:	979377
Living Area: Second Story Area: Additional Story Area:	0 sq. ft. 0 sq. ft. 0 sq. ft.	First Story Area: Half Story Area: 3/4 Story Area:	0 sq. ft. 0 sq. ft. 0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	0
Structure			
Building Style:	0	Bathrooms (Full - Half):	0-0 ½
Bedrooms:	0	Kitchens:	0
Fireplaces:	0	Basement Type:	0
Porch Type:	0	Porch Area:	0.00
	0	Attached Garage Cap:	0.00 sq. ft.
Basement Garage Cap:	0	Overall Grade:	
Basement Garage Cap: Overall Condition:	0		

CNL APF Partners LP P.O. Box 961026 Fort Worth TX 76161

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/5/2005	\$1,291,104	438 - Parking lot	Land & Building	Ffca Acquisition Corp	Yes	Yes	Yes	11986/1812
12/31/1997	\$1,090,000	438 - Parking lot	Land & Building	Carrols Realty Holdings	Yes	Yes	Yes	4691/213
Utilities								
Sewer Type:	ſ	lone		Water Supply	y:	Cor	nm/publi	с
Utilities:	E	Electric		Heat Type:		0		
Fuel Type:	()		Central Air:		No		-
Improveme	nts							
Structure	Size	3	Grade		Conditi	on	Y	/ear
Land Types	i			•				
Туре	g	Size						4
Primary		43,752 sq ft						
Secondary		25,944 sq ft	<u> </u>	- 	·····			
Special Dist	tricts for 20	012						
Description	Uni	its	Perce	nt	Туре		١	/alue
Cronomer vly	fire 0		0%				(
Consol It	0		0%				(
Consol wtr 1	0		0%)
Consol wtr 2	0		0%				()
Exemption	S							*
Year Do	escription	Amount	Exempt %	Start Yr	End Yr	V Fla	ng H	Code Own 9

