
CRYSTAL RUN VILLAGE, INC.

AND

ORANGE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

COMPANY LEASE AGREEMENT

Dated as of June 1, 2006

Orange County Industrial Development Agency
Civic Facility Revenue Bonds
(Special Needs Facilities Pooled Program)
\$3,635,000 Series 2006G-1
\$220,000 Series 2006G-2 (Federally Taxable)

<u>Address</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>
54 Corbett Road Montgomery, New York	19	2	72.32	3935 Route 208 Campbell Hall, New York	7	1	99.1
64 Carter Road New Hampton, New York	25	1	3.33	295 Depot Street Pine Bush, New York	2	1	33.21
189 Pine Tree Road Monroe, New York	232	1	7	335 Arcadia Road Goshen, New York	18	1	12
227 Jacobs Road Westtown, New York	6	1	24.3	43 Lexington Drive Newburgh, New York	26	10	14

COMPANY LEASE AGREEMENT

THIS COMPANY LEASE AGREEMENT, made as of June 1, 2006 (this "Company Lease"), by and between CRYSTAL RUN VILLAGE, INC., a not-for-profit corporation organized and existing under and by virtue of the laws of the State of New York (the "Company"), having its principal office at 601 Stony Ford Road, Middletown, New York 10941, party of the first part, and ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation, duly organized and existing under the laws of the State of New York (the "Agency"), having its principal office at 255-275 Main Street, Goshen, New York 10924, party of the second part (capitalized terms used in this Company Lease and not defined herein shall have the respective meanings assigned to such terms in the Installment Sale Agreement or the Indenture referred to below):

WITNESSETH:

WHEREAS, the Agency was established by the New York State Industrial Development Agency Act, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended, and Chapter 390 of the Laws of 1972 of the State of New York, as amended (the "Act"), for the benefit of Orange County and the inhabitants thereof; and

WHEREAS, to accomplish the purposes of the Act, the Agency has entered into negotiations with the Company, a not-for-profit corporation, in connection with the financing or refinancing of the cost of the acquisition, construction, equipping and furnishing of civic facilities for the Company within Orange County, all for the purpose of providing services to people with developmental disabilities or other special needs; and

WHEREAS, the Company will lease its civic facility to the Agency pursuant to a company lease agreement between the Company and the Agency, and the Agency will sell its leasehold interest in such civic facility to the Company pursuant to an installment sale agreement between the Agency and the Company; and

WHEREAS, the Agency, in order to provide funds for a portion of the cost of financing or refinancing such civic facilities and for incidental and related costs, will issue and sell its Civic Facility Revenue Bonds (Special Needs Facilities Pooled Program), Series 2006G-1 and Series 2006G-2 (Federally Taxable) (collectively, the "Bonds"), pursuant to the Act, a resolution of the Agency adopted on May 17, 2006 and an Indenture of Trust, dated as of even date herewith, between the Agency and The Bank of New York, as trustee (the "Trustee"); and

WHEREAS, a portion of the proceeds derived from the issuance of the Bonds are to be used to provide funds for the Company to undertake a certain project (the "Project") consisting of: (a) the refinancing of certain existing taxable indebtedness of the Company originally incurred to finance the costs of (i) acquiring, constructing and equipping of eight 2,000-3,000 square-foot single family homes for the treatment and habilitation of people with developmental disabilities (the "Improvements"), located in Orange County, New York, as

follows: (A) at 54 Corbett Road, Montgomery, New York 12549 (the "Corbett Road Facility"), (B) at 64 Carter Road, New Hampton, New York 10958 (the "Carter Road Facility"), (C) at 189 Pine Tree Road, Monroe, New York 10950 (the "Pine Tree Road Facility"), (D) at 227 Jacobs Road, Westtown, New York 10998 (the "Jacobs Road Facility"), (E) at 3595 Route 208, Campbell Hall, New York 10916 (the "Route 208 Facility"), (F) at 295 Depot Street, Pine Bush, New York 10916 (the "Depot Street Facility"), (G) at 355 Arcadia Road, Goshen, New York 10924 (the "Arcadia Road Facility") and (H) at 43 Lexington Drive, Newburgh, New York 12550 (the "Lexington Drive Facility" and items (A) through (H) collectively referred to as the "Improvements") and (ii) the acquisition of in and around the Improvements of certain items of equipment and other tangible personal property (the "Equipment," and together with the Land and the Improvements, the "Facility"); (b) paying certain costs incurred (and to be incurred) in connection with certain capital expenditures associated with the maintenance, upgrade and rehabilitation of portions of the Facility; (c) the funding of a debt service reserve fund as security for the Series 2006G-1 Bonds; (d) paying certain costs and expenses incidental to the issuance of the Bonds (the costs associated with items (a) through (d) above being hereinafter collectively referred to as the "Project Costs"); and (e) the sale of the facilities financed with the Bonds to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Company desires to lease the Facility to the Agency on the terms and conditions set forth in this Company Lease; and

WHEREAS, pursuant to an Installment Sale Agreement, dated as of even date herewith, between the Agency and the Company (as the same may be amended or supplemented, the "Installment Sale Agreement"), the Agency will sell its leasehold interest in the Facility under this Company Lease to the Company;

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants and representations hereinafter contained, the Company and the Agency hereby agree as follows (provided that in the performance of the agreements of the Agency herein contained, any obligation it may incur for the payment of money shall not subject the Agency to any pecuniary or other liability or create a debt of the State or of the County, and neither the State nor the County shall be liable on any obligation so incurred, but any such obligation shall be payable by the Agency solely out of the installment purchase payments, revenues and receipts payable by the Company under the Installment Sale Agreement):

ARTICLE I

The Company does hereby lease to the Agency, and the Agency does hereby lease from the Company, the Facility Realty and the Facility Equipment described in Exhibit A and Exhibit B, respectively, attached hereto, including all subsequent improvements thereto and substitutions or replacements of such equipment now or hereafter located therein, for the term herein provided and for use as provided in the Installment Sale Agreement. It is the intention of the Company and the Agency that leasehold title to all improvements hereafter constructed by the Company to the Facility shall vest in the Agency as and when the same are constructed. Accordingly, the Company and the Agency agree that the Agency shall hold leasehold title to all

improvements hereafter constructed by the Company to the Facility, together with all substitutions or replacements of such equipment constituting the Facility Equipment.

ARTICLE II

The term of this Company Lease shall commence on the Closing Date and shall expire the earliest of: (i) July 1, 2031 (11:58 p.m., New York City time), (ii) the date of expiration or earlier termination of the Installment Sale Agreement as provided therein, or (iii) the date of payment in full of all the Bonds (whether at maturity or earlier redemption or upon defeasance or discharge of the Bonds under the Indenture as provided in Section 10.01 thereof) so that the Bonds shall cease to be Outstanding under the Indenture.

ARTICLE III

The sole rental hereunder shall be the single sum of ten dollars (\$10), receipt of which is hereby acknowledged by the Company.

ARTICLE IV

The Company hereby delivers possession to the Agency of the Facility.

ARTICLE V

The Company represents and warrants that the execution and delivery by the Company of this Company Lease and the performance by the Company of its obligations under this Company Lease and the consummation of the transactions herein contemplated have been duly authorized by all requisite corporate action on the part of the Company and will not violate (i) any provision of law, or any order of any court or agency of government, (ii) the certificate of incorporation or bylaws of the Company, or (iii) any indenture, agreement or other instrument to which the Company is a party or by which it or any of its property is subject to or bound or be in conflict with or result in a breach of or constitute (with due notice and/or lapse of time) a default under any such indenture, agreement or other instrument, or result in the imposition of any lien, charge or encumbrance of any nature whatsoever on the Facility other than Permitted Encumbrances. The Company represents and warrants that it has full right and lawful authority to enter into this Company Lease for the full term hereof.

ARTICLE VI

Neither the Agency nor the Company shall assign or transfer this Company Lease, nor sublease the whole or any part of the Facility, nor subject this Company Lease to any lien, claim, mortgage or encumbrance (other than Permitted Encumbrances), in any manner, nor sell, assign, convey or otherwise dispose of the Facility or any part thereof, during the term of this Company Lease, in any manner, to any Person, except that (i) the Company and the Agency will grant a mortgage on their respective interests in the Mortgaged Property under this Company Lease to the Trustee and the Bond Insurer pursuant to the Agency Mortgage, (ii) the Agency shall sell its leasehold interest in the Facility under this Company Lease to the Company pursuant to the Installment Sale Agreement, and (iii) the Company may sublease all or portions of the Facility in accordance with the Installment Sale Agreement.

ARTICLE VII

It is the intention of the Agency and the Company under this Company Lease that the sale by the Agency pursuant to the Installment Sale Agreement of its leasehold interest in the Facility under this Company Lease shall not result in a merger of the leasehold estates and interests of the Company and the Agency under this Company Lease so as to effect a termination or any other impairment of this Company Lease; and until the termination of this Company Lease in accordance with its terms or the expiration hereof in accordance with Article II hereof, this Company Lease shall continue in full force and effect to the same extent as if the Agency had not sold its leasehold interest in the Facility to the Company pursuant to the Installment Sale Agreement.

ARTICLE VIII

Except for the Installment Sale Agreement, this Company Lease contains the entire agreement between the parties hereto with respect to the subject matter hereof and all prior negotiations and agreements are merged in this Company Lease. This Company Lease may not be changed, modified or discharged in whole or in part and no oral or executory agreement shall be effective to change, modify or discharge in whole or in part this Company Lease or any obligations under this Company Lease, unless such agreement is set forth in a written instrument executed by the Company and the Agency. No consent or approval of the Company shall be deemed to have been given or to be effective for any purposes unless such consent or approval is set forth in a written instrument executed by the Company. No consent or approval of the Agency shall be deemed to have been given or to be effective for any purposes unless such consent or approval is set forth in a written instrument executed by the Agency.

ARTICLE IX

All notices or other communications required or permitted to be given hereunder shall be in writing and shall be given by hand delivery, Federal Express, or other reputable courier service, or by postage prepaid registered or certified mail, return receipt requested, and shall (except to the extent otherwise expressly provided herein) be deemed to have been given and received (whether actually received or not) (i) when received at the following addresses if hand delivered or sent by Federal Express, or other reputable courier service, and (ii) three (3) Business Days after being post-marked if sent by registered or certified mail, return receipt requested, addressed to the parties hereto as hereinafter provided, or to such other substitute address and/or addressee as any party hereto shall designate by written notice to the other party in accordance with the terms of this Article IX; provided, however, that no such notice of change of address and/or addressee shall be effective unless and until actually received by the party to whom such notice is sent. Any notice shall be sent in the manner set forth above in this Article VIII and shall be addressed, if to the Agency, to Orange County Industrial Development Agency, 255-275 Main Street, County Government Center, Goshen, New York 10924, Attention: General Counsel, with a copy to the Administrative Director of the Agency at the same address, and if to the Company, to Crystal Run Village, Inc., 601 Stony Ford Road, New York, New York 10941, Attention: Executive Director, with a copy to Nolan & Heller, LLP, 39 North Pearl Street, Albany, New York 12207, Attention: Robert G. Wakeman, Esq.

ARTICLE X

This Company Lease shall be governed by, and construed in accordance with, the laws of the State of New York.

The terms of this Company Lease are and shall be binding upon and inure to the benefit of the Agency and the Company and their respective successors and assigns.

If any one or more of the provisions of this Company Lease shall be ruled invalid by any court of competent jurisdiction, the invalidity of such provision(s) shall not affect any of the remaining provisions hereof, but this Company Lease shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

ARTICLE XI

This Company Lease shall become effective upon the Closing Date. It may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

ARTICLE XII

All covenants, stipulations, promises, agreements and obligations of the Agency contained in this Company Lease shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the Agency, and not of any member, director, officer, employee or agent of the Agency in his individual capacity, and no recourse shall be had for the payment of any amounts hereunder against any member, director, officer, employee or agent of the Agency. In addition, in the performance of the agreements of the Agency herein contained, any obligation it may incur shall not subject the Agency to any pecuniary or other liability nor create a debt of the State or of the County, and neither the State nor the County shall be liable on any obligation so incurred, but any such obligation shall be payable solely out of the installment purchase payments, revenues and receipts derived from or in connection with the Facility payable to the Agency under the Installment Sale Agreement.

All covenants, stipulations, promises, agreements and obligations of the Company contained in this Company Lease shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the Company, and not of any director, officer, employee or agent of the Company in his individual capacity, and no recourse shall be had for the payment of any amounts hereunder against any director, officer, employee or agent of the Company.

ARTICLE XIII

The Agency and the Company agree that this Company Lease shall be recorded, or caused to be recorded, by the Agency in the office of the Clerk-Recorder of Orange County.

ARTICLE XIV

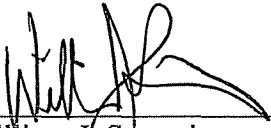
The use of the Facility, and all other rights, duties, liabilities and obligations of the Company and the Agency with respect thereto and including the acquisition, renovation,

improvement, equipping and furnishing of the Facility, and the use, operation, leasing and financing of the Facility, not fixed in this Company Lease, shall be as set forth in the Installment Sale Agreement.


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IN WITNESS WHEREOF, the Company has caused its corporate name to be subscribed hereto by its authorized officer pursuant to a resolution duly adopted by its Board of Directors, and the Agency has caused its corporate name to be hereunto subscribed by its duly authorized Chairman, Administrative Director, Secretary or other Authorized Representative, all being done as of the year and day first above written.

CRYSTAL RUN VILLAGE, INC.


By: 
William J. Sammis
Chief Financial Officer

ORANGE COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
William Trimble
Administrative Director

STATE OF NEW YORK)
 : ss.:
COUNTY OF NEW YORK)

On the 13th day of June, in the year two thousand six, before me, the undersigned, personally appeared William J. Sammis, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.



Notary Public

ROBERT G. WAKEMAN
Notary Public, State of New York
No. 4707138
Qualified in Albany County
Commission Expires Feb. 28, 2010

STATE OF NEW YORK

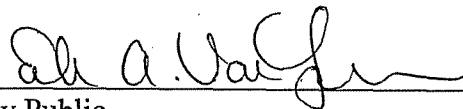
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: ss.:

COUNTY OF ORANGE

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On the 9th day of June, in the year two thousand six, before me, the undersigned, personally appeared William Trimble, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.



Notary Public

Eenika A. VanLeeuwen
Notary Public, State of New York
No. 01VA6113403
Qualified in Orange County
Commission expires July 26, 2008

DESCRIPTION OF FACILITY REALTY

Description of Corbett Road Facility Realty

SECTION 19 BLOCK 2 LOT 72.32 ON THE TAX MAP OF ORANGE COUNTY

ALL that plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Montgomery, Orange County, New York, bounded and described as follows:

BEGINNING at a iron pipe found in the easterly line of Corbett Road, said point being in the division line between lands now or formerly Malley on the west, Liber 2068 Page 223, and lands to be conveyed to Crystal Run Village, Inc. on the east, and

RUNNING THENCE the following courses and distance along lands now or formerly Malley:

1. North 51 degrees 10 minutes 52 seconds East 3.02 feet to an iron pipe found, for a total distance of 213.69 feet to a survey cap found;
2. THENCE North 39 degrees 03 minutes 25 seconds West 190.00 feet to an iron rod found;
3. THENCE South 51 degrees 14 minutes 40 seconds West 58.53 feet to an iron found in lands now or formerly Parlman, Thomas, Liber 4420 Page 114 and Liber 4400 Page 96;
4. THENCE along land now or formerly Parlman, Thomas North 31 degrees 14 minutes 43 seconds West 295.44 feet to an iron pipe found in lands now or formerly Dana, Liber 3626 Page 325;
5. THENCE along land now or formerly Dana North 79 degrees 49 minutes 10 seconds East 872.62 feet to a point in a stone wall in lands now or formerly Wagner, Liber 4989 Page 248;
6. THENCE along now or formerly Wagner South 15 degrees 25 minutes 50 seconds East 239.00 feet to a point;
7. THENCE still along the aforementioned South 11 degrees 10 minutes 50 seconds East 10.66 feet to a survey cap found in a rock wall in lands now or

Continued On Next Page

DESCRIPTION OF FACILITY REALTY

Description of Corbett Road Facility Realty (continued)

formerly Joyce, Liber 5267 Page 329;

8. THENCE along now or formerly Joyce, lands now or formerly Calani, Liber 5365 Page 32, and lands now or formerly Brenner, Liber 3939 Page 163, South 58 degrees 33 minutes 46 seconds West through an iron rod found at 281.06 feet, a survey cap found at 281.06, and a survey cap found at 92.52 feet, for a total distance 654.64;

9. THENCE along lands now or formerly Brenner South 51 degrees 10 minutes 52 seconds West 210.00 feet to a survey cap in the easterly line of Corbett Road;

10. THENCE along the easterly line of Corbett Road North 38 degrees 55 minutes 09 seconds West 80.00 feet to the BEGINNING POINT.

REFERENCE: Being Lot No. 7 shown on map entitled, "Survey and Subdivision Map of Lands of William H. Collier and William H. Collier III" filed in Orange County Clerk's Office December 16, 1994, Map No. 222-94.

Excepting, therefrom so much as was conveyed by deed dated 3/2/04 recorded 3/11/04 in Liber 11418 Page 1017.

Description of Carter Road Facility Realty

SECTION 25 BLOCK 1 LOT 3.33 ON THE TAX MAP OF ORANGE COUNTY

ALL that plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Wawayanda, Orange County, New York, bounded and described as follows:

BEGINNING at an iron rod found in the southerly line of Carter Road, said point being in the division line between lands now or formerly Fehr on the west (Lot 2) Liber 4907 Page 34, and lands to be conveyed to Crystal Run Village, Inc., on the east (Lot 3), and

RUNNING THENCE along the southerly line of Carter Road North 66 degrees 01 minute 57 seconds East 100.00 feet to a point in lands now or formerly Ratajczak, Liber 4967 Page 123;

THENCE along lands now or formerly Ratajczak South 23 degrees 48 minutes 10 seconds East 398.45 feet to an iron rod found in lands now or formerly Marion Properties, Inc., Liber 2910 Page 24;

THENCE along lands now or formerly Marion Properties, Inc., South 68 degrees 05 minutes 00 seconds West 200.00 to an iron rod found in lands now or formerly Fehr;

THENCE along lands now or formerly Fehr North 35 degrees 46 minutes 21 seconds West 312.00 to a point;

THENCE still along the aforementioned North 38 degrees 29 minutes 16 seconds 185.92 feet to the BEGINNING POINT.

REFERENCE: Being Lot No. 3 shown on map entitled, "4 Lot Minor Subdivision for Marion Properties, Inc. filed in Orange County Clerk's Office on September 4; 1992, Map No. 183-92;

Description of Pine Tree Road Facility Realty

SECTION 232 BLOCK 1 LOT 7 ON THE TAX MAP OF ORANGE COUNTY

ALL that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Village of Monroe, Orange County, New York, bounded and described as follows:

BEGINNING at an iron found in the southerly line of Pine Tree Lane, said point being in the division line between lands now or formerly Vesilevich & Rodinkina on the east, Liber 4824 Page 48 (Lot 8), and lands to be conveyed to Crystal Run Village, Inc. on the west (Lot 7), and

RUNNING THENCE along now or formerly Vesilevich & Rodinkina South 42 degrees 22 minutes 28 seconds West 406.28 feet to a point in lands now or formerly Kopliner, Liber 3607 Page 255;

THENCE along lands now or formerly Kopliner North 36 degrees 26 minutes 02 seconds West 133.83 feet to a point;

THENCE still along the aforementioned North 34 degrees 34 minutes 09 seconds West 170.00 feet to a point in lands now or formerly Correa, Liber 3901 Page 283 (Lot 6);

THENCE along lands now or formerly Correa North 53 degrees 11 minutes 50 seconds East 251.86 to a point;

THENCE still along the aforementioned North 13 degrees 22 minutes 28 seconds East 114.23 feet to a point in the southerly line of Pine Tree Lane;

THENCE along the southerly line of Pine Tree Lane South 46 degrees 37 minutes 32 seconds East 312.13 feet to the BEGINNING POINT.

Description of Jacobs Road Facility Realty

SECTION 6 BLOCK 1 LOT 24.3 ON THE TAX MAP OF ORANGE COUNTY

ALL that plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Minisink, Orange County, New York, bounded and described as follows:

BEGINNING at a point on the westerly line of Jacobs Road, said point being in the division line between lands now or formerly Moskal on the south, Liber 4653 Page 321 (Lot 2), and lands to conveyed to Crystal Run Village of the north (Lot 3), and

1. RUNNING THENCE along land or formerly Moskal North 46 degrees 17 minutes 49 seconds West, through iron pipes found on line at 97.2 feet and 207.7 feet, respectively, for a total distance of 419.62 feet to an iron pipe found in lands now or formerly Whitford Revocable Living Trust, Liber 3711 Page 47; :
2. THENCE along lands now or formerly Whitford Revocable Living Trust North 44 degrees 27 minutes 20 seconds East 218.00 feet to an iron pipe found in lands now or formerly Lombardo, Liber 4677 Page 247 (Lot 4);
3. THENCE along lands now or formerly Lombardo South 43 degrees 48 minutes 36 seconds East 414.76 feet to a point in the westerly line of Jacobs Road;
4. THENCE along the westerly line of Jacobs Road South 42 degrees 55 minutes 00 seconds West 178.63 feet to a point;
5. THENCE still the aforementioned South 43 degrees 52 minutes 00 seconds West 21.37 feet to the BEGINNING POINT.

REFERENCE: Being Lot No. 3 shown on map entitled, "Whitford Farm" filed in Orange County Clerk's Office April 11, 1988, Map No. 8810.

Description of Route 208 Facility Realty

SECTION 7 BLOCK 1 LOT 99.1 ON THE TAX MAP OF ORANGE COUNTY

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Hamptonburgh, Orange County, New York, bounded and described as follows:

BEGINNING at a point in the westerly line of State Highway Route No. 208, said point being in the division line between lands now or formerly Santagata on the south, Liber 5135 Page 1 (Lot 2) and lands to be conveyed to Crystal Run Village, Inc., on the north (Lot 1), and

RUNNING THENCE the following courses and distances along lands now or formerly Santagata:

1. North 59 degrees 43 minutes 00 seconds West 133.61 feet to a point;
2. THENCE North 51 degrees 41 minutes 00 seconds West 191.89 feet to a point;
3. THENCE North 12 degrees 32 minutes 00 seconds West 298.68 feet to a point in Parcel No. 1412 Marcy South Transmission Facilities Right-of-Way;
4. THENCE along lands now or formerly Parcel No. 1412 Marcy South Transmission Facilities Right-of Way South 80 degrees 28 minutes 30 seconds East 200.77 feet to a point;
5. THENCE still along the aforementioned South 65 degrees 06 minutes 00 seconds East 349.70 feet to a point in the westerly line of State Highway Route No. 208;
6. THENCE along the westerly line of State Highway Route No. 208 South 31 degrees 48 minutes 00 seconds West 350.00 feet to the BEGINNING POINT.

REFERENCE: Being a portion of Lot 1 as shown on Pinjani Subdivision Map, filed in Orange County Clerk's Office on July 21, 1999 as Map No. 186-99.

Description of Depot Street Facility Realty

SECTION 2 BLOCK 1 LOT 33.21 ON THE TAX MAP OF ORANGE COUNTY

ALL that plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Crawford, Orange County, New York, bounded and described as follows:

BEGINNING at the centerline of an existing right-of-way, said point being in the division line between lands now or formerly Moriano on the south, Liber 2187 Page 42, lands now or formerly Moriano on the west, Liber 2786 Page 10, Liber 2185 Page 218, Liber 2061 Page 708, and Liber 1584 Page 257, and lands to be conveyed to Crystal Run Village, Inc., on the north, and

1. RUNNING THENCE along the centerline of an existing right-of-way and lands now or formerly Moriano North 19 degrees 51 minutes 20 seconds West 106.88 feet to a point;

2. THENCE still along the aforementioned North 14 degrees 12 minutes 25 seconds West 29.06 feet to a point;

THENCE the following courses and distances along lands now or formerly Town of Crawford Sewer District No. 1, Liber 2239 Page 228:

3. North 75 degrees 47 minutes 35 seconds East 35.00 feet to a point;

4. THENCE North 14 degrees 12 minutes 25 seconds West 60.00 feet to a point;

5. THENCE South 75 degrees 47 minutes 35 seconds West 35.00 feet to a point in the centerline of an aforementioned right-of-way and lands now or formerly Moriano;

6. THENCE along said right-of-way and lands or formerly Moriano North 14 degrees 12 minutes 25 seconds West 11.87 feet;

7. THENCE still along the aforementioned North 17 degrees 55 minutes 25 seconds West 32.14 feet to a point in lands now or formerly Pine Bush Properties, Inc., Liber 5114 Page 121;

Description of Depot Street Facility Realty (continued)

8. THENCE along Pine Bush Properties, Inc., North 67 degrees 51 minutes 11 seconds East 442.85 feet to an iron rod found in lands now or formerly Moriano, Liber 2187 Page 42;

9. THENCE along lands now or formerly Moriano South 46 degrees 50 minutes 49 seconds East 229.08 feet to a point found in a large oak tree;

10. THENCE still along the aforementioned South 64 degrees 42 minutes 40 seconds West 560.00 to the BEGINNING POINT.

REFERENCE: Being Lot 1 of Subdivision Map Prepared for Susan Block, filed in Orange County Clerk's Office on July 2, 1993, Map No. 116-93.

Description of Arcadia Road Facility Realty

SECTION 18 BLOCK 1 LOT 12 ON THE TAX MAP OF ORANGE COUNTY

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Goshen, Orange County, New York bounded and described as follows:

BEGINNING at a point in the centerline of Arcadia Road, said point in the division line between lands now or formerly Mulligan on the south Liber 2754 Page 304 and lands to be conveyed to Crystal Run Village, Inc. on the north; and

1. RUNNING THENCE along the centerline of Arcadia Road North 48 degrees 13 minutes 00 seconds East 300.00 feet to a point in lands now or formerly Gerasolo Liber 2145 Page 175;
2. THENCE through Arcadia Road along lands now or formerly Gerasols South 41 degrees 45 minutes 18 seconds East 362.02 feet to an iron pipe found in lands now or formerly Mulligan;
3. THENCE along lands now or formerly Mulligan South 46 degrees 14 minutes 00 seconds West 300.00 feet to an iron pipe set;
4. THENCE still along lands now or formerly Mulligan and through Arcadia Road North 41 degrees 47 minutes 00 seconds West 372.40 feet to the BEGINNING POINT.

Description of Lexington Drive Facility Realty

SECTION 26 BLOCK 10 LOT 14 ON THE TAX MAP OF ORANGE COUNTY

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, as shown on a map filed in the Orange County Clerk's Office as Filed Map 9960, entitled "Subdivision Plat Orchard Meadows Subdivision," filed on July 8, 1990 and designated as Lot 26, more particularly bounded and described as follows:

BEGINNING at a point on the southerly line of Lexington Drive, said being the northwest corner of Lot 6 on a certain map entitled, "Subdivision Plat Orchard Meadows Subdivision," dated June 3, 1988, last revised December 29, 1988, prepared by Richard G. Bargar and filed in the Office of the Orange County Clerk on July 8, 1990 as Filed Map No. 9960, said lot also being the herein described parcel;

THENCE along the Lexington Drive south 68 degrees 35 minutes 51 seconds east 141.00 feet to the northeast corner of said Lot 6 and the northwest corner of Lot 5 on said Filed Map No. 9960;

THENCE along the division line between said Lot 6 and said Lot 5 south 22 degrees 18 minutes 17 seconds west 405.36 feet to a point on the northerly line of Lot 10 as shown on a map filed in the Orange County Clerk's Office as Filed Map 91-93;

THENCE along said Lot 10 in part and Lot 9 in part also shown on said Filed Map 91-93, north 65 degrees 24 minutes 00 seconds west 142.00 feet to the southwest corner of the herein described parcel and the southeast corner of said Lot 7 as shown on said Filed Map No. 9960;

THENCE north 22 degrees 26 minutes 05 seconds west 397.45 feet to the point or place of BEGINNING.