

History of Site Ownership

The history of site ownership was compiled using the chain-of-title search, Brown's Directory, PSC reports, and Sanborn Maps. A site ownership chronology is provided in Table 5-2.

The Pelham Gas Light Company of Pelham bought the Pelham property in 1896 (records were not available for when the portion of the site in the Bronx of New York City was obtained). The property was operated by Pelham Gas Light Company from the earliest record of gas production at the site [1899 Brown's Directory]. By 1900, the Pelham Gas Light Company was operating as a branch works of the New York Suburban Gas Company of New Rochelle [1900 Brown's Directory]. In late 1900, the New York Suburban Gas Company merged into the Westchester Lighting Company [Brown's Directory and PSC Reports]. Beginning as early as 1905, the Consolidated Gas Company (predecessor to Con Edison) secured financial control of the Westchester Lighting Company, however, the company still continued to operate as an affiliate [Brown's Directory, 1905]. The Pelham site was part of Westchester Lighting Company in 1951 when the company was fully merged into Consolidated Edison as the Westchester Division [Brown's Directory]. In 1965 Con Edison sold the property to Barbara Realty Corporation, though it retained a small parcel of land along the south side of Pelham Parkway for maintenance as an electric substation, and a perpetual easement along Hutchinson River for maintenance of gas lines and the pipe bridge across the creek [Con Edison Property Records].

CW 02--643

T/O Pelham

Section 166.34

Blk.1

Lot 1

ITEM 1 DEED Edmund H. McCullough Dated 9-23-1896
 Hannah L. McCullough, Rec'd 9-28-1896
 his wife Liber 1441 cp 106
 to
 Pelham Gas Light Company
 (see copy herein)

Conveys P/O 116.34 Blk. Lt.1 & More

ITEM 2 DEED Westchester Lighting Dated 8-29-1902
 Company Rec'd 10-23-1902
 to Liber 1626 cp 232
 Anna A. Secor
 James F. Secor, Jr.
 Isla V.H. Cackle

Sell Off see Vol. 15 pg. 26

ITEM 3 DEED Executors of Dated 8-29-1902
 Anna M. Secor and Rec'd 10-23-1902
 James F. Secor, ind. Liber 1626 cp 254
 to
 Westchester Lighting
 Company
 (see copy herein)

Conveys P/O 166.34 Bk.1 Lt.1

ITEM 4 DEED Anna A. Secor, et al Dated 8-29-1902
 to Rec'd 10-23-1902
 Westchester Lighting Liber 1626 cp 257
 Company
 (see copy herein)

Conveys P/O 166.34 Blk.1 Lt.1 See Vol. 15 p. 26

ITEM 5 DEED Westchester Lighting Dated 7-12-1904
 Company Rec'd 10-20-1904
 to Liber 1691 cp 150
 New York & Westchester
 Lighting Company
 (see copy herein)

 Conveys PUE & More
 Pcls. 15, 18
 Sec. 166.34 Blk.1 Lts.1,2
Document states Pelham Gas Light Company merged into
Westchester Lighting Company, 12-1-1900

Certificate of Merger

ITEM 6 DEED New York & Westchester Dated 10-20-1904
 Lighting Company Rec'd 10-24-1904
 to Liber 1693 cp 163
 Westchester Lighting
 Company
 (see copy herein)

Sell Off

ITEM 7 DEED Westchester Lighting Dated 5-19-1927
 Company Rec'd 5-24-1927
 to Liber 2766 cp 281
 County of Westchester
 (see copy herein)

P/O Boston Post Rd. RO# 5588 Pcl.1

**For Info Only - Mtge
Release**

ITEM 8 DEED Dated 6-11-1965
 Rec'd 12-1-1965
 Liber 6567 cp 460

 (see copy herein)

Document states Westchester Lighting Company merged into
Consolidated Edison Company of New York Inc.

		For Info Only - Release	Mtge
ITEM 9	<u>DEED</u> (see copy herein)	Dated 5-3-1965 Red'd 12-1-1965 Liber 6567 cp 453	
ITEM 10	<u>DEED</u> Consolidated Edison Company of New York, Inc. as s/b/m with Westchester Lighting Company to Barbara Realty Corp. (see copy herein)	Dated 6-15-1965 Rec'd 6-17-1965 Liber 6514 cp 416	
	Conveys Sec. 166.34 Blk.1 Lt.1 *Assessed Owner to date Section 166.34 Block 1 CON. ED. CO. of N.Y. INC. Lot 2		
		Agreement	
ITEM 11	<u>DEED</u> Barbara Realty Corp. to Village of Pelham Manor (see copy herein)	Dated 6-15-1965 Rec'd 6-17-1965 Liber 6837 mp 192	
	Affects PUE		
ITEM 12	<u>DEED</u> Barbara Realty Corp. to Douglaston Associates (see copy herein)	Dated 6-17-1965 Rec'd 3-4-1966 Liber 6593 cp 407	
	Sec. 166.34 Blk.1 Lt.1		
ITEM 13	<u>DEED</u> Douglaston Associates to Barbara Realty Corp. (see copy herein)	Dated 10-7-1966 Rec'd 11-10-1966 Liber 6667 cp 233	
	Sec. 116.34 Blk.1 Lt.1		

ITEM 14 DEED Douglaston Associates **Correction Deed**
 to Dated 2-27-1967
 Barbara Realty Corp. Rec'd 3-1-1967
 (see copy herein) Liber 6691 cp 294

 Sec. 166.34 Blk.1 Lt.1
 Corrects Liber 6667 cp 233

ITEM 15 DEED Barbara Realty Corp. Dated 10-25-1966
 to Rec'd 11-10-1966
 John Hancock Mutual Liber 6667 cp 228
 Insurance Company
 (see copy herein)

 Sec. 166.34 Blk.1 Lt.1

ITEM 16 DEED Barbara Realty Corp. **Correction Deed**
 to Dated 2-27-1967
 John Hancock Mutual Rec'd 3-1-1967
 Life Insurance Company Liber 6691 cp 289
 (see copy herein)

 Sec. 166.34 Blk.1 Lt.1

 Corrects Liber 6667 cp 228

ITEM 17 DEED John Hancock Mutual Dated 9-28-1998
 Life Insurance Company Rec'd 10-2-1998
 to Liber 12127 cp 331
 Janice H. Levin
 (see copy herein)

 Sec. 166.34 Blk.1 Lt.1

ITEM 18 DEED

* Exhibit B. Exceptions - see attached

Table 5-2 Site Ownership Summary - Pelham, New York

Map	Block	Lot(s)	Utility Owner	Purchased	Sold	Current Owner	Purchased	Other Industrial Activity
Westchester County section								
166.34	1	1	Pelham Gas Light Company	9/23/1896	8/29/1902	Janice H. Levin	9/28/1998	
			Westchester Lighting Company	8/29/1902	7/12/1904			
			New York and Westchester Lighting Company	7/12/1904	10/20/1904			
			Merger: Westchester Lighting Company with New York and Westchester Lighting	10/20/1904	----			
			Consolidated Edison Company of New York Inc.	----	6/15/1965			
166.34	1	2	Consolidated Edison Company of New York Inc.	----	----	Consolidated Edison Company of New York Inc.	----	
Bronx County section								
18	5655	300	Westchester Lighting Company	----	10/20/1904	Janice H. Levin (deceased) willed to William A. Farber and Paul Skwiersky as co-Trustees of three trust funds: (1) Adam K. Levin Trust; (2) Catherine M. Levin Trust; (3) Arielle Tepper Trust	6/1/2002	
			New York and Westchester Lighting Company	10/20/1904	----			
			Consolidated Edison Company of New York Inc. as successor by merger with Westchester Lighting Company	----	6/15/1965			