



41 Hasbrouck Rd., New Paltz, NY
(845) 399-5438

Offer to Purchase Real Property

In consideration of \$1,000.00 (One Thousand Dollars), to be deposited into the escrow account of Mark Stryker Realty, LLC., acknowledged by Mark Stryker and held on account of the purchase of the below listed real Property, the Purchaser; **Rusi Holdings Corp.** and/or its assigns, hereby offers to purchase, and the Owner; **UC Economic Dev. Alliance Inc.**, by signing herein below, hereby agrees to sell the below referenced Property as according to the terms and conditions set forth hereinafter:

Property: 300 Flatbush Ave., Kingston, NY 12401 consisting of a 23,000 SF building and four outbuildings on 15 acres in the town of Ulster. Parcel #48.74-3-14.100.

Purchase Price: \$975,000.00 (Nine Hundred Seventy Five Thousand dollars).

Upon contract execution, to be executed on or about August 5, 2016, Purchaser shall tender the amount of Ten Percent, (10%) of the agreed purchase price (including the above deposit to be held in escrow by the Owner's attorney). The remainder to be paid at closing of title, in cash or equivalent funds.

This offer is further subject to the following terms and conditions:

Clear, marketable and insurable title.

Subject to satisfactory engineering and environmental, water, septic, radon, pest and land surveys of the property.

The above to be completed at Purchasers sole cost and expense within 30 days of the execution of this document.

Subject to all regulatory and municipal approvals for the Purchaser's use of the property as:

A hotel, restaurant, and retail location. Not limited to but including the change of zoning from residential to Commercial and including a subdivision of an outparcel to create a retail commercial corner.

The parties acknowledge that Mark Stryker Realty, LLC, and SVN Deegan /Collins Commercial Realty are the brokers that brought about this transaction and shall be paid a commission by the Owner pursuant a separate agreement.

Subject to execution of a more formal contract to be prepared by the Owner's attorney and approved by the Purchaser's attorney.

Offered by:
Purchaser:

Accepted by:
Owner:

By:  _____ Date _____

By: _____ Date _____