

**HARRIS BEACH <sup>LLC</sup>**  
ATTORNEYS AT LAW

99 GARNSEY ROAD  
PITTSFORD, NY 14534  
(585) 419-8800

**RUSSELL E. GAENZLE**

DIRECT: (585) 419-8718  
FAX: (585) 419-8816  
RGAENZLE@HARRISBEACH.COM

August 27, 2020

TO ALL ON THE ATTACHED DISTRIBUTION LIST:

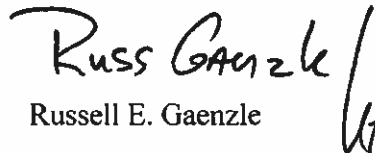
Re: Orange County Industrial Development Agency ("OCIDA")  
Legoland New York LLC Project  
332-400 Harriman Drive and 1 Whitewood Drive, each in the Town of Goshen,  
Orange County, New York  
(Tax Map Nos.: 11-1-46.2 and 11-1-49.22, respectively)

Gentlemen:

Enclosed herewith please find the First Amendment to PILOT Agreement between the OCIDA and Legoland New York LLC (the "Company"), whereby the addresses and tax map numbers in connection with the Company's Project with the OCIDA are amended. Also enclosed is the Amended Application for Real Property Tax Exemption with respect to the above-captioned matter. We have included a copy of the as-recorded Omnibus Amendment for your files.

Please feel free to contact me if you have any questions regarding the enclosed.

Very truly yours,

  
Russell E. Gaenzle

REG/lap

Enclosures

cc: Laurie Villasuso, OCIDA  
Brian Shaw  
Dominic Cordisco, Esq.

### **DISTRIBUTION LIST**

Honorable Steven M. Neuhaus  
Orange County Executive  
255 Main Street  
Goshen, New York 10924  
CERTIFIED MAIL RECEIPT #:  
9489 0090 0027 6262 2390 24

Mr. Douglas Bloomfield, Supervisor  
Goshen Town Hall  
41 Webster Avenue, 1<sup>st</sup> Fl.  
Goshen, New York 10924  
CERTIFIED MAIL RECEIPT #  
9489 0090 0027 6262 2390 48

Mr. Alan W. Eskew, Assessor  
Goshen Town Hall  
41 Webster Avenue, 2<sup>nd</sup> Fl.  
Goshen, New York 10924  
CERTIFIED MAIL RECEIPT #  
9489 0090 0027 6262 2390 62

Mr. Eric Ruscher  
Real Property Tax Service  
255 Main Street  
Goshen, New York 10924  
CERTIFIED MAIL RECEIPT #:  
9489 0090 0027 6262 2390 31

Mr. Daniel T. Connor, Superintendent  
Goshen Central School District  
227 Main Street  
Goshen, New York 10924  
CERTIFIED MAIL RECEIPT #  
9489 0090 0027 6262 2390 55

Mr. Jason Pucci, President, BOE  
Goshen Central School District  
227 Main Street  
Goshen, New York 10924  
CERTIFIED MAIL RECEIPT #  
9489 0090 0027 6262 2390 79

**ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

**AND**

**LEGOLAND NEW YORK LLC**

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**FIRST AMENDMENT TO  
TAX AGREEMENT**

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Street Addresses/Tax Map Numbers:

Addresses: 332-400 Harriman Drive and 1 Whitewood Drive, each in the Town of Goshen,  
Orange County, New York

TMID Nos: 11-1-46.2 and 11-1-49.22, respectively

**Dated as of August 1, 2020**

**Affected Tax Jurisdictions:**

**Orange County  
Town of Goshen  
Goshen Central School District**

## FIRST AMENDMENT TO TAX AGREEMENT

THIS FIRST AMENDMENT TO TAX AGREEMENT, dated as of the 1<sup>st</sup> day of August, 2020 (the "First Amendment"), is by and between the **ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation duly existing under the laws of the State of New York with its registered offices located at Orange County Business Accelerator, 4 Crotty Lane, Suite 100, New Windsor, New York 12553 (the "Agency") and **LEGOLAND NEW YORK LLC**, a subsidiary of Merlin Entertainments Group U.S. Holdings Inc., and a limited liability company formed and existing under the laws of the State of Delaware, with offices at One LEGOLAND Drive, Carlsbad, California 92008 (the "Company").

### WITNESSETH:

WHEREAS, the Agency was created by Chapter 390 of the Laws of 1972 of the State of New York pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York (the "State"); and

WHEREAS, the Agency previously agreed to undertake a certain project for the benefit of the Company consisting of: (A) the acquisition by the Agency of a leasehold interest in a portion of an aggregate approximately 521.50-acres of land located in the Town of Goshen, Orange County, New York [TMID #s: 11-1-45, 11-1-46, 15-1-59, 11-1-47, 11-1-58 11-1-49.2, 11-1-62, 11-1-63, 11-1-64, 11-1-65, 11-1-66, 11-1-67, 11-1-68, 11-1-69 respectively] (the "Land") and any existing improvements thereon (collectively the "Existing Improvements"); (B) the construction on the Land of an approximately 153± acre LEGOLAND Park and Hotel with related amenities, which park will be built in phases and will include rides and attractions, an aquarium, theaters, restaurants, a hotel and various back-of-house facilities including offices and staff areas, together with parking and drainage facilities (collectively, the "Improvements") and (C) the acquisition in and around the Improvements of certain items of equipment, machinery and other tangible personal property (the "Equipment"; and, collectively with the Land, the Existing Improvements and the Improvements, the "Facility"); and

WHEREAS, in connection with the undertaking by the Agency of the Project, the Agency and Company entered into a "straight-lease transaction" (as defined in the Section 854(15) of the Enabling Act) (the "Straight Lease Transaction"); and

WHEREAS, together with various related documents, the Agency and the Company entered into a certain Tax Agreement, dated as of February 1, 2018, by and between the Agency and the Company (the "Original Tax Agreement") along with the New York State Board of Real Property Services Form RP-412-a (collectively, the "Agency Documents"); and

WHEREAS, the Company has notified the Agency that (i) the Planning Board of the Town of Goshen, Orange County, New York, granted final approval on May 20, 2019 for a certain subdivision map, dated April 23, 2019, that contains the areas to be dedicated only to the Town of Goshen, Orange County, New York, and with the filing of such plat, the Land (as defined in the Agency Documents) is now located on two (2) parcels each in the Town of

Goshen, Orange County, as follows: (A) Parcel A consisting of approximately 388.969 acres (TMID#: 11-1-46.2) and (B) Parcel B consisting of approximately 101.87 acres (TMID#: 11-1-49.22); and (ii) as a result of a longer than anticipated construction period caused by the COVID-19 Pandemic, the Company has requested that the Agency amend the Tax Agreement in order to extend the financial assistance provided thereunder by one (1) year, and the parties hereto desire to amend the Agency Documents to reflect same.

**NOW THEREFORE**, for and in consideration of the foregoing premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

SECTION 1. The definition of "Project" as may be contained within the Agency Documents, and specifically the reference to the acreage and tax map identification numbers within the definition of the "Land", is hereby to read:

"...(A) the acquisition by the Agency of a leasehold interest in a portion of an aggregate approximately 490.839-acres of land located in the Town of Goshen, Orange County, New York [TMID #s: 11-1-46.2 and 11-1-49.22] (the "Land")..."

SECTION 2. Any and all other references to tax map numbers and/or corresponding street addresses in the Agency Documents are hereby amended such that tax map numbers shall refer to 11-1-46.2 and 11-1-49.22 and street addresses shall refer to 332-400 Harriman Drive and 1 Whitewood Drive, respectively.

SECTION 3. The information regarding "Tax Map Number" and "Street Address" contained in "Schedule A" to the New York State Board of Real Property Services Form RP-412-a is hereby replaced with the following:

<b><u>Tax Map Number</u></b>	<b><u>Street Address</u></b>
11-1-46.2	332-400 Harriman Drive
11-1-49.22	1 Whitewood Drive

SECTION 3. The Original Tax Agreement is further amended as follows:

1. Section 1.5 is hereby deleted in its entirety and replaced with the following:

1.5 Period of Benefits. The tax benefits provided for herein should be deemed to include (i) the **2018/2019** School District fiscal tax year through the **2040/2041** School District fiscal tax year and (ii) the **2019** County and Town calendar tax year through the **2041** County and Town calendar tax year. This Tax Agreement shall expire on **December 31, 2041**; provided, however, the Company shall pay the **2041/2042** School District tax bills and the **2042** County and Town tax bills on the dates and in the amounts as if the Agency were not in title on the tax status date with respect to said tax years. In no event shall the Company be entitled to receive tax benefits relative to the Facility for more than the periods provided for herein, unless the period is extended by amendment to this Tax Agreement executed by both parties after any applicable public

hearings. The Company agrees that it will not seek any tax exemption for the Facility which could provide benefits for more than the periods provided for herein and specifically agrees that the exemptions provided for herein, to the extent actually received (based on the number of years elapsed under the Leaseback Agreement), supersede and are in substitution of the exemptions provided by Section 485-b of the New York Real Property Tax Law ("RPTL"). It is hereby agreed and understood that the Affected Tax Jurisdictions can rely upon and enforce the above waiver to the same extent as if they were signatories hereto.

2. "Schedule A" attached to the Original Tax Agreement is hereby deleted in its entirety and replaced with **Schedule A-1** attached hereto.

SECTION 4. Unless otherwise amended pursuant to the terms contained herein, the terms of the Original Tax Agreement shall remain unchanged.

SECTION 5. Prior to the taxable status date of March 1, 2021, an amended New York State Board of Real Property Services Form RP-412-a, including an executed copy of this First Amendment, shall be filed with the Town of Goshen Appointed Assessor along with the Chief Elected Official of each of the affected taxing jurisdictions within which the Project is located.

*[Remainder of Page Intentionally Left Blank]*

[Signature Page to First Amendment to Tax Agreement]

IN WITNESS WHEREOF, the Agency and the Company have caused this First Amendment to Tax Agreement to be executed in their respective names, all as of the date first above written.

**ORANGE COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY**

By: 

Laurie Villaguso, Chief Executive Officer

**LEGOLAND NEW YORK LLC**

By: 

Brian Shaw

Brian Shaw, Vice President and Manager

**SCHEDULE A-1**

**TO  
TAX AGREEMENT DATED AS OF FEBRUARY 1, 2018, AS AMENDED,  
BY AND BETWEEN  
THE ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY  
AND  
LEGOLAND NEW YORK LLC**

"Total PILOT Payment" shall be calculated as follows:

<u>PILOT Year</u>	<u>County and Town Tax Year</u>	<u>School Tax Year</u>	<u>Total Taxable Valuation</u>
Year 1	2019	2018/2019	An Amount Equal to Full Ad Valorem Taxes (Construction Year)
Year 2	2020	2019/2020	An Amount Equal to Full Ad Valorem Taxes (Construction Year)
Year 3	2021	2020/2021	An Amount Equal to Full Ad Valorem Taxes (Construction Year)
Year 4	2022	2021/2022	Base Valuation, plus (Added Value x .05)
Year 5	2023	2022/2023	Base Valuation, plus (Added Value x .10)
Year 6	2024	2023/2024	Base Valuation, plus (Added Value x .15)
Year 7	2025	2024/2025	Base Valuation, plus (Added Value x .20)
Year 8	2026	2025/2026	Base Valuation, plus (Added Value x .25)
Year 9	2027	2026/2027	Base Valuation, plus (Added Value x .30)
Year 10	2028	2027/2028	Base Valuation, plus (Added Value x .35)
Year 11	2029	2028/2029	Base Valuation, plus (Added Value x .40)
Year 12	2030	2029/2030	Base Valuation, plus (Added Value x .45)
Year 13	2031	2030/2031	Base Valuation, plus (Added Value x .50)
Year 14	2032	2031/2032	Base Valuation, plus (Added Value x .55)
Year 15	2033	2032/2033	Base Valuation, plus (Added Value x .60)
Year 16	2034	2033/2034	Base Valuation, plus (Added Value x .65)
Year 17	2035	2034/2035	Base Valuation, plus (Added Value x .70)
Year 18	2036	2035/2036	Base Valuation, plus (Added Value x .75)
Year 19	2037	2036/2037	Base Valuation, plus (Added Value x .80)
Year 20	2038	2037/2038	Base Valuation, plus (Added Value x .85)
Year 21	2039	2038/2039	Base Valuation, plus (Added Value x .90)
Year 22	2040	2039/2040	Base Valuation, plus (Added Value x .95)
Year 23	2041	2040/2041	Base Valuation, plus (Added Value x 1.00)

For the term of this Tax Agreement, the Company shall continue to pay full taxes based on the assessed value of the Land before the completion of any Project improvements (the "Base Valuation"). During the term of this Tax Agreement, the Base Valuation shall be increased from time to time by the percentage increase in the assessed valuation in all taxable real property in the Town of Goshen, Orange County, New York, as of the respective tax status date for the tax

year for which the recalculation is being made. The Total Taxable Valuation for each Total PILOT Payment shall be calculated such that a graduated abatement factor ("Abatement Factor") shall be applied to the increased assessed valuation attributable to the Improvements made to the Project Facility by the Company, as an Agent of the Agency, for the Project (the "Added Value"). The abatement schedule shall allow for a 95% exemption from taxation for the Added Value in PILOT Year four, with annual increases of five percent (5%) per annum for the next nineteen years.

Once the Total Taxable Valuation is established using the Abatement Factor, the Total PILOT Payment shall be determined by multiplying the Total Taxable Valuation by the respective tax rate for each affected tax jurisdiction (after application of any applicable equalization rate). After the twenty-third PILOT Year, the Project Facility shall be subject to full taxation by the affected taxing jurisdictions.

Total Taxable Valuation = Base Valuation + (Added Value x Abatement Factor)

Total PILOT Payment = Total Taxable Valuation (after equalization) x Tax Rate



NYS BOARD OF REAL PROPERTY SERVICES

AMENDED  
RP-412-a (1/95)

INDUSTRIAL DEVELOPMENT AGENCIES  
APPLICATION FOR REAL PROPERTY TAX EXEMPTION  
(Real Property Tax Law, Section 412-a and General Municipal Law, Section 874)

1. **INDUSTRIAL DEVELOPMENT AGENCY (IDA)**

Name Orange County Industrial Development Agency  
Street 4 Crotty Lane, Suite 100  
City New Windsor, New York 12553  
Telephone no. Day (845) 234-4192  
Evening ( )  
Contact Laurie Villasuso  
Title COO & Executive VP

2. **OCCUPANT (IF OTHER THAN IDA)**

(If more than one occupant attach separate listing)

Name Legoland New York LLC  
Street One LEGOLAND Drive  
City Carlsbad, California 92008  
Telephone no. Day (760) 918-5346  
Evening ( )  
Contact Brian Shaw  
Title Vice President and Manager

3. **DESCRIPTION OF PARCEL**

- a. Assessment roll description (tax map no./roll year)  
11-1-46.2 and 11-1-49.22
- b. Street address  
332-400 Harriman Dr. and 1 Whitewood Dr.
- c. City, Town or Village Goshen (Town)

- d. School District Goshen CSD
- e. County Orange
- f. Current assessment
- g. Deed to IDA (date recorded; liber and page)  
Omnibus Amendment which was recorded on August 25, 2020 with the Orange County Clerk.

4. **GENERAL DESCRIPTION OF PROPERTY** (if necessary, attach plans or specifications)

- a. Brief description (include property use) construction of an approx. 153 +/- acre LEGOLAND Park and hotel  
future development
- b. Type of construction
- c. Square footage
- d. Total cost
- e. Date construction commenced Winter 2017/18
- f. Projected expiration of exemption (i.e. date when property is no longer possessed, controlled, supervised or under the jurisdiction of IDA)  
See Attached Amended Tax Agreement

5. **SUMMARIZE AGREEMENT (IF ANY) AND METHOD TO BE USED FOR PAYMENTS TO BE MADE TO MUNICIPALITY REGARDLESS OF STATUTORY EXEMPTION**

(Attach copy of the agreement or extract of the terms relating to the project).

- a. Formula for payment See Attached Amended Tax Agreement
- b. Projected expiration date of agreement See Attached Amended Tax Agreement

c. Municipal corporations to which payments will be made

	Yes	No
County <u>Orange</u>	X	
Town/City <u>Goshen</u>	X	
Village _____		X
School District <u>Goshen CSD</u>	X	

d. Person or entity responsible for payment

Name Legoland New York LLC  
 Title \_\_\_\_\_  
 Address One LEGOLAND Drive  
Carlsbad, California 92008

e. Is the IDA the owner of the property? Yes ☐ No ☒ (circle one)

If "No" identify owner and explain IDA rights or interest in an attached statement. The IDA has a leasehold interest in the property.

Telephone 760 918-5346

6. Is the property receiving or has the property ever received any other exemption from real property taxation? (check one) ☒ Yes ☐ No

If yes, list the statutory exemption reference and assessment roll year on which granted:  
 exemption Section 874 of NYS GML assessment roll year 2018

7. A copy of this application, including all attachments, has been mailed or delivered on 08/27/2020 (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

### CERTIFICATION

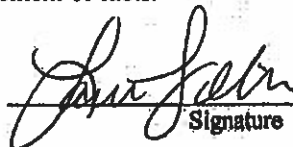
I, Laurie Villasuso, COO & Executive VP of

Orange County Industrial Development Agency hereby certify that the information  
 Name Title  
 Organization

on this application and accompanying papers constitutes a true statement of facts.

08/25/2020

Date

  
 Signature

### FOR USE BY ASSESSOR

1. Date application filed \_\_\_\_\_
2. Applicable taxable status date \_\_\_\_\_
- 3a. Agreement (or extract) date \_\_\_\_\_
- 3b. Projected exemption expiration (year) \_\_\_\_\_
4. Assessed valuation of parcel in first year of exemption \$ \_\_\_\_\_
5. Special assessments and special as valorem levies for which the parcel is liable:

\_\_\_\_\_  
 \_\_\_\_\_

Date

Assessor's signature



ORANGE COUNTY - STATE OF NEW YORK  
ANN G. RABBITT, COUNTY CLERK  
255 MAIN STREET  
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



BOOK/PAGE: 14792 / 1510  
INSTRUMENT #: 20200044374

Receipt#: 2804534  
Clerk: JM  
Rec Date: 08/25/2020 03:39:34 PM  
Doc Grp: D  
Descrip: MISC  
Num Pgs: 31  
Rec'd Frm: HARRIS BEACH PLLC

Party1: LEGOLAND NEW YORK LLC  
Party2: ORANGE COUNTY INDUSTRIAL DEV  
AGENCY  
Town: GOSHEN (TN)  
11-1-46.2

Recording:

Recording Fee	175.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
Cross References	1.00
TP584	5.00

Sub Total: 201.00

Transfer Tax	
Transfer Tax - State	0.00

Sub Total: 0.00

Total: 201.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 672

Transfer Tax

Consideration: 0.00

Total: 0.00

Payment Type: Check ☐  
Cash ☐  
Charge ☐  
No Fee ☐

Comment: \_\_\_\_\_

Ann G. Rabbitt  
Orange County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY INGE0

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**OMNIBUS AMENDMENT**  
**BY AND BETWEEN**  
**ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**AND**  
**LEGOLAND NEW YORK LLC**  
**DATED AS OF JUNE 1, 2020**

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Street Addresses/Tax Map Numbers:  
Addresses: 332-400 Harriman Drive and 1 Whitewood Drive, each in the Town of Goshen,  
Orange County, New York

TMID Nos: 11-1-46.2 and 11-1-49.22, respectively

Record and Return to:  
Lori Palmer, Paralegal  
Harris Beach PLLC  
99 Garnsey Road  
Pittsford, New York 14534

## **OMNIBUS AMENDMENT**

**THIS OMNIBUS AMENDMENT**, dated as of June 1, 2020, is by and between **LEGOLAND NEW YORK LLC**, a subsidiary of Merlin Entertainments Group U.S. Holdings Inc., and a limited liability company formed and existing under the laws of the State of Delaware, with offices at One LEGOLAND Drive, Carlsbad, California 92008 (the "Company") and **ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation duly existing under the laws of the State of New York with offices at Orange County Business Accelerator, 4 Crotty Lane, Suite 100, New Windsor, New York 12553 (the "Agency").

### **WITNESSETH:**

**WHEREAS**, Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "Enabling Act") was duly enacted into law as Chapter 1030 of the Laws of 1969 of the State of New York (the "State"); and

**WHEREAS**, the Agency previously agreed to undertake a certain project for the benefit of the Company consisting of: (A) the acquisition by the Agency of a leasehold interest in a portion of an aggregate approximately 521.50-acres of land located in the Town of Goshen, Orange County, New York [TMID #s: 11-1-45, 11-1-46, 15-1-59, 11-1-47, 11-1-58 11-1-49.2, 11-1-62, 11-1-63, 11-1-64, 11-1-65, 11-1-66, 11-1-67, 11-1-68, 11-1-69 respectively] (the "Land") and any existing improvements thereon (collectively the "Existing Improvements"); (B) the construction on the Land of an approximately 153± acre LEGOLAND Park and Hotel with related amenities, which park will be built in phases and will include rides and attractions, an aquarium, theaters, restaurants, a hotel and various back-of-house facilities including offices and staff areas, together with parking and drainage facilities (collectively, the "Improvements") and (C) the acquisition in and around the Improvements of certain items of equipment, machinery and other tangible personal property (the "Equipment"; and, collectively with the Land, the Existing Improvements and the Improvements, the "Facility"); and

**WHEREAS**, in connection with the undertaking by the Agency of the Project, the Agency and Company entered into a "straight-lease transaction" (as defined in the Section 854(15) of the Enabling Act) (the "Straight Lease Transaction"); and

**WHEREAS**, the Straight Lease Transaction entailed the execution by Agency and the Company of certain transactional documents and instruments including: (A) that certain Agent, Financial Assistance and Project Agreement, dated as of February 26, 2018, by and between the Agency and the Company (the "Agent Agreement"), pursuant to which the Agency appointed the Company as an agent of the Agency; (B) that certain Lease Agreement, dated as of February 1, 2018, by and between the Company and the Agency (the "Lease Agreement"), a memorandum of which was recorded in the office of the Orange County Clerk on March 22, 2018 in Book 14378 of Deeds, at Page 664 (the "Memorandum of Lease") and the New York State Department of Tax and Finance Form TP-584; (C) that certain Leaseback Agreement, dated as of February 1, 2018, by and between the Agency and Company (the "Leaseback Agreement"), a memorandum of which was recorded in the office of the Orange County Clerk on March 22, 2018 in Book 14378 of Deeds, at Page 692 (the "Memorandum of Leaseback") and the New York State Department

of Tax and Finance Form TP-584; (D) that certain Tax Agreement, dated as of February 1, 2018, by and between the Agency and the Company (the "Tax Agreement") along with the New York State Board of Real Property Services Form RP-412-a, and (E) that certain Environmental Compliance and Indemnification Agreement, dated as of February 1, 2018, from the Company (the "Environmental Compliance Agreement"; and, collectively with the foregoing documents identified above as (A) through (E), the "Agency Documents"); and

**WHEREAS**, the Company has notified the Agency that (i) the Planning Board of the Town of Goshen, Orange County, New York, granted final approval on May 20, 2019 for a certain subdivision map, dated April 23, 2019 and filed in the Orange County Clerk's Office on May 20, 2019 as Filed Map No. 171-19, that contains the areas to be dedicated only to the Town of Goshen, Orange County, New York, and with the filing of such plat, the Land (as defined in the Agency Documents) is now located on two (2) parcels each in the Town of Goshen, Orange County, as follows: (A) Parcel A consisting of approximately 388.969 acres (TMID#: 11-1-46.2) and (B) Parcel B consisting of approximately 101.87 acres (TMID#: 11-1-49.22); and (ii) as a result of a longer than anticipated construction period caused by the COVID-19 Pandemic, the Company has requested that the Agency amend the Leaseback Agreement in order to extend the financial assistance provided thereunder by one (1) year, and the parties hereto desire to amend the Leaseback Agreement; and the parties hereto desire to amend the Agency Documents to reflect same.

**NOW THEREFORE**, for and in consideration of the foregoing premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

SECTION 1. The definition of "Project" as may be contained within the Agency Documents, and specifically the reference to the acreage and tax map identification numbers within the definition of the "Land", is hereby to read:

"...(A) the acquisition by the Agency of a leasehold interest in a portion of an aggregate approximately 490.839-acres of land located in the Town of Goshen, Orange County, New York [TMID #s: 11-1-46.2 and 11-1-49.22] (the "Land")..."

SECTION 2. Any and all other references to tax map numbers and/or corresponding street addresses in the Agency Documents are hereby amended such that tax map numbers shall refer to 11-1-46.2 and 11-1-49.22 and street addresses shall refer to 332-400 Harriman Drive and 1 Whitewood Drive, respectively.

SECTION 3. Schedule A attached hereto shall replace in its entirety "Schedule A" attached to each of the Lease Agreement, the Memorandum of Lease, the Leaseback Agreement, the Memorandum of Leaseback and the Environmental Compliance Agreement.

SECTION 4. The Leaseback Agreement is further amended as follows:

1. The reference to December 31, 2040 in Section 2.5(b) of the Leaseback Agreement shall be changed to December 31, 2041.

2. Any other references to December 31, 2040 in the Leaseback Agreement shall be changed to December 31, 2041.

SECTION 5. Each of the Memorandum of Lease and the Memorandum of Leaseback are further amended as follows:

1. The reference to December 31, 2040 in each of Sections 3 and 5 of the Memorandum of Lease and the Memorandum of Leaseback, respectively, shall be changed to December 31, 2041.

SECTION 6. All other provisions of the Agency Documents shall remain in full force and effect.

SECTION 7. This Omnibus Amendment shall be recorded or filed, as the case may be, in the Office of the Clerk of Orange County, New York, or in such other office as may at the time be provided by law as the proper place for the recordation or filing thereof.

*[Remainder of Page Intentionally Left Blank]*

[Signature Page to Omnibus Amendment]

IN WITNESS WHEREOF, the Agency and the Company have caused this Omnibus Amendment to be executed in their respective names, all as of the date first above written.

**ORANGE COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY**

By: 

Laurie Villasuso, Chief Executive Officer

**LEGOLAND NEW YORK LLC**

By: Brian Shaw 

Brian Shaw, Vice President and Manager

[Acknowledgment to Omnibus Agreement]

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

On the 28<sup>th</sup> day of July in the year 2020, before me, the undersigned, personally appeared **LAURIE VILLASUSO**, 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 she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

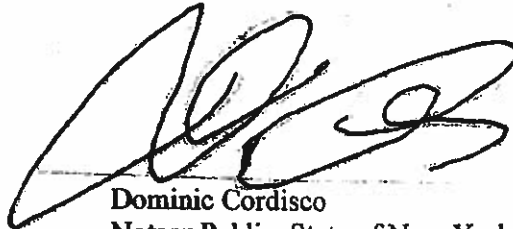


Notary Public

LORI A. PALMER  
Notary Public, State of New York  
No. 01PA4848797  
Qualified in Monroe County 23  
Commission Expires May 31, 20

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

On the 13<sup>th</sup> day of July in the year 2020, before me, the undersigned, personally appeared **BRIAN SHAW**, 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 upon behalf of which the individual acted, executed the instrument.



Dominic Cordisco  
Notary Public, State of New York  
Qualified in Orange County  
02KE5074925  
My Commission Expires March 24, 2021

**SCHEDULE A**

**Legal Description of Leased Premises**

**[Attached]**

**LANC & TULLY**  
**ENGINEERING AND SURVEYING, P.C.**

**John J. O'Rourke, P.E., Principal**  
**David E. Higgins, P.E., Principal**  
**John Queenan, P.E., Principal**

**Rodney C. Knowlton, L.S., Principal**  
**Jerry A. Woods, L.S., Principal**

**John D. Russo, P.E., Principal**  
**John Lane, P.E., L.S.**  
**Arthur R. Tully, P.E.**

**DESCRIPTION**

**JULY 15, 2020**

**LANDS OF LEGOLAND NEW YORK, LLC**  
**TAX LOT 11-1-46.21 (LOT 1)**  
**TOWN OF GOSHEN**  
**ORANGE COUNTY, NEW YORK**

All that certain plot, piece, or parcel of land situate in the Town of Goshen, County of Orange, State of New York, said lands being shown as Lot 1 on a map entitled "Subdivision Map Prepared For LEGOLAND New York Resort, Town of Goshen, Orange County, New York", dated April 23, 2019, filed in the Orange County Clerk's Office on May 20, 2019 as Filed Map No. 171-19, said lands being more particularly bounded and described as follows:

BEGINNING at a point lying at an angle in the southwesterly line of New York State Route 17 (US Route 6) being the northerly corner of lands herein described, said point lying on the southeasterly line of lands now or formerly Lifestyle Concepts, LLC, also being a southeasterly line of the Village of Goshen;

THENCE running along the southwesterly line of said New York State Route 17 (US Route 6), being the northeasterly line of lands herein described on the following eighteen (18) courses and distances:

- (1) South 54 degrees, 22' 43" East, as per Filed Map No. 287-17, a distance of 272.11 feet;
- (2) South 56 degrees, 25' 21" East, a distance of 209.77 feet;
- (3) South 53 degrees, 11' 33" East, a distance of 917.15 feet;
- (4) South 51 degrees, 44' 03" East, a distance of 180.86 feet;
- (5) South 36 degrees, 57' 51" East, a distance of 163.22 feet;
- (6) South 21 degrees 26' 16" East, a distance of 344.18 feet;
- (7) South 52 degrees, 17' 35" East, a distance of 133.49 feet;
- (8) South 33 degrees, 37' 02" East, a distance of 134.79 feet;
- (9) South 50 degrees, 00' 02" East, a distance of 37.78 feet;
- (10) South 72 degrees, 43' 33" East, a distance of 109.04 feet;
- (11) South 48 degrees, 37' 34" East, a distance of 179.34 feet to a point of curvature;

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- (12) On a curve to the left, having a radius of 200.00 feet, an arc length of 250.49 feet, as defined by the chord South 84 degrees, 30' 21" East, 234.43 feet to a point of tangency;
- (13) North 59 degrees, 36' 53" East, a distance of 165.70 feet;
- (14) North 68 degrees, 55' 24" East, a distance of 66.44 feet;
- (15) North 80 degrees, 45' 18" East, a distance of 60.95 feet;
- (16) North 86 degrees, 15' 38" East, a distance of 27.87 feet;
- (17) South 59 degrees, 01' 31" East, a distance of 390.52 feet; and
- (18) On a curve to the right, having a radius of 7,146.19 feet, an arc length of 675.03 feet, as defined by the chord South 56 degrees, 18' 25" East, 674.78 feet to a point being the easterly corner of lands herein described and the northerly corner of lands now or formerly Hopper;

THENCE running along the northwesterly line of lands of said Hopper and continuing along the northwesterly lines of lands now formerly Town of Goshen, Gumwood Drive and Town of Goshen, being a southeasterly line of lands herein described on the following two (2) courses and distances:

- (19) South 40 degrees, 01' 59" West, a distance of 73.82 feet;
- (20) South 37 degrees, 45' 18" West, a distance of 1,805.17 feet, to a point being a westerly corner of lands of said Town of Goshen;

THENCE running along a southwesterly line of lands of said Town of Goshen being a northeasterly line of lands herein described,

- (21) South 51 degrees, 32' 37" East, a distance of 23.21 feet, to a point being an easterly corner of lands herein described;

THENCE running along the northwesterly line of lands of said Town of Goshen and continuing along a northwesterly line of lands now or formerly Vlietstra, being a southeasterly line of lands herein described,

- (22) South 37 degrees, 26' 03" West, a distance of 658.77 feet, to a point being a southerly corner of lands herein described;

THENCE running along a northeasterly line of lands of said Vlietstra and continuing along the northeasterly lines of lands now or formerly Schellenberg, lands now or formerly LEGOLAND New York LLC, lands now or formerly

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**TAX LOT 11-1-46.21 (LOT 1)**

**TOWN OF GOSHEN**

**ORANGE COUNTY, NEW YORK**

Town of Goshen, lands now or formerly LEGOLAND New York LLC and lands now or formerly Town of Goshen on the following four (4) courses and distances:

- (23) North 53 degrees, 51' 57" West, a distance of 165.86 feet;
- (24) North 44 degrees, 48' 47" West, a distance of 53.90 feet;
- (25) North 51 degrees, 14' 42" West, a distance of 1,565.14 feet; and
- (26) North 51 degrees, 42' 07" West, a distance of 369.48 feet, to a point being the northerly corner of lands of said Town of Goshen;

THENCE running along the westerly line of lands of said Town of Goshen and continuing along a westerly line of lands now or formerly LEGOLAND New York LLC, being an easterly line of lands herein described on the following four (4) courses and distances:

- (27) South 14 degrees, 05' 53" West, a distance 104.78 feet;
- (28) South 09 degrees, 56' 43" West, a distance of 424.64 feet;
- (29) South 12 degrees, 30' 23" West, a distance of 173.94 feet; and
- (30) South 09 degrees, 32' 13" West, a distance of 54.46 feet;

THENCE running along a northwesterly line of lands of said LEGOLAND New York LLC being a portion of a southeasterly line of lands herein described,

- (31) South 33 degrees, 52' 33" West, a distance of 122.34 feet, to a point being a northeasterly corner of lands now formerly Town of Goshen;

THENCE running along the northwesterly line of lands of said Town of Goshen being a portion of a southeasterly line of lands herein described,

- (32) South 38 degrees, 46' 13" West, a distance of 536.52 feet, to a point being the westerly corner of lands of said Town of Goshen;

THENCE running along a southwesterly line of lands of said Town of Goshen being a northeasterly line of lands herein described on the following four (4) courses and distances:

- (33) South 50 degrees, 23' 07" East, a distance of 323.80 feet;
- (34) South 52 degrees, 03' 37" East, a distance of 136.97 feet;

**DESCRIPTION**  
**LANDS OF LEGOLAND NEW YORK, LLC**  
**TAX LOT 11-1-46.21 (LOT 1)**  
**TOWN OF GOSHEN**  
**ORANGE COUNTY, NEW YORK**

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(35) South 50 degrees, 44' 27" East, a distance of 427.05 feet; and

(36) South 52 degrees, 10' 17" East, a distance of 103.75 feet, to a point being an easterly corner of lands herein described;

THENCE running along a northwesterly line of lands of said Town of Goshen being a southeasterly line of lands herein described,

(37) South 41 degrees, 21' 49" West, a distance of 42.40 feet, to a point being a westerly corner of lands of said Town of Goshen;

THENCE running along a southwesterly line of lands of said Town of Goshen being a northeasterly line of lands herein described,

(38) South 48 degrees, 38' 11" East, a distance of 200.00 feet, to a point being a southerly corner of lands of said Town of Goshen;

THENCE running along a southeasterly line of lands of said Town of Goshen being a northwesterly line of lands herein described,

(39) North 41 degrees, 21' 49" East, a distance of 52.52 feet, to a point being a northerly corner of lands herein described;

THENCE running along a southwesterly line of lands of said Town of Goshen being a northeasterly line of lands herein described on the following two (2) courses and distances:

(40) South 51 degrees, 16' 37" East, a distance of 539.36 feet; and

(41) South 52 degrees, 10' 27" East, a distance of 532.56 feet, to a point being an easterly corner of lands herein described;

THENCE running along a northwesterly line of lands of said Town of Goshen and continuing along a northwesterly line of lands now or formerly LEGOLAND New York LLC, being a southeasterly line of lands herein described,

(42) South 37 degrees, 39' 13" West, a distance of 639.52 feet, to a point being a westerly corner of lands of said LEGOLAND New York LLC;

THENCE running along a portion of a northeasterly line of lands of said Ellman being a southwesterly line of lands herein described,

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- (43) North 52 degrees, 32' 38" West, a distance of 330.30 feet, to a point being the northerly corner of lands of said Elman;

THENCE running along a portion of the northwesterly line of lands of said Elman, being a southeasterly line of lands herein described,

- (44) South 37 degrees, 13' 23" West, a distance of 657.05 feet, to a point being a southerly corner of lands herein described and an easterly corner of lands now or formerly Village of Goshen;

THENCE running along the northeasterly line of lands of said Village of Goshen being a southwesterly line of lands herein described on the following five (5) courses and distances:

- (45) North 51 degrees, 14' 15" West, a distance of 1,089.36 feet;  
(46) North 50 degrees, 06' 39" West, a distance of 287.28 feet;  
(47) North 52 degrees, 27' 39" West, a distance of 442.08 feet;  
(48) North 51 degrees, 46' 45" West, a distance of 109.52 feet; and  
(49) North 50 degrees, 46' 12" West, a distance of 293.52 feet, to a point being the northerly corner of lands of said Village of Goshen;

THENCE running along a northwesterly line of lands of said Village of Goshen being a southeasterly line of lands herein described,

- (50) South 37 degrees, 13' 57" West, a distance of 280.50 feet, to a point being a southerly corner of lands herein described;

THENCE running a northeasterly line of lands of said Village of Goshen being a southwesterly line of lands herein described,

- (51) North 68 degrees, 10' 03" West, a distance of 418.72 feet, to a point being a northerly corner of lands of said Village of Goshen;

THENCE running along the northwesterly line of lands of said Village of Goshen being a southeasterly line of lands herein described on the following three (3) courses and distances:

- (52) South 38 degrees, 27' 03" West, a distance of 482.77 feet;  
(53) South 38 degrees, 54' 53" West, a distance of 348.24 feet; and

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- (54) South 37 degrees, 55' 58" West, a distance of 773.50 feet, to a point being the southerly corner of lands herein described and lying on the northeasterly line of Conkintown Road;

THENCE running along the northeasterly line of said Conkintown Road being the southwesterly line of lands herein described on the following two (2) courses and distances:

- (55) North 51 degrees, 37' 38" West, a distance of 493.28 feet; and  
(56) North 53 degrees, 58' 21" West, a distance of 574.33 feet, to a point being a westerly corner of lands herein described and lying on the southeasterly line of lands now formerly Ferguson;

THENCE running along a portion of the southeasterly line of lands of said Ferguson and continuing along the southeasterly line of lands now formerly Capocciamo and lands now or formerly Santoro being a northwesterly line of lands herein described,

- (57) North 44 degrees, 41' 31" East, a distance of 649.45 feet, to a point being the easterly corner of lands of said Santoro, the northerly corner of lands herein described and lying on the southwesterly line of lands now or formerly Serdarevic;

THENCE running along a portion of the southwesterly line of lands of said Serdarevic being a northeasterly line of lands herein described,

- (58) South 46 degrees, 33' 49" East, a distance of 43.33 feet, to a point being the southerly corner of lands of said Serdarevic;

THENCE running along southeasterly and easterly lines of lands of said Serdarevic being northwesterly and westerly lines of lands herein described on the following three (3) courses and distances:

- (59) North 42 degrees, 06' 14" East, a distance of 1,385.30 feet;  
(60) North 28 degrees, 14' 13" East, a distance of 140.39 feet; and  
(61) North 17 degrees, 11' 19" East, a distance of 500.65 feet, to a point being the westerly corner of lands herein described;

THENCE running along a southwesterly line of lands of said Serdarevic being a northeasterly line of lands herein described on the following two (2) courses and distances:

- (62) South 49 degrees, 23' 14" East, a distance of 444.05 feet; and

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- (63) South 63 degrees, 12' 37" East, a distance of 296.62 feet, to a point being a southerly corner of lands of said Serdarevic;

THENCE running along a southeasterly line of lands of said Serdarevic and continuing along a southeasterly line of lands now or formerly PCC Reservoir, LLC, being a northwesterly line of lands herein described,

- (64) North 33 degrees, 24' 06" East, a distance of 694.92 feet, to a point being the southeasterly corner of lands of said PCC Reservoir, LLC;

THENCE running along the easterly line of lands of said PCC Reservoir, LLC being a westerly line of lands herein described on the following two (2) courses and distances:

- (65) On a curve to the right, having a radius of 150.00 feet, an arc length of 161.04 feet, as defined by the chord North 00 degrees, 23' 44" West, 153.41 feet to a point of tangency; and  
(66) North 30 degrees, 21' 35" East, a distance of 73.16 feet, to a point being the northeasterly corner of lands of said PCC Reservoir, LLC;

THENCE running along the northeasterly line of lands of said PCC Reservoir, LLC being a southwesterly line of lands herein described,

- (67) North 51 degrees, 54' 57" West, a distance of 152.88 feet, to a point being the northerly corner of lands of said PCC Reservoir, LLC, a westerly corner of lands herein described and lying on a southeasterly line of lands now or formerly Serdarevic;

THENCE running along a portion of the southeasterly line of lands of said Serdarevic and a northwesterly corner of lands herein described,

- (68) North 38 degrees, 41' 12" East, a distance of 1,095.95 feet, to a point being an easterly corner of lands of said Serdarevic;

THENCE running along the northeasterly line of lands of said Serdarevic being a southwesterly line of lands herein described,

- (69) North 51 degrees, 36' 48" West, a distance of 863.44 feet, to a point being the northerly corner of lands of said Serdarevic, a westerly corner of lands herein described and lying on the southeasterly line of lands now or formerly Schwartz;

THENCE running along a portion of the southeasterly line of lands of said Schwartz being a northwesterly line of lands herein described,

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- (70) North 38 degrees, 06' 28" East, a distance of 532.38 feet, to a point being the easterly corner of lands of said Schwartz;

THENCE running along a portion of the northeasterly line of lands of said Schwartz, being a southwesterly line of lands herein described,

- (71) North 51 degrees, 10' 38" West, a distance of 10.75 feet, to a point being a westerly corner of lands herein described and the southerly corner of lands now or formerly Elant at Goshen, Inc., said point also being a southerly corner of the Village of Goshen;

THENCE running along the southeasterly line of lands of said Elant at Goshen, Inc., being the northwesterly line of lands herein described, said line being a southeasterly line of said Village of Goshen on the following three (3) courses and distances:

- (72) North 36 degrees, 46' 12" East, a distance of 364.73 feet;  
(73) North 36 degrees, 43' 12" East, a distance of 299.88 feet; and  
(74) North 35 degrees, 43' 42" East, a distance of 352.56 feet, to a point being the easterly corner of lands of said Elant of Goshen, Inc.;

THENCE running along a portion of the northeasterly line of lands of said Elant at Goshen, Inc. being a southwesterly line of lands herein described, said line being a northeasterly line of said Village of Goshen,

- (75) North 51 degrees, 37' 20" West, a distance of 26.38 feet, to a point being a westerly corner of lands herein described and the southerly corner of lands now or formerly Lifestyle Concepts, LLC;

THENCE running along a portion of the southeasterly line of lands of said Lifestyle Concepts, LLC, being a westerly line of lands herein described, said line being a portion of a southeasterly line of said Village of Goshen,

- (76) North 35 degrees, 37' 17" East, a distance of 648.61 feet, to the point or place of BEGINNING.

Excepting from said parcel as described above, a certain parcel of land being more particularly bounded and described as follows:

All that certain plot, piece, or parcel of land situate in the Town of Goshen, County of Orange, State of New York, said lands being shown as Lot 2 on a map entitled "Subdivision Map Prepared For LEGOLAND New York Resort, Town of Goshen, Orange County, New York", dated April 23, 2019, filed in the Orange County Clerk's Office on May 20, 2019 as Filed Map No. 171-19, said lands being more particularly bounded and described as follows:

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BEGINNING at a point being the southerly corner of lands herein described and lying within Lot 1 as shown on the previously mentioned map, said point being North 79 degrees, 29' 04" West, as per Filed Map No. 287-17,

831.06 feet from a point being the easterly corner of said Lot 1, the northerly corner of lands now or formerly Hopper and lying on the southwesterly line of New York State Route 17;

THENCE, from said point of beginning, running along lines of said Lot 1, being southwesterly, northwesterly, northeasterly and southeasterly lines of lands herein described on the following four (4) courses and distances:

- (1) North 59 degrees, 00' 23" West, a distance of 200.00 feet, to a point being the westerly corner of lands herein described;
- (2) North 30 degrees, 59' 37" East, a distance of 200.00 feet, to a point being the northerly corner of lands herein described;
- (3) South 59 degrees, 00' 23" East, a distance of 200.00 feet, to a point being the easterly corner of lands herein described; and
- (4) South 30 degrees, 59' 37" West, a distance of 200.00 feet, to the point or place of BEGINNING.

Excepting from said parcel as described above, a certain parcel of land being more particularly bounded and described as follows:

All that certain plot, piece, or parcel of land situate in the Town of Goshen, County of Orange, State of New York, said lands being shown as Lot 3 on a map entitled "Subdivision Map Prepared For LEGOLAND New York Resort, Town of Goshen, Orange County, New York", dated April 23, 2019, filed in the Orange County Clerk's Office on May 20, 2019 as Filed Map No. 171-19, said lands being more particularly bounded and described as follows:

BEGINNING at a point being the easterly corner of lands herein described and lying within Lot 1 as shown on the previously mentioned map, said point being South 68 degrees, 41' 19" West, as per Filed Map No. 287-17, 1,140.45 feet from a point being the easterly corner of said Lot 1, the northerly corner of lands now or formerly Hopper and lying on the southwesterly line of New York State Route 17;

THENCE, from said point of beginning, running along lines of said Lot 1, being southeasterly, southwesterly, northwesterly and northeasterly lines of lands herein described on the following four (4) courses and distances:

- (1) South 30 degrees, 59' 37" West, a distance of 200.00 feet, to a point being the southerly corner of lands herein described;

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ORANGE COUNTY, NEW YORK

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- (2) North 59 degrees, 00' 23" West, a distance of 200.00 feet, to a point being the westerly corner of lands herein described;
- (3) North 30 degrees, 59' 37" East, a distance of 200.00 feet, to a point being the northerly corner of lands herein described; and
- (4) South 59 degrees, 00' 23" East, a distance of 200.00 feet, to the point or place of BEGINNING.

Containing (excluding Exception Parcels) 388.969± acres

Premises herein described being subject to a control easement that surrounds the aforementioned Lot 2, being more particularly bounded and described as follows:

All that certain plot, piece, or parcel of land situate in the Town of Goshen, County of Orange, State of New York, said lands being shown as a 200' radius control easement to be dedicated to the Town of Goshen for well protection, which surrounds Lot 2 on a map entitled "Subdivision Map Prepared For LEGOLAND New York Resort, Town of Goshen, Orange County, New York", dated April 23, 2019, filed in the Orange County Clerk's Office on May 20, 2019 as Filed Map No. 171-19, said lands being more particularly bounded and described as follows:

Being a complete circular boundary lying within Lot 1 as shown on the previously mentioned map, having a radius of 200.00 feet, an arc length of 1,256.64 feet, said radius point being located North 71 degrees, 15' 22" West, as per Filed Map No. 287-17, 899.01 feet from a point being the easterly corner of said Lot 1, the northerly corner of lands now or formerly Hopper and lying on the southwesterly line of New York State Route 17.

Containing 2.885 ± acres

Premises herein described being subject to a control easement which surrounds the aforementioned Lot 3, being more particularly bounded and described as follows:

All that certain plot, piece, or parcel of land situate in the Town of Goshen, County of Orange, State of New York, said lands being shown as a 200' radius control easement to be dedicated to the Town of Goshen for well protection, which surrounds Lot 3 on a map entitled "Subdivision Map Prepared For LEGOLAND New York Resort, Town of Goshen, Orange County, New York", dated April 23, 2019, filed in the Orange County Clerk's Office on May 20, 2019 as Filed Map No. 171-19, said lands being more particularly bounded and described as follows:

Being a complete circular boundary lying within Lot 1 as shown on the previously mentioned map, having a radius of 200.00 feet, an arc length of 1,256.64 feet, said radius point being located South 69 degrees, 29' 35" West, per

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Filed Map No. 287-17, 1,280.85 feet from a point being the easterly corner of said Lot 1, the northerly corner of lands now or formerly Hopper and lying on the southwesterly line of New York State Route 17.

Containing 2.885 ± acres

Premises herein described being subject to a portion of a 200 foot radius control easement in favor of the Town of Goshen for Filed Map Lot 3 Well Protection, as shown on a map entitled "Subdivision Map Prepared For LEGOLAND New York Resort, Town of Goshen, Orange County, New York", dated April 23, 2019, filed in the Orange County Clerk's Office on May 20, 2019, as Filed Map No. 171-19.

Premises herein described being subject to a portion of an easement in favor of the Town of Goshen for Filed Map No. Lot 4 Well Protection as shown on a map entitled "Subdivision Map Prepared For LEGOLAND New York Resort, Town of Goshen, Orange County, New York", dated April 23, 2019, filed in the Orange County Clerk's Office on May 20, 2019, as Filed Map No. 171-19.

Premises herein described being subject to a portion of an Orange and Rockland Utility Easement as described in Liber 2022 of Deeds at Page 600, as Filed in the Orange County Clerk's Office.

Premises herein described being subject to a proposed Access Easement in favor of Tax Lot 11-1-45.2, to be provided upon final construction of a new site access road as indicated on a map entitled "Subdivision Map Prepared For LEGOLAND New York Resort, Town of Goshen, Orange County, New York", dated April 23, 2019, filed in the Orange County Clerk's Office on May 20, 2019, as Filed Map No. 171-19.

Premises herein described being subject to a permanent easement Palisades Interstate Park-Goshen Part 3 DOT Map 59, Parcel 76, as shown on a map entitled "Subdivision Map Prepared For LEGOLAND New York Resort, Town of Goshen, Orange County, New York", dated April 23, 2019, filed in the Orange County Clerk's Office on May 20, 2019, as Filed Map No. 171-19.

Premises herein described being subject to a permanent easement Palisades Interstate Park-Goshen (Chester-Goshen) DOT Map 25R-1 Parcel 29, as shown on a map entitled "Subdivision Map Prepared For LEGOLAND New York Resort, Town of Goshen, Orange County, New York", dated April 23, 2019, filed in the Orange County Clerk's Office on May 20, 2019, as Filed Map No. 171-19.

Premises herein described being Tax Map Lot No. 46.21, in Block 1, within Section 11, as shown on the tax maps of the Town of Goshen, Orange County, New York dated 2019.

Premises herein described being portions of the same premises as described in Liber 14307 of Deeds at Page 592, Liber 14307 of Deeds at Page 1228 and Liber 14314 of Deeds at Page 1968, as filed in the Orange County Clerk's Office.

Premises herein described being subject to any other easements, right-of-way, covenants or restrictions of record.

**LANC & TULLY**  
**ENGINEERING AND SURVEYING, P.C.**

John J. O'Rourke, P.E., Principal  
David E. Higgins, P.E., Principal  
John Queenan, P.E., Principal

Rodney C. Knowlton, L.S., Principal  
Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal  
John Lane, P.E., L.S.  
Arthur R. Tully, P.E.

**DESCRIPTION**

**JULY 15, 2020**

**LANDS OF LEGOLAND NEW YORK LLC**  
**TAX LOT 11-1-49.22**  
**TOWN OF GOSHEN**  
**ORANGE COUNTY, NEW YORK**

All that certain plot, piece, or parcel of land situate in the Town of Goshen, County of Orange, State of New York, said lands being more particularly bounded and described as follows:

BEGINNING at a point lying on the northwesterly line of Arcadia Road, said point being the southwesterly corner of lands herein described and the easterly corner of lands now or formerly Ellman;

THENCE running along the easterly line of lands of said Ellman, being a southwesterly line of lands herein described on the following three (3) courses and distances:

- (1) North 44 degrees, 26' 57" West, as per Grid North State Plane Coordinate System of New York East, a distance of 438.27 feet;
- (2) North 12 degrees, 40' 33" East, a distance of 26.41 feet; and
- (3) North 39 degrees, 59' 57" West, a distance of 297.28 feet, to a point being the northerly corner of lands of said Ellman and an easterly corner of lands now or formerly Town of Goshen;

THENCE running along a northerly line of lands of said Town of Goshen, being a southerly line of lands herein described,

- (4) North 72 degrees, 20' 33" West, a distance of 200.00 feet, to a point being a southwesterly corner of lands herein described;

THENCE running along a southeasterly line of lands of said Town of Goshen being a northwesterly line of lands herein described,

- (5) North 56 degrees, 51' 51" East, a distance of 202.17 feet, to a point being the northeasterly corner of lands of said Town of Goshen;

THENCE running along a northeasterly line of lands of said Town of Goshen, being a southwesterly line of lands herein described;

- (6) On a curve to the left, having a radius of 575.00 feet, an arc length of 84.06 feet, as defined by the chord North 65 degrees, 04' 41" West, 83.98 feet to a point being the northerly corner of lands of said Town of Goshen;

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THENCE running along a northwesterly line of lands of said Town of Goshen, being a southeasterly line of lands herein described,

- (7) South 56 degrees, 51' 51" West, a distance of 211.45 feet, to a point being a southeasterly corner of lands herein described;

THENCE running along a northerly line of lands of said Town of Goshen, being a southerly line of lands herein described,

- (8) North 75 degrees, 14' 36" West, a distance of 107.08 feet, to a point being a northerly corner of lands of said Town of Goshen;

THENCE running along a northwesterly line of lands of said Town of Goshen, being a southeasterly line of lands herein described,

- (9) South 32 degrees, 43' 56" West, a distance of 153.00 feet, to a point being a southerly corner of lands herein described;

THENCE running along a northeasterly line of lands of said Town of Goshen, being a southwesterly line of lands herein described,

- (10) North 51 degrees, 52' 57" West, a distance of 150.00 feet, to a point being a northerly corner of lands of said Town of Goshen;

THENCE running along a northwesterly line of lands of said Town of Goshen, being a southeasterly line of lands herein described on the following two (2) courses and distances:

- (11) On a curve to the right having a radius of 345.00 feet, an arc length of 21.66 feet, as defined by the chord South 41 degrees, 25' 38" West, 21.65 feet to a point of tangency; and  
(12) South 43 degrees, 13' 33" West, a distance of 55.27 feet, to a point being a westerly corner of lands of said Town of Goshen;

THENCE running along a southwesterly line of lands of said Town of Goshen, being a northeasterly line of lands herein described,

- (13) South 51 degrees, 52' 28" East, a distance of 147.36 feet, to a point being an easterly corner of lands herein described;

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THENCE running along a northwesterly line of lands of said Town of Goshen, being a southeasterly line of lands herein described,

- (14) South 42 degrees, 58' 13" West, a distance of 609.54 feet, to a point being the westerly corner of lands of said Town of Goshen, the southerly corner of lands herein described and lying on the northeasterly line of lands now or formerly Ellman;

THENCE running along a portion of the northeasterly line of lands of said Ellman, being the southwesterly line of lands herein described on the following three (3) courses and distances:

- (15) North 51 degrees, 21' 17" West, a distance of 335.67 feet;
- (16) North 52 degrees, 57' 27" West, a distance of 212.06 feet; and
- (17) North 51 degrees, 20' 37" West, a distance of 287.97 feet, to a point being a westerly corner of lands herein described and a southerly corner of lands now or formerly LEGOLAND New York LLC;

THENCE running along a portion of a southeasterly line of lands of said LEGOLAND New York LLC, being a northwesterly line of lands herein described,

- (18) North 37 degrees, 39' 13" East, a distance of 605.68 feet, to a point being a northerly corner of lands herein described and a westerly corner of lands now or formerly Town of Goshen;

THENCE running along a southwesterly line of lands of said Town of Goshen, being a northeasterly line of lands herein described,

- (19) South 51 degrees, 52' 28" East, a distance of 187.79 feet, to a point being the southerly corner of lands of said Town of Goshen;

THENCE running along the southeasterly line of lands of said Town of Goshen, being a northwesterly line of lands herein described,

- (20) On a curve to the left having a radius of 975.00 feet, an arc length of 76.69 feet, as defined by the chord North 40 degrees, 43' 53" East, 76.67 feet to a point being the easterly corner of lands of said Town of Goshen;

THENCE running along a northeasterly line of lands of said Town of Goshen, being a southwesterly line of lands herein described on the following two (2) courses and distances:

- (21) North 51 degrees, 52' 57" West, a distance of 716.88 feet; and

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- (22) North 52 degrees, 52' 17" West, a distance of 544.92 feet, to a point being a westerly corner of lands herein described;

THENCE running along a southeasterly line of lands of said Town of Goshen being a northwesterly line of lands herein described,

- (23) North 41 degrees, 21' 49" East, a distance of 276.40 feet, to a point being an easterly corner of lands of said Town of Goshen;

THENCE running along a northeasterly line of lands of said Town of Goshen being a southwesterly line of lands herein described,

- (24) North 48 degrees, 38' 11" West, a distance of 38.67 feet, to a point being a westerly corner of lands herein described;

THENCE running along a southeasterly line of lands of said Town of Goshen, being a northwesterly line of lands herein described,

- (25) North 53 degrees, 51' 48" East, a distance of 846.04 feet, to a point being an easterly corner of lands of said Town of Goshen;

THENCE running along the northeasterly line of lands of said Town of Goshen, having a southwesterly line of lands herein described,

- (26) North 51 degrees, 49' 05" West, a distance of 103.87 feet, to a point being the northeasterly corner of lands of said Town of Goshen;

THENCE running along a northwesterly line of lands of said Town of Goshen being a southeasterly line of lands herein described,

- (27) South 53 degrees, 51' 48" West, a distance of 840.14 feet, to a point being a southerly corner of lands herein described;

THENCE running along a northeasterly line of lands of said Town of Goshen being a southwesterly line of lands herein described,

- (28) North 48 degrees, 38' 11" West, a distance of 58.90 feet, to a point being a northerly corner of lands of said Town of Goshen;

THENCE running along a northwesterly line of lands of said Town of Goshen being a southeasterly line of lands herein described,

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- (29) South 41 degrees, 21' 49" West, a distance of 291.21 feet, to a point being a southerly corner of lands herein described;

THENCE running along a northeasterly line of lands of said Town of Goshen, being a southwesterly line of lands herein described on the following two (2) courses and distances:

- (30) North 52 degrees, 52' 17" West, a distance of 623.59 feet; and  
(31) North 54 degrees, 36' 47" West, a distance of 115.43 feet, to a point being a northwesterly and southeasterly corner of lands of said Town of Goshen, the westerly corner of lands herein described and lying on a northeasterly line of lands now or formerly LEGOLAND New York LLC;

THENCE running along the easterly line of lands of said Town of Goshen, being the westerly line of lands herein described,

- (32) North 13 degrees, 34' 59" East, a distance of 597.03 feet, to a point being the northeasterly corner of lands of said Town of Goshen and lying on a southeasterly line of lands now or formerly LEGOLAND New York LLC;

THENCE running along a portion of a southeasterly line of lands of said LEGOLAND New York LLC, being a northwesterly line of lands herein described,

- (33) North 33 degrees, 52' 33" East, a distance of 122.34 feet;

THENCE running along a portion of an easterly line of lands of said LEGOLAND New York LLC, being a westerly line of lands herein described on the following three (3) courses and distances:

- (34) North 09 degrees, 32' 13" East, a distance of 54.46 feet;  
(35) North 12 degrees, 30' 23" East, a distance of 173.94 feet; and  
(36) North 09 degrees, 56' 43" East, a distance of 26.14 feet, to a point being a northwesterly corner of lands herein described and the southwesterly corner of lands now or formerly Town of Goshen;

THENCE running along the southeasterly line of lands of said Goshen, being the northwesterly line of lands herein described,

- (37) North 59 degrees, 07' 25" East, a distance of 477.19 feet, to a point being the easterly corner of said Town of Goshen, the northerly corner of lands herein described and lying on the southwesterly line of lands now or formerly LEGOLAND New York LLC;

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THENCE running along a portion of the southwesterly line of lands of said LEGOLAND New York LLC, being a northeasterly line of lands herein described,

- (38) South 51 degrees, 14' 42" East, a distance of 1,305.91 feet, to a point being an easterly corner of lands herein described and the northerly corner of lands now or formerly Town of Goshen;

THENCE running along the northwesterly line of lands of said Town of Goshen, being a southeasterly line of lands herein described,

- (39) South 38 degrees, 45' 28" West, a distance of 201.10 feet, to a point being the westerly corner of lands of said Town of Goshen;

THENCE running along the southwesterly line of lands of said Town of Goshen being a northeasterly line of lands herein described,

- (40) South 51 degrees, 14' 42" East, a distance of 200.00 feet, to a point being the southerly corner of lands of said Town of Goshen;

THENCE running along the southeasterly line of lands of said Town of Goshen being a northwesterly line of lands herein described,

- (41) North 38 degrees, 45' 28" East, a distance of 201.10 feet, to a point being a northerly corner of lands herein described and lying on a southwesterly line of lands now or formerly LEGOLAND New York LLC;

THENCE running along a portion of a southwesterly line of lands of said LEGOLAND New York LLC, being a northeasterly line of lands herein described on the following three (3) courses and distances:

- (42) South 51 degrees, 14' 42" East, a distance of 26.85 feet;  
(43) South 44 degrees, 48' 47" East, a distance of 53.90 feet; and  
(44) South 53 degrees, 51' 57" East, a distance of 37.94 feet, to a point being the easterly corner of lands herein described and the northerly corner of lands now or formerly Schellenberg,

THENCE running along the northwesterly line of lands of said Schellenberg, and continuing along a northwesterly line of Wedgewood Drive East, being a southeasterly line of lands herein described,

- (45) South 35 degrees, 59' 42" West, a distance of 178.86 feet, to a point being the westerly corner of said Wedgewood Drive East;

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THENCE running along the centerline of said Wedgewood Drive East, being a northeasterly line of lands herein described,

- (46) On a curve to the left having a radius of 500.00 feet, an arc length of 51.07 feet, as defined by the chord South 56 degrees, 55' 58" East, 51.05 feet to a point being an easterly corner of lands herein described;

THENCE running along a northwesterly line of said Wedgewood Drive East and continuing along the northwesterly line of lands now or formerly Berger, being a southeasterly line of lands herein described,

- (47) South 30 degrees, 08' 26" West, a distance of 232.28 feet, to a point being the westerly corner of lands of said Berger, a southeasterly corner of lands herein described and lying on the northerly line of lands now or formerly Office of Dev Disabilities,

THENCE running along a portion of the northerly line of lands of said Office of Dev Disabilities, being a southerly line of lands herein described,

- (48) North 72 degrees, 32' 59" West, a distance of 34.13 feet, to a point being the northwesterly corner of lands of said Office of Dev Disabilities;

THENCE running along the westerly line of lands of said Office of Dev Disabilities and continuing along the westerly line of lands now or formerly Ezra, being a portion of an easterly line herein described,

- (49) South 19 degrees, 06' 55" West, a distance of 196.31 feet, to a point being the southwest corner of lands of said Ezra and the northwesterly corner of lands now or formerly Gallo;

THENCE running along the westerly line of lands of said Gallo, being a portion of an easterly line of lands herein described,

- (50) South 23 degrees, 47' 15" West, a distance of 91.54 feet, to a point being the southwest corner of lands of said Gallo;

THENCE running along the southwest corner of lands of said Gallo and continuing along a southwest corner of Redwood Drive, being a northeasterly line of lands herein described,

- (51) South 66 degrees, 12' 45" East, a distance of 203.50 feet, to a point being an easterly corner of lands herein described;

THENCE running along the centerline of said Redwood Drive, being a southeasterly line of lands herein described,

- (52) On a curve to the right, having a radius of 1,400.00 feet, an arc length of 43.28 feet, as defined by the chord, South 24 degrees, 40' 23" West, 43.28 feet to a point being a westerly corner of Redwood Drive;

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THENCE running along a southwesterly line of said Redwood Drive and continuing along the southwesterly line of lands now or formerly Reid, being a northeasterly line of lands herein described,

- (53) South 64 degree, 26' 29" East, a distance of 169.52 feet, to a point being the southerly corner of lands of said Reid and an easterly corner of lands herein described, said point also being the westerly corner of lands now or formerly White and the northerly corner of lands now or formerly Greene;

THENCE running along the westerly line of lands of said Greene, being an easterly line of lands herein described,

- (54) South 13 degrees, 11' 46" West, a distance of 157.00 feet, to a point being the southwesterly corner of lands of said Green, the northerly corner of lands now or formerly Muriel;

THENCE running along the northwesterly line of lands of said Muriel, being a southeasterly line of lands herein described,

- (55) South 52 degrees, 11' 41" West, a distance of 140.19 feet, to a point being the westerly corner of lands of said Muriel;

THENCE running along the southwesterly line of lands of said Muriel and continuing along the southwesterly line of lands now or formerly Maldonado, being a northeasterly line of lands herein described,

- (56) South 53 degrees, 05' 17" East, a distance of 300.00 feet, to a point being the southerly corner of lands of said Maldonado;

THENCE running along the southeasterly line of lands of said Maldonado, and continuing along the southeasterly lines of lands now or formerly Favorule and lands now or formerly Girvey, being a northwesterly line of lands herein described on the following two (2) courses and distances:

- (57) North 36 degrees, 54' 43" East, a distance of 100.00 feet; and  
(58) North 53 degrees, 27' 54" East, a distance of 264.73 feet, to a point being the easterly corner of lands of said Girvey, the southwesterly corner of lands now or formerly Fitzsimmons;

THENCE running along the southerly line of lands of said Fitzsimmons and continuing along the southerly lines of lands now or formerly Rojas, lands now or formerly Norris, lands now or formerly GRMO Realty, LLC and lands now or formerly Tito, being a portion of a northerly line of lands herein described,

- (59) South 74 degrees, 04' 29" East, a distance of 519.43 feet, to a point being the southeasterly corner of lands of said Tito and the southwesterly corner of lands now or formerly Gavilanez;

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THENCE running along the southeasterly line of lands of said Gavilanez and continuing along the southeasterly line of lands now or formerly Porco, being a northwesterly line of lands herein described on the following two (2) courses and distances:

- (60) South 84 degrees, 19' 46" East, a distance of 143.55 feet; and
- (61) North 66 degrees, 45' 37" East, a distance of 81.22 feet, to a point being the easterly corner of lands of said Porco and the southwesterly corner of lands now or formerly Mooney;

THENCE running along the southerly line of lands of said Mooney being a northerly line of lands herein described,

- (62) South 69 degrees, 46' 46" East, a distance of 117.91 feet, to a point being the southeasterly corner of lands of said Mooney and the westerly corner of Whitewood Drive;

THENCE running along the southerly line of said Whitewood Drive, being a portion of a northerly line of lands herein described,

- (63) South 84 degrees, 26' 01" East, a distance of 53.52 feet, to a point being the southeasterly corner of said Whitewood Drive and the southwesterly corner of lands now or formerly Santagelo;

THENCE running along the southwesterly line of lands of said Santagelo and continuing along the southwesterly line of lands now or formerly Stover, being a northeasterly line of lands herein described,

- (64) South 65 degrees, 26' 29" East, a distance of 218.92 feet, to a point being the southerly corner of lands of said Stover, an easterly corner of lands herein described and a northerly corner of lands now or formerly Town of Goshen;

THENCE running along the northwesterly line of lands of said Town of Goshen, being a southeasterly line of lands herein described on the following four (4) courses and distances:

- (65) South 48 degrees, 04' 21" West, a distance of 151.97 feet;
- (66) South 61 degrees, 00' 25" West, a distance of 258.26 feet;
- (67) South 58 degrees, 27' 34" West, a distance of 140.81 feet; and
- (68) South 51 degrees, 29' 56" West, a distance of 209.15 feet, to a point being the westerly corner of lands of said Town of Goshen;

THENCE running along the southwesterly line of lands of said Town of Goshen, being the northeasterly line of lands herein described,

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- (69) On a curve to the right, having a radius of 625.00 feet, an arc length of 81.83 feet, as defined by the chord, South 57° 51' 49" East, 81.77 feet to a point being the southerly corner of lands of said Town of Goshen;

THENCE running along a southeasterly line of lands of said Town of Goshen, being a northwesterly line of lands herein described on the following two (2) courses and distances:

- (70) North 56 degrees, 50' 56" East, a distance of 359.12 feet; and  
(71) North 66 degrees, 29' 07" East, a distance of 413.89 feet, to a point being a northerly corner of lands herein described;

THENCE running along a southwesterly line of lands of said Town of Goshen, being a northeasterly line of lands herein described,

- (72) South 41 degrees, 17' 09" East, a distance of 124.00 feet, to a point being a southerly corner of lands of said Town of Goshen;

THENCE running along a portion of a southeasterly line of lands of said Town of Goshen, being a northwesterly line of lands herein described,

- (73) North 48 degrees, 42' 51" East, a distance of 54.26 feet, to a point being a northerly corner of lands herein described and the westerly corner of Wedgewood Drive West;

THENCE running along the southwesterly line of said Wedgewood Drive West, being a northeasterly line of lands herein described,

- (74) South 41 degrees, 17' 09" East, a distance of 50.00 feet, to a point being the southerly corner of said Wedgewood Drive West and an easterly corner of lands herein described, said point also being the westerly corner of lands now or formerly Delgado and the northerly corner of lands now or formerly Town of Goshen;

THENCE running along the northwesterly line of lands of said Town of Goshen, being a southeasterly line of lands herein described,

- (75) South 48 degrees, 42' 51" West, a distance of 54.29 feet, to a point being the westerly corner of lands of said Town of Goshen;

THENCE running along the southwesterly line of lands of said Town of Goshen, being a northeasterly line of lands herein described,

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- (76) South 26 degrees, 04' 52" East, a distance of 373.49 feet, to a point being the southerly corner of lands of said Town of Goshen, the easterly corner of lands herein described and lying on the northwesterly line of Arcadia Road;

THENCE running along the northwesterly line of said Arcadia Road, being the southeasterly line of lands herein described on the following two (2) courses and distances:

- (77) South 41 degrees, 02' 43" West, a distance of 158.72 feet; and  
(78) South 39 degrees, 37' 03" West, a distance of 671.34 feet, to the point or place of BEGINNING;

All as shown on a map entitled "Subdivision Plat Section A, Sheet 2 of 2, LEGOLAND New York, Town of Goshen, Orange County, New York", dated October 25, 2016, last revised September 21, 2017 and filed in the Orange County Clerk's Office on November 8, 2027 as Filed Map No. 287-17.

Excepting from said parcel as described above, a certain parcel of land being more particularly bounded and described as follows:

Beginning at a point being the easterly corner of lands herein described, said point being North 51 degrees, 52' 57" West, as per Grid North State Plane Coordinate System of New York East, 50.02 feet from a point being the northerly corner of lands now or formerly Town of Goshen, said point being the terminus of the previously described course No. 10;

THENCE, from said point of beginning lying within the previously described parcel, on the following five (5) courses and distances:

- (1) On a curve to the left, having a radius of 295.00 feet, an arc length of 17.20 feet, as defined by the chord South 41 degrees, 33' 19" West, 17.20 feet to a point of tangency;
- (2) South 43 degrees, 13' 33" West, a distance of 59.73 feet, to a point being the southerly corner of lands herein described;
- (3) North 51 degrees, 52' 28" West, a distance of 456.58 feet, to a point being the westerly corner of lands herein described;
- (4) On a curve to the left, having a radius of 1,025.00 feet, an arc length of 76.69 feet, as defined by the chord North 40 degrees, 36' 14" East, 76.67 feet to a point being the northerly corner of lands herein described; and
- (5) South 51 degrees, 52' 57" East, a distance of 459.61 feet, to the point or place of BEGINNING;

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All as shown as lands now or formerly Town of Goshen, Tax Lot No. 11-1-63, on the previously mentioned map.

Containing (excluding exception parcels) 101.872 ± acres

Premises herein described being Lot No. 49.22, in Block 1, within Section 11, as shown on the Tax Maps of the Town of Goshen, Orange County, New York dated 2019.

Premises herein described being the same premises as described in Liber 14307 of Deeds at Page 592, as filed in the Orange County Clerk's Office.

Premises herein described being subject to any easements, rights-of-way, covenants or restrictions of record.