

**Legal Description**

**Lot 1**

All that certain plot, piece or parcel together with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange and State of New York, being shown as Lot 1 on a plan to be filed in the Orange County Clerk's office entitled: "Subdivision Plan, Stewart Terrace, New York State Route 207, Town of New Windsor, Orange County, New York, Project Number: 0216", Scale: 1"=150'; Dated: October 2, 2002 and prepared by BL Companies, being more particularly bounded and described as follows:

Beginning at a point in the westerly line of lands now or formerly Metropolitan Transportation Authority as conveyed in a deed recorded in Liber 1896 Page 319 of the Office of the Clerk of Orange County, said point being North 02 degrees 03 minutes 14 seconds West a distance of 528.58 feet from the northerly side of New York State Highway Route No. 207, said point being the southeasterly corner of the herein described parcel of land;

Thence running along lands of Metropolitan Transportation Authority the following course and distance:

- (1) South 85 degrees 42 minutes 23 seconds West a distance of 253.10 feet to a Point;

Thence running along Lot 2 as shown on said plan the following courses and distances:

- (2) North 04 degrees 46 minutes 20 seconds West a distance of 205.67 feet to a point;
- (3) South 85 degrees 13 minutes 40 seconds West a distance of 41.37 feet to a point;
- (4) North 04 degrees 46 minutes 20 seconds West a distance of 262.26 feet to a point;
- (5) Along a curve to the left having a radius of 600.00 feet, central angle of 17 degrees 40 minutes 36 seconds, length of 185.11 feet and a chord bearing of North 13 degrees 36 minutes 41 seconds West a distance of 184.38 feet to a point;
- (6) Along a curve to the left having a radius of 50.00 feet, central angle of 81 degrees 37 minutes 54 seconds, length of 78.36 feet and a chord bearing of North 63 degrees 15 minutes 54 seconds West a distance of 71.90 feet to a point;
- (7) South 75 degrees 55 minutes 10 seconds West a distance of 28.01 feet to a point;

- (8) North 58 degrees 11 minutes 58 seconds West a distance of 394.98 feet to a point;
- (9) North 78 degrees 31 minutes 38 seconds West a distance of 184.23 feet to a point;
- (10) North 27 degrees 34 minutes 53 seconds West a distance of 708.57 feet to a point;

Thence running along other lands of Metropolitan Transportation Authority the following courses and distances:

- (11) North 75 degrees 54 minutes 50 seconds East a distance of 270.12 feet to a concrete monument;
- (12) North 19 degrees 19 minutes 10 seconds West a distance of 263.19 feet to a cross-cut in stone;
- (13) North 67 degrees 41 minutes 52 seconds East a distance of 344.77 feet to a nail in pavement;
- (14) South 42 degrees 03 minutes 08 seconds East a distance of 705.00 feet to a point;
- (15) South 15 degrees 14 minutes 27 seconds East a distance of 359.32 feet to a point;
- (16) South 38 degrees 03 minutes 08 seconds East a distance of 620.00 feet to a point;
- (17) North 73 degrees 55 minutes 04 seconds West a distance of 160.80 feet to a point;
- (18) South 02 degrees 03 minutes 14 seconds East a distance of 653.00 feet to the point and place of beginning.

Containing 1,121,665 square feet or 25.750 acres.