

Record and Return to:

County Attorney, County of Ulster
244 Fair Street, P.O. Box 1800
Kingston, New York 12402

RELEASE OF PART OF MORTGAGED PREMISES

ULSTER COUNTY ECONOMIC DEVELOPMENT ALLIANCE, INC., 244 Fair Street, Kingston, New York 12402 (“**Mortgagee**”), for \$10.00 and other good and valuable consideration, hereby releases and discharges from the lien of that certain Purchase Money Mortgage and Security Agreement dated as of June 8, 2022 and recorded on August 26, 2022 in the Land Records of the Clerk of the County of Ulster in Liber 12922 of Mortgages at Page 15, as modified by that certain Correction Purchase Money Mortgage and Security Agreement dated October 12, 2023 and recorded on November 28, 2023 in the Land Records of the Clerk of the County of Ulster in Liber 13207 of Mortgages at Page 1, as further modified by that certain Release of Part of Mortgaged Premises dated September 30, 2023 and recorded on November 28, 2023 in the Land Records of the Clerk of the County of Ulster in Liber 7295 at Page 133 (collectively, the “**Mortgage**”), a portion of the real property described in the Mortgage (the “**Released Premises**”), which Released Premises are designated and described on **Exhibit A** annexed hereto and made a part hereof, and designated as Lot Numbers 12-R, 13-R, 14-R, 16-R and 25-R on that certain map entitled “Map of Lot Line Adjustment of Parcels 12, 13, 14, 16, 25 & 27 of Filed Map 10649,” dated November 28, 2023 and recorded in the Land Records of the Clerk of the County of Ulster on July 23, 2024 as filed map no. 24-124.

Further, Mortgagee acknowledges that, after this Release of Part of Mortgaged Premises, the Mortgage shall encumber the premises designated and described on **Exhibit B** annexed hereto and made a part hereof, and designated as Lot Numbers 3, 15, 24 and 26 on that certain map entitled “PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP,” filed in the Landlord Records of the Clerk of the County of Ulster on November 18, 1996 as filed map no. 10649(ABCD), and Lot Number 27-R on that certain map entitled “Map of Lot Line Adjustment of Parcels 12, 13, 14, 16, 25 & 27 of Filed Map 10649,” dated November 28, 2023 and recorded in the Land Records of the Clerk of the County of Ulster on July 23, 2024 as filed map no. 24-124.

[Signature appears on the next page.]

IN WITNESS WHEREOF, Mortgagee has duly executed this Release of Part of Mortgaged Premises as of the __ day of August _____,2024.

**ULSTER COUNTY
ECONOMIC DEVELOPMENT
ALLIANCE, INC.**

By: _____
Name:
Title:

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

On the ____ day of August in the year 2024 before me, the undersigned personally appeared _____, 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/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual or the person upon behalf which the individual acted, executed the instrument.

Notary Public

Exhibit A

PARCEL 12-R

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, being a portion of Parcel 27 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk's Office on November 18, 1996 as filed map no. 10649(ABCD), known and designated as Parcel 12-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649'" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as filed map no. 24-124, being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in an easterly direction through Parcel 27 of said filed map, S 66°14' 24" E 1,517.55 feet to the northwesterly corner of herein described Parcel 12-R and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, through parcel 27 the following 5 courses:

1. S 88°41'12" E 366.83 feet; thence
2. along a tangent curve to the right having a radius of 95.00 feet with an arc length of 149.53 feet and a chord bearing S 43°35'39" E 134.57 feet; thence
3. S 01°29'54" W 304.69 feet; thence
4. N 88°41'12" W 460.74 feet; thence
5. N 01°17'56" E 400.00 feet to the point or place of **BEGINNING**.

CONTAINING an area of **4.192** acres, more or less.

Being and intended to be Parcel 12-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649'" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as filed map no. 24-124, bearings and distances are intended to be, New York State Plane East Zone NAD83 as established by field survey conducted by LaBella Associates 2022.

PARCEL 13-R

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, being a portion of Parcel 27 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk's Office on November 18, 1996 as filed map no. 10649(ABCD), known and designated as Parcel 13-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649'" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as filed map no. 24-124, being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running

in an easterly direction through Parcel 27 of said filed map, S 77°10' 38" E 986.36 feet to the northwesterly corner of herein described Parcel 13-R and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, through parcel 27 of filed map no. 10649(ABCD) and along Lot 25-R of filed map no 24-124 the following three (3) courses:

1. S 88°42'04" E 365.95 feet,
2. S 01°17'56" W 322.72 feet,
3. N 88°41'12" W 365.95 feet; thence along Lot 14-R of Filed Map No. 24-124
4. N 01°17'56" E 322.63 feet to the point or place of **BEGINNING**.

CONTAINING an area of **2.711** acres, more or less.

Being and intended to be Parcel 13-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649" dated November 28, 2023, prepared by LaBella Associates (as filed in the Ulster County Clerk's Office on July 23, 2024 as filed map no. 24-124, bearings and distances are intended to be, New York State Plane East Zone NAD83 as established by field survey conducted by LaBella Associates 2022.

PARCEL 14-R

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, being a portion of Parcel 27 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk's Office on November 18, 1996 as filed map no. 10649(ABCD), known and designated as Parcel 14-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as filed map no. 24-124, being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in an easterly direction through Parcel 27 of said filed map, S 70°54' 27" E 644.82 feet to the northwesterly corner of herein described Parcel 14-R and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, through parcel 27 of filed map no. 10649(ABCD) and along Lot 25-R of filed map no 24-124:

1. S 88°42'04" E 352.50 feet; thence along Lot 13-R
2. S 01°17'56" W 322.63 feet; thence continuing through parcel 27 of filed map no. 10649(ABCD) and along Lot 25-R of filed map no 24-124 the remaining five (5) courses and distances:
3. N 88°41'12" W 115.53 feet; thence
4. on along a tangent curve to the right having a radius of 95.00 feet with an arc length of 58.35 feet and a chord bearing N 71°05'24" W 57.44 feet; thence
5. N 53°29'36" W 173.78 feet; thence
6. on a tangent curve to the right having a radius of 95.00 feet with an arc length of 90.85 feet and a chord bearing N 26°05'50" E 87.43 feet; thence
7. N 01°17'56" E 127.41 feet to the point or place of **BEGINNING**.

CONTAINING an area of **2.254** acres, more or less.

Being and intended to be Parcel 14-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as filed map no. 24-124, bearings and distances are intended to be, New York State Plane East Zone NAD83 as established by field survey conducted by LaBella Associates 2022.

PARCEL 16-R

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, being portions of Parcels 25 and 27 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk's Office on November 18, 1996 as filed map no. 10649(ABCD), known and designated as Parcel 16-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as filed map no. 24-124, being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in an easterly direction through Parcels 25 and 27 of said filed map, N 63°19' 12" E 510.42 feet to the northwesterly corner of herein described Parcel 16-R and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, through parcels 25 and 27 of filed map no. 10649(ABCD) and along Lot 27-R of filed map no 24-124:

1. S 88°38'40" E 881.64 feet; thence through parcels 25 and 27 of filed map no. 10649 and along Lot 25-R of filed map no. 24-124 the remaining three (3) courses and distances:
2. S 01°17'56" W 365.58 feet; thence
3. N 88°42'04" W 881.64 feet; thence
4. N 01°17'56" W 366.45 fee to the point or place of **BEGINNING**.

CONTAINING an area of **7.408** acres, more or less.

Being and intended to be Parcel 16-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as filed map no. 24-124, bearings and distances are intended to be, New York State Plane East Zone NAD83 as established by field survey conducted by LaBella Associates 2022.

PARCEL 25-R

ALL that certain plot or Parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, being a portion of Parcel 27 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk's Office on November 18, 1996 as Filed Map No. 10649(ABCD), known and designated as Parcel 25-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as Filed Map No. 24-124, being more particularly bounded and described as follows:

BEGINNING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said Filed Map No. 10649(ABCD), thence from said point of **BEGINNING** running along the easterly bounds of Enterprise Drive

1. N 03°55'41" E 240.09 feet; thence leaving Enterprise Drive and running through said Parcel 27 of Filed Map No. 10649 and along the southerly boundary of Parcel 27-R as shown on Filed Map No. 24-124
2. S 88°38'40" E 439.78 feet to the northwesterly corner of Parcel 16-R as shown on Filed Map 24-124; thence along said Parcel 16-R the following three (3) course and distances:
3. S 01°17'56" W 366.45 feet;
4. S 88°42'04" E 881.64 feet;
5. N 01°17'56" W 365.58 feet to the northeasterly corner of Parcel 16-R and the southerly boundary of Lot 27-R; thence along the southerly boundary of Parcel 27-R
6. S 88°38'40" E 152.68 feet to the westerly boundary of Parcel 6; thence along Parcel 6 the following eight (8) courses and distances:
7. S 01°31'31" W 238.15 feet;
8. S 31°12'55" E 22.73 feet;
9. S 01°14'56" W 37.50 feet;
10. S 89°42'10" E 27.60 feet;
11. S 01°14'26" W 81.36 feet;
12. N 88°22'14" W 120.65 feet;
13. S 01°41'07" W 283.11 feet;
14. S 88°23'45" E 542.98 feet; thence continuing through said Parcel 27 of Filed Map No. 10649 and along Parcel 27-R of Filed Map No. 24-124
15. S 01°20'50" W 950.40 feet to the northerly side of Boices Lane; thence along the northerly bounds of Boices Lane
16. N 54°47'19" W 1999.55 feet;
17. N 07°03'36" W 74.33 feet;
18. N 54°47'19" W 329.56 feet to the point or place of **BEGINNING**.

BEING an area of 27.518 acres, more or less.

EXCEPTING AND RESERVING therefrom the following properties:

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, being a portion of Parcel 27 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk's Office on November 18, 1996 as Filed Map No. 10649(ABCD), known and designated as Parcel 12-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as Filed Map No. 24-124, being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said Filed Map No. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in an easterly direction through Parcel 27 of said filed map, S 66°14' 24" E 1,517.55 feet to the northwesterly corner of herein described Parcel 12-R and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, through parcel 27 the following 5 courses:

6. S 88°41'12" E 366.83 feet; thence
7. along a tangent curve to the right having a radius of 95.00 feet with an arc length of 149.53 feet and a chord bearing S 43°35'39" E 134.57 feet; thence
8. S 01°29'54" W 304.69 feet; thence
9. N 88°41'12" W 460.74 feet; thence
10. N 01°17'56" E 400.00 feet to the point or place of **BEGINNING**.

4.192 acres, more or less.

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, being a portion of Parcel 27 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk's Office on November 18, 1996 as Filed Map No. 10649(ABCD), known and designated as Parcel 13-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649'" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as Filed Map No. 24-124, being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said Filed Map No. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in an easterly direction through Parcel 27 of said filed map, S 77°10' 38" E 986.36 feet to the northwesterly corner of herein described Parcel 13-R and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, through parcel 27 of Filed Map No. 10649(ABCD) and along Lot 25-R of Filed Map No. 24-124 the following three (3) courses:

1. S 88°42'04" E 365.95 feet,
2. S 01°17'56" W 322.72 feet,
3. N 88°41'12" W 365.95 feet; thence along Lot 14-R of Filed Map No. 24-124
4. N 01°17'56" E 322.63 feet to the point or place of **BEGINNING**.

2.711 acres, more or less.

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, being a portion of Parcel 27 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk's Office on November 18, 1996 as Filed Map No. 10649(ABCD), known and designated as Parcel 14-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649'" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as Filed Map No. 24-124, being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said Filed Map No. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in an easterly direction through Parcel 27 of said filed map, S 70°54' 27" E 644.82 feet to the northwesterly corner of herein described Parcel 14-R and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, running through parcel 27 of Filed Map No. 10649(ABCD) and along Lot 25-R of Filed Map No. 24-124:

1. S 88°42'04" E 352.50 feet; thence along Lot 13-R
2. S 01°17'56" W 322.63 feet; thence continuing through parcel 27 of Filed Map No. 10649(ABCD) and along Lot 25-R of Filed Map No. 24-124 the remaining five (5) courses and distances:
3. N 88°41'12" W 115.53 feet; thence
4. on along a tangent curve to the right having a radius of 95.00 feet with an arc length of 58.35 feet and a chord bearing N 71°05'24" W 57.44 feet; thence
5. N 53°29'36" W 173.78 feet; thence
6. on a tangent curve to the right having a radius of 95.00 feet with an arc length of 90.85 feet and a chord bearing N 26°05'50" E 87.43 feet; thence
7. N 01°17'56" E 127.41 feet to the point or place of **BEGINNING**.

2.254 acres, more or less.

Lot 25-R intended to **CONTAIN** an area of **18.361** acres, more or less (residual area of first description less the exception parcels).

Being and intended to be Parcel 25-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as Filed Map No. 24-124, bearings and distances are intended to be, New York State Plane East Zone NAD83 as established by field survey conducted by LaBella Associates 2022.

Exhibit B

PARCEL 3

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 3 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

BEGINNING at a point marked by an iron rod found on the northerly side of Boices Lane Extension, at the southeasterly corner of the herein described Parcel 3, said point also being the southwesterly corner of Parcel 1, said point also being located N 68°05'48" W 1,077.82 feet from a monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 and the northerly side of Boices Lane – C.R. 157, running thence from said beginning point along the northerly side of Boices Lane Extension, N 68°41'17" W 24.16 feet, N 39°54'29" W 82.04 feet, N 39°54'09" W 181.65 feet, along a non-tangent curve to the left having a radius of 50.00 feet an arc length of 104.72 feet and a chord bearing N 39°54'09" W 86.60 feet to a point on the southeasterly line of lands now or formerly of Bahyabhai M. Patel & Chandrika D. Patel (liber 2282 page 219), thence along the division line between said lands now or formerly of Patel and the herein described Parcel 3, N 50°05'51" E 204.67 feet, N 01°22'41" E 1,114.53 feet, N 73°29'19" W 73.71 feet and N 36°48'13" W 154.56 feet to a point in the center of the Esopus Creek; thence northerly, down and through the Esopus Creek, N 42°41'41" E 151.64 feet, N 20°16'42" E 302.30 feet, N 19°12'23" W 212.50 feet and N 17°38'19" W 171.95 feet; thence easterly through the Esopus Creek in part and along lands now or formerly of International Business Machines Corporation (liber 1120 page 485) N 86°06'56" E passing over a New York State Highway Monument at 177.07 feet for a total distance of 623.21 feet to the southerly side of lands appropriated by New York State Department of Transportation (NYSDOT) for the "Kingston Bypass" (NYS Route 209) map no. 85 parcel no. 126 and map no. 90 parcel no. 133; thence southeasterly along said lands appropriated by New York State Department of Transportation (NYSDOT) for the "Kingston Bypass" (NYS Route 209) map no. 90 parcel no. 133, along a non-tangent curve to the right having a radius of 700.00 feet an arc length of 620.85 feet and a chord bearing S 48°02'20" E 600.70 feet to the westerly side of Enterprise Drive – C.R. 157 as described in deed to County of Ulster liber 1246 page 345 (C.R. 157 Map No. 1, Parcel No. 1); thence southerly along said westerly side of Enterprise Drive – C.R. 157, S 01°31'45" W 878.45 feet, S 88°49'08" E 15.14 feet, S 01°08'33" W 47.80 feet, along a tangent curve to the left having a radius of 183.00 feet an arc length of 72.04 feet and a chord bearing S 10°08'07" E 71.58 feet and S 21°24'46" E 25.79 feet to the northeast corner of Parcel 1 as shown on said filed map no. 10649; thence along the division line between Parcel 1 and the herein described Parcel 3, N 88°39'24" W 322.45 feet, S 01°20'36" W 149.82 feet, N 89°00'59" W 265.69 feet, S 01°42'02" W 26.65 feet, N 89°03'38" W 326.49 feet and S 01°22'41" W 888.44 feet to the point or place of **BEGINNING**.

CONTAINING an area of **36.204** acres, more or less.

Being and intended to be Parcel 3 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), bearings and distances are intended to be, New York State Plane East Zone NAD83 as established by field survey conducted by LaBella Associates 2022.

Being tax lot 48.7-1-29.300 on the Tax Map of the County of Ulster.

PARCEL 15

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 15 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in an easterly direction through Parcels 27 and 25 of said filed map, N 66°34' 05" E 972.78 feet to the southwesterly corner of herein described Parcel 15 and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, northerly along Parcel 27 in part, along Parcel 12 in part and again along Parcel 27 in part, N 01°19'40" E 1,005.31 feet; thence along Parcel 27, S 88°38'30" E 101.10 feet, N 01°21'30" E 4.05 feet, S 88°38'41" E 50.87 feet, S 01°21'30" W 4.06 feet and S 88°38'30" E 101.12 feet; thence southerly along Parcel 27 in part, along Parcel 16 in part and again along Parcel 27 in part, S 01°19'55" W 1,005.19 feet; thence westerly along Parcel 27 N 88°40'06" W 253.03 feet to the point or place of **BEGINNING**.

CONTAINING an area of **5.845** acres, more or less.

Being and intended to be Parcel 15 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), bearings and distances are intended to be New York State Plane East Zone NAD83 as established by field survey conducted by LaBella Associates 2022.

Being tax lot 48.7-1-29.150 on the Tax Map of the County of Ulster.

PARCEL 24

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 24 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in a northeasterly direction through Parcels 27, 11, 13 and 15 of said filed map, N 34°52' 32" E 2,505.95 feet to the southwesterly corner of herein described Parcel 24 and the point or place of **BEGINNING**, said point of beginning also being N 34°05' 53" W 201.28 feet and N 89°11' 41" W 105.51 feet from the northwesterly corner of Parcel 23,

running thence from said point or place of **BEGINNING**, along Parcel 27, N 00°47'12" E 95.03 feet, S 89°13'03" E 134.18 feet, S 00°47'13" W 52.85 feet, S 89°12'47" E 3.19 feet, S 00°47'05" W 25.17 feet, N 89°11'41" W 31.78 feet, S 01°03'12" W 17.06 feet and N 89°11'41" W 105.51 feet to the point or place of **BEGINNING**.

CONTAINING an area of **0.283** acres, more or less.

Being and intended to be Parcel 24 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), bearings and distances are intended to be New York State Plane East Zone NAD83 as established by field survey conducted by LaBella Associates 2022.

Being tax lot 48.7-1-29.240 on the Tax Map of the County of Ulster.

PARCEL 26

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 26 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in a northerly direction through Parcel 27 of said filed map and crossing Old Neighborhood Road, N 09°11' 31" E 2546.62 feet to a point on the northerly side of Old Neighborhood Road (formerly known as Boices Lane) at the southwesterly corner of herein described Parcel 26 and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, northerly along lands now or formerly of The Catskill Tennis Club LLC, N 13°17'59" W 197.38 feet to a point in the southerly line of lands appropriated by New York State Department of Transportation (NYSDOT) for the "Kingston Bypass", said point being 0.5' east of a concrete highway monument found;

thence easterly along said "Kingston Bypass", NYSDOT appropriation map 93 Parcel 137, N 76°49'15" E 152.16 feet;

thence easterly along said "Kingston Bypass", NYSDOT appropriation map 94 Parcel 138, S 79°51'06" E 60.22 feet to the westerly side of Neighborhood Road (formerly C.R. 105) and/or Lohmaier Lane (per county gis map);

thence southerly along the westerly side of Neighborhood Road (formerly C.R. 105) and/or Lohmaier Lane (per county gis map), S 09°47'13" E 15.46 feet, S 22°25'10" E 85.31 feet and S 04°27'14" E 42.99 feet;

thence westerly along the northerly side of Old Neighborhood Road (formerly known as Boices Lane) S 68°26'51" W 215.61 feet to the point or place of **BEGINNING**.

CONTAINING an area of **0.872** acres, more or less.

Being and intended to be Parcel 26 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on

November 18, 1996 as filed map no. 10649(ABCD), bearings and distances are intended to be New York State Plane East Zone NAD83 as established by field survey conducted by LaBella Associates 2022.

Being tax lot 48.7-1-29.260 on the Tax Map of the County of Ulster.

PARCEL 27-R

ALL that certain plot or Parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, being a portion of Parcel 2 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk's Office on November 18, 1996 as Filed Map No. 10649(ABCD), known and designated as Parcel 27-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk's Office on July 23, 2024 as Filed Map No. 24-124, being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said Filed Map No. 10649(ABCD), thence from said point of commencement running along the easterly bounds of Enterprise Drive N 03°55'41" E 240.09 feet to the point of **BEGINNING** being the southwesterly corner of the herein described Lot 27-R; thence from said point of beginning running along the easterly side of Enterprise Drive the following two (2) courses and distances:

1. N 03°55'41" E 1646.62 feet;
2. N 01°28'34" E 459.73 feet to the southerly side of Old Neighborhood Road; thence along the southerly side of Old Neighborhood Road the following ten (10) courses and distances:
3. along a non-tangent curve to the right having a radius of 150.56 feet an arc length of 13.19 feet and a chord bearing N 47°31' 32" E 13.18 feet;
4. along a non-tangent curve to the left having a radius of 60.00 feet an arc length of 120.27 feet and a chord bearing N 64°04' 34" E 101.12 feet;
5. N 68°26' 51" E 306.07 feet;
6. along a tangent curve to the right having a radius of 365.00 feet an arc length of 282.97 feet and a chord bearing S 89°20' 36" E 275.93 feet
7. S 67°08' 02" E 483.23 feet;
8. S 68°40' 02" E 181.75 feet;
9. N 00°53' 12" W 11.31 feet;
10. S 72°04' 02" E 494.98 feet;
11. S 01°02' 58" W 9.38 feet;
12. S 72°16' 02" E 149.18 feet to the westerly line of lands now or formerly of New York Central Lines LLC (West Shore Branch) Liber 3070 Page 5; thence along said lands of New York Central Lines LLC (West Shore Branch)
13. S 01°19'57" W 3497.62 feet to the northerly side of Boices Lane (formerly known as Burhans Road); thence westerly along the northerly side Boices Lane
14. N 54°47' 19" W 44.25.80 feet; thence running through the former Parcel 27 as shown on Filed Map No. 10649 and along Lot 25-R of Filed Map No. 24-124, in part and along Lot 6 of Filed Map No. 24-124, in part
15. N 01°20'50" E 1175.10 feet; thence continuing along Lot 6 of Filed Map No 24-124 the following sixteen (16) courses and distances:
16. N 01°14'49" E 128.38 feet;
17. N 02°55'13" W 30.05 feet;

18. N 05°44'26" W 30.10 feet;
19. N 08°42'50" W 30.14 feet;
20. N 13°03'09" W 30.16 feet;
21. N 15°52'50" W 28.76 feet;
22. N 21°04'08" W 29.38 feet;
23. N 24°26'02" W 29.89 feet;
24. N 27°46'56" W 30.16 feet;
25. N 30°13'45" W 29.90 feet;
26. N 47°51'37" W 120.02 feet;
27. N 80°00'11" W 103.46 feet;
28. N 42°41'29" W 4.23 feet;
29. N 86°30'57" W 144.07 feet;
30. S 87°22'15" W 37.85 feet;
31. S 01°31'31" W 44.35 feet to the northerly boundary of Lot 25-R as shown on Filed Map No. 24-124; thence along the northerly boundary of Lot 25-R of Filed Map No. 24-124, in part, and along the northerly boundary of Lot 16-R of Filed Map No. 24-124, in part
32. N 88°38'40" W 1474.10 feet to the point or place of BEGINNING.

BEING an area of 95.165 acres, more or less.

EXCEPTING AND RESERVING therefrom the following properties:

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 5 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in a northerly direction through Parcel 27 of said filed map, N 43°01' 34" E 1,933.98 feet to the northwesterly corner of herein described Parcel 5 and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, along parcel 27, S 88°39'17" E 242.98 feet, S 01°22'14" W 402.99 feet, N 88°39'20" W 0.09 feet and S 01°19'11" W 138.17 feet; thence westerly along Parcel 17 N 88°42'44" W 241.21 feet; thence northerly along Parcel 16 in part and along Parcel 27 in part, N 01°15'47" E 138.41 feet; thence along Parcel 27, N 88°39'20" W 1.51 feet and N 01°22'02" E 402.99 feet to the point or place of **BEGINNING**.

BEING an area of 3.014 acres, more or less.

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 7 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly

known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement and running in a northerly direction along the easterly side of Enterprise Drive and the westerly line of parcel 27, N 03°55' 41" E 1,263.63 feet to a point, thence easterly through Parcel 27, S 86°04' 19" E 188.17 feet to the northwesterly corner of herein described Parcel 7 and the point or place of **BEGINNING**,

Running thence from said point or place of **BEGINNING**, along Parcel 27, S 88°40'01" E 102.84 feet, S 01°17'35" W 9.87 feet, S 88°42'25" E 4.24 feet, S 01°17'35" W 10.42 feet, N 88°42'25" W 4.24 feet, S 01°17'35" W 162.68 feet, N 88°34'25" W 21.84 feet, S 01°25'35" W 4.15 feet, N 88°34'25" W 10.39 feet, N 01°25'35" E 4.15 feet, N 88°34'25" W 7.89 feet and S 01°15'34" W 39.46 feet;

thence westerly along Parcel 8, N 88°32'12" W 62.74 feet;

thence along Parcel 27, N 01°17'35" E 95.79 feet, N 88°42'25" W 3.80 feet, N 01°18'15" E 29.66 feet, S 88°42'25" E 3.79 feet and N 01°17'35" E 96.78 feet to the point or place of **BEGINNING**.

BEING an area of **0.493** acres, more or less.

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 8 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in a northerly direction through parcel 27 of said filed map, N 17°17' 03" E 820.16 feet to the southwesterly corner of herein described Parcel 8 and the point or place of **BEGINNING**,

running thence from said point or place of **BEGINNING**, along Parcel 27, N 01°21'03" E 99.22 feet, N 88°38'57" W 9.99 feet, N 01°21'03" E 8.11 feet, N 88°38'57" W 2.85 feet, N 01°21'03" E 10.62 feet, N 88°38'57" W 5.45 feet, N 01°21'03" E 7.25 feet, S 88°38'57" E 5.45 feet, N 01°21'03" E 10.50 feet, S 88°38'57" E 2.83 feet, N 01°21'03" E 8.10 feet, S 88°38'57" E 10.05 feet and N 01°19'46" E 99.25 feet;

thence easterly continuing along Parcel 27 in part and along Parcel 7, S 88°32'13" E 82.62 feet;

thence along Parcel 27, S 01°30'31" W 9.86 feet, S 88°29'29" E 4.04 feet, S 01°13'11" W 9.78 feet, S 88°40'00" E 30.88 feet;

thence southerly along Parcel 10, S 01°18'19" W 203.13 feet:

thence along Parcel 9, N 88°39'25" W 35.00 feet and S 01°18'30" W 19.75 feet;

thence continuing along Parcel 9 in part and along parcel 27 in part, N 88°53'47" W 82.70 feet to the point or place of **BEGINNING**.

BEING an area of **0.638** acres, more or less.

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 9 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly

known as Burhans Road), at the southwesterly corner of parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in a northerly direction through Parcel 27 of said filed map, N 24°44' 58" E 617.45 feet to the southwesterly corner of herein described Parcel 9 and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, along Parcel 27, N 01°19'29" E 96.17 feet, N 82°23'06" W 3.97 feet, N 01°24'29" E 29.70 feet, N 85°00'05" E 3.93 feet and N 01°19'29" E 95.32 feet;
thence along Parcel 8, S 88°53'47" E 62.74 feet and N 01°18'30" E 19.75 feet;
thence along Parcel 8 in part and along parcel 10 in part, S 88°39'25" E 40.06 feet;
thence along Parcel 27, S 01°18'30" W 221.77 feet, S 88°41'30" E 4.01 feet, S 01°00'54" W 10.49 feet, N 88°41'30" W 4.06 feet, S 01°18'30" W 9.83 feet and N 88°39'06" W 102.86 feet to the point or place of **BEGINNING**.

BEING an area of **0.547** acres, more or less.

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 10 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in a northerly direction through Parcels 27 and 9 of said filed map, N 32°08' 46" E 941.54 feet to the southeasterly corner of herein described Parcel 10 and the point or place of **BEGINNING**, Running thence from said point or place of **BEGINNING**, along Parcel 27, N 88°39'26" W 20.49 feet, S 01°20'35" W 3.19 feet, N 88°39'26" W 5.16 feet and N 01°20'35" E 3.19 feet;
thence continuing along parcel 27 in part and along Parcel 9 in part, N 88°39'25" W 113.56 feet;
thence northerly along Parcel 8, N 01°18'19" E 203.13 feet;
thence easterly along Parcel 27, S 88°40'00" E 139.31 feet;
thence southerly along Parcel 11, S 01°19'55" W 203.15 feet to the point or place of **BEGINNING**.

BEING an area of **0.650** acres, more or less.

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 11 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in a northerly direction through Parcels 27 and 25 of said filed map, N 51°08' 05" E 631.43 feet to the southwesterly corner of herein described Parcel 11 and the point or place of **BEGINNING**, Running thence from said point or place of **BEGINNING**, northerly along Parcel 27 in part, along Parcel 10 in part and then again along Parcel 27 in part, N 01°19'55" E 1,005.26 feet;

thence along Parcel 27, S 88°40'28" E 116.53 feet, N 01°19'32" E 4.41 feet, S 88°40'28" E 19.83 feet, S 01°19'32" W 4.41 feet and S 88°40'28" E 116.57 feet;
thence southerly continuing along Parcel 27 in part, along Parcel 12 in part and again along Parcel 27 in part, S 01°19'37" W 1,005.26 feet;
thence along Parcel 27, N 88°40'32" W 136.63 feet, S 01°19'28" W 4.20 feet, N 88°40'32" W 15.47 feet, N 01°19'28" E 4.20 feet and N 88°40'32" W 100.92 feet to the point or place of **BEGINNING**.

BEING an area of **5.842** acres, more or less.

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 15 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in an easterly direction through Parcels 27 and 25 of said filed map, N 66°34' 05" E 972.78 feet to the southwesterly corner of herein described Parcel 15 and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, northerly along Parcel 27 in part, along Parcel 12 in part and again along Parcel 27 in part, N 01°19'40" E 1,005.31 feet;
thence along Parcel 27, S 88°38'30" E 101.10 feet, N 01°21'30" E 4.05 feet, S 88°38'41" E 50.87 feet, S 01°21'30" W 4.06 feet and S 88°38'30" E 101.12 feet;
thence southerly along Parcel 27 in part, along Parcel 16 in part and again along Parcel 27 in part, S 01°19'55" W 1,005.19 feet;
thence westerly along Parcel 27 N 88°40'06" W 253.03 feet to the point or place of **BEGINNING**.

BEING an area of **5.845** acres, more or less.

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 17 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in an easterly direction through Parcels 27 and 25 of said filed map, N 73°42' 26" E 1,350.63 feet to the southwesterly corner of herein described Parcel 17 and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, northerly along Parcel 27 in part and along Parcel 16 in part, N 01°20'57" E 493.76 feet;
thence easterly along Parcel 16 in part and along Parcel 5 in part, S 88°42'44" E 241.66 feet;
thence along Parcel 27, S 01°19'11" W 493.88 feet and N 88°41'05" W 241.91 feet to the point or place of **BEGINNING**.

BEING an area of **2.741** acres, more or less.

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 18 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement and running in an easterly direction along Boices Lane - C.R. 157, S 54°47' 19" E 329.56 feet, S 07°03' 36" E 74.33 feet and S 54°47' 19" E 2,043.80 feet to the southeasterly corner of Parcel 27, thence in a northerly direction along the westerly line of lands now or formerly of New York Central Lines LLC (West Shore Branch) N 01°19' 57" E 1627.76 feet, thence through Parcel 27 N 88°40' 03" W 37.82 feet to the southeasterly corner of the herein described Parcel 18 and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, along Parcel 27, N 88°49'15" W 74.53 feet, N 47°40'50" W 183.38 feet and N 01°18'11" E 56.37 feet; thence easterly along Parcel 19, S 88°41'11" E 202.91 feet and N 01°21'44" E 0.84 feet; thence along Parcel 27, S 88°41'11" E 9.95 feet and S 01°17'38" W 177.36 feet to the point or place of **BEGINNING**.

BEING an area of **0.673** acres, more or less.

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 19 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement and running in an easterly direction along Boices Lane - C.R. 157, S 54°47' 19" E 329.56 feet, S 07°03' 36" E 74.33 feet and S 54°47' 19" E 2,043.80 feet to the southeasterly corner of Parcel 27, thence in a northerly direction along the westerly line of lands now or formerly of New York Central Lines LLC (West Shore Branch) N 01°19' 57" E 1,804.27 feet, thence through Parcel 27 N 88°40' 03" W 47.89 feet to the southeasterly corner of the herein described Parcel 19 and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, along Parcel 18 N 88°41'11" W 202.91 feet; thence along Parcel 27 N 01°24'09" E 30.79 feet, N 88°35'51" W 18.03 feet, N 01°18'21" E 91.51 feet, S 88°35'51" E 2.93 feet, N 01°18'21" E 39.66 feet, S 88°35'51" E 15.33 feet, N 01°24'09" E 40.57 feet, S 88°40'16" E 202.77 feet and S 01°21'44" W 202.48 feet to the point or place of **BEGINNING**.

BEING an area of **0.995** acres, more or less.

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 20 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County

Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement and running in an easterly direction along Boices Lane - C.R. 157, S 54°47' 19" E 329.56 feet, S 07°03' 36" E 74.33 feet and S 54°47' 19" E 2,043.80 feet to the southeasterly corner of Parcel 27, thence in a northerly direction along the westerly line of lands now or formerly of New York Central Lines LLC (West Shore Branch) N 01°19' 57" E 2,046.72 feet, thence through Parcel 27 N 88°40' 03" W 47.73 feet to the southeasterly corner of the herein described Parcel 20 and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, along Parcel 27, N 88°38'40" W 246.72 feet, S 01°21'20" W 4.66 feet, N 88°54'21" W 53.58 feet, N 01°20'14" E 237.89 feet, N 85°33'18" W 10.51 feet, N 04°26'42" E 6.17 feet, S 88°44'33" E 10.16 feet, N 01°20'14" E 96.31 feet, S 88°38'40" E 300.31 feet and S 01°20'15" W 336.04 feet to the point or place of **BEGINNING**.

BEING an area of **2.324** acres, more or less.

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 21 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement and running in an easterly direction along Boices Lane - C.R. 157, S 54°47' 19" E 329.56 feet, S 07°03' 36" E 74.33 feet and S 54°47' 19" E 2,043.80 feet to the southeasterly corner of Parcel 27, thence in a northerly direction along the westerly line of lands now or formerly of New York Central Lines LLC (West Shore Branch) N 01°19' 57" E 2,422.77 feet, thence through Parcel 27 N 88°40' 03" W 47.74 feet to the southeasterly corner of the herein described Parcel 21 and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, along Parcel 27, N 88°42'43" W 205.97 feet, N 01°18'45" E 61.42 feet and S 88°37'36" E 5.40 feet; thence northerly along Parcel 27 in part and along Parcel 22 in part, N 01°22'24" E 338.50 feet; thence along Parcel 27, S 88°42'51" E 200.32 feet and S 01°19'38" W 399.92 feet to the point or place of **BEGINNING**.

BEING an area of **1.848** acres, more or less.

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 22 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no.

10649(ABCD), thence from said point of commencement and running in an easterly direction along Boices Lane - C.R. 157, S 54°47' 19" E 329.56 feet, S 07°03' 36" E 74.33 feet and S 54°47' 19" E 2,043.80 feet to the southeasterly corner of Parcel 27, thence in a northerly direction along the westerly line of lands now or formerly of New York Central Lines LLC (West Shore Branch) N 01°19' 57" E 2,634.62 feet, thence through Parcels 27 & 21 N 88°40' 03" W 248.23 feet to the southeasterly corner of the herein described Parcel 22 and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, along Parcel 27, N 88°28'49" W 92.52 feet, N 01°18'10" E 181.79 feet, S 88°37'37" E 84.65 feet, N 01°18'27" E 24.51 feet and S 88°35'37" E 8.12 feet; thence southerly continuing along Parcel 27 in part and along Parcel 21 in part, S 01°22'24" W 206.53 feet to the point or place of **BEGINNING**.

BEING an area of **0.391** acres, more or less.

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 23 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement and running in an easterly direction along Boices Lane - C.R. 157, S 54°47' 19" E 329.56 feet, S 07°03' 36" E 74.33 feet and S 54°47' 19" E 2043.80 feet to the southeasterly corner of Parcel 27, thence in a northerly direction along the westerly line of lands now or formerly of New York Central Lines LLC (West Shore Branch) N 01°19' 57" E 2867.39 feet, thence through Parcel 27 N 88°40' 03" W 56.59 feet to the southeasterly corner of the herein described Parcel 23 and the point or place of **BEGINNING**, running thence from said point or place of **BEGINNING**, along Parcel 27, N 88°43'26" W 318.11 feet, N 01°23'06" E 226.88 feet, N 88°34'43" W 8.85 feet, S 01°25'17" W 5.10 feet, N 88°35'15" W 60.69 feet, N 01°25'17" E 5.11 feet, N 88°34'43" W 21.76 feet, N 01°22'25" E 10.78 feet, N 88°37'35" W 5.02 feet, N 01°18'57" E 72.61 feet, S 88°37'35" E 5.09 feet, N 01°22'28" E 8.85 feet, S 88°49'54" E 91.37 feet, N 01°19'58" E 43.13 feet, N 88°40'02" W 10.24 feet, N 01°19'58" E 17.29 feet, S 88°40'02" E 10.24 feet, N 01°19'58" E 75.12 feet to the northwesterly corner of the herein described, S 88°36'49" E 224.82 feet, N 01°23'11" E 5.17 feet, S 88°31'41" E 72.76 feet, S 01°23'11" W 5.06 feet, S 88°36'49" E 20.33 feet and S 01°21'00" W 454.45 feet to the point or place of **BEGINNING**.

BEING an area of **3.541** acres, more or less.

ALL that certain plot or parcel of land situate and being in the Town of Ulster, County of Ulster and State of New York, known and designated as Parcel 24 as shown on a certain map entitled "PRELIMINARY PLAT, SUBDIVISION OF LANDS OF I.B.M. CORP" filed in the Ulster County Clerk' s Office on November 18, 1996 as filed map no. 10649(ABCD), being more particularly bounded and described as follows:

COMMENCING at a point marked by a concrete monument found at the intersection of the easterly side of Enterprise Drive – C.R. 157 with the northerly side of Boices Lane – C.R. 157 (formerly known as Burhans Road), at the southwesterly corner of Parcel 27 as shown on said filed map no. 10649(ABCD), thence from said point of commencement leaving said highway bounds and running in a northeasterly direction through Parcels 27, 11, 13 and 15 of said filed map, N 34°52' 32" E

2,505.95 feet to the southwesterly corner of herein described Parcel 24 and the point or place of **BEGINNING**, said point of beginning also being N 34°05' 53" W 201.28 feet and N 89°11' 41" W 105.51 feet from the northwesterly corner of Parcel 23, running thence from said point or place of **BEGINNING**, along Parcel 27, N 00°47'12" E 95.03 feet, S 89°13'03" E 134.18 feet, S 00°47'13" W 52.85 feet, S 89°12'47" E 3.19 feet, S 00°47'05" W 25.17 feet, N 89°11'41" W 31.78 feet, S 01°03'12" W 17.06 feet and N 89°11'41" W 105.51 feet to the point or place of **BEGINNING**.

BEING an area of **0.283** acres, more or less.

Lot 27-R intended to **CONTAIN** an area of **65.340** acres, more or less (residual area of first description less the exception parcels)

Being and intended to be Parcel 27-R as shown on a certain map entitled "MAP OF LOT LINE ADJUSTMENT OF PARCELS 12, 13, 14, 16, 25 & 27 OF FILED MAP 10649'" dated November 28, 2023, prepared by LaBella Associates as filed in the Ulster County Clerk' s Office on July 23, 2024 as Filed Map No. 24-124, bearings and distances are intended to be, New York State Plane East Zone NAD83 as established by field survey conducted by LaBella Associates 2022.

Being tax lot 48.7-1-29.270 on the Tax Map of the County of Ulster, as modified by that certain above-referenced filed map.