

**MUTUAL EASEMENT AGREEMENT**

AGREEMENT made, effective as of this 27th day of January, 1997, by and between [REDACTED], (hereinafter referred to as the "Party A") and [REDACTED] [REDACTED] (hereinafter referred to as "Party B").

**Easement from Party A to Party B**

1. Party A hereby conveys, transfers, and delivers unto Party B a permanent easement and right of way, including the perpetual right to enter upon the real estate hereinafter described, to construct, maintain and repair an underground sanitary sewer line on Party A's property.

2. The land affected by the grant of this easement and right of way is located in the County of Westchester, State of New York, and is known as Lot 15 on a certain map entitled "Map of Property called Greacen Point, Mamaroneck, Westchester County, New York", dated December 1927 and filed in the register of the office of the Register of Westchester County, now Division of Land Records, on the 29th day of December, 1927 as filed Map No. 3230, hereinafter referred to as "Lot 15."

3. The permanent easement and right of way hereby granted by Party A shall be ten (10) feet wide and extend from a point on Lot 15, in the vicinity of the northeastern corner of Lot 15 along the property line to a point on Lot 15, where it is adjacent to the public street known as Greacen Point Road and is closest to the existing public sewer in the bed of Greacen Point Road.

4. Party A hereby grants to party B a further permanent

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easement and right of way to install a pipe for surface drainage and discharge from the premises across Lot 15 to connect the existing drainage easement line that runs along the western side of Lot 15 between Greacen Point Road and Larchmont Harbor.

5. Party A grants such easements to Party B to have and to hold said easements and rights of way unto Party B and unto its successors and assigns forever.

**Easement from Party B to Party A**

6. Party B hereby grants to Party A a permanent easement to connect a sanitary sewer line from a single family dwelling constructed on Lot 15 by party A, its successors or assigns, to a sanitary sewage grinder pump system located on lot 11 of a certain map entitled "Map of Property called Greacen Point, Mamaroneck, Westchester County, New York", dated December 1927 and filed in the register of the office of the Register of Westchester County, now Division of Land Records, on the 29th day of December, 1927 as filed Map No. 3230, hereinafter referred to as Lot "Lot 11", along with a non-exclusive, permanent easement across Lot 11 necessary to connect said sewage line to the sanitary sewage grinder pump system.

7. In exchange for the easement described in paragraph 6 above, Party A agrees to share equally the cost for operation and maintenance of the sanitary sewage grinder pump system, including two sanitary sewage grinder pumps, holding tank, electrical current to operate pumps, and the cost to maintain the sanitary sewage line connecting the sanitary sewage grinder pump system to the public sanitary sewage line in the vicinity of the intersection of Orienta Avenue and Greacen Point Road.

8. Party B grants such easements to Party A to have and to hold said easements and rights of way unto Party A and unto its successors and assigns forever.

Dated: January 27, 1997.

PARTY A

PARTY B

PARTY B


[REDACTED]

[REDACTED]

[REDACTED]

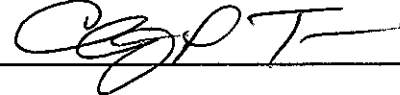
STATE OF NEW YORK )  
COUNTY OF WESTCHESTER) SS.:

On the 27TH day of JANUARY, 1997 before me personally [REDACTED] to me known, who, being by me duly sworn, did depose and say that he resides in SCARSDALE, NEW YORK that he is the PRESIDENT of [REDACTED] the corporation described in and which executed the above instrument; and the he signed his name thereto by order of the Board of Directors of said corporation.

  
JEFFERSON D. MEIGHAN  
Notary Public, State of New York  
No. 2650325  
Qualified in Westchester County  
Commission Expires Feb. 28, 1998


STATE OF NEW YORK )  
COUNTY OF WESTCHESTER) SS.:

On JANUARY 27TH, 1997, before me personally came [REDACTED], to me known to be the individual described in, and who executed the foregoing instrument and acknowledged that he executed the same.

  
CHRISTOPHER P. TISO  
Notary Public, State of New York  
No. 4941472  
Qualified in Westchester County 98  
Commission Expires August 15, 19\_\_

STATE OF NEW YORK )  
COUNTY OF WESTCHESTER) SS.:

On JANUARY 27, 1997, before me personally came [REDACTED], to me known to be the individual described in, and who executed the foregoing instrument and acknowledged that he executed the same.

  
CHRISTOPHER P. TISO  
Notary Public, State of New York  
No. 4941472  
Qualified in Westchester County 98  
Commission Expires August 15, 19\_\_

RECORD + RETURN TO:

Robert Funicello, Esq.  
2975 Westchester Avenue  
Purchase, NY 10577