

ROBERT T. POLITI  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK / TAX COLLECTOR  
523-1112  
COUNCIL  
BOB MILLER  
JAY I. RAND  
DEREK DOTY  
JACK FAVRO  
LARRY C. STRAIGHT  
SUPT OF HIGHWAYS  
523-3061  
CATHERINE EDMAN, CPA  
BUDGET OFFICER  
TEL: 523-9517  
FAX: 523-9559

**TOWN OF NORTH ELBA**  
2693 MAIN STREET  
LAKE PLACID, NEW YORK 12946  
phone: (518) 523-9516 fax: (518) 523-9559  
web: www.northelba.org



EUGENE MARTIN  
PAIK DEPT. AGENT  
523-2581  
CODE ENFORCEMENT  
OFFICE  
523-9918  
TODD ANTHONY  
ASSESSOR  
TEL: 523-1072  
FAX: 523-9921  
TOWN JUSTICES  
DEAN M. DIETRICH  
HON. WILLIAM HULSHOFF  
523-2143  
RONALD J. BRIGGS  
ATTORNEY FOR THE TOWN

## APPLICATION TO REVIEW BOARD COVERSHEET

### **Applicant:**

**Name:** Lake Placid Hotel Partners, LLC, Attn: Jason Goins  
**Address:** 850 Ridge Lake Blvd, Suite 401, Memphis, TN 38120  
**Telephone & Email:** 901-607-8737 and jgoins@wrightinvestments.com

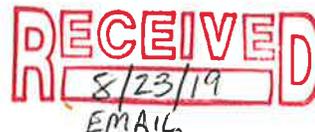
### **Property:** Hotel North Woods

**Address:** 2520 Main Street, Lake Placid, NY 12946  
**Tax Map #** 42.174-5-10.000 and 42.174-5-11.100 combining - letter attached  
**Zoning District:** Classification: Village Center District

### **Authorized Agent, if any (submit authorization letter):**

**Name:** Jason Goins, Agent for Owner  
**Address:** 850 Ridge Lake Blvd, Site 401, Memphis, TN 38120  
**Telephone & Email:** 901-607-8737 jgoins@wrightinvestments.com

**Nature of Request:** Design Review Board



**Evidence of Owner Authorization Submitted:** Letter Attached

**Evidence submitted that a deed restriction does not exist regarding this type of application:** Deed Attached

**Has this property had prior Planning/Zoning review and/or approvals?**

**If yes, please explain:** Zoning Report Attached

**Fee Structure:**

**Date Paid:** \_\_\_\_\_

- \$50 fee for applications with up to \$100,000 of improvements  
 \$100 fee for applications with over \$100,000 of improvements

**Applicant's Signature:** [Signature] **Date:** 8-23-2019

Larry F. Wright, Jr., Manager of Managing Member of Managing Member of Lake Placid Hotel Partners, LLC  
Subscribed and sworn to me this 23rd of August, 2019.

**Notary Public:** [Signature]

Kimberley Dobson

My Commission Expires 06-04-2022



## Terry

---

**From:** Kim Dobson <kdobson@wrightinvestments.com>  
**Sent:** Tuesday, September 10, 2019 4:24 PM  
**To:** Terry  
**Cc:** Jason Goins  
**Subject:** RE: Application to Review Board for Hotel Northwoods  
**Attachments:** 190904\_EXTERIOR STUDY 09042019.pdf; 137377.19R000-001.220  
\_Hotel\_Northwoods\_-\_Lake\_Placid,\_NY\_ALTA\_ver4-Signed.pdf

Below is a narrative of the work to be performed.

This project is a renovation to the Northwoods Hotel located at 2520 Main Street in Lake Placid, New York. Lake Placid Hotel Partners, LLC has acquired the hotel and is renovating the property to a new hotel flag.

It will continue to operate as a hotel and will be rebranded as a Marriott Tribute with the new name "The Grand Adirondack Hotel." In its existing form the building has 6 stories above the Main Street grade level and a basement below. There is retail and restaurants at the Main Street level, a lobby level (on grade with the rear parking), 4 levels of guest rooms (92 guestrooms total), and a roof deck.

Along with renovations to the interior of the hotel and material upgrades to the roof top deck, new amenities include fully sprinkling the building, a new parking structure (for a total of 100 spaces behind the building), the expansion of the "Hillside View" rooms to include their balconies, and an additional elevator tower on the North side of the hotel. Main façade renovations include revising the Main Street and rear parking portico, providing new awnings, upgrading the exterior entry doors and replacing the existing EIFS finish with cementitious brick.

Exterior renderings of the hotel and the parking garage are provided to convey these exterior updates for your consideration.

I have attached exterior renderings of the hotel. I am still waiting on the renderings for the garage. I have attached a copy of the stamped survey.

**Kim Dobson**  
Project Coordinator  
Wright Investments, Inc.  
850 Ridge Lake Blvd, Suite 401  
Memphis, TN 38120  
Phone: 901-312-1357  
Fax: 901-755-8230

**WE HAVE MOVED. PLEASE NOTE NEW ADDRESS.**

Notice: This message and any attachments are intended only for the use of the addressee and may contain information that is privileged and confidential. If the reader of the message is not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any distribution of this communication is strictly prohibited. If you have received this communication in error, notify the sender immediately by return email and delete the message and any attachments from your system.

LAKE PLACID HOTEL PARTNERS, LLC

Date: August 23, 2019

To Whom It May Concern:

Larry F. Wright, Jr. deposes and says that he is the Manager of Managing Member of Managing Member of Lake Placid Hotel Partners, LLC. He has read the foregoing Application and knows the contents thereof, that the same is true to his knowledge. Jason Goins has been appointed by Larry F. Wright, Jr to be an agent for the Owner or an "authorized agent".

The applicant, through its signing officer, certifies that he has reviewed, understands and will comply.

BY:   
Larry F. Wright, Jr.  
Manager of Managing Member of  
Managing Member

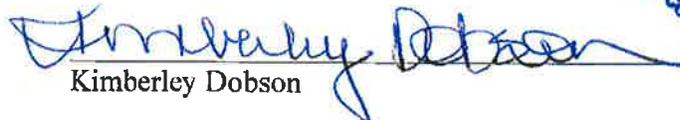
LAKE PLACID HOTEL PARTNERS, LLC  
COMPANY

8-23-2019  
DATE

NOTARY  
County: Shelby  
State: Tennessee



Sworn to before me this 23<sup>rd</sup> day of August, 2019

  
Kimberley Dobson

My Commission Expires 6-4-2022

ROBERT T. POLITI  
SUPERVISOR  
LAURIE C. DUDLEY  
TOWN CLERK / TAX COLLECTOR  
523-2182  
COUNCIL  
BOB MILLER  
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PARK DIST. MGR.  
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CODE ENFORCEMENT  
OFFICE  
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TODD ANTHONY  
ASSESSOR  
TEL: 523-1975  
FAX: 523-9821  
TOWN COURT OFFICE  
523-2141  
RONALD J. BRIGGS  
ATTORNEY FOR THE TOWN

March 29, 2019

Lake Placid Hotel Partners, LLC  
Attn: Larry Wright, Jr.  
850 Ridge Lake Blvd, Suite 401  
Memphis, TN 38120

RE: Hotel North Woods, 2520 Main Street, Lake Placid, NY 12946

Dear Mr. Wright,

Please be advised that Essex County has received my authorization to combine the two parcels (42.174-5-10.000 and 42.174-5-11.100) for the above referenced project.

The combination should take place within the next month but will not appear on the 2019 tax roll since the application wasn't received until after taxable status date of March 1<sup>st</sup>. For the 2020 tax roll, it will appear as one parcel. I will have my assistant contact you once the parcels have been combined.

Please let me know if you require any further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Anthony".

Todd Anthony  
Assessor

**SCHEDULE B-2 EASEMENT NOTES**

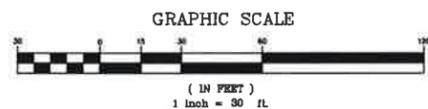
- 5) Easement from Placid-Marco Co. Inc. to New York Telephone Company recorded in(as) Liber 414 of Deeds at Page 348.  
*Not shown, manhole not observed in field.*
- 6) Easement Placid Marcy Co., Inc. to Village of Lake Placid dated 12/16/1963 and recorded 05/25/1964 in(as) Liber 420 of Deeds at Page 555.  
*Not shown, blanket in nature.*
- 7) Easement and Right by and between Placid Marcy Co., Inc. and Placid Hotel, Inc., and the Village of Lake Placid dated 05/17/1965 and recorded 05/18/1965 in(as) Liber 431 of Deeds at Page 555.  
*Not shown, vault not observed in field.*
- 8) Easement and Right of Way from Placid-Marco Co., Inc. to the New York Telephone Company dated 07/31/1967 and recorded 09/25/1967 in(as) Liber 458 of Deeds at Page 369.  
*Not shown, blanket in nature.*
- 9) Easement and Right of Way from Placid Marcy Co., Inc. to Village of Lake Placid dated 07/31/1969 and recorded 08/20/1969 in(as) Liber 479 of Deeds at Page 264.  
*Not shown blanket in nature.*
- 10) Easement from Placid Marcy Inc. to the New York Telephone Company dated 05/13/1969 and recorded 01/16/1970 in(as) Liber 484 of Deeds at Page 421.  
*Not shown blanket in nature.*
- 11) Right of Way and a right of Privilege of maintaining water and sewer supply and service pipes reserved in Deed from Placid Hotel Inc. to The Robert Case Bennett Corporation dated 12/08/1970 and recorded 12/17/1970 in(as) Liber 494 of Deeds at Page 558.  
*Not shown blanket in nature.*
- 12) Easement from Robert Case Bennett Corp. d/b/a Hotel Marcy to the New York Telephone Company dated 05/13/1974 and recorded 06/05/1974 in(as) Liber 567 of Deeds at Page 280.  
*Not shown blanket in nature.*
- 13) Easement contained in deed from The Robert Case Bennett Corporation to Eastern Mountain Sports, Inc. dated 04/30/1974 and recorded 05/01/1974 in(as) Liber 565 Cp 273 and as repeated in Liber 903 Cp 44, Liber 945 Cp 127 and Liber 1089 Cp 336.  
*Shown hereon.*
- 14) Covenant, restriction and utility easements regarding Ballroom Door maintenance contained in deed from Northern Hotels Corporation, successor-in-interest to The Robert Case Bennett Corporation to Ruppert Holdings, Inc. dated 01/26/1994 and recorded 02/09/1994 in(as) Liber 1056 Cp 231.  
*Shown hereon.*
- 15) Notes and easements as shown on filed map 2005-4516.  
*Not shown, blanket in nature.*

**General Survey Notes**

1. This survey was made in accordance with laws and/or Minimum Standards of the State of New York.
2. The basis of bearing for this survey is S 06°43'27" W, being the easterly road boundary of Main Street as describe in Book 1918 of Deeds at Page 321 of the Essex County Clerk's Office, as shown hereon.
3. The property described hereon is the same as the property described in a Title Report prepared by First American Title Insurance Company, Title No NCS-893714-A-NAS with an effective date of February 06, 2019, Amended February 08, 2019 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No 361492.0002 A (panel not printed), with a date of identification of August 23, 2001 in Essex County, State of New York, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The Property has direct access to Main Street, a dedicated public street or highway.
6. The total number of striped parking spaces on the subject property is 23, including 0 designated handicap spaces.
7. There is no observed evidence of current earth moving work, building construction or building additions.
8. There are no proposed changes in street right of way lines, according to Village of Lake Placid. There is no observed evidence of recent street or sidewalk construction or repairs.
9. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
10. Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements.
11. No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands.
12. The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.
13. No division or party walls were observed during the field survey.

**ZONING INFORMATION**

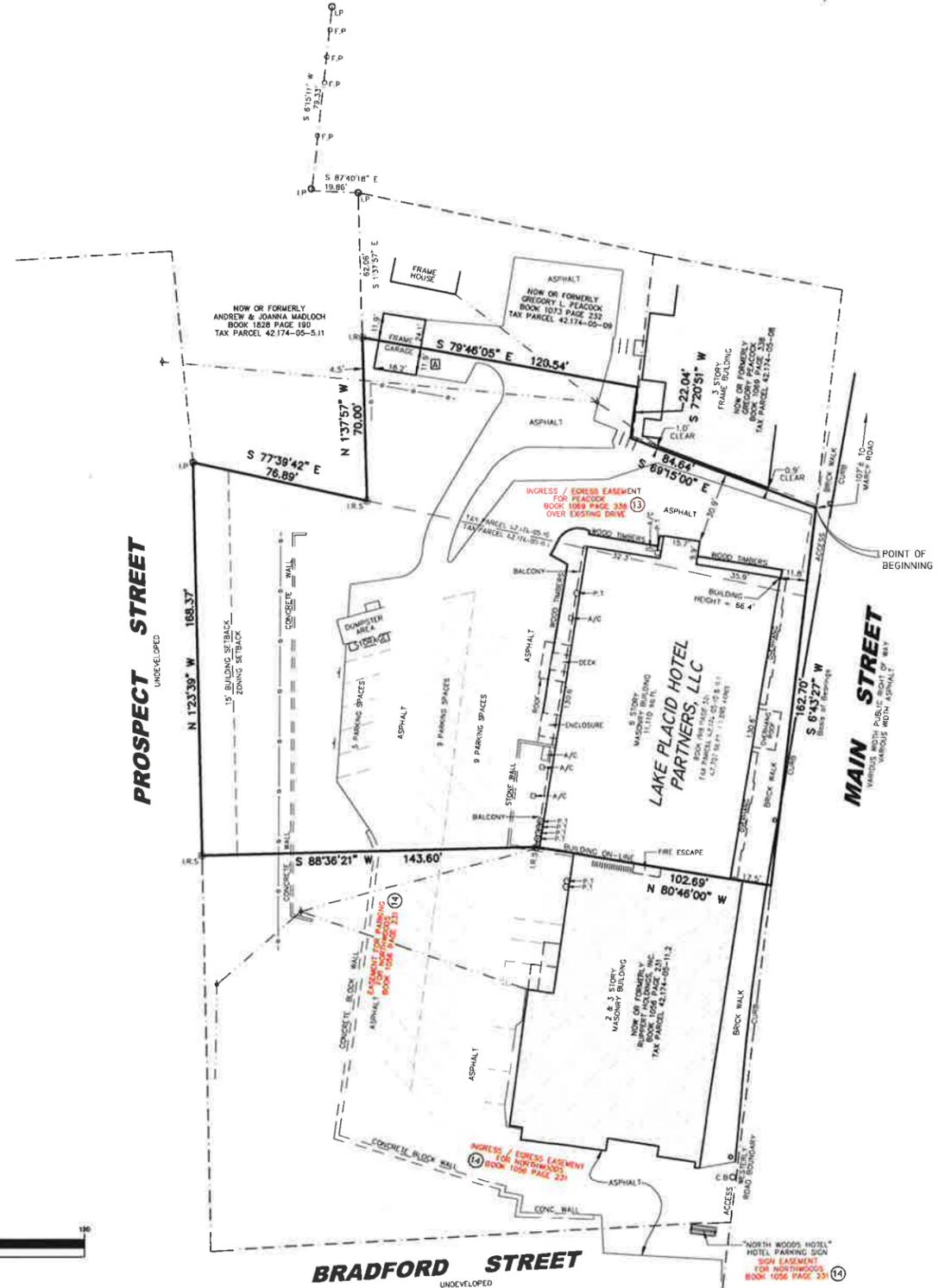
Jurisdiction: Town of North Elba  
 Zoned: Mercantile  
 Zoning Verification: Britt Isham, Building and Planning Clerk  
 planning@northeelba.org  
 Existing Requirements:  
 Front Setback: 0 feet  
 Side Setback: 0 or 10 feet  
 Rear Setback: 15 feet  
 Min. Lot Size: 1 acre  
 Building Footprint: None specified  
 Required Width: Not less than 50 feet  
 Density: 75% Impervious Coverage  
 Building Height: 35 feet  
 Parking: 1 space per room  
 Zoning information and source provided by EMG.  
 EMG Zoning Report  
 Project No. 137377-18R000-001.286  
 Report Date: March 29, 2019



**LEGEND OF SYMBOLS:**

- 1" O - IRON PIPE FOUND
- F.P.O - FENCE POST
- IR.S @ - IRON ROD SET
- IR @ - IRON ROD FOUND
- P.T - PROPANE TANK
- A/C - AIR CONDITIONER
- C.B - CATCH BASIN
- CHAIN LINK FENCE
- - - SIGN
- ◇ - UTILITY POLE
- - - OVERHEAD UTILITY LINES
- - LIGHT POLE

**VICINITY MAP**



**SURVEYOR'S CERTIFICATE**

To: WH Lake Placid, L.P., a Delaware limited partnership, WELLS FARGO BANK, NATIONAL ASSOCIATION, together with its successors and assigns, Lake Placid Hotel Partners, LLC, First American Title Insurance Company  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10a, 13, 14, 16, 17, 18 and 20 of Table A thereof.  
 The field work was completed on March 27, 2019  
 Date of Plat or Map March 28, 2019  
 Douglas R. Lehr  
 Registration No. 049223  
 State of New York

**RECORD LEGAL DESCRIPTION**

ALL THAT CERTAIN TRACT OR 1.10 ACRE PARCEL OF LAND SITUATE IN THE VILLAGE OF LAKE PLACID, TOWN OF NORTH ELBA, COUNTY OF ESSEX, STATE OF NEW YORK, BEING PART OF LOT 259, TOWNSHIP 11, OLD MILITARY TRACT, RICHARDS'S SURVEY, LYING WEST OF MAIN STREET, SO-CALLED, NEW YORK STATE ROUTE 86, AND SAID PARCEL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT MARKED BY A 3/4 INCH DRILL HOLE IN A CONCRETE RETAINING WALL IN THE WEST BOUNDS OF MAIN STREET AND AT THE NORTHEAST CORNER OF THE PREMISES HEREIN DESCRIBED;  
 THENCE, SOUTH 08° 43' 27" WEST, 102.70 FEET ALONG THE WEST BOUNDS OF MAIN STREET TO A POINT IN LINE WITH THE SOUTH WALL OF THE ORIGINAL MARCY HOTEL STRUCTURE;  
 THENCE, NORTH 80° 46' 00" WEST, 102.69 FEET ALONG SAID SOUTH WALL AND DIVISION WALL FOR THE SOUTHERLY ADDITION TO A POINT AT THE SOUTHWEST CORNER OF THE ORIGINAL MARCY HOTEL STRUCTURE;  
 THENCE, SOUTH 88° 36' 21" WEST, 143.60 FEET TO A POINT IN THE EAST BOUNDS OF PROSPECT STREET, AN UNDEVELOPED PRIVATE STREET;  
 THENCE, NORTH 01° 23' 38" WEST, 168.37 FEET ALONG THE EAST BOUNDS OF PROSPECT STREET TO A POINT MARKED BY A 3/4 INCH IRON PIPE;  
 THENCE, SOUTH 77° 39' 42" EAST, 76.89 FEET TO A POINT MARKED BY A 3/8 INCH IRON ROD;  
 THENCE, NORTH 01° 37' 57" WEST, 70.00 FEET TO A POINT MARKED BY A 5/8 INCH IRON ROD;  
 THENCE, SOUTH 79° 46' 05" EAST, 120.54 FEET TO A POINT MARKED BY A 1 INCH IRON PIPE;  
 THENCE, SOUTH 07° 20' 51" WEST, 22.04 FEET TO A POINT MARKED BY A 3/8 INCH IRON PIPE;  
 THENCE, SOUTH 69° 15' 00" EAST, 84.64 FEET TO THE POINT-OF-BEGINNING.  
 TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS AND PARKING AND AN EASEMENT AND RIGHT OF WAY FOR A SIGN IN DEED RECORDED 02/09/1994 IN(AS) LIBER 1056 OF DEEDS AT PAGE 231.  
 BEING THE SAME TRACT OR PARCEL OF LAND AS DESCRIBED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE No NCS-893714-A-NAS, DATED FEBRUARY 06, 2019 AND AMENDED FEBRUARY 08, 2019.

**LAND AREA:**

47,707 square feet / 1.095 acres

**LIST OF POSSIBLE ENCROACHMENTS**

- 14 - GARAGE ENCRDACHES 11.9' ONTO SUBJECT PROPERTY.

No.	REVISIONS	Date
1	Zoning Information	3/29/19
2	Client Comments	4/17/19

COORDINATED BY:  
  
 510 E Memorial Road, Suite A-1  
 Oklahoma City, OK 73114  
 800.411.2010  
 www.emgcorp.com

**ALTA/NSPS LAND TITLE SURVEY**  
**North Woods Hotel - Lake Placid, NY**  
 2520 Main Street, Lake Placid  
 Essex County, New York 12946

**LEHR**  
 LAND SURVEYORS  
 116 SALINA STREET - SUITE 8  
 LIVERPOOL, NEW YORK 13088  
 315-451-3333  
 lehrsurveyors@aol.com  
 DRAWING No. 19-C-106  
 COMPUTER No. 18-C-109





Joshua D. Wright  
Architect  
519 NOELTON DRIVE  
KNOXVILLE, TN 37919  
865.321.4600

# LAKE PLACID HOTEL

2520 Main St  
Lake Placid, NY 12946

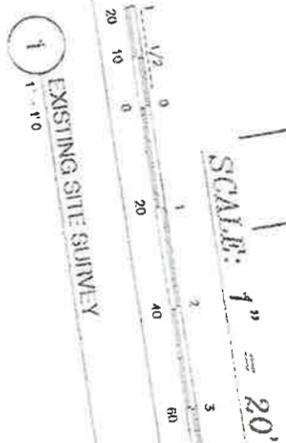
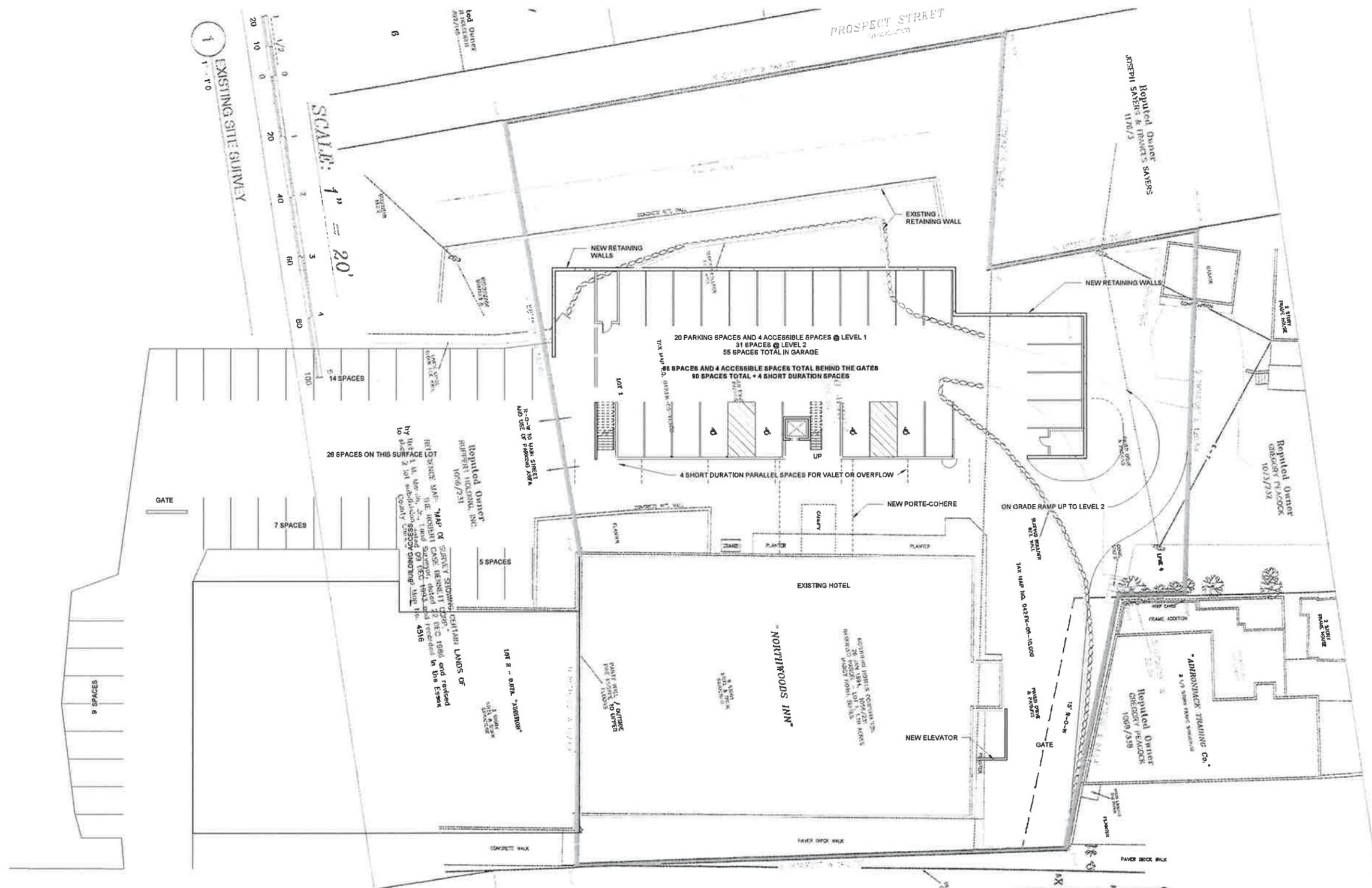
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
SD PROJECT  
REVIEW

PROJECT # 1802  
08/19/2019

## R-0.1

SITE PLAN - OPTION 1

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JOSHUA D. WRIGHT 2019

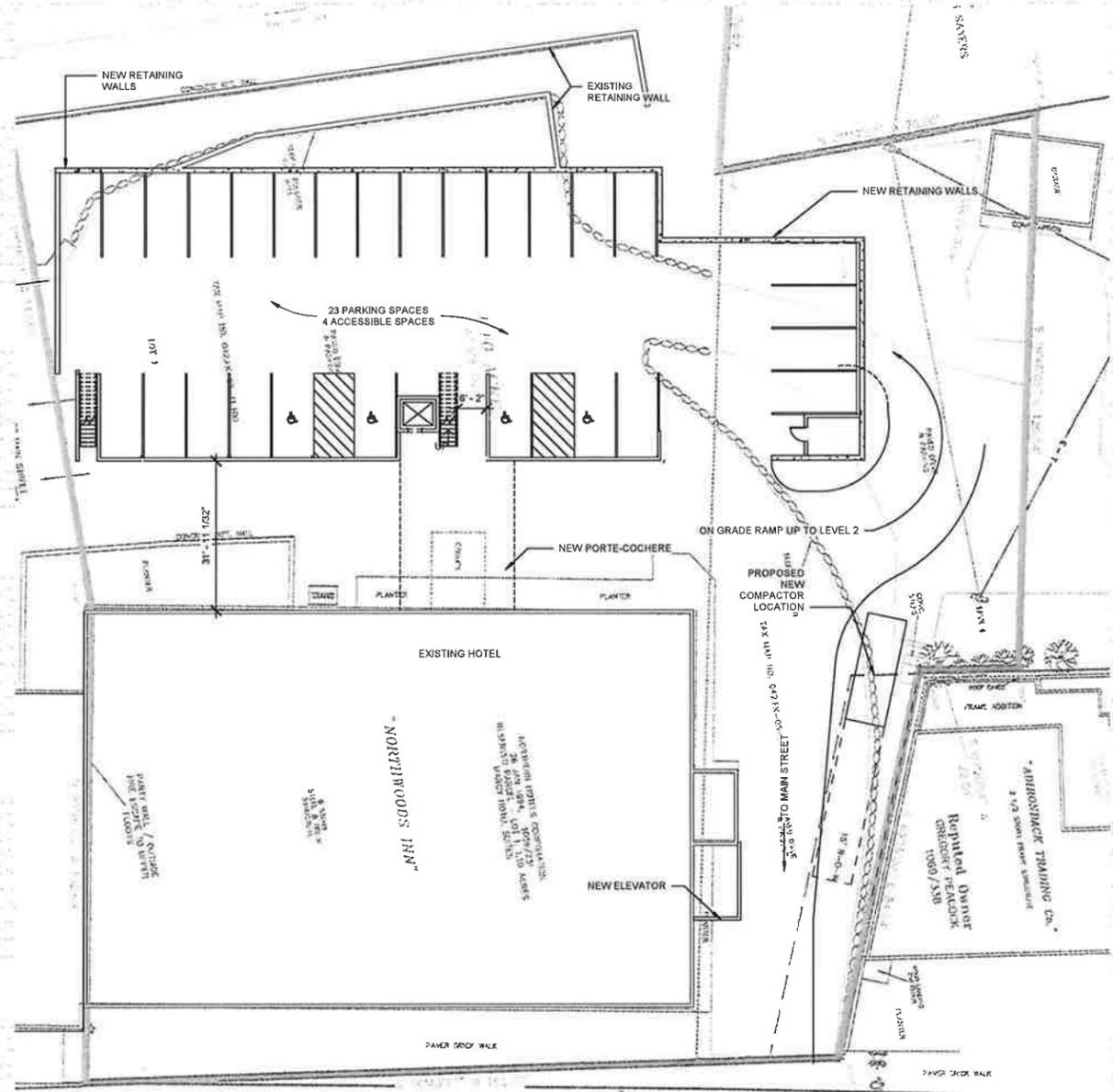


1 GARAGE LEVEL 1  
1/16" = 1'-0"

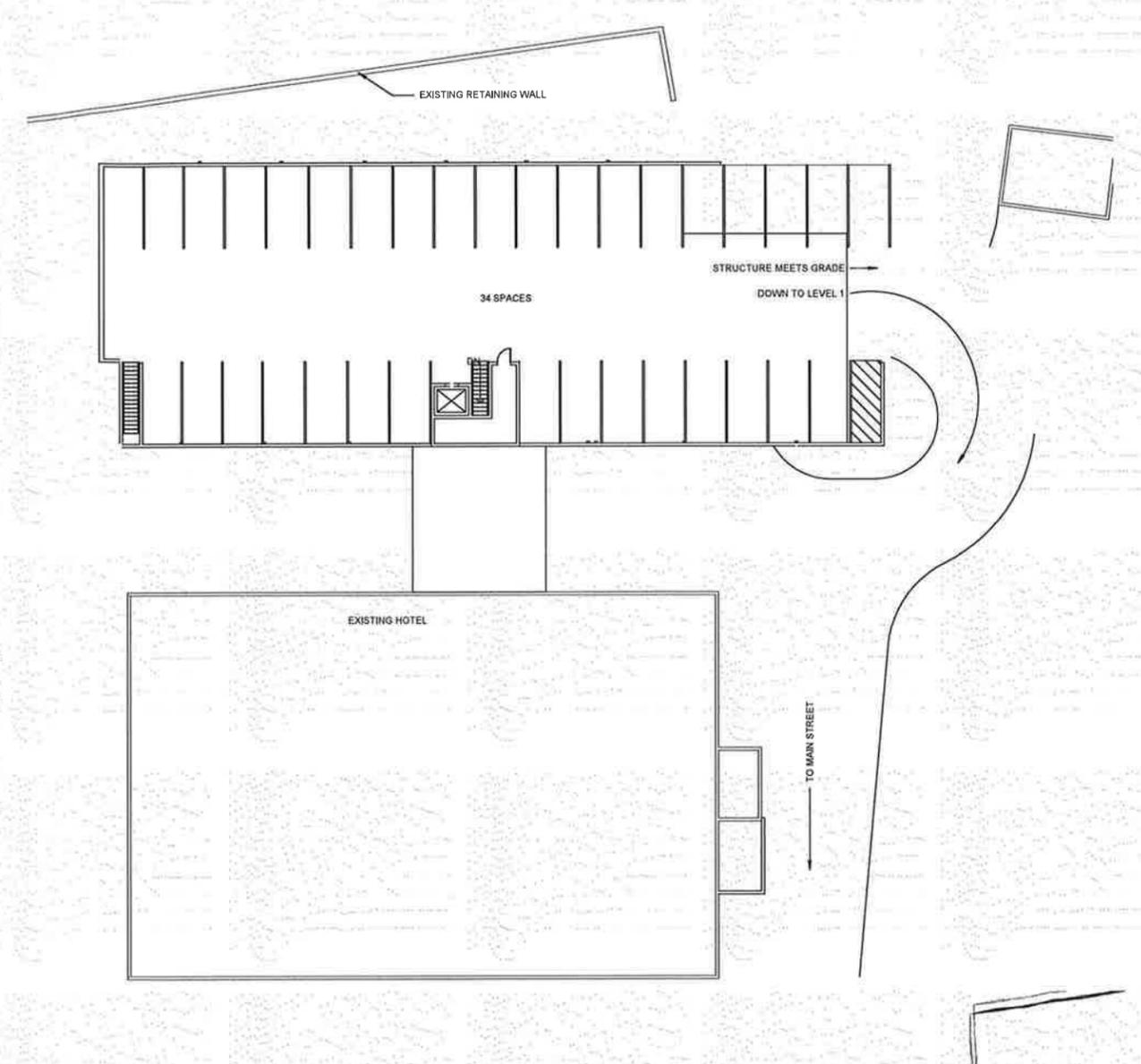


Joshua D. Wright  
Architect  
515 NOELTON DRIVE  
KNOXVILLE, TN 37819  
865.321.9600

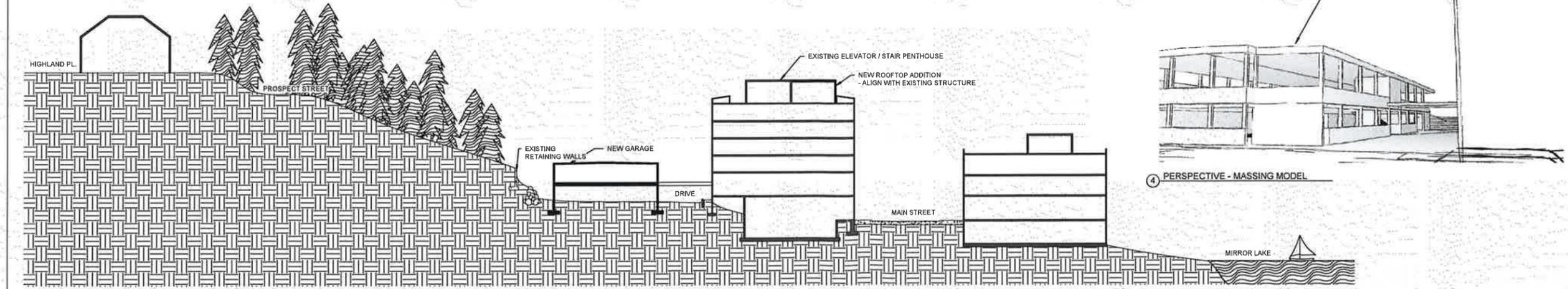
LAKE PLACID HOTEL  
2520 Main St  
Lake Placid, NY 12946



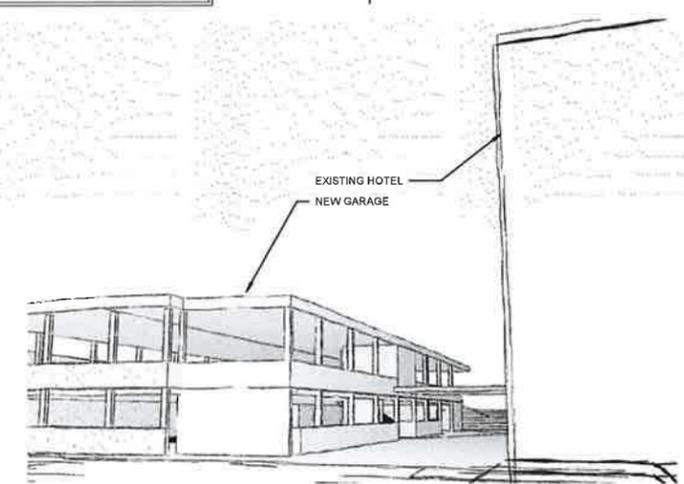
1 GARAGE LEVEL 1  
1/16" = 1'-0"



2 GARAGE LEVEL 2  
1/16" = 1'-0"



3 SITE SECTION  
1" = 30'-0"



4 PERSPECTIVE - MASSING MODEL

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
SD PROJECT  
REVIEW

PROJECT # 1452  
DATE 09/19/2019

R-0.0  
PARKING GARAGE -  
SCHEMATIC - OPTION  
2

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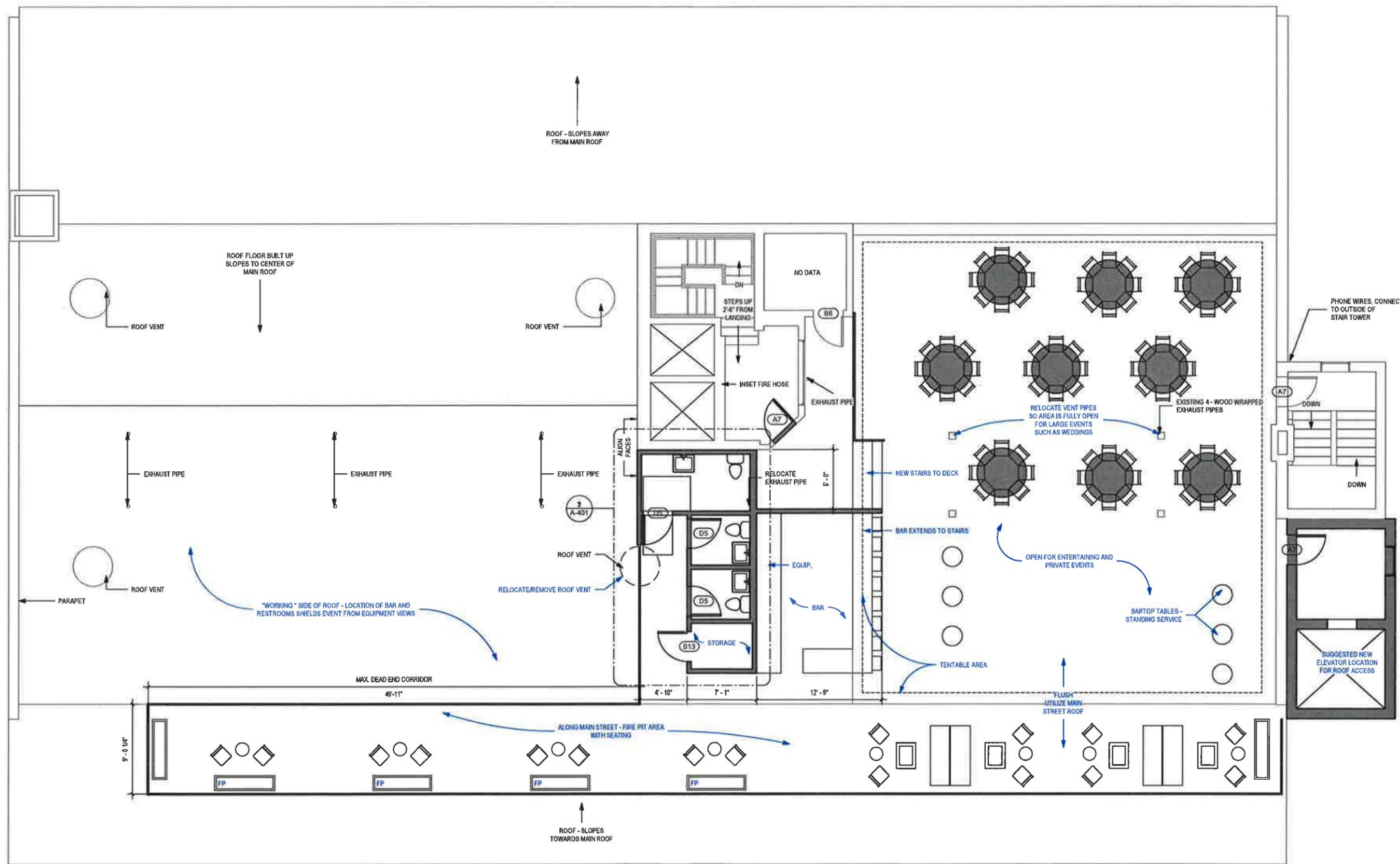




Joshua D. Wright  
Architect  
519 NOELTON DRIVE  
KNOXVILLE, TN 37919  
955.321.9600

THE GRAND ADIRONDACK HOTEL - LAKE PLACID

2520 MAIN STREET  
LAKE PLACID, NEW YORK  
12946



1 ROOF DECK - SCHEMATIC DESIGN  
3/16" = 1'-0"

BATHROOM LAYOUT IS PRELIMINARY & SCHEMATIC  
AND MAY ALTER UPON DISCOVERY IN THE FIELD

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
08-19-2019  
DD COORDINATION

PROJECT # 1802  
08/19/2019

A-108

RENOVATION - ROOF

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JOSHUA D. WRIGHT 2019

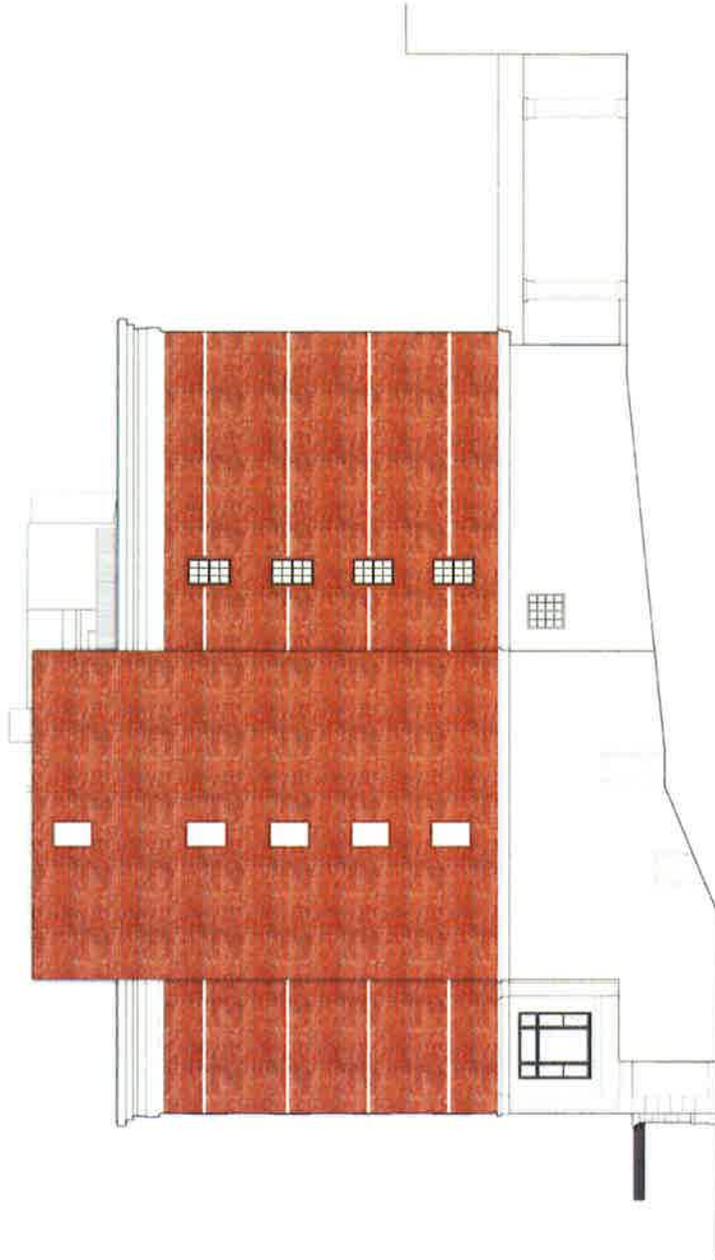


First floor will change due to locations of windows and doors. Elevator tower might need to be looked at for signage. Larry does not like the cornice at elevator shaft - please provide some options. Maybe consider elevator shaft out of different material.

# Exterior Study











Title No. NCS-893714-NAS  
AMENDED 04/17/2018 (pb)

**SCHEDULE "A"**

ALL THAT CERTAIN TRACT OR 1.10 ACRE PARCEL OF LAND SITUATE IN THE VILLAGE OF LAKE PLACID, TOWN OF NORTH ELBA, COUNTY OF ESSEX, STATE OF NEW YORK, BEING PART OF LOT 259, TOWNSHIP 11, OLD MILITARY TRACT, RICHARD'S SURVEY, LYING WEST OF MAIN STREET, SO-CALLED, NEW YORK STATE ROUTE 86, AND SAID PARCEL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY A 3/4 INCH DRILL HOLE IN A CONCRETE RETAINING WALL IN THE WEST BOUNDS OF MAIN STREET AND AT THE NORTHEAST CORNER OF THE PREMISES HEREIN DESCRIBED;

THENCE, SOUTH 06° 43' 27" WEST, 162.70 FEET ALONG THE WEST BOUNDS OF MAIN STREET TO A POINT IN LINE WITH THE SOUTH WALL OF THE ORIGINAL MARCY HOTEL STRUCTURE;

THENCE, NORTH 80° 46' 00" WEST, 102.69 FEET ALONG SAID SOUTH WALL AND DIVISION WALL FOR THE SOUTHERLY ADDITION TO A POINT AT THE SOUTHWEST CORNER OF THE ORIGINAL MARCY HOTEL STRUCTURE;

THENCE, SOUTH 88° 36' 21" WEST, 143.60 FEET TO A POINT IN THE EAST BOUNDS OF PROSPECT STREET, AN UNDEVELOPED PRIVATE STREET;

THENCE, NORTH 01° 23' 39" WEST, 168.37 FEET ALONG THE EAST BOUNDS OF PROSPECT STREET TO A POINT MARKED BY A 3/4 INCH IRON PIPE;

THENCE, SOUTH 77° 39' 42" EAST, 76.89 FEET TO A POINT MARKED BY A 3/8 INCH IRON ROD;

THENCE, NORTH 01° 37' 57" WEST, 70.00 FEET TO A POINT MARKED BY A 5/8 INCH IRON ROD;

THENCE, SOUTH 79° 46' 05" EAST, 120.54 FEET TO A POINT MARKED BY A 1 INCH IRON PIPE;

THENCE, SOUTH 07° 20' 51" WEST, 22.04 FEET TO A POINT MARKED BY A 3/8 INCH IRON PIPE;

THENCE, SOUTH 69° 15' 00" EAST, 84.64 FEET TO THE POINT-OF-BEGINNING.

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS AND PARKING AND A EASEMENT AND RIGHT OF WAY FOR A SIGN IN DEED RECORDED 02/09/1994 IN(AS) LIBER 1056 OF DEEDS AT PAGE 231.

THE policy to be issued under this report will insure the title to such buildings and improvements erected on the premises, which by law constitute real property.

**FOR CONVEYANCING ONLY: TOGETHER** with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.

**NORTH WOODS HOTEL**

PARCEL TO BE CONVEYEDLOT 2 - 0.87A. - ADDITION

All that certain tract or 0.87 acre parcel of land situate in the Village of Lake Placid, Town of North Elba, County of Essex, State of New York, being part of lot 259, Township 11, Old Military Tract, Richard's Survey, lying west of Main Street, so-called, New York State Route 86, and said parcel being more particularly bounded and described as follows:

Beginning at a point marked by a 1/4 inch drill hole in a concrete curb at the intersection of the west bounds of Main Street with the north bound of Bradford Street, so-called;

Thence, South 86° 51' 43" West, 224.23 feet along the north bounds of Bradford Street, a private and undeveloped street, to a point marked by a 3/4 inch drill hole in a concrete curb at the intersection with the east bounds of Prospect Street, a private and undeveloped street,

Thence, North 1° 23' 39" West, 168.82 feet along the east bounds of Prospect Street to a point;

Thence, North 80° 36' 21" East, 143.60 feet to a point at the southwest corner of the original Marcy Hotel structure;

Thence, South 80° 46' 00" East, 102.69 feet along the south wall of the Marcy Hotel and division wall of the southerly addition to a point in the west bounds of Main Street;

Thence, South 06° 43' 27" West, 144.51 feet along the west bounds of Main Street to the Point-of-Beginning and containing therein 0.87 acres more or less.

Together with all right, title and interest in and to the center of Main Street, Bradford Street and Prospect Street as the same abut the premises hereinabove described.

Granting and Reserving all structures, wires, lines, easements of record for public utilities and highway purposes and others as the same now exist upon or effect the premises hereinabove described.

Together with and subject to the following grants, covenants and restrictions:

An easement and right of way for ingress and egress for the benefit of the "LOT 1 - 1.10A. - HOTEL MARCY SUITES" parcel is reserved by NHC, in common with RHI, and their respective successors and assigns, over and along the driveway extending over the southerly and westerly side of the "LOT 2 - 0.87A. - ADDITION" parcel; and an easement for parking to the extent reasonably required and necessary for the Marcy Hotel purposes and activities, is reserved by NHC, for the benefit of the "LOT 1 - 1.10A. - HOTEL MARCY SUITES" parcel, over the parking areas located on the rear-westerly side of the "ADDITION" parcel.

NHC has an easement and right of way to maintain the existing sign in its current location and current size or any replacement sign, so long as it is not larger.

Maintenance of the door into the Ballroom shall be shared equally by RHI and NHC.

NHC, as successor to RCB, agrees to maintain proper liability insurance of the property to protect RHI from any claims from use of the "Marcy Hotel Suites" property, and RGI agrees to maintain property liability insurance to protect NHC from any claims from use of the "Addition".

RUPPERT HOLDING INC.

2538 MAIN ST

TAX MAP # 42.174-5-11.200

