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October 7, 2021

Aldo V. Vitagliano, Esq.  
Aldo V. Vitagliano, P.C.  
150 Purchase Street, Suite 9  
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**Re: HFP Investment Co and/or MSS Dog Group Inc/  
Compass One LLC v. Village of Tuckahoe  
Index Nos.: 56169/17; 56025/18; 55689/19; 54646/20; 55154/21**

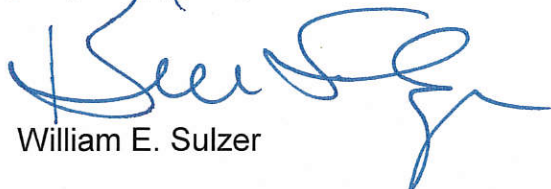
Dear Aldo:

Enclosed herewith please find three (3) Consent Judgments regarding the above-referenced matter for your review and execution. Please return two copies of the signed Judgments to our office. We will provide you with a conformed copy once it has been entered by the Court.

As you know, we have included a clause in the order which will allow for a waiver of interest if refunds are made within 60 days from the date of service of the order with notice of entry. This, however, is predicated upon our understanding that we will receive back from you executed copies of the Consent Judgment in a timely manner.

Thank you for your cooperation and please call if you have any questions.

Very truly yours,



William E. Sulzer

WES:kmb  
Enclosures  
7195/7386  
cc: Todd Huttunen, Assessor (w/encl.) via email

At an IAS Term of the Supreme Court of the State of New York held in and for the County of Westchester, at the Courthouse located in White Plains, New York.

**PRESENT:**

**HON. BRUCE E. TOLBERT, J.S.C.**

**Justice.**

-----X  
**In the Matter of the Application of**

**HFP INVESTMENT CO. AND/OR MSS DOG GROUP INC.**

**CONSENT JUDGMENT**

**Petitioner,**

**Index No.  
56169/17**

**- against -**

**THE ASSESSOR OF THE VILLAGE OF TUCKAHOE,  
THE BOARD OF REVIEW OF THE VILLAGE OF TUCKAHOE and THE VILLAGE OF TUCKAHOE,**

**Respondents,**

**For Review Under Article 7 of the RPTL.**

-----X  
**In the Matter of the Application of**

**COMPASS ONE LLC,**

**Petitioner,**

**Index Nos.  
56025/18  
55689/19  
54646/20  
55154/21**

**-against-**

**THE ASSESSOR OF THE VILLAGE OF TUCKAHOE,  
THE BOARD OF REVIEW OF THE VILLAGE OF TUCKAHOE and THE VILLAGE OF TUCKAHOE,**

**Respondents.**

**For Review Under Article 7 of the RPTL.**

-----X

The above Petitioners having heretofore filed and served the Petitions and Notices to review the tax assessments fixed by the Village of Tuckahoe for the assessment years 2017 through 2021 upon certain real property located at 70 Marbledale Road, Tuckahoe and designated as Section 35, Block 2, Lot 1 on the Official Assessment Map of the Village of Tuckahoe, and

The issues of these proceedings having duly come on for trial at an IAS Term of this Court, and the Petitioner having appeared by **WILLIAM E. SULZER, ESQ.**, of Griffin, Coogan, Sulzer & Horgan, P.C., and the Respondents having appeared by **ALDO V. VITAGLIANO, ESQ.**, of Aldo V. Vitagliano P.C., Special Counsel to Respondents, and the parties having made their settlement, it is

**ORDERED, ADJUDGED AND DECREED**, that the assessments on the above-referenced properties be and the same are hereby reduced, corrected and fixed for the assessment years as follows:

<b>Assess. Year</b>	<b>Assessed Valuation</b>		<b>Amount of Reduction</b>
	<b><u>Reduced From</u></b>	<b><u>Reduced To</u></b>	
2017	25,450	24,100	1,350
2018	25,450	22,600	2,850
2019	25,450	21,850	3,600
2020	25,450	23,400	2,050
2021	25,450	23,000	2,450

and so reduced and confirmed, it is further



**ORDERED, ADJUDGED AND DECREED**, that the officer or officers having custody of the assessment rolls upon which the above-mentioned assessments and any taxes levied thereon are entered shall correct the said entries in conformity with this Order and shall note upon the margin of said rolls, opposite of said entries, that the same have been corrected by the authority of this order, and it is further

**ORDERED, ADJUDGED AND DECREED**, that there shall be audited, allowed and paid to the Petitioner by the **VILLAGE OF TUCKAHOE** the amount of all Village taxes, together with the proportionate share of any interest or penalty paid by reason of delinquent payment of any excess taxes, paid by the Petitioner as taxes against the said erroneous assessments in excess of what the taxes would have been if the said assessments made in the aforesaid years had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further

**ORDERED, ADJUDGED AND DECREED**, that all tax refunds are to be paid with interest pursuant to §726 of the Real Property Tax Law of the State of New York; provided, however, interest shall be waived in the event that payment is made within sixty (60) days from the date of service of this Order with notice of entry, and it is further

**ORDERED, ADJUDGED AND DECREED**, that all tax refunds hereinabove directed to be made by Respondent, the **VILLAGE OF TUCKAHOE** and/or any of the various taxing authorities, be made by check or draft payable to the order of **GRIFFIN, COOGAN, SULZER & HORGAN, P.C.**, as attorneys for the Petitioners, who are to hold the proceeds as trust funds for appropriate distribution, and who are to remain subject to the further jurisdiction of this Court in regard to their attorney's lien, pursuant to Judiciary Law §475 and it is further

**ORDERED, ADJUDGED AND DECREED**, that this Order hereby constitutes and represents full settlement of each of the tax review proceedings herein, and there are no costs or allowances awarded to, by or against any of the parties, and that upon compliance with the terms of this Order, the above-entitled proceedings be and the same are settled and discontinued.

Dated:

ENTER,

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HON. BRUCE E. TOLBERT, J.S.C.

**SIGNING AND ENTRY OF THE WITHIN  
ORDER IS HEREBY CONSENTED TO:**

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**ALDO V. VITAGLIANO, ESQ.**

Attorney for the Respondents  
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**WILLIAM E. SULZER, ESQ.**

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