

MORTGAGE RECORDING TAX EXEMPTION AFFIDAVIT

Russell E. Gaenzle, being duly sworn, deposes and says:

1. That he resides in Rochester, New York, and is a member of Harris Beach PLLC, the law firm serving as transaction counsel to the **ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY** (the "Agency").

2. That the Agency is a public benefit corporation duly organized and existing under the laws of the State of New York, having its offices at Orange County Business Accelerator, 4 Crotty Lane, Suite 100, New Windsor, New York 12553.

3. That the Agency entered into a certain Lease Agreement, dated as of June 1, 2015 (the "Lease Agreement"), with **CPV VALLEY, LLC** (the "Company"), pursuant to which the Agency received a leasehold interest in the property described in **Schedule A** attached hereto, and the Agency and the Company thereafter entered into a certain Leaseback Agreement, dated as of June 1, 2015 (the "Leaseback Agreement"), pursuant to which the Agency leased its interest in said property back to the Company. By resolution duly adopted on June 12, 2014, the Agency approved the execution and delivery of the Lease Agreement, the Leaseback Agreement and the below-described mortgages.

4. That the Company has entered into certain agreements concerning loans to be made to the Company by MUFG Union Bank, N.A. (the "Mortgagee"). As collateral for said debt, the Agency and the Company have executed (i) certain Acquisition Loan Fee and Leasehold Mortgage, Security Agreement, Assignment of Leases and Rents, Financing Statement and Fixture Filing, dated June 12, 2015 (the "Acquisition Loan Mortgage") in favor of the Mortgagee in the principal sum of **ONE MILLION TWO HUNDRED FIFTY-SIX THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$1,256,900.00)**; (ii) a certain Building Loan Fee and Leasehold Mortgage, Security Agreement, Assignment of Leases and Rents, Financing Statement and Fixture Filing, dated June 12, 2015 (the "Building Loan Mortgage") in favor of the Mortgagee in the principal sum of **THREE HUNDRED NINETY-NINE MILLION ONE HUNDRED SIX THOUSAND THIRTY-FOUR AND 00/100 DOLLARS (\$399,106,034.00)**; and (iii) a certain Project Loan Fee and Leasehold Mortgage, Security Agreement, Assignment of Leases and Rents, Financing Statement and Fixture Filing, dated June 12, 2015 (the "Project Loan Mortgage") in favor of the Mortgagee in the principal sum of **TWO HUNDRED SEVENTY-NINE MILLION ONE HUNDRED THIRTY-SEVEN THOUSAND SIXTY-SIX AND 00/100 DOLLARS (\$279,137,066.00)** (collectively, the Acquisition Loan Mortgage, the Building Loan Mortgage and the Project Loan Mortgage are hereinafter referred to as, the "Mortgages").

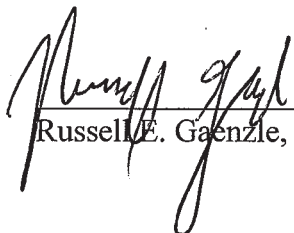
5. The Agency has covenanted that it will cause the Mortgages to be recorded in all offices where recordation thereof is necessary.

6. That, in the opinion of your deponent, while the Agency would ordinarily pay the mortgage recording tax with respect to the Mortgages, the recording of the Mortgages is exempt from the payment of the mortgage recording tax for the following reasons: (A) Section 874(2) of the General Municipal Law states that "any bonds or notes issued pursuant to this title, together with the income therefrom, as well as the property of the agency shall be exempt from taxation, except for transfer and estate taxes"; (B) General Municipal Law Section 874(1) states that an

industrial development agency "shall be required to pay *no* taxes or assessments upon any of the property acquired by it or under its jurisdiction or control or supervision or upon its activities"; to wit, the properties referenced on **Schedule A** attached hereto and encumbered by the Mortgages to which the Agency is party and co-mortgagor; and (C) an Opinion of the New York State Comptroller No. 82-188 issued June 2, 1982, determining that an industrial development agency is exempt from payment of the mortgage recording tax.


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WHEREFORE, your deponent respectfully requests that the Mortgages be recorded as exempt from mortgage recording tax.



Russell E. Gaenzle, Esq.

Subscribed and sworn to before me
this 10th day of June, 2015.



Notary Public **Lori A. Palmer**
Notary Public, State of New York
Qualified in Monroe County
Commission Expires May 31, 2019

SCHEDULE A

LEGAL DESCRIPTION OF MORTGAGED PREMISES

PARCEL 1:

Section 4 Block 1 Lot 40.22:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Wawayanda, Orange County, State of New York, described as follows:

BEGINNING at a point in the most westerly corner of the lands of Wawayanda Property Corporation, now or formerly at a concrete monument in the South bounds of SH. No. 159, thence S 43 degrees 20 minutes 17 seconds E partly along a stone wall and wire fence 1912.79 feet to a concrete monument in the North bounds of Interstate No. 84; thence along the North bounds of Interstate No. 84, the following five (5) courses: (1) S 70 degrees 09 minutes 56 seconds W 821.36 feet to a concrete monument; (2) S 69 degrees 08 minutes 36 seconds W 56.09 feet to a concrete monument; (3) S 81 degrees 33 minutes 01 second W 794.42 feet to a concrete monument; (4) S 88 degrees 53 minutes 01 second W 704.93 feet to a concrete monument; (5) N 85 degrees 03 minutes 39 seconds W 471.12 feet to a 3' Ash Tree; thence N 43 degrees 47 minutes 09 seconds W 344.10 feet along a wire fence to the South bounds of SH. No. 159; thence along the South bounds of SH. No. 159, the following nine (9) courses: (1) N 22 degrees 57 minutes 12 seconds E 112.88 feet to a concrete monument; (2) N 50 degrees 49 minutes 13 seconds E 112.22 feet to an iron pin; (3) N 37 degrees 41 minutes 39 seconds E 319.65 feet to a concrete monument; (4) N 86 degrees 16 minutes 46 seconds E 64.46 feet to a concrete monument; (5) N 21 degrees 56 minutes 12 seconds E 34.79 feet to a concrete monument; (6) S 85 degrees 24 minutes 03 seconds W 52.58 feet to a concrete monument; (7) N 37 degrees 41 minutes 39 seconds E 228.41 feet to a concrete monument; thence on a curve to the right having radius = 1372.40 feet, length = 461.86 feet to an iron pin, N 56 degrees 50 minutes 44 seconds E 1055.00 feet to the place of beginning.

LESS AND EXCEPT Cemetery land conveyed to Town of Wawayanda by Quit Claim Deed dated May 13, 2015 and recorded May 15, 2015 in Book 13895, page 371. Said land described as follows:

PROPOSED LOT 2:

ALL THAT TRACT OR PARCEL OF LAND SITUATED IN THE TOWN OF WAWAYANDA, IN ORANGE COUNTY AND STATE OF NEW YORK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE ROUTE 6 AT THE MOST SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF BARMANN & DEAN, LLC, SAID PARCEL BEING A

PORTION OF PARCEL ONE AS DESCRIBED IN A DEED RECORDED IN THE ORANGE COUNTY CLERKS OFFICE AT LIBER 5540, PAGE 273 ON MAY 18, 2001.

NORTH 13° 05' 19" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE ROUTE 6, A DISTANCE OF 32.00 FEET TO A POINT; THENCE, LEAVING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE ROUTE 6, ENTERING LANDS OF SAID BARMANN & DEAN, LLC, SOUTH 62° 12' 47" EAST, A DISTANCE OF 35.00 FEET TO A POINT; THENCE, SOUTH 27° 47' 13" WEST, A DISTANCE OF 35.00 FEET TO A POINT IN COMMON WITH THE SOUTHWESTERLY LINE OF SAID BARMANN & DEAN, LLC; THENCE, NORTH 53° 39' 02" WEST, A DISTANCE OF 27.18 FEET TO THE POINT OF BEGINNING; CONTAINING 1,012 SQUARE FEET OR 0.023 ACRES OF LAND, MORE OR LESS.

Section 4 Block 1 Lot 40.22 can also be described as follows:

PROPOSED LOT 1:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE TOWN OF WAWAYANDA, ORANGE COUNTY, STATE OF NEW YORK, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MOST WESTERLY CORNER OF THE LANDS OF BARMANN & DEAN LLC, NOW OR FORMERLY AT A STONE MONUMENT IN THE SOUTH BOUNDS OF NEW YORK STATE ROUTE 6 (A.K.A. SH. NO. 159), THENCE S 53 DEGREES 12 MINUTES 10 SECONDS E 1912.79 FEET TO A STONE MONUMENT IN THE NORTH BOUNDS OF INTERSTATE NO. 84; THENCE ALONG THE NORTH BOUNDS OF INTERSTATE NO. 84, THE FOLLOWING FIVE (5) COURSES: (1) S 60 DEGREES 18 MINUTES 03 SECONDS W 821.36 FEET TO A POINT; (2) S 59 DEGREES 16 MINUTES 43 SECONDS W 56.09 FEET TO A STONE MONUMENT; (3) S 71 DEGREES 41 MINUTES 08 SECOND W 794.42 FEET TO A STONE MONUMENT; (4) S 79 DEGREES 01 MINUTES 08 SECOND W 704.93 FEET TO A POINT; (5) S 85 DEGREES 04 MINUTES 28 SECONDS W 471.12 FEET TO A POINT MARKED BY A FALLEN TREE; THENCE N 53 DEGREES 39 MINUTES 02 SECONDS W 316.92 FEET TO A POINT; THENCE N 27 DEGREES 47 MINUTES 13 SECONDS E 35.00 FEET TO A POINT; THENCE N 62 DEGREES 12 MINUTES 47 SECONDS W 35.00 FEET TO A POINT LYING ON THE SOUTH BOUNDS OF NEW YORK STATE ROUTE 6 (A.K.A. SH. NO. 159); THENCE ALONG THE SOUTH BOUNDS OF NEW YORK STATE ROUTE 6 (A.K.A. SH. NO. 159), THE FOLLOWING NINE (9) COURSES: (1) N 13 DEGREES 05 MINUTES 19 SECONDS E 80.88 FEET TO A IRON PIN SET; (2) N 40 DEGREES 57 MINUTES 20 SECONDS E 112.22 FEET TO AN IRON PIN SET; (3) N 27 DEGREES 49 MINUTES 46 SECONDS E 319.65 FEET TO A STONE MONUMENT; (4) N 76 DEGREES 24 MINUTES 53 SECONDS E 64.46 FEET TO A POINT; (5) N 12 DEGREES 04 MINUTES 19 SECONDS E 34.79 FEET TO A POINT; (6) S 75 DEGREES 32 MINUTES 10 SECONDS W 52.58 FEET TO A STONE MONUMENT; (7) N 27 DEGREES 49 MINUTES 46 SECONDS E 228.41 FEET TO A POINT OF CURVATURE; THENCE (8)

ON A CURVE TO THE RIGHT HAVING RADIUS = 1372.40 FEET, LENGTH = 461.86 FEET TO AN IRON PIN, (9) N 46 DEGREES 58 MINUTES 51 SECONDS E 1055.00 FEET TO THE PLACE OF BEGINNING; CONTAINING 3,159,424 SQUARE FEET OR 72.530 ACRES OF LAND, MORE OR LESS.

As shown on Minor Subdivision Plat Lands of Barmann & Dean LLC, I.E.C. Wawayanda Family Limited Partnership filed on May 15, 2015 in Map #83-15 Sheet 1 of 1.

Section 4 Block 1 Lot 38.32:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Wawayanda, County of Orange, State of New York, briefly described as follows:

BEING Lot 2 as shown on a map entitled "Major Subdivision Plat P.J. Enterprises, Inc., Town of Wawayanda, Orange County, New York", dated February 26, 1985, last revised March 18, 1985 and filed in the Orange County Clerk's Office on April 29, 1985 as Map No. 7015.

TOGETHER with a right to use a 30 foot wide easement as shown on the aforementioned map, to be used in common with all others entitled to the use thereof, for ingress and egress purposes from U.S. Route 6 to and from the premises herein conveyed.

Section 4 Block 1 Lot 38.3 (n/k/a portion of Lot 38.33):

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Wawayanda, Orange County, New York, briefly described as follows:

BEING Lot No. 3 as shown on a map entitled "Major Subdivision Plat, P.J. Enterprises, Inc., Town of Wawayanda, Orange County, New York", dated February 26, 1985, last revised March 18, 1985 and filed in the Orange County Clerk's Office on April 29, 1985 as Map No. 7015.

Also including:

Section 6 Block 1 Lot 70.1 (n/k/a portion of Section 4 Block 1 Lot 38.33):

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, situate, lying and being in the Town of Wawayanda, Orange County, New York, briefly described as follows:

BEING a parcel of land known, (formerly) numbered and designated on the Town of Wawayanda Tax Map as Section 6 Block 1 Lot 70.1.

SAID PARCEL is also shown and located on the southeasterly portion of a filed Subdivision map entitled "Major Subdivision Plat, P.J. Enterprises, Inc., Town of Wawayanda, Orange County, New York", dated February 26, 1985, last revised March 18, 1985 and filed in the Orange County Clerk's Office on April 29, 1985 as Map No. 7015.

PARCEL 2A, 2B & 2C:

Transmission Line Easement Agreement made by Middletown Vehicle Realty, L.P. to CPV Valley, LLC recorded December 30, 2008 in Liber 12766 cp. 361, as amended by First Amendment to Transmission Line Easement Agreement dated February 19, 2015 between Seneco Enterprises, LLC and CPV Valley, LLC recorded March 17, 2015 in Book 13862, Page 1217.

PARCEL 2A:

Permanent Easement:

LEGAL DESCRIPTION FOR PERMANENT EASEMENT

P&P NO. 28131.02

PART OF TAX MAP SECTION 64 BLOCK 1 LOT 1.1 (CITY OF MIDDLETOWN)

PART OF TAX MAP SECTION 5 BLOCK 5 LOT 18.1 (TOWN OF WAWAYANDA)

ALL that parcel of land, situate and being in the City of Middletown, and Town of Wawayanda, County of Orange, State of New York, and being more accurately described as follows:

BEGINNING at a point in on the westerly side line of New York State Highway No. 17M,, said point being a point in common with Lands now or formerly of First Falcon Realty, Inc., Tax Map Section 64, Block 1, Lot 1.2 (Deed Liber 11729 Page 655); as shown on map entitled "Middletown Vehicle Realty, L.P. Easement Exhibit Mapping as prepared by Pietrzak and Pfau Engineering and Surveying, PLLC" and

RUNNING THENCE along said side line South 11 degrees 21 minutes 00 seconds East 50.07 feet to a point in common with Tax Map Section 5 Block 5 Lot 18.1;

THENCE continuing along said side line South 10 degrees 34 minutes 00 seconds East 34.21 feet;

THENCE leaving said side line and running through Tax Map Section 5, Block 5, Lot 18.1; North 45 degrees 41 minutes 36 seconds West, 85.92 feet to a point in common with Tax Map Section 64, Block 1 Lot 1.1;

THENCE South 13 degrees 09 minutes 49 seconds West, 47.57 feet to a point in common with Tax Map Section 5 Block 5 Lot 18.1;

THENCE North 76 degrees 50 minutes 11 seconds West, 80.00 feet to a point in common with Tax Map Section 64 Block 1 Lot 1.1;

THENCE continuing through Lot 1.1 North 13 degrees 09 minutes 49 seconds East, 50.00 feet;

THENCE North 76 degrees 50 minutes 11 seconds West, 15.0 feet;

THENCE North 13 degrees 09 minutes 49 seconds East, 30.00 feet to a point in common with Lands now or formerly of First Falcon Realty, Inc., Tax Map Section 64 Block 1 Lot 1.2 (Deed Liber 11729 Page 655);

THENCE along said Lands of First Falcon Realty, Inc. South 76 degrees 50 minutes 11 seconds East, 134.00 feet to the point or place of BEGINNING.

Containing 0.22 = acres of land.

Parcel 2B: Temporary Construction Easement No. 1):

LEGAL DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT NO. 1

P&P NO. 28131.02

PART OF TAX MAP SECTION 64 BLOCK 1 LOT 1.1 (CITY OF MIDDLETOWN)

PART OF TAX MAP SECTION 5 BLOCK 5 LOT 18.1 (TOWN OF WAWAYANDA)

ALL that parcel of land, situate and being in the City of Middletown, and Town of Wawayanda, County of Orange, State of New York, and being more accurately described as follows:

BEGINNING at a point in common with Lands now or formerly of First Falcon Realty, Inc., Tax Map Section 64, Block 1, Lot 1.2 (Deed Liber 11729 Page 655); said point also being a point in common with a permanent easement as shown on map entitled "Middletown Vehicle Realty, L.P. Easement Exhibit Mapping as prepared by Pietrzak and Pfau Engineering and Surveying, PLLC" and

RUNNING THENCE along said permanent easement and through Tax Map Section 64 Block 1 Lot 1.1 South 13 degrees 09 minutes 49 seconds East 30.00 feet;

THENCE South 76 degrees 50 minutes 11 seconds East 15.00 feet;

THENCE South 13 degrees 09 minutes 49 seconds West, 50.0 feet;

THENCE South 76 degrees 50 minutes 11 seconds East, 11.41 feet to a point in common with Tax Map Section 5, Block 5 Lot 18.1;

THENCE leaving said permanent easement and continuing through Tax Map Section 5 Block 5 Lot 18.1 South 39 degrees 47 minutes 24 seconds West, 38.77 feet;

THENCE North 76 degrees 50 minutes 11 seconds West, 9.69 feet;

THENCE North 13 degrees 09 minutes 49 seconds East, 24.66 feet to a point in common with Tax Map Section 64 Block 1 Lot 1.1;

THENCE continuing through Lot 1.1 North 76 degrees 50 minutes 11 seconds West, 33.80 feet;

THENCE South 84 degrees 10 minutes 36 seconds West, 64.95 feet;

THENCE North 05 degrees 49 minutes 24 seconds West, 90.00 feet to a point in common with Lands now or formerly of First Falcon Realty, Inc., Tax Map Section 64 block 1 Lot 1.2 (Deed Liber 11729 Page 655);

THENCE along said Lands of First Falcon Realty, Inc. North 84 degrees 10 minutes 36 seconds East, 80.00 feet;

THENCE South 76 degrees 50 minutes 11 seconds East, 49.50 feet to the point or place of BEGINNING.

Containing 0.27 = acres of land.

PARCEL 2C: ACCESS EASEMENT:

LEGAL DESCRIPTION

FOR

ACCES EASEMENT AREA

TAX MAP SECTION 64, BLOCK 1, LOT 1.1

ALL that parcel of land, lying, situate and being in the City of Middletown, County of Orange, State of New York, and being more accurately described as follows:

BEGINNING at a point in common with Tax Map Section 5, Block 5, Lot 18.1 of the Town of Wawayanda, said point being further referenced as being a point in common with a 25' Wide Access Easement running through Lot 18.1 of the Town of Wawayanda; and

RUNNING THENCE through said Lot 1.1 North 06 degrees 05 minutes 00 seconds East 66.06 feet;

THENCE North 13 degrees 09 minutes 49 seconds East 31.55 feet to a point in common with lands now or formerly of First Falcone Realty, Inc., Tax Map Section 64, Block 1, Lot 1.23 (Deed Liber 11729, Page 655);

THENCE along said Lot 1.23 South 76 degrees 50 minutes 11 seconds East 39.00 feet to a point in common with the permanent easement area as shown on a map entitled "Middletown Vehicle Realty, L.P, Easement Exhibit Map", as prepared by Pietrzak & Pfau Engineering & Surveying, PLLC;

THENCE leaving said Lot 1.23 and running along the Permanent Easement Area as shown on the above mentioned map South 13 degrees 09 minutes 49 seconds West 30.00 feet;

THENCE South 76 degrees 50 minutes 11 seconds East 15.00 feet;

THENCE South 13 degrees 09 minutes 49 seconds West 50.00 feet;

THENCE leaving said Permanent Easement Area as shown on the above mentioned map and continuing through Lot 1.1 North 76 degrees 50 minutes 11 seconds West 22.79 feet;

THENCE South 06 degrees 05 minutes 00 seconds West 19.12 feet to a point in common with Tax Map Section 5, Block 5, Lot 18.1 of the Town of Wawayanda; along said Lot 18.1 North 72 degrees 38 minutes 00 seconds West 25.49 feet to the point or place of BEGINNING.

Containing 0.10 acres of land

AND

LEGAL DESCRIPTION FOR

25' WIDE ACCESS EASEMENT AREA

TAX MAP SECTION 5, BLOCK 5, LOT 18.1

ALL that parcel of land, lying, situate and being in the Town of Wawayanda, County of Orange, State of New York, and being more accurately described as follows:

BEGINNING at a point in on the northerly side line of New York State Highway No. 6 (a.k.a. New York State Highway 284), said point being a point in common with Tax Map Section 5, Block 5, Lot 18.1 of the Town of Wawayanda, said point being further referenced as

being distant North 72 degrees 27 minutes 00 seconds East 41.10 feet from a point in common with lands now or formerly of Bradleys Comer Diner, Tax Map Section 5, Block 5, Lot 1.6.1 of the Town of Wawayanda; and

RUNNING THENCE through said Lot 18.1 North 06 degrees 28 minutes 00 seconds West 80.33 feet;

THENCE North 06 degrees 05 minutes 00 seconds East 357.53 feet to a point in common with Tax Map Section 64, Block 1, Lot 1.1 of the City of Middletown; thence along Lot 1.1 South 72 degrees 38 minutes 00 seconds E 25.49 feet;

THENCE leaving Lot 1.1 and running through Lot 18.1 South 06 degrees 05 minutes 00 seconds West 349.79 feet;

THENCE South 06 degrees 28 minutes 00 seconds East 72.69 feet to a point in common with the northerly side line of New York State Highway No.6 (a.k.a. New York State Highway 284);

THENCE along said side line South 72 degrees 27 minutes 00 seconds West 25.48 feet to the point or place of BEGINNING.

Containing 0.25± acres of land

PARCEL 3A:

Effluent Water Supply Easement Agreement by and between the city of Middletown and CPV Valley, LLC dated June 8, 2015 and recorded June ___, 2015 in Book ___, Page ____.

EASEMENT #1 AKA PARCEL 3A

PROPOSED 20 FOOT WIDE EASEMENT FOR PROCESS

WATER LINE WITHIN THE RIGHT-OF-WAY OF DOLSON AVENUE

ALL THAT TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF MIDDLETOWN, IN ORANGE COUNTY AND STATE OF NEW YORK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DOLSON AVENUE AT THE MOST SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF 225 DOLSON AVENUE, LLC, SAID PARCEL BEING A PORTION OF LOT 6 AS SHOWN ON A SUBDIVISION PLAT OF LANDS OF THE MIDDLETOWN BOARD OF EDUCATION PREPARED BY CHUMARD & MCEVILLY CONSULTING

ENGINEERS AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 10, 1984, SURVEY MAP NO. 6542; THENCE,

- A. SOUTH $07^{\circ} 17' 46''$ EAST, ALONG THE APPARENT EASTERLY RIGHT-OF-WAY LINE OF DOLSON AVENUE, A DISTANCE OF 7.21 FEET TO A POINT ON THE APPARENT SOUTHERLY LINE OF THE CITY OF MIDDLETOWN; THENCE,
- B. SOUTH $85^{\circ} 27' 20''$ WEST, ALONG THE APPARENT CITY LIMIT LINE, THROUGH THE RIGHT-OF-WAY OF DOLSON AVENUE, A DISTANCE OF 68.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE,
 - 1. SOUTH $85^{\circ} 27' 20''$ WEST, A DISTANCE OF 20.03 FEET TO A POINT; THENCE,
 - 2. NORTHERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1324.74 FEET AND A CENTRAL ANGLE OF $02^{\circ} 50' 08''$, AN ARC DISTANCE OF 65.56 FEET TO A POINT; THENCE,
 - 3. NORTH $84^{\circ} 54' 77''$ EAST, A DISTANCE OF 56.91 FEET TO A POINT; THENCE,
 - 4. NORTH $05^{\circ} 05' 23''$ WEST, A DISTANCE OF 20.23 FEET TO A POINT; THENCE,
 - 5. NORTH $02^{\circ} 13' 42''$ WEST, A DISTANCE OF 2.26 FEET TO A POINT OF CURVATURE; THENCE,
 - 6. NORTHERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2495.10 FEET AND A CENTRAL ANGLE OF $05^{\circ} 55' 00''$, AN ARC DISTANCE OF 257.66 FEET TO A POINT OF TANGENCY; THENCE,
 - 7. NORTH $03^{\circ} 41' 18''$ EAST, A DISTANCE OF 99.20 FEET TO A POINT; THENCE,
 - 8. NORTH $08^{\circ} 53' 57''$ EAST, A DISTANCE OF 83.45 FEET TO A POINT; THENCE,
 - 9. NORTH $14^{\circ} 31' 47''$ EAST, A DISTANCE OF 27.10 FEET TO A POINT; THENCE,
 - 10. NORTH $20^{\circ} 39' 32''$ EAST, A DISTANCE OF 44.38 FEET TO A POINT; THENCE,
 - 11. NORTH $24^{\circ} 08' 16''$ EAST, A DISTANCE OF 36.86 FEET TO A POINT OF CURVATURE; THENCE,
 - 12. NORTHEASTERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 748.53 FEET AND A CENTRAL ANGLE OF $10^{\circ} 53' 20''$, AN ARC DISTANCE OF 138.34 FEET TO A POINT; THENCE,
 - 13. NORTH $15^{\circ} 11' 22''$ WEST, A DISTANCE OF 32.29 FEET TO A POINT; THENCE,
 - 14. NORTH $37^{\circ} 35' 07''$ EAST, A DISTANCE OF 35.55 FEET TO A POINT; THENCE,

15. NORTH $39^{\circ} 07' 32''$ EAST, A DISTANCE OF 133.23 FEET TO A POINT; THENCE,
16. NORTH $39^{\circ} 39' 50''$ EAST, A DISTANCE OF 154.62 FEET TO A POINT; THENCE,
17. NORTH $39^{\circ} 09' 39''$ EAST, A DISTANCE OF 202.49 FEET TO A POINT OF CURVATURE; THENCE,
18. NORTHEASTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3461.60 FEET AND A CENTRAL ANGLE OF $05^{\circ} 51' 08''$, AN ARC DISTANCE OF 353.56 FEET TO A POINT; THENCE,
19. NORTH $28^{\circ} 14' 48''$ EAST, ALONG A LINE THAT IS NOT TANGENT TO THE CURVE DESCRIBED IN COURSE NO. 18, A DISTANCE OF 154.94 FEET TO A POINT; THENCE,
20. SOUTH $59^{\circ} 11' 56''$ EAST, A DISTANCE OF 61.27 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DOLSON AVENUE; THENCE,
21. SOUTH $31^{\circ} 54' 52''$ WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DOLSON AVENUE, A DISTANCE OF 20.00 FEET TO THE MOST NORTHERLY CORNER OF LANDS NOW OR FORMERLY OF HUDSON HERITAGE FEDERAL CREDIT UNION AS DESCRIBED IN A DEED RECORDED IN BOOK 13439 PAGE 1480; THENCE,
22. NORTH $59^{\circ} 11' 56''$ WEST, THROUGH THE RIGHT-OF-WAY OF DOLSON AVENUE, A DISTANCE OF 39.97 FEET TO A POINT; THENCE,
23. SOUTH $28^{\circ} 14' 48''$ WEST, ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHEASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 19, A DISTANCE OF 134.91 FEET TO A POINT; THENCE,
24. SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3481.60 FEET AND A CENTRAL ANGLE OF $05^{\circ} 52' 00''$, AN ARC DISTANCE OF 356.49 FEET TO A POINT OF TANGENCY; THENCE,
25. SOUTH $39^{\circ} 09' 39''$ WEST, ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHEASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 17, A DISTANCE OF 202.58 FEET TO A POINT; THENCE,
26. SOUTH $39^{\circ} 39' 50''$ WEST, ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHEASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 16, A DISTANCE OF 154.61 FEET TO A POINT; THENCE,

27. SOUTH $39^{\circ} 07' 32''$ WEST, ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHEASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 15, A DISTANCE OF 132.86 FEET TO A POINT; THENCE,
28. SOUTH $37^{\circ} 35' 07''$ WEST, ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHEASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 14, A DISTANCE OF 25.36 FEET TO A POINT; THENCE,
29. SOUTH $15^{\circ} 11' 22''$ EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHEASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 13, A DISTANCE OF 31.73 FEET TO A POINT; THENCE,
30. SOUTH $35^{\circ} 05' 12''$ WEST, A DISTANCE OF 4.69 FEET TO A POINT OF CURVATURE; THENCE,
31. SOUTHWESTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 728.53 FEET AND A CENTRAL ANGLE OF $10^{\circ} 56' 56''$, AN ARC DISTANCE OF 139.22 FEET TO A POINT OF TANGENCY; THENCE,
32. SOUTH $24^{\circ} 08' 16''$ WEST, ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHEASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 11, A DISTANCE OF 36.25 FEET TO A POINT; THENCE,
33. SOUTH $20^{\circ} 39' 32''$ WEST, ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHEASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 10, A DISTANCE OF 42.71 FEET TO A POINT; THENCE,
34. SOUTH $14^{\circ} 31' 47''$ WEST, ALONG A LINE PARALLEL WITH AND 20 FEET EASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 9, A DISTANCE OF 25.05 FEET TO A POINT; THENCE,
35. SOUTH $08^{\circ} 53' 57''$ WEST, ALONG A LINE PARALLEL WITH AND 20 FEET EASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 8, A DISTANCE OF 81.55 FEET TO A POINT; THENCE,
36. SOUTH $03^{\circ} 41' 18''$ WEST, ALONG A LINE PARALLEL WITH AND 20 FEET EASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 7, A DISTANCE OF 98.29 FEET TO A POINT OF CURVATURE; THENCE,
37. SOUTHERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2475.10 FEET AND A CENTRAL ANGLE OF $05^{\circ} 55' 00''$, AN ARC DISTANCE OF 255.59 FEET TO A POINT OF TANGENCY; THENCE,
38. SOUTH $02^{\circ} 13' 42''$ EAST, ALONG A LINE PARALLEL WITH AND 20 FEET EASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 5, A DISTANCE OF 1.76 FEET TO A POINT; THENCE,

39. SOUTH 05° 05' 23" EAST, ALONG A LINE PARALLEL WITH AND 20 FEET EASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 4, A DISTANCE OF 39.73 FEET TO THE POINT; THENCE;
40. SOUTH 84° 54' 37" WEST, ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHERLY FROM THE LINE DESCRIBED IN COURSE NO. 3, A DISTANCE OF 56.91 FEET TO THE POINT; THENCE;
41. SOUTHERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1304.74 FEET AND A CENTRAL ANGLE OF 02° 00' 33", AN ARC DISTANCE OF 45.75 FEET, WITH A CHORD BEARING OF SOUTH 06° 32' 01' EAST AND A CHORD DISTANCE OF 45.75 FEET TO THE POINT OR BEGINNING, CONTAINING 38,660 SQUARE FEET OR 1.127 ACRES OF LAND, MORE OR LESS AS SHOWN ON A MAP PREPARED BY PASSERO ASSOCIATES ENTITLED "BOUNDARY SURVEY PROPOSED EASEMENT FOR PROCESS WATER LINES DOLSON AVENUE AND LANDS OF THE CITY OF MIDDLETOWN" DATED 03/30/15.

Parcel 3B:

Effluent Water Supply Easement Agreement by and between the city of Middletown and CPV Valley, LLC dated June 8, 2015 and recorded June __, 2015 in Book __, Page ____.

EASEMENT #2 AKA PARCEL 3B

PROPOSED 20 FOOT WIDE EASEMENT

FOR PROCESS WATER LINES

ON LANDS OF THE CITY OF MIDDLETOWN

ALL THAT TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF MIDDLETOWN, IN ORANGE COUNTY AND STATE OF NEW YORK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DOLSON AVENUE AT THE DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF HUDSON HERITAGE FEDERAL CREDIT UNION AS DESCRIBED IN A DEED RECORDED IN BOOK 13439 PAGE 1480 ON THE SOUTH AND LANDS NOW OR FORMERLY OF THE CITY OF MIDDLETOWN OF THE NORTH; THENCE,

1. NORTH 31° 54' 52" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT; THENCE,

2. SOUTH 59° 11' 56" EAST, THROUGH LANDS OF THE CITY OF MIDDLETOWN, A DISTANCE OF 294.02 FEET TO A POINT; THENCE,

3. SOUTH 42° 39' 41" EAST, A DISTANCE OF 17.52 FEET TO A POINT;
THENCE,
4. SOUTH 61° 16' 15" EAST, A DISTANCE OF 32.14 FEET TO A POINT OF;
THENCE,
5. SOUTH 75° 43' 38" EAST, A DISTANCE OF 303.08 FEET TO A POINT;
THENCE,
6. SOUTH 14° 16' 22" WEST, A DISTANCE OF 20.00 FEET TO A POINT;
THENCE,
7. NORTH 75° 43' 38" WEST, ALONG A LINE PARALLEL WITH AND 20
FEET SOUTHERLY FROM THE LINE DESCRIBED IN COURSE NO. 5, A DISTANCE
OF 275.14 FEET; THENCE,
8. SOUTH 14° 16' 22" WEST, A DISTANCE OF 112.72 FEET TO A POINT;
THENCE,
9. SOUTH 16° 48' 02" EAST, A DISTANCE OF 150.07 FEET TO A POINT;
THENCE,
10. SOUTH 06° 16' 39" EAST, A DISTANCE OF 262.54 FEET TO A POINT;
THENCE,
11. SOUTH 33° 00' 44" EAST, A DISTANCE OF 135.85 FEET TO A POINT;
THENCE,
12. SOUTH 78° 49' 10" EAST, A DISTANCE OF 331.75 FEET TO A POINT;
THENCE,
13. NORTH 11° 10' 50" EAST, A DISTANCE OF 66.73 FEET TO A POINT;
PASSING THROUGH A POINT BEING 32.42 FEET DISTANT, SAID POINT BEING IN
COMMON WITH THE TRUE POINT OF BEGINNING OF EASEMENT #7, PROPOSED
EASEMENT FOR 12'X18' PRE-ENGINEERED BUILDING ON LANDS OF THE CITY
OF MIDDLETOWN; THENCE,
14. SOUTH 78° 49' 10" EAST, A DISTANCE OF 20.00 FEET TO A POINT;
THENCE,
15. SOUTH 11° 10' 50" WEST, ALONG A LINE PARALLEL WITH AND 20
FEET EASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 13, A DISTANCE
OF 86.73 FEET TO A POINT; THENCE,
16. NORTH 78° 49' 10" WEST, ALONG A LINE PARALLEL WITH AND 20
FEET SOUTHERLY FROM THE LINE DESCRIBED IN COURSE NO. 12, A DISTANCE
OF 360.20 FEET TO A POINT; THENCE,

17. NORTH 33° 00' 44" WEST, ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHWESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 11, A DISTANCE OF 149.05 FEET TO A POINT; THENCE,

18. NORTH 06° 16' 39" WEST, ALONG A LINE PARALLEL WITH AND 20 FEET WESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 10, A DISTANCE OF 265.46 FEET TO A POINT; THENCE,

19. NORTH 16° 48' 02" WEST, ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHWESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 9, A DISTANCE OF 153.79 FEET TO A POINT; THENCE,

20. NORTH 14° 16' 22" EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHWESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 8, A DISTANCE OF 115.58 FEET TO A POINT; THENCE,

21. NORTH 61° 16' 15" WEST, ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHERLY FROM THE LINE DESCRIBED IN COURSE NO. 4, A DISTANCE OF 48.77 FEET TO A POINT; THENCE,

22. NORTH 42° 39' 41" WEST, ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHWESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 3, A DISTANCE OF 17.89 FEET TO A POINT; THENCE,

23. NORTH 59° 11' 56" WEST, ALONG A LINE BEING THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LANDS NOW FORMERLY OF HUDSON HERITAGE FEDERAL CREDIT UNION AND THEN ALONG SAID NORTHERLY LINE, A DISTANCE OF 291.50 FEET TO THE POINT OF BEGINNING, CONTAINING 34,943 SQUARE FEET OR .080 ACRES OF LAND, MORE OR LESS AS SHOWN ON A MAP PREPARED BY PASSERO ASSOCIATES ENTITLED "BOUNDARY SURVEY PROPOSED EASEMENT FOR PROCESS WATER LINES DOLSON AVENUE AND LANDS OF THE CITY OF MIDDLETOWN" DATED 03/30/15.

Parcel 3C:

Effluent Water Supply Easement Agreement by and between the city of Middletown and CPV Valley, LLC dated June 8, 2015 and recorded June ___, 2015 in Book ___, Page ____.

EASEMENT #7 A/K/A PARCEL 3C

PROPOSED EASEMENT

FOR 12'X18' PRE-ENGINEERED BUILDING

ON LANDS OF THE CITY OF MIDDLETOWN

ALL THAT TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF MIDDLETOWN, IN ORANGE COUNTY AND STATE OF NEW YORK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DOLSON AVENUE AT THE DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF HUDSON HERITAGE FEDERAL CREDIT UNION AS DESCRIBED IN A DEED RECORDED IN BOOK 13439 PAGE 1480 ON THE SOUTH AND LANDS NOW OR FORMERLY OF THE CITY OF MIDDLETOWN OF THE NORTH; THENCE, THE FOLLOWING THIRTEEN COURSES ALONG THE NORTHERLY AND EASTERLY LINES OF EASEMENT #2 AKA PARCEL 3B BEING A PROPOSED 20 FOOT WIDE EASEMENT FOR PROCESS WATER LINES;

1. NORTH 31° 54' 52" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT; THENCE,
2. SOUTH 59° 11' 56" EAST, THROUGH LANDS OF THE CITY OF MIDDLETOWN, A DISTANCE OF 294.02 FEET TO A POINT; THENCE,
3. SOUTH 42° 39' 41" EAST, A DISTANCE OF 17.52 FEET TO A POINT; THENCE,
4. SOUTH 61° 16' 15" EAST, A DISTANCE OF 32.14 FEET TO A POINT; THENCE,
5. SOUTH 75° 43' 38" EAST, A DISTANCE OF 303.08 FEET TO A POINT; THENCE,
6. SOUTH 14° 16' 22" WEST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE,
7. NORTH 75° 43' 38" WEST, ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHERLY FROM THE LINE DESCRIBED IN COURSE NO. 5, A DISTANCE OF 275.14 FEET; THENCE,
8. SOUTH 14° 16' 22" WEST, A DISTANCE OF 112.72 FEET TO A POINT; THENCE,
9. SOUTH 16° 48' 02" EAST, A DISTANCE OF 150.07 FEET TO A POINT; THENCE,
10. SOUTH 06° 16' 39" EAST, A DISTANCE OF 262.54 FEET TO A POINT; THENCE,

11. SOUTH 33° 00' 44" EAST, A DISTANCE OF 135.85 FEET TO A POINT;
THENCE,

12. SOUTH 78° 49' 10" EAST, A DISTANCE OF 331.75 FEET TO A POINT;
THENCE,

13. NORTH 11° 10' 50" EAST, A DISTANCE OF 32.42 FEET TO THE TRUE
POINT OF BEGINNING; SAID POINT BEING IN COMMON WITH THE WEST LINE OF
AFORESAID 20 FOOT WIDE EASEMENT FOR PROCESS WATER LINES; THENCE,

1. LEAVING THE WEST LINE OF AFORESAID 20 FOOT WIDE EASEMENT
FOR PROCESS WATER LINES; NORTH 78° 09' 01" WEST, A DISTANCE OF 4.88 FEET
TO A POINT; THENCE,

2. NORTH 11° 50' 59" EAST, A DISTANCE OF 14.00 FEET TO A POINT;
THENCE,

3. SOUTH 78° 09' 01" EAST, ALONG A LINE PARALLEL WITH AND 14
FEET NORTHERLY FROM THE LINE DESCRIBED IN COURSE NO. 1, AND
PARTIALLY THROUGH THE AFORESAID 20 FOOT WIDE EASEMENT FOR
PROCESS WATER LINES, A DISTANCE OF 20.00 FEET TO A POINT; THENCE,

4. SOUTH 11° 50' 59" WEST, ALONG A LINE PARALLEL WITH AND 20
FEET EASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 2, AND THROUGH
THE AFORESAID 20 FOOT WIDE EASEMENT FOR PROCESS WATER LINES, A
DISTANCE OF 14.00 FEET TO A POINT; THENCE,

5. NORTH 78° 09' 01" WEST, ALONG A LINE PARALLEL WITH AND 14
FEET SOUTHERLY FROM THE LINE DESCRIBED IN COURSE NO. 3, AND
THROUGH THE AFORESAID 20 FOOT WIDE EASEMENT FOR PROCESS WATER
LINES, A DISTANCE OF 15.12 FEET TO THE POINT OF BEGINNING; CONTAINING
280 SQUARE FEET OR .006 ACRES OF LAND, MORE OR LESS AS SHOWN ON A
MAP PREPARED BY PASSERO ASSOCIATES ENTITLED "BOUNDARY SURVEY
PROPOSED EASEMENT FOR PROCESS WATER LINES DOLSON AVENUE AND
LANDS OF THE CITY OF MIDDLETOWN" DATED 03/30/15.

Parcel 4:

Interim Permit (Account No. 82426) for use of State Owned Property granted by New
York State Department of Transportation Real Estate Division to CPV Valley, LLC dated
April 1, 2015 for Sanitary Sewer and Potable Water and process water lines and discharge
pipelines as depicted on maps attached to said Permit and described as follows:

EASEMENT #3 AKA PARCEL 4

PROPOSED 20 FOOT WIDE EASEMENT FOR PROCESS

WATER LINE WITHIN THE RIGHT-OF-WAY OF NEW YORK STATE
HIGHWAY 17M AND NEW YORK STATE ROUTE 6

ALL THAT TRACT OR PARCEL OF LAND SITUATED IN THE TOWN OF
WAWAYANDA, IN ORANGE COUNTY AND STATE OF NEW YORK, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF
DOLSON AVENUE AT THE MOST SOUTHWESTERLY CORNER OF LANDS NOW OR
FORMERLY OF 225 DOLSON AVENUE, LLC, SAID PARCEL BEING A PORTION OF
LOT 6 AS SHOWN ON A SUBDIVISION PLAT OF LANDS OF THE MIDDLETOWN
BOARD OF EDUCATION PREPARED BY CHUMARD & MCEVILLY CONSULTING
ENGINEERS AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 10,
1984, SURVEY MAP NO. 6542; THENCE,

A. SOUTH 07° 17' 46" EAST, ALONG THE APPARENT EASTERLY RIGHT-
OF-WAY LINE OF DOLSON AVENUE, A DISTANCE OF 7.21 FEET TO A POINT ON
THE APPARENT SOUTHERLY LINE OF THE CITY OF MIDDLETOWN; THENCE,

B. SOUTH 85° 27' 20" WEST, ALONG THE APPARENT CITY LIMIT LINE,
THROUGH THE RIGHT-OF-WAY OF DOLSON AVENUE, A DISTANCE OF 68.00 FEET
TO THE TRUE POINT OF BEGINNING; THENCE,

1. SOUTHERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF
1304.74 FEET AND A CENTRAL ANGLE OF 06° 05' 38", AN ARC DISTANCE OF
138.77 FEET TO A POINT OF TANGENCY; THENCE,

2. SOUTH 13° 37' 56" EAST, A DISTANCE OF 325.19 FEET TO A POINT;
THENCE,

3. SOUTH 07° 57' 32" EAST, A DISTANCE OF 157.51 FEET TO A POINT;
THENCE,

4. SOUTH 14° 14' 41" EAST, A DISTANCE OF 278.55 FEET TO A POINT;
THENCE,

5. SOUTH 11° 06' 40" EAST, A DISTANCE OF 306.23 FEET TO A POINT;
THENCE,

6. SOUTH 40° 36' 03" WEST, A DISTANCE OF 35.79 FEET TO A POINT;
THENCE,

7. SOUTH 09° 24' 35" EAST, A DISTANCE OF 81.00 FEET TO A POINT;
THENCE,

8. SOUTH 05° 59' 36" WEST, A DISTANCE OF 87.93 FEET TO A POINT;
THENCE,
9. SOUTH 36° 09' 36" WEST, A DISTANCE OF 88.22 FEET TO A POINT;
THENCE,
10. SOUTH 72° 20' 48" WEST, A DISTANCE OF 197.02 FEET TO A POINT;
THENCE,
11. SOUTH 16° 33' 10" EAST, A DISTANCE OF 100.36 FEET TO A POINT;
THENCE,
12. SOUTH 78° 05' 49" WEST, A DISTANCE OF 133.66 FEET TO A POINT ON
THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW YORK STATE ROUTE 6; THENCE,
13. NORTH 86° 33' 36" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY
LINE OF NEW YORK STATE ROUTE 6, A DISTANCE OF 18.90 FEET TO A POINT IN
COMMON WITH THE NORTH LINE NOW OR FORMERLY OF KRISUJEN REALTY LP
AS DESCRIBED IN A DEED RECORDED IN BOOK 5692 PAGE 246; THENCE,
14. SOUTH 63° 11' 24" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY
LINE OF NEW YORK STATE ROUTE 6, A DISTANCE OF 142.70 FEET TO THE
NORTHWEST CORNER OF SAID KRISUJEN REALTY, SAID POINT BEING IN
COMMON WITH THE NORTH EAST CORNER OF LANDS NOW OR FORMERLY OF
LANDS ALSO OWNED BY KRISUJEN REALTY LP AS DESCRIBED IN A DEED
RECORDED IN BOOK 2696 PAGE 552; THENCE;
15. SOUTH 64° 24' 08" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY
LINE OF NEW YORK STATE ROUTE 6, A DISTANCE OF 48.71 FEET TO A POINT IN
COMMON WITH THE NORTH LINE OF SAID KRISUJEN REALTY; THENCE,
16. LEAVING THE COMMON LINE OF SAID KRISUJEN REALTY LP,
SOUTH 68° 54' 17" WEST, THROUGH THE RIGHT-OF-WAY OF NEW YORK STATE
ROUTE 6, A DISTANCE OF 156.13 FEET TO A POINT; THENCE;
17. SOUTH 78° 31' 59" WEST, A DISTANCE OF 104.20 FEET TO A POINT;
THENCE,
18. NORTH 69° 19' 48" WEST, A DISTANCE OF 49.08 FEET TO A POINT;
THENCE,
19. SOUTH 77° 10' 58" WEST, A DISTANCE OF 225.97 FEET TO A POINT OF
CURVATURE; THENCE,
20. WESTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF
35.00 FEET AND A CENTRAL ANGLE OF 11° 43' 17", AN ARC DISTANCE OF 7.16
FEET TO A POINT OF COMPOUND CURVATURE; THENCE,

21. SOUTHWESTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1130.00 FEET AND A CENTRAL ANGLE OF $13^{\circ} 40' 33''$, AN ARC DISTANCE OF 269.72 FEET TO A POINT OF TANGENCY; THENCE,
22. SOUTH $51^{\circ} 47' 16''$ WEST, A DISTANCE OF 585.61 FEET TO A POINT; THENCE,
23. SOUTH $50^{\circ} 14' 24''$ WEST, A DISTANCE OF 353.30 FEET TO A POINT; THENCE,
24. SOUTH $35^{\circ} 57' 35''$ WEST, A DISTANCE OF 100.70 FEET TO A POINT; THENCE,
25. SOUTH $47^{\circ} 32' 17''$ WEST, A DISTANCE OF 787.04 FEET TO A POINT; THENCE,
26. SOUTH $48^{\circ} 10' 40''$ WEST, A DISTANCE OF 175.92 FEET TO A POINT; THENCE,
27. SOUTH $44^{\circ} 14' 04''$ WEST, A DISTANCE OF 369.57 FEET TO A POINT ON THE SOUTH EASTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE ROUTE 6; THENCE,
28. SOUTH $46^{\circ} 58' 51''$ WEST, ALONG THE SOUTH EASTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE ROUTE 6, A DISTANCE OF 33.22 FEET TO A POINT OF CURVATURE IN COMMON WITH THE NORTH WESTERLY LINE NOW OR FORMERLY BARMANN & DEAN LLC AS DESCRIBED IN A DEED RECORDED IN BOOK 5540 PAGE 273; THENCE,
29. SOUTHWESTERLY, ALONG A CURVE TO THE LEFT , HAVING A RADIUS OF 1372.44 FEET AND A CENTRAL ANGLE OF $01^{\circ} 14' 18''$, AN ARC DISTANCE OF 29.66 FEET TO A POINT IN COMMON WITH THE NORTHWESTERLY LINE OF SAID BARMANN & DEAN LLC; THENCE,
30. LEAVING THE COMMON LINE OF SAID BARMANN & DEAN LLC, NORTH $06^{\circ} 02' 02''$ EAST, THROUGH THE RIGHT-OF-WAY OF NEW YORK STATE ROUTE 6, A DISTANCE OF 9.13 FEET TO A POINT OF CURVATURE; THENCE;
31. NORTHEASTERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF $38^{\circ} 12' 02''$, AN ARC DISTANCE OF 36.67 FEET TO A POINT OF TANGENCY; THENCE,
32. NORTH $44^{\circ} 14' 04''$ EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHWESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 27, A DISTANCE OF 391.91 FEET TO A POINT; THENCE,

33. NORTH $48^{\circ} 10' 40''$ EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHWESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 26, A DISTANCE OF 176.49 FEET TO A POINT; THENCE,
34. NORTH $47^{\circ} 32' 17''$ EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHWESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 25, A DISTANCE OF 784.90 FEET TO A POINT; THENCE,
35. NORTH $35^{\circ} 57' 35''$ EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHWESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 24, A DISTANCE OF 101.18 FEET TO A POINT; THENCE,
36. NORTH $50^{\circ} 14' 24''$ EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHWESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 23, A DISTANCE OF 356.06 FEET TO A POINT; THENCE,
37. NORTH $51^{\circ} 47' 16''$ EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHWESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 22, A DISTANCE OF 585.89 FEET TO A POINT OF CURVATURE; THENCE,
38. NORTHEASTERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1150.00 FEET AND A CENTRAL ANGLE OF $13^{\circ} 40' 27''$, AN ARC DISTANCE OF 274.45 FEET TO A POINT OF COMPOUND CURVATURE; THENCE,
39. EASTERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF $11^{\circ} 43' 11''$, AN ARC DISTANCE OF 11.25 FEET TO A POINT OF TANGENCY; THENCE,
40. NORTH $77^{\circ} 10' 58''$ EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHERLY FROM THE LINE DESCRIBED IN COURSE NO. 19, A DISTANCE OF 300.34 FEET TO A POINT; THENCE,
41. SOUTH $12^{\circ} 49' 02''$ EAST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE,
42. SOUTH $77^{\circ} 10' 58''$ WEST, ALONG A LINE PARALLEL WITH AND 20 FEET SOUTHERLY FROM THE LINE DESCRIBED IN COURSE NO. 40, A DISTANCE OF 38.08 FEET TO A POINT; THENCE,
43. SOUTH $69^{\circ} 19' 48''$ EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHEASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 18, A DISTANCE OF 13.09 FEET TO A POINT; THENCE,
44. NORTH $78^{\circ} 31' 59''$ EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHERLY FROM THE LINE DESCRIBED IN COURSE NO. 17, A DISTANCE OF 96.75 FEET TO A POINT; THENCE,

45. NORTH 68° 54' 17" EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHWESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 16, A DISTANCE OF 153.66 FEET TO A POINT; THENCE,

46. NORTH 64° 24' 08" EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHWESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 15, A DISTANCE OF 47.71 FEET TO A POINT; THENCE,

47. NORTH 63° 11' 24" EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHWESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 14, A DISTANCE OF 147.89 FEET TO A POINT; THENCE,

48. SOUTH 86° 33' 36" EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHERLY FROM THE LINE DESCRIBED IN COURSE NO. 13, A DISTANCE OF 21.61 FEET TO A POINT; THENCE,

49. NORTH 78° 05' 49" EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHERLY FROM THE LINE DESCRIBED IN COURSE NO. 12, A DISTANCE OF 109.28 FEET TO A POINT; THENCE,

50. NORTH 16° 33' 10" WEST, ALONG A LINE PARALLEL WITH AND 20 FEET WESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 11, A DISTANCE OF 98.29 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NEW YORK STATE ROUTE 6; THENCE,

51. NORTH 72° 20' 48" EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHERLY FROM THE LINE DESCRIBED IN COURSE NO. 10, A DISTANCE OF 210.11 FEET TO A POINT IN COMMON WITH THE SOUTHERLY PROPERTY LINE NOW OR FORMERLY OF SELKIRK WAREHOUSES INC. AS DESCRIBED IN A DEED RECORDED IN BOOK 12936 PAGE 1433; THENCE,

52. NORTH 36° 09' 36" EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHWESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 9, A DISTANCE OF 76.30 FEET TO A POINT IN COMMON WITH THE SOUTHEASTERLY PROPERTY LINE OF SAID SELKIRK WAREHOUSES INC.; THENCE,

53. NORTH 05° 59' 36" EAST, ALONG A LINE PARALLEL WITH AND 20 FEET WESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 8, A DISTANCE OF 79.84 FEET TO A POINT IN COMMON WITH THE EAST PROPERTY LINE OF SAID SELKIRK WAREHOUSES INC.; THENCE,

54. NORTH 09° 24' 35" WEST, ALONG A LINE PARALLEL WITH AND 20 FEET WESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 7, A DISTANCE OF 80.10 FEET TO A POINT IN COMMON WITH THE EAST PROPERTY LINE OF SAID SELKIRK WAREHOUSES INC.; THENCE,

55. NORTH 10° 17' 52" WEST, A DISTANCE OF 7.43 FEET TO A POINT IN COMMON WITH THE EAST PROPERTY LINE OF SAID SELKIRK WAREHOUSES INC.; THENCE,

56. LEAVING THE COMMON LINE OF SAID SELKIRK WAREHOUSES INC., NORTH 40° 36' 03" EAST, THROUGH THE RIGHT-OF-WAY OF NEW YORK STATE ROUTE HIGHWAY 17M, A DISTANCE OF 35.57 FEET TO A POINT; THENCE,

57. NORTH 11° 06' 40" WEST, ALONG A LINE PARALLEL WITH AND 20 FEET WESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 5, A DISTANCE OF 295.99 FEET TO A POINT; THENCE,

58. NORTH 14° 14' 41" WEST, ALONG A LINE PARALLEL WITH AND 20 FEET WESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 4, A DISTANCE OF 279.10 FEET TO A POINT; THENCE,

59. NORTH 07° 57' 32" WEST, ALONG A LINE PARALLEL WITH AND 20 FEET WESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 3, A DISTANCE OF 157.61 FEET TO A POINT; THENCE,

60. NORTH 13° 37' 56" WEST, ALONG A LINE PARALLEL WITH AND 20 FEET WESTERLY FROM THE LINE DESCRIBED IN COURSE NO. 2, A DISTANCE OF 324.20 FEET TO A POINT OF CURVATURE; THENCE,

61. NORTHERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1324.74 FEET AND A CENTRAL ANGLE OF 06° 08' 21", AN ARC DISTANCE OF 141.95 FEET TO A POINT; THENCE,

62. NORTH 85° 27' 20" EAST, A DISTANCE OF 20.03 FEET TO THE POINT OF BEGINNING; CONTAINING 108,301 SQUARE FEET OR 2.486 ACRES OF LAND, MORE OR LESS.

Parcel 5:

Interim Permit (Account No. 82426) for use of State Owned Property granted by New York State Department of Transportation Real Estate Division to CPV Valley dated April 1, 2015 for an electrical duct bank as depicted on maps attached to said Permit located on the Westside of Route 17M to City of Middletown Line and described as follows:

EASEMENT #4 AKA PARCEL 5

PROPOSED 20 FOOT WIDE EASEMENT FOR

ELECTRIC TRANSMISSION LINES WITHIN THE

RIGHT-OF-WAY OF NEW YORK STATE HIGHWAY 17M

ALL THAT TRACT OR PARCEL OF LAND SITUATED IN THE TOWN OF WAWAYANDA, IN ORANGE COUNTY AND STATE OF NEW YORK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE HIGHWAY 17M AT THE MOST NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF BARMANN & DEAN, LLC, SAID PARCEL BEING A PORTION OF LOT 3 AS SHOWN ON A SUBDIVISION PLAT OF LANDS OF P.J. ENTERPRISES, INC. PREPARED BY A.R. SPARACO JR. SURVEYORS AND PLANNERS, AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON APRIL 29, 1985, SURVEY MAP NO. 7015; THENCE,

1. NORTH 35° 01' 47" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE HIGHWAY 17M, A DISTANCE OF 16.17 FEET TO A POINT IN COMMON WITH THE EASTERLY LINE NOW OR FORMERLY OF KRISUJEN REALTY, LP AS DESCRIBED IN A DEED RECORDED IN BOOK 5692 PAGE 241; THENCE,
2. LEAVING THE COMMON LINE OF SAID KRISUJEN REALTY LP, NORTH 06° 54' 22" WEST, THROUGH THE RIGHT-OF-WAY OF NEW YORK STATE HIGHWAY 17M, A DISTANCE OF 128.22 FEET TO A POINT; THENCE;
3. NORTH 17° 56' 23" WEST, A DISTANCE OF 251.56 FEET TO A POINT; THENCE,
4. NORTH 42° 37' 08" WEST, A DISTANCE OF 21.39 FEET TO A POINT; THENCE,
5. NORTH 13° 40' 32" WEST, A DISTANCE OF 633.16 FEET TO A POINT; THENCE,
6. NORTH 45° 41' 36" WEST, A DISTANCE OF 19.86 FEET TO A POINT ON THE APPARENT WESTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE HIGHWAY 17M; THENCE,
7. LEAVING THE APPARENT WESTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE HIGHWAY 17M, PASSING THROUGH THE NORTH EAST MOST CORNER OF LANDS NOW OR FORMERLY OF SELKIRK WAREHOUSES INC. AS DESCRIBED IN A DEED RECORDED IN BOOK 12936 PAGE 1433, ENTERING A PERMANENT EASEMENT GRANTED TO CPV VALLEY LLC, RECORDED IN THE ORANGE COUNTY CLERKS OFFICE, AT LIBER 12766 OF DEEDS PAGE 361, NORTH 45° 41' 36" WEST, A DISTANCE OF 52.30 FEET TO A POINT WITHIN LANDS NOW OR FORMERY OF SENECA ENTERPRISES LLC AS DESCRIBED IN A DEED RECORDED IN BOOK 12936 PAGE 1437; THENCE;

8. NORTH 71° 47' 56" WEST, A DISTANCE OF 47.47 FEET TO A POINT;
THENCE,
9. NORTH 18° 12' 04" EAST, A DISTANCE OF 20.00 FEET TO A POINT;
THENCE,
10. SOUTH 71° 47' 56" EAST, ALONG A LINE PARALLEL WITH AND 20
FEET NORTHERLY FROM THE LINE DESCRIBED IN COURSE NO. 8 A DISTANCE
OF 52.11 FEET TO A POINT; THENCE,
11. SOUTH 45° 41' 36" EAST, A DISTANCE OF 27.98 FEET TO A POINT ON
THE APPARENT WESTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE
HIGHWAY 17M; THENCE,
12. SOUTH 45° 41' 36" EAST, THROUGH THE RIGHT-OF-WAY LINE OF
NEW YORK STATE HIGHWAY 17M A DISTANCE OF 54.56 FEET TO A POINT;
THENCE,
13. SOUTH 13° 40' 32" EAST, ALONG A LINE PARALLEL WITH AND 20
FEET EASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 5, A DISTANCE OF
633.73 FEET TO A POINT; THENCE,
14. SOUTH 42° 37' 08" EAST, ALONG A LINE PARALLEL WITH AND 20
FEET EASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 4, A DISTANCE OF
20.61 FEET TO A POINT; THENCE,
15. SOUTH 17° 56' 23" EAST, ALONG A LINE PARALLEL WITH AND 20
FEET EASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 3, A DISTANCE OF
257.87 FEET TO A POINT; THENCE,
16. SOUTH 06° 54' 22" EAST, ALONG A LINE PARALLEL WITH AND 20
FEET EASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 2, A DISTANCE OF
125.15 FEET TO A POINT; THENCE,
17. SOUTH 35° 01' 47" EAST, ALONG A LINE PARALLEL WITH AND 20
FEET NORTHEASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 1, A
DISTANCE OF 11.27 FEET TO A POINT; THENCE,
18. SOUTH 34° 24' 53" EAST, A DISTANCE OF 7.49 FEET TO A POINT;
THENCE,
19. SOUTH 06° 07' 04" WEST, A DISTANCE OF 45.23 FEET TO A POINT;
THENCE,
20. SOUTH 28° 48' 33" WEST, A DISTANCE OF 2.43 FEET TO A POINT ON
THE APPARENT WESTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE
HIGHWAY 17M; THENCE,

21. NORTH 01° 39' 45" WEST, ALONG THE WESTERLY RIGHT-OF-WAY OF NEW YORK STATE HIGHWAY 17M, A DISTANCE OF 21.37 FEET TO A POINT IN COMMON WITH SAID BARMANN & DEAN; THENCE,

22. NORTH 34° 24' 53" WEST, A DISTANCE OF 24.88 FEET TO THE POINT OF BEGINNING; CONTAINING 23,958 SQUARE FEET OR 0.550 ACRES OF LAND, MORE OR LESS.

Parcel 6:

Interim Permit (Account No. 82426) for use of State Owned Property granted by New York State Department of Transportation Real Estate Division to CPV Valley dated April 1, 2015 for a potable water line connect or as depicted on maps attached to said Permit and described as follows:

EASEMENT #5 AKA PARCEL 6

PROPOSED 20 FOOT EASEMENT

FOR POTABLE WATER LINE CONNECTION

WITHIN THE RIGHT-OF-WAY OF NEW YORK STATE ROUTE 6

ALL THAT TRACT OR PARCEL OF LAND SITUATED IN THE TOWN OF WAWAYANDA, IN ORANGE COUNTY AND STATE OF NEW YORK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE ROUTE 6 AT THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF BARMANN & DEAN, LLC, HAVING TAX ACCOUNT PARCEL NUMBER 4-1-40.22; THENCE

A. SOUTH 46° 58' 51" WEST, ALONG THE APPARENT SOUTHEASTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE ROUTE 6, A DISTANCE OF 1055.00 FEET TO A POINT OF CURVATURE; THENCE,

B. SOUTHWESTERLY, ALONG SAID APPARENT SOUTHEASTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE ROUTE 6, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1372.40 FEET, A DISTANCE OF 461.86 FEET TO A POINT OF TANGENCY; THENCE,

C. SOUTH 27° 49' 46" WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE ROUTE 6, A DISTANCE OF 348.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE,

1. NORTH 65° 19' 36" WEST, THROUGH THE RIGHT-OF-WAY LINE OF NEW YORK STATE ROUTE 6, A DISTANCE OF 101.45 FEET TO A POINT; THENCE,
2. NORTH 24° 40' 23" EAST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE,
3. SOUTH 65° 19' 36" EAST, ALONG A LINE PARALLEL WITH AND 20 FEET NORTHEASTERLY FROM THE LINE DESCRIBED IN COURSE NO. 1, A DISTANCE OF 102.55 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE ROUTE 6; THENCE,
4. SOUTH 27° 49' 46" WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NEW YORK STATE ROUTE 6, A DISTANCE OF 20.03 FEET TO THE POINT OF BEGINNING; CONTAINING 2,040 SQUARE FEET OR 0.047 ACRES OF LAND, MORE OR LESS.