

**ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE**  
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: **BLACK INK**

Declaration of Restrictions by  
Sterling Forest LLC

TO

*VARIOUS*

SECTION \_\_\_\_\_ BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

**RECORD AND RETURN TO:**  
(Name and Address)

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH

RECORDED INSTRUMENT ONLY

IRAKI SOMERS, LOUR EARNIN & CALANIA, P.C.  
ATTORNEYS AND COUNSELLORS AT LAW  
ONE PARKING COURT  
POST OFFICE BOX 411  
NEWBURGH, NEW YORK 10973

**DO NOT WRITE BELOW THIS LINE**

INSTRUMENT TYPE: DEED \_\_\_\_\_ MORTGAGE \_\_\_\_\_ SATISFACTION \_\_\_\_\_ ASSIGNMENT \_\_\_\_\_ OTHER *Deed*

**PROPERTY LOCATION**

- |                                |                               |
|--------------------------------|-------------------------------|
| ___ 2089 BLOOMING GROVE (TN)   | ___ 4289 MONTGOMERY (TN)      |
| ___ 2001 WASHINGTONVILLE (VLG) | ___ 4201 MAYBROOK (VLG)       |
| ___ 2289 CHESTER (TN)          | ___ 4203 MONTGOMERY (VLG)     |
| ___ 2201 CHESTER (VLG)         | ___ 4205 WALDEN (VLG)         |
| ___ 2489 CORNWALL (TN)         | ___ 4489 MOUNT HOPE (TN)      |
| ___ 2401 CORNWALL (VLG)        | ___ 4401 OTISVILLE (VLG)      |
| ___ 2600 CRAWFORD (TN)         | ___ 4600 NEWBURGH (TN)        |
| ___ 2800 DEERPAK (TN)          | ___ 4800 NEW WINDSOR (TN)     |
| ___ 3089 GOSHEN (TN)           | ___ 5089 TUXEDO (TN)          |
| ___ 3001 GOSHEN (VLG)          | ___ 5001 TUXEDO PARK (VLG)    |
| ___ 3003 FLORIDA (VLG)         | ___ 5200 WALLKILL (TN)        |
| ___ 3005 CHESTER (VLG)         | ___ 5489 WARWICK (TN)         |
| ___ 3200 GREENVILLE (TN)       | ___ 5401 FLORIDA (VLG)        |
| ___ 3489 HAMPTONBURGH (TN)     | ___ 5403 GREENWOOD LAKE (VLG) |
| ___ 3401 MAYBROOK (VLG)        | ___ 5405 WARWICK (VLG)        |
| ___ 3689 HIGHLANDS (TN)        | ___ 5600 WAWAYANDA (TN)       |
| ___ 3801 HIGHLAND FALLS (VLG)  | ___ 5889 WOODBURY (TN)        |
| ___ 3889 MINISINK (TN)         | ___ 5901 HARRIMAN (VLG)       |
| ___ 3801 UNIONVILLE (VLG)      |                               |
| ___ 4089 MONROE (TN)           |                               |
| ___ 4001 MONROE (VLG)          |                               |
| ___ 4003 HARRIMAN (VLG)        |                               |
| ___ 4005 KIRYAS JOEL (VLG)     |                               |

NO. PAGES, *136* CROSS REF  
CERT. COPY \_\_\_\_\_ AFFT \_\_\_\_\_

PAYMENT TYPE: CHECK \_\_\_\_\_  
CASH \_\_\_\_\_  
CHARGE \_\_\_\_\_  
NO FEE \_\_\_\_\_

CONSIDERATION \$ \_\_\_\_\_  
TAX EXEMPT \_\_\_\_\_

MORTGAGE AMT \$ \_\_\_\_\_  
DATE \_\_\_\_\_

**MORTGAGE TYPE:**  
\_\_\_ (A) COMMERCIAL  
\_\_\_ (B) 1 OR 2 FAMILY  
\_\_\_ (C) UNDER \$10,000.  
\_\_\_ (E) EXEMPT  
\_\_\_ (F) 3 TO 6 UNITS  
\_\_\_ (J) NAT.PERSON/CR.UNION  
\_\_\_ (L) NAT.PER.CR.UNION OR 2  
\_\_\_ (K) CONDO

**CITIES**

- \_\_\_ 0900 MIDDLETOWN  
\_\_\_ 1100 NEWBURGH  
\_\_\_ 1300 PORT JERVIS  
  
\_\_\_ 9999 HOLD

*Donna L. Benson*

DONNA L. BENSON  
Orange County Clerk

RECEIVED FROM: *CTS*

47136 1

*OFF # 468-98 473730  
# 4710-01  
# 4710-01  
# 4714-77*

LIBER 4713 PAGE 1  
ORANGE COUNTY CLERK'S OFFICE 6720 DLG  
RECORDED/FILED 02/05/98 01:08:07 PM  
FEES 413.00 EDUCATION FUND 5.00  
DEED CNTL NO 51467

DECLARATION OF RESTRICTIONS

DECLARATION OF RESTRICTIONS made by STERLING FOREST LLC, a Delaware limited liability company, with offices for the transaction of business at 16 Sterling Lake Road, Tuxedo, New York (hereinafter "Sterling Forest"), and the successor in interest to STERLING FOREST CORPORATION (the "Declaration").

WHEREAS, Sterling Forest is the owner of certain real property and improvements thereon located in the Towns of Warwick and Tuxedo, County of Orange, State of New York, all as more fully described in annexed Schedule "A" (hereinafter "the Lands"), and

WHEREAS, Sterling Forest wishes to impose certain restrictions on the Lands to insure that the Lands will be developed and maintained in an appropriate manner, with due regard to environmental concerns and safeguards, and

WHEREAS, the Lands are described as the "Conveyance Parcel" (excepting the designated "Outparcels"), the "Retained Lands", including "Parcel B-1" on Sheet 5 and "Parcel 3" on a certain map (the "Male Map") entitled "Sterling Forest Boundary Survey" made by C.T. Male Associates, P.C. signed by C. Jeffrey Denton, PLS No. 49044 and dated July 1, 1997, last revised on January 28, 1998, and intended to be filed in the Orange County Clerk's Office simultaneously with the recording of this Declaration; and

WHEREAS, Sterling Forest proposes to deed certain of the Lands to the Trust for Public Land and the Open Space Institute, Inc. (THE "TPI/OSI Deed") which said Lands are thereafter to be

BOOK 47138 2

conveyed by the Trust for Public Land and the Open Space Institute, Inc. to the Palisades Interstate Park Commission ("PIPC"), all by deeds dated of even date with this Declaration and which said deeds are intended to be recorded in the Office of the Clerk of the County of Orange after the recording of this Declaration, and

WHEREAS, Sterling Forest proposes to deed certain of the Lands to PIPC by deed dated of even date with this Declaration which deed is intended to be recorded in the Office of the Clerk of the County of Orange (the "PIPC Deed") after the recording of this Declaration.

NOW, THEREFORE, the following covenants, agreements, restrictions or easements (the "Restrictions") are hereby imposed on the Lands and shall run with the land forever and be binding upon Sterling Forest as the Declarant, successors and assigns and shall run with the land and be binding upon each successive owner of all or any portion of the Lands.

1. Sterling Forest, its successors and assigns, are prohibited from building or erecting, and applying for governmental land use, subdivision, zoning or environmental permits, licenses, consents, waivers or the like, to build (or to transfer land to third-parties for the construction of) more than 3,000 residential units and 2,800,000 sq. ft. of commercial space on the portions of the Lands identified as "Retained Lands" (including, but not limited to, a 2.113.7 acre parcel in the vicinity of Blue Lake in the Town of Warwick) and "Parcel 3

BOOK 47138 3

lands in Schedule "A"; provided, however, that neither the improvements existing on the Retained lands as set forth on Schedule "B", nor their replacement in kind shall be charged against the development limits set forth above, except for commercial buildings existing as of the date of this Declaration, as to which the square footage in excess of existing square footage shall be counted toward the commercial development limit.

2. In addition to Sterling Forest's right to develop up to 3,000 residential units and 2,800,000 sq. ft. of commercial space on the Retained lands, Sterling Forest shall also have the right to develop municipally-required improvements (including, but not limited to, sites for public buildings, including schools), utilities structures, public or private roads, and recreational facilities (such as golf courses or local community parks, whether or not municipally required) in addition to the permitted residential and commercial development; provided, however, that non-municipal buildings erected in connection with such recreational facilities will be counted towards the permitted 2,800,000 sq. ft. of commercial development if the principal use thereof is commercial in nature, or if the use thereof is restricted to members of a homeowners' association or community association within Sterling Forest's development.

3. In the event a golf course is developed within the Retained lands, Sterling Forest agrees that the design principles and Best Management Practices set forth in annexed Schedule "C" shall be utilized in connection with the construction, operation

3

HE:47136 4

and maintenance of any such golf course in order, among other things, to protect water quality and conserve water in the construction, operation and maintenance of such golf courses.

4. Sterling Forest hereby imposes restrictions set forth in annexed Schedule "D" on the lands comprising the site of the Sterling Forest Conference Center, identified on the Male Map as Retained Land Parcel B-2, which restrictions will control the size, color and use of existing and future improvements on that site.

5. Sterling Forest hereby imposes restrictions on the lands comprising the site of the Sterling Forest Ski Center (a portion of Retained lands Parcel B-0 on the Male Map) which restrictions:

(a) prohibit the construction of any residential unit or other structure greater than thirty-five (35') feet in height within two hundred (200') feet of the peak of Tiger Mountain; and

(b) require the use of nonreflective glass or other nonreflective materials in any such unit or structure built within two hundred (200') feet of the peak of Tiger Mountain.

6. Sterling Forest agrees that it will not draw more water from Sterling Lake and Blue Lake than a combined maximum amount of 1.6 million gallons per day, subject to a ninety-five (95%) percent drawdown (as defined in Version 7.2 of the U.S. Army Corp. of Engineers HCS Computer Model) of not more than two (2') feet for Sterling Lake, and not more than one (1') foot for Blue Lake; provided, however, that as to Blue Lake, the ninety-five

4

HE:47136 5

(95%) percent drawdown may be increased from one (1') foot to one and one-half (1.5') feet, under the following circumstances and the following terms and conditions:

(a) The ninety-five (95%) percent drawdown may be increased from one (1') foot to one and one-half (1.5') feet if the owner of the parcel of land formerly owned by International Nickel Company, Inc. (the "INCO Parcel") adjacent to Blue Lake requests in writing that Sterling Forest, Sterling Forest's subsidiaries or their successors provide potable water in excess of 137,000 gallons per day for use on the INCO Parcel, and there is, at the time of the request, unused capacity in the existing Blue Lake water treatment plant available to meet all or a portion of the request. Sterling Forest agrees to notify Palisades Interstate Park Commission when such request is made.

(b) If the owner of the INCO Parcel draws water from Blue Lake for nonpotable uses that is not returned to the lake, and such withdrawals result in exceedance of the ninety-five (95%) percent drawdown criterion of 1.5', then Sterling Forest will request that the owner of the INCO Parcel cease such withdrawals for nonpotable uses, and seek to enforce Sterling Forest's rights, if necessary, pursuant to paragraph "F" of the August 31, 1962 indenture between Sterling Forest's predecessors in interest, as grantors, and INCO, as grantee, recorded in the office of the Orange County Clerk at Liber 1624 page 277 et seq.

(c) If Sterling Forest, Sterling Forest's subsidiaries or their successors are required by law, rule or regulation to

supply water to the owner of the INCO Parcel notwithstanding the agreed upon withdrawal and drawdown limitations, or if Sterling Forest is unable to limit withdrawals by the owner of the INCO Parcel from Blue Lake, and as a result water usage from Blue Lake exceeds the agreed upon drawdown criterion, then Sterling Forest, Sterling Forest's subsidiaries or their successors, as the case may be, shall have a period of two years from written notice and demand to Sterling Forest by PIPC within which to make alternative arrangements for new or additional sources of water supply to supplant all or a portion of Sterling Forest's withdrawals, in order to bring water usage from Blue Lake back to the 1.5', ninety-five (95%) percent drawdown criterion.

(d) Neither Sterling Forest nor Sterling Forest's subsidiaries, nor their successors, will expand the existing Blue Lake water treatment plant beyond its current capacity of 650,000 gallons per day, nor seek regulatory permits to withdraw more than 650,000 gallons per day from Blue Lake; provided, however, that nothing herein shall preclude Sterling Forest, Sterling Forest's subsidiaries or their successors from upgrading, modernizing or replacing the existing water treatment plant or related infrastructure, or from incorporating such facilities into an integrated water supply system, so long as the total amount of water drawn from Blue Lake does not exceed the agreed upon gallons per day limitation or drawdown criterion.

7. Regulatorily required downstream releases by Sterling Forest related to waste assimilation capacity in the Ringwood

River up to 0.1 cfs for Sterling Lake and up to 0.066 cfs for Blue Lake shall be included in determining whether Sterling Forest's operation of the reservoir is adhering to the ninety-five (95%) percent drawdown criteria. Except as otherwise provided above with respect to drawdowns from Blue Lake, and subject to drawdown limitations to be imposed on PIPC, its successors and assigns by the PIPC Deed, all other required downstream releases and all drawdowns of Sterling Lake and Blue Lake by PIPC, its successors or assigns, shall be in addition to, and shall not diminish the amount of water Sterling Forest is entitled to draw down, or be included in determining whether Sterling Forest's operation of the reservoirs is adhering to the ninety-five (95%) percent drawdown criteria.

8. Each deed conveying any of the lands adjacent to Sterling Lake or Blue Lake (as to Sterling Forest identified on the Male Map as Retained Land Parcels B-2 and B-4, respectively), will provide that, except as otherwise provided below, all recreational uses of Sterling Lake and Blue Lake shall be limited to fishing and boating; provided, however, that no gasoline-powered motors shall be permitted on the lakes.

(a) While the public water supply system of which Sterling Lake is a part is exempt from filtration requirements, swimming in Sterling Lake shall be prohibited. If and when filtration (or such equivalent water purification technology as may then be in use) of water drawn from Sterling Lake for potable purposes is implemented, swimming in Sterling Lake shall be

permitted, subject to reasonable regulations intended to protect the quality of the water drawn.

(b) As of the date of this Declaration, water drawn from Blue Lake for potable purposes is subject to filtration, and to certain disinfection detention requirements ("CT values"). While the public water supply system of which Blue Lake is a part is not subject to increased CT values, swimming in Blue Lake shall be prohibited. If and when increased CT values for water drawn for potable purposes are implemented at Blue Lake, swimming in Blue Lake shall be permitted, subject to reasonable regulations intended to protect the quality of the water drawn. Sterling Forest agrees to notify PIPC when such increased CT values have been mandated by the Department of Health. Sterling Forest represents that recreational use of Indian Kill Reservoir is subject to the same restrictions against swimming as those set forth above for Blue Lake, and Sterling Forest agrees to take such steps as may be necessary to perpetuate and enforce such restrictions at the Indian Kill Reservoir for so long as they are in effect at Blue Lake.

9. Sterling Forest further agrees that recreational uses of Sterling Lake by the owner(s) or occupant(s) of Retained Lands adjacent to Sterling Lake (identified as Parcel B-2 on the Male Map) shall be limited to the same uses as are permitted to PIPC under this Declaration, and subject to the same rules and regulations governing use of Sterling Lake by PIPC.

10. These Restrictions may only be enforced as follows: by PIPC, and by Sterling Forest and its subsidiaries and such other

entity or person to whom Sterling Forest expressly conveys in writing the right to enforce these Restrictions. The failure on the part of PFC, Sterling Forest, or any other holder of any right to enforce these Restrictions to insist upon immediate compliance with any of the Restrictions shall not be deemed a waiver thereof. Notwithstanding Sterling Forest's right to convey in writing the right to enforce these Restrictions, the exercise of that right shall not be construed as limiting the right of Sterling Forest to enforce the Restrictions.

11. The invalidation of any part of this Declaration by any court having jurisdiction thereafter shall in no way affect any of the other provisions herein which shall remain in full force and effect.

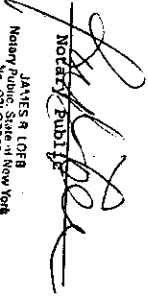
12. The provisions of this Declaration shall be construed in accordance with the laws of the State of New York.

IN WITNESS WHEREOF, Sterling Forest has caused this Declaration to be executed by its duly authorized officer, this 5th day of February, 1998.

STERLING FOREST LLC  
By:   
Louis Heimbach, Chairman, President  
and Chief Executive Officer

STATE OF NEW YORK:  
COUNTY OF ORANGE : ss.

On this 5th day of February, 1998, before me personally came LOUIS HEIMBACH, to me known, who being by me duly sworn, did depose and say that he resides at (no number) The Lane, Middletown, New York, that he is the Chairman, President and Chief Executive Officer of STERLING FOREST LLC, the limited liability company which is described in and which executed the foregoing instrument; and that he signed his name thereto by order of the Board of Management of said company.

  
JAMES R. LOPER  
Notary Public, State of New York  
Qualified in the County of Orange  
Commission Expires 3/30/98

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
CONVEYANCE PARCEL  
PERIMETER DESCRIPTION  
AREA = 13,031.9 ACRES  
TOWNS OF TUXEDO AND WARWICK, COUNTY OF ORANGE  
STATE OF NEW YORK

All that certain tract, piece or parcel of land situate and being in the Towns of Tuxedo and Warwick, County of Orange, State of New York, lying Northerly of the boundary between the State of New York on the North and the State of New Jersey on the South and generally Westerly of New York State Thruway 1-87, and Easterly and Northeasterly of Greenwood Lake, and being more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the boundary line between the Town of Warwick, County of Orange, State of New York, on the Northeast and the Township of West Milford, County of Passaic, State of New Jersey, on the Southwest with the Southeastern boundary of a "Map Of Lots Belonging To W.H. Agricola, Comprising The First, Second, And Third Divisions Of Forest Park, Greenwood Lake, New York," as revised and corrected to September 16, 1922, and filed in the Office of the Orange County Clerk on September 25, 1922 as Map No. 768, said point being witnessed by an existing iron pipe, said point of beginning being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 429838.6590, East 504032.7100, and runs thence from said point of beginning North 21 deg. 25 min. 55 sec. East along the Easterly boundary of said filed subdivision 591.70 feet to its intersection with the common division line between the hands formerly of the Upper Ridge Corp. as described in Book 1635 of Deeds at Page 1130 on the Southwest and Lots as shown on the said filed map entitled "Map Of Lots Belonging To W.H. Agricola, Comprising The First, Second, And Third Divisions Of Forest Park, Greenwood Lake, New York," and lands now or formerly of Roy LaGuard as described in Book 2313 of Deeds at Page 253 on the Northeast; thence along the above last mentioned common division line the following two (2) courses: 1)

SCHEDULE "A" TO DECLARATION OF RESTRICTIONS

10/14/71 306 12

10/14/71 306 13

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 11,011.94 ACRES  
PAGE - 2

South 61 deg. 12 min. 39 sec. East 181.38 feet to a point; and 2) thence South 60 deg. 53 min. 09 sec. East 399.01 feet to its intersection with the common division line between the lands formerly of the Upper Ridge Corp. as described in Book 1799 of Deeds at Page 595 on the East, and the lands now or formerly of Roy LeGard as described in Book 2313 of Deeds at Page 253 and lands now or formerly of Martin Edson, Joseph Kennedy, Richard O'Dea, and Phillip Lombard as Commissioners of the Sterling Forest Volunteer Fire Company as described in Book 1238 of Deeds at Page 366 on the West; thence along the above last mentioned common division line the following (two (2) courses: 1) North 01 deg. 27 min. 48 sec. East 298.75 feet to a point; and 2) thence North 10 deg. 38 min. 13 sec. West 150.00 feet to its intersection with the Southerly boundary of Forest Avenue, said point being witnessed by a capped iron rod set; thence along the Southerly, Southeasterly, and Easterly boundary of Forest Avenue the following fourteen (14) courses: 1) North 79 deg. 07 min. 39 sec. East 178.25 feet to a point of curvature; 2) in a generally Northeasterly direction along a curve to the left having a radius of 300.00 feet, a chord bearing of North 63 deg. 08 min. 33 sec. East and a chord distance of 165.87 feet, an arc length of 168.06 feet to a point of tangency; 3) thence North 47 deg. 05 min. 38 sec. East 137.51 feet to a point of curvature; 4) in a generally Northeasterly direction along a curve to the right having a radius of 350.00 feet, a chord bearing of North 58 deg. 20 min. 25 sec. East and a chord distance of 136.52 feet, an arc length of 137.40 feet to a point of tangency; 5) thence North 69 deg. 35 min. 11 sec. East 119.75 feet to a point of curvature; 6) in a generally Northeasterly direction along a curve to the left having a radius of 900.00 feet, a chord bearing of North 57 deg. 55 min. 42 sec. East and a chord distance of 363.72 feet, an

8824713P6 14

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 11,011.94 ACRES  
PAGE - 3

arc length of 166.24 feet to a point of tangency; 7) thence North 46 deg. 16 min. 14 sec. East 246.27 feet to a point of curvature; 8) in a generally Northeasterly direction along a curve to the left having a radius of 1,850.00 feet, a chord bearing of North 44 deg. 37 min. 20 sec. East and a chord distance of 106.42 feet, an arc length of 106.44 feet to a point of tangency; 9) thence North 42 deg. 58 min. 27 sec. East 127.01 feet to a point of curvature; 10) in a generally Northeasterly direction along a curve to the right having a radius of 925.00 feet, a chord bearing of North 48 deg. 44 min. 25 sec. East and a chord distance of 185.86 feet, an arc length of 186.18 feet to a point of tangency; 11) thence North 54 deg. 30 min. 22 sec. East 79.61 feet to a point of curvature; 12) in a generally Northeasterly direction along a curve to the left having a radius of 650.00 feet, a chord bearing of North 35 deg. 09 min. 34 sec. East and a chord distance of 430.67 feet, an arc length of 438.96 feet to a point of tangency; 13) thence North 15 deg. 48 min. 47 sec. East 81.40 feet to a point of curvature; and 14) thence in a generally Northerly direction along a curve to the right having a radius of 950.00 feet, a chord bearing of North 21 deg. 39 min. 29 sec. East and a chord distance of 193.49 feet, an arc length of 193.83 feet to its intersection with the Southeasterly projection of the Northeasterly boundary of a filed subdivision map entitled "Map Of Lots Belonging To W.H. Agricola, Comprising The First, Second, And Third Divisions Of Forest Park, Greenwood Lake, New York," as revised and corrected to September 16, 1922, and filed in the Orange County Clerk's Office on September 25, 1922 as Map No. 768, said point being witnessed by a capped iron rod set, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 432180.7031, East 506602.2155; thence North 61 deg. 23 min. 03 sec. West crossing the bed

8824713P6 15



C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,011.9± ACRES  
PAGE - 4

of Forest Avenue and along the Northeastly boundary of the said above last mentioned filed subdivision map 1,238.08 feet to its intersection with the Southeastly shoreline of Greenwood Lake, said point being witnessed by an existing bolt in a rock ledge; thence in a generally Northeastly direction along the Southeastly boundary of Greenwood Lake as it winds and turns 1,815 ± feet to its intersection with the Northeastly side of a brook, being the division line between the lands formerly of the Upper Ridge Corp. as described in Book 1635 of Deeds at Page 1150 on the Southwest and the lands now or formerly of Knolls, Inc. as described in Book 1733 of Deeds at Page 880 on the Northeast, the tie for the above last described course being North 46 deg. 37 min. 49 sec. East 1,592.91 feet; thence in a generally Southeastly direction along the Northeastly side of an existing brook crossing Lake Avenue as it winds and turns 391 ± feet to its intersection with the Southernly boundary of Forest Knolls Section 2, the tie for the above described course being South 59 deg. 48 min. 22 sec. East 353.98 feet, said point being witnessed by a capped iron rod set; thence along the Southernly and Southeastly boundary of a subdivision map entitled "Forest Knolls Section No. 2 At Greenwood Lake, Property Of Alexander Sumner And Edith Sumner," prepared by Canger Bailey and Associates, dated March 1951, and filed in the Orange County Clerk's Office on March 20, 1951 as Map No. 1469 the following five (5) courses: 1) North 69 deg. 21 min. 58 sec. East 60.29 feet to a point; 2) thence North 70 deg. 57 min. 08 sec. East 100.98 feet to a point; 3) thence North 54 deg. 31 min. 18 sec. East 89.31 feet to a point; 4) thence North 43 deg. 16 min. 18 sec. East 180.28 feet to a point; and 5) thence North 52 deg. 51 min. 28 sec. East 121.16 feet to its intersection with the Westerly boundary of Forest Avenue, said point being

US/471306 16

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,011.9± ACRES  
PAGE - 5

witnessed by a capped iron rod set; thence South 75 deg. 24 min. 59 sec. East crossing the bed of Forest Avenue 72.45 feet to a point on the Southeastly boundary of Forest Avenue, said point being witnessed by a capped iron rod set, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 433991.4091, East 507476.7411; thence in a generally Northeastly and Northernly direction along the Southeastly and Easterly boundary of Forest Avenue the following four (4) courses: 1) North 24 deg. 58 min. 39 sec. East 38.40 feet to a point; 2) thence North 18 deg. 32 min. 28 sec. East 40.95 feet to a point; 3) thence North 13 deg. 09 min. 36 sec. East 74.11 feet to a point; and 4) thence North 14 deg. 47 min. 52 sec. East 84.60 feet to its intersection with the Southeastly boundary of Cliff Road; thence along the Southeastly and Southernly boundary of Cliff Road the following three (3) courses: 1) in a generally Northeastly direction along a curve to the right having a radius of 35.00 feet, a chord bearing of North 55 deg. 15 min. 31 sec. East and a chord distance of 45.43 feet, an arc length of 49.43 feet to a point of tangency; 2) thence South 84 deg. 16 min. 49 sec. East 95.96 feet to a point of curvature; and 3) in a generally Easterly direction along a curve to the left having a radius of 138.02 feet, a chord bearing of South 89 deg. 04 min. 08 sec. East and a chord distance of 23.04 feet, an arc length of 23.07 feet to its intersection with the division line between the lands formerly of the Upper Ridge Corp. as described in Book 1635 of Deeds at Page 1150 on the West, South, East, and North and the lands now or formerly of the Knolls Water Company, Inc. as described in Book 1222 of Deeds at Page 314 on the East, North, West, and South, said point being witnessed by a capped iron rod set; thence in a generally Southernly, Easterly, and Northernly direction along a curve to the left having a radius of 200.00

US/471306 17

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.9± ACRES  
PAGE - 6

feet, a chord bearing of North 59 deg. 38 min. 57 sec. East and a chord distance of 138.59 feet, an arc length of 1,093.57 feet to its intersection with the Southeastery boundary of Cliff Road, said point being witnessed by a capped iron rod set; thence along the Southeastery boundary of Cliff Road the following two (2) courses: 1) in a generally Northerly direction along a curve to the right having a radius of 25,00 feet, a chord bearing of North 11 deg. 21 min. 31 sec. East and a chord distance of 23.67 feet, an arc length of 24.65 feet to a point of tangency; and 2) thence North 39 deg. 41 min. 31 sec. East 46.57 feet to its intersection with the Southeastery boundary of Lot 1 Cliff Road as shown on the said filed map entitled "Forest Knolls Section No. 2 At Greenwood Lake Property Of Alexander Summer And Edith Summer," prepared by Canger Bailey and Associates, dated March 1951, and filed in the Orange County Clerk's Office on March 20, 1951 as Map No. 1469; thence South 50 deg. 18 min. 29 sec. East along the Southeastery boundary of Forest Knolls Section 2, a distance of 100.00 feet to its intersection with the Southeastery boundary of said subdivision, said point being witnessed by a capped iron rod set; thence along the Southeastery boundary of said Forest Knolls Section 2 the following five (5) courses: 1) North 39 deg. 41 min. 31 sec. East 119.96 feet to a point; 2) thence North 60 deg. 03 min. 21 sec. East 126.17 feet to a point; 3) thence North 39 deg. 38 min. 51 sec. East 320.20 feet to a point; 4) thence North 42 deg. 30 min. 31 sec. East 246.29 feet to a point; and 5) thence North 34 deg. 41 min. 46 sec. East continuing along said Southeastery subdivision boundary and along the Southeastery boundary of lands now or formerly of John Lardner as described in Book 2175 of Deeds at Page 462, a distance of 99.88 feet to its intersection with the division line between the lands formerly of the Upper Ridge Corp. as

187471396 18

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.9± ACRES  
PAGE - 7

described in Book 1635 of Deeds at Page 1150 on the Northeast and the lands now or formerly of John Lardner as described in Book 2175 of Deeds at Page 462 on the Southwest, said point witnessed by a drill hole in a rock, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 434975.7486, East 508562.0697; thence North 59 deg. 31 min. 29 sec. West along the above last mentioned division line 103.62 feet to its intersection with the Southeastery boundary of Cliff Road; thence North 71 deg. 56 min. 36 sec. West crossing Cliff Road 50.69 feet to a point on the Northeastery boundary of Forest Knolls Section 2; thence North 61 deg. 49 min. 36 sec. West along the Northeastery boundary of said subdivision 100.06 feet to its intersection with the Northwestery boundary of said subdivision, said point being witnessed by a drill hole in a rock, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 435091.2564, East 508336.3652; thence along the Northwestery boundary of Forest Knolls Section 2 the following four (4) courses: 1) South 33 deg. 45 min. 21 sec. West 50.22 feet to a point; 2) thence South 42 deg. 09 min. 21 sec. West 59.67 feet to a point; 3) thence South 42 deg. 30 min. 31 sec. West 240.00 feet to a point; and 4) thence South 70 deg. 43 min. 21 sec. West 103.19 feet to its intersection with the Easterly boundary of Forest Knolls Section 2 (lots fronting on Forest Avenue); thence along the Easterly boundary of said subdivision the following two (2) courses: 1) North 14 deg. 29 min. 29 sec. West 96.05 feet to a point; and 2) thence North 12 deg. 58 min. 59 sec. East 257.36 feet to its intersection with the Northerly boundary of Forest Knolls Section 2, said point being witnessed by an iron pipe found distant South 70 deg. 24 min. 54 sec. West 0.52 feet; thence North 79 deg. 09 min. 35 sec. West along the Northerly boundary of said subdivision

187471396 19

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.9± ACRES  
PAGE - 8

95.03 feet to its intersection with the Easterly boundary of Forest Avenue; thence along the Easterly boundary of Forest Avenue the following six (6) courses: 1) in a generally Northerly direction along a curve to the left having a radius of 541.17 feet, a chord bearing of North 01 deg. 52 min. 24 sec. East and a chord distance of 124.19 feet, an arc length of 124.46 feet to a point of tangency; 2) thence North 04 deg. 36 min. 33 sec. West 132.94 feet to a point of curvature; 3) in a generally Northerly direction along a curve to the right having a radius of 625.00 feet, a chord bearing of North 03 deg. 11 min. 11 sec. East and a chord distance of 169.55 feet, an arc length of 170.07 feet to a point of tangency, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 435581.8404, East 507952.0905; 5) thence North 10 deg. 58 min. 55 sec. East 366.03 feet to a point of curvature; and 6) in a generally Northerly direction along a curve to the right having a radius of 1,000.00 feet, a chord bearing of North 20 deg. 55 min. 17 sec. East and a chord distance of 345.22 feet, an arc length of 346.95 feet to a point, said point being witnessed by a capped iron rod set; thence North 53 deg. 02 min. 23 sec. West crossing Forest Avenue and along the Northerly boundary of the lands now or formerly of Fred Merkle and Marion Merkle as described in Book 1473 of Deeds at Page 379 a distance of 161.93 feet to its intersection with the Southeasterly shore of Greenwood Lake; thence in a generally Northeasterly direction along the Southeasterly shore of Greenwood Lake as it winds and turns 2,574 ± feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 438495.5315, East 509173.2885, the tie course for the above last described course being North 28 deg. 28 min. 17 sec. East 2,428.23 feet; thence North 36 deg. 36 min. 08 sec. East crossing Forest Avenue also

WHA 471306 30

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.9± ACRES  
PAGE - 9

known as East Shore Road and along the Southeasterly boundary of a subdivision entitled "Brandon Shores," prepared by Booth and Dickerson, dated April 20, 1927, and filed in the Orange County Clerk's Office on May 4, 1927 as Map No. 725, a distance of 3,204.16 feet to its intersection with the division line between the lands formerly of the Upper Ridge Corp. as described in Book 1321 of Deeds at Page 317 on the Northeast and the lands now or formerly of Arthur Corrado as described in Book 4242 of Deeds at Page 170 on the Southwest, said point being South 34 deg. 20 min. 00 sec. West 3.24 feet from a stone monument, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 441067.8102, East 511083.7945; thence North 40 deg. 26 min. 27 sec. West along the above last mentioned division line 359.24 feet to its intersection with the division line between the lands formerly of the Upper Ridge Corp. on the Southeast and the lands now or formerly of Roger L. Maulfair as described in Book 4452 of Deeds at Page 173 on the Northwest, said point being witnessed by an existing stone monument; thence North 33 deg. 44 min. 03 sec. East along the above last mentioned division line 890.98 feet to a point, said point being the most Easterly corner of the lands now or formerly of Roger L. Maulfair, said point being witnessed by an existing stone monument distant South 33 deg. 44 min. 03 sec. West 0.80 feet; thence South 45 deg. 55 min. 46 sec. East along the Southerly boundary of lands to be retained by Sterling Forest LLC 1,200.13 feet to a point, said point being at the intersection of the Southwesterly boundary of a subdivision entitled "Section No. 2 War-Ta-Wah Park," prepared by Booth and Dickerson, dated November 30, 1932, and filed in the Orange County Clerk's Office on February 17, 1933 as Map No. 692, with the Southeasterly boundary of said filed

WHA 471306 21

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.94 ACRES  
PAGE - 10

subdivision map, said point being South 37 deg. 07 min. 53 sec. West 1.04 feet from an existing iron pipe; thence North 36 deg. 45 min. 54 sec. East along the Southeasterly boundary of said filed subdivision "Section No. 2 With-Tx-Wah Park" a distance of 879.32 feet to its intersection with the division line between the lands formerly of Sterling Iron Corp. (lands formerly of the Sironn Corp.) on the Southwest and the lands now or formerly of Duncan W. Perry and Mary L. Lavery-Perry as described in Book 3129 of Deeds at Page 140 on the Northeast, said point being witnessed by a capped iron rod set; thence South 41 deg. 57 min. 20 sec. East along the above last mentioned division line 334.65 feet to its intersection with the common division line between the lands formerly of Long Valley Corp. as described in Book 1321 of Deeds at Page 336 on the Southeast and the lands now or formerly of Duncan W. Perry and Mary L. Lavery-Perry, lands now or formerly Harold B. McLaughlin and Patricia A. McLaughlin as described in Book 2171 of Deeds at Page 1095, lands now or formerly of Stephen M. Kelly and Deborah Ann Kelly as described in Book 2467 of Deeds at Page 127, the Southeasterly boundary of a subdivision entitled "Revised Map Of Greenwood Lakelands," prepared by Pierson Booth, dated November 15, 1938, and filed in the Orange County Clerk's Office on July 28, 1939 as Map No. 1139 1/4, lands now or formerly of Donald A. Weiss and Linda E. Weiss as described in Book 4084 of Deeds at Page 153 and Book 3144 of Deeds at Page 123, lands now or formerly of Lawrence W. Copans Trust as described in Book 4111 of Deeds at Page 1, and lands now or formerly of Everett W. Cox, Jr. and Viola M. Cox as described in Book 1154 of Deeds at Page 1 on the Northwest, said point being witnessed by a capped iron rod set, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North

1992471306 222

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.94 ACRES  
PAGE - 11

441702.9898, East 512957.8768; thence along the above last mentioned common division line the following seven (7) courses: 1) North 35 deg. 54 min. 56 sec. East 342.00 feet to a point; 2) thence North 34 deg. 02 min. 41 sec. East 1,782.16 feet to a point, said point being located at New York State Plane Coordinate System East Zone, NAD 1927, North 443456.6716, East 514156.2167; 3) thence North 36 deg. 41 min. 25 sec. East 1,165.28 feet to a point; 4) thence North 34 deg. 45 min. 30 sec. East 869.47 feet to a point; 5) thence North 35 deg. 46 min. 14 sec. East 705.60 feet to a point, said point being witnessed by a stone monument in a stone pile with point, said point being located at New York State Plane Coordinate System East Zone, NAD 1927, North 445677.9051, East 515760.6107; 6) thence North 42 deg. 51 min. 52 sec. East crossing New York State Route 17A and 210, Old Tuxedo Road, S.H. No. 1673B, 1,748.86 feet to a point, said point being located at New York State Plane Coordinate System East Zone, NAD 1927, North 446959.7576, East 516950.3020; and 7) thence North 39 deg. 36 min. 58 sec. East 1,336.57 feet to its intersection with the division line between the lands formerly of Long Valley Corp. as described in Book 1321 of Deeds at Page 336 on the Southwest and the lands now or formerly of Everett W. Cox, Jr. as described in Book 1807 of Deeds at Page 385 on the Northeast, said point being North 41 deg. 27 min. 27 sec. East 1.0 feet from a stone pile, said point being located at New York State Plane Coordinate System East Zone, NAD 1927, North 447989.3622, East 517802.5542; thence along the common division line between the lands formerly of Long Valley Corp. on the Southwest and the lands now or formerly of Everett W. Cox, Jr., lands now or formerly of Kristian Mathews as described in Book 4458 of Deeds at Page 165, and lands now or formerly of J. Neil Heap as

1992471306 223

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.9± ACRES  
PAGE - 12

described in Book 2180 of Deeds at Page 83 on the Northeast; thence South 49 deg. 30 min. 42 sec. East along the above last mentioned common division line crossing New York State Route 17A and 210, Old Tuxedo Road S.H. No. 1643B, 1,286.95 feet to its intersection with the common division line between the lands formerly of the Tiger Mountain Corp. as described in Book 1635 of Deeds at Page 1202 and lands formerly of Fletcher Lake Corp. as described in Book 1321 of Deeds at Page 353 on the Southeast and the lands now or formerly of J. Neil Heap and lands of Everett W. Cox, Jr. as described in Book 1807 of Deeds at Page 385 on the Northwest, said point being witnessed by a stone monument in a stone pile, said point being located at New York State Plane Coordinate System East Zone, NAD 1927, North 44°15'3.7558, East 518781.3251; thence North 37 deg. 17 min. 13 sec. East along the above last mentioned common division line crossing State Highway No. 1643B, New York State Route 17A and 210, a distance of 4,012.57 feet to its intersection with the division line between the lands formerly of Tiger Mountain Corp. as described in Book 1635 of Deeds at Page 1184 on the Northeast and the lands now or formerly of Everett W. Cox, Jr. as described in Book 1807 of Deeds at Page 385 on the Southwest, said point being witnessed by a stone monument in a stone pile, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 450346.2025, East 521212.1608; thence North 65 deg. 43 min. 35 sec. West along the above last mentioned division line 1,320.11 feet to its intersection with the division line between the lands formerly of the Tiger Mountain Corp. as described in Book 1635 of Deeds at Page 1184 and lands formerly of the Sirron Corp. as described in Book 1248 of Deeds at Page 34 on the Southeast and the lands now or formerly of Adam Filipowski as described in Book 4151 of

1817471300 23

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.9± ACRES  
PAGE - 13

Deeds at Page 1 on the Northwest, said point being witnessed by an existing iron pipe in a stone pile, thence along the above last mentioned division line the following two (2) courses: 1) North 41 deg. 09 min. 22 sec. East 1,801.84 feet to a point; and 2) thence North 37 deg. 16 min. 27 sec. East 822.27 feet to its intersection with the division line between the lands formerly of the Tiger Mountain Corp. as described in Book 1321 of Deeds at Page 302 on the Northeast and the lands now or formerly of Adam Filipowski on the Southwest, said point being witnessed by a stone pile with paint, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 452899.8454, East 521692.5672; thence along the above last mentioned division line the following two (2) courses: 1) North 50 deg. 34 min. 40 sec. West 105.66 feet to a point, said point being witnessed by an existing stone pile; and 2) thence North 51 deg. 10 min. 12 sec. West 1,512.52 feet to its intersection with the division line between the lands formerly of Tiger Mountain Corp. as described in Book 1321 of Deeds at Page 302 on the East and the lands now or formerly of Rockland Warwick Associates as described in Book 3004 of Deeds at Page 14 on the West, said point being witnessed by a stone monument in a stone pile, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 453915.3079, East 520432.6779; thence North 10 deg. 57 min. 28 sec. East along the above last mentioned division line 1,385.34 feet to its intersection with the division line between the lands formerly of the Tiger Mountain Corp. on the North and the lands now or formerly of Rockland Warwick Associates on the South, said point being witnessed by a stone monument in a stone pile, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 455275.3934, East 520696.0101; thence North 76 deg. 22 min.

1817471300 25

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.94 ACRES  
PAGE - 14

10 sec. West along the above last mentioned division line 660.94 feet to its intersection with the common division line between the lands formerly of the Tiger Mountain Corp. on the Southeast, the "Maples" Subdivision, prepared by Wehman Engineering, dated May 27, 1982, and filed in the Orange County Clerk's Office on August 23, 1982 as Map No. 6006, lands now or formerly of George Shaw as described in Book 1609 of Deeds at Page 83 and Book 1609 of Deeds at Page 81, lands now or formerly of the County of Orange as described in Book 4446 of Deeds at Page 83 and lands now or formerly of James L. Jolly and Carmel Jolly as described in Book 2520 of Deeds at Page 38 on the Northwest, said point being witnessed by a stone monument in a stone pile; thence along the above last mentioned common division line the following two (2) courses: 1) North 38 deg. 38 min. 53 sec. East 908.66 feet to a point, said point being marked by a stone monument 2.5 feet high with yellow paint (top of Bald Mountain); and 2) thence North 38 deg. 00 min. 38 sec. East 3,322.99 feet to its intersection with the division line between the land formerly of the Tiger Mountain Corp. on the Northeast and the lands now or formerly of James L. Jolly and Carmel Jolly on the Southwest, said point being witnessed by the remains of a stone pile, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 458758.9919, East 522667.4965; thence North 57 deg. 04 min. 28 sec. West along the above last mentioned division line 1,655.98 feet to its intersection with the common division line between the lands formerly of the Tiger Mountain Corp. as described in Book 1321 of Deeds at Page 302 on the Southeast and the lands now or formerly of James L. Jolly and Carmel Jolly as described in Book 2520 of Deeds at Page 38, lands now or formerly of George W. Beers as described in Book 2268 of Deeds at Page 490.

471306 26

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.94 ACRES  
PAGE - 15

and lands now or formerly of Board of Trustees of Common School District No. 11 as described in Book 1891 of Deeds at Page 877 on the Northwest, said point being witnessed by a stone monument in a stone pile, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 439664.5309, East 521269.1099; thence North 43 deg. 33 min. 45 sec. East along the above last mentioned common division line 1,397.68 feet to its intersection with the division line between the lands formerly of the Tiger Mountain Corp. on the Northeast and the lands now or formerly of Board of Trustees of Common School District No. 11 on the Southwest, said point being witnessed by a stone monument in a stone pile; thence North 49 deg. 27 min. 11 sec. West along the above last mentioned division line 1,167.14 feet to its intersection with the division line between the lands formerly of the Tiger Mountain Corp. on the Southeast and the lands now or formerly of the Board of Trustees of the Common School District No. 11 on the Northwest, said point being witnessed by a drill hole in the side of a rock ledge, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 461436.0402, East 521345.4352; thence North 38 deg. 22 min. 45 sec. East along the above last mentioned division line and crossing the lands now or formerly of Consolidated Edison Company of New York, Inc. and the Orange and Rockland Utilities, Inc. right-of-way 1,254.58 feet to its intersection with the division line between the lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1964 of Deeds at Page 742 on the West and the lands of the United States of America as described in Book 2148 of Deeds at Page 794 on the Northeast, said point being witnessed by a capped iron rod set, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North

471306 27

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,011.94 ACRES  
PAGE - 16

462419.5281, East 522124.3534; thence along the above last mentioned division line the following two (2) courses: 1) South 17 deg. 08 min. 46 sec. East 475.58 feet to a point; and 2) thence South 27 deg. 56 min. 43 sec. East 322.35 feet to its intersection with the division line between the lands formerly of the Tiger Mountain Corp. on the Southeast and the lands of the United States of America (Appalachian National Scenic Trail) on the Northwest; thence North 59 deg. 20 min. 04 sec. East along the above last mentioned division line 909.26 feet to a point, said point being on the Westerly boundary of a parcel of land as shown on a map entitled "Map Of Survey A Portion Of Sterling Forest Corporation To Be Acquired By Beaver Kill Conservancy, Inc. And The Scenic Hudson Land Trust, Inc.," prepared by Brooks and Brooks Land Surveyors, P.C., dated April 23, 1997; thence South 03 deg. 32 min. 25 sec. East through the lands formerly of the Tiger Mountain Corp. 3,032.18 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 459117.6753, East 523384.9700; thence North 71 deg. 35 min. 51 sec. East continuing through the lands formerly of the Tiger Mountain Corp., lands formerly of the Fletcher Lake Corp. as described in Book 1635 of Deeds at Page 1195, 4,880.03 feet to a point on the division line between the lands formerly of the Fletcher Lake Corp. as described in Book 1635 of Deeds at Page 1195 on the Southwest and the lands formerly of the Fletcher Lake Corp. as described in Book 1709 of Deeds at Page 175 on the Northeast; thence South 51 deg. 31 min. 26 sec. East along the above last mentioned division line 361.96 feet to its intersection with the division line between the lands formerly of the Fletcher Lake Corp. as described in Book 1635 of Deeds at Page 1195 on the Southeast and the lands formerly of the Fletcher Lake Corp. as described in Book 1709 of

4713PG 28

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,011.94 ACRES  
PAGE - 17

Deeds at Page 175 on the Northwest, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 460433.0567, East 528298.8075; thence North 38 deg. 46 min. 35 sec. East along the above last mentioned division line 559.29 feet to its intersection with a parcel line as shown on the said hereinabove referenced Brooks and Brooks map; thence North 71 deg. 35 min. 51 sec. East along the above last mentioned division line through the lands formerly of Fletcher Lake Corp. as described in Book 1635 of Deeds at Page 1195 a distance of 2451.18 feet to its intersection with the common division line between the lands formerly of Fletcher Lake Corp. as described in Book 1635 of Deeds at Page 1195 on the Southwest and the lands of the United States of America (Appalachian National Scenic Trail), lands now or formerly of Michael Petrone and Susan Petrone as described in Book 3047 of Deeds at Page 147, lands now or formerly of Audley Ryerson and Elliott G. Ryerson as described in Book 2423 of Deeds at Page 73 and Book 2221 of Deeds at Page 1109, lands now or formerly of Robert Warbrick and Karen M. Warbrick as described in Book 2226 of Deeds at Page 816, lands now or formerly of Kurt W. Burg and Ruth Burg as described in Book 2290 of Deeds at Page 760 and lands now or formerly of David Price as described in Book 3650 of Deeds at Page 165 on the Northeast, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 461642.8980, East 530974.9128; thence South 55 deg. 27 min. 01 sec. East along the above last mentioned common division line 2,316.21 feet to its intersection with the division line between the lands formerly of the Fletcher Lake Corp. as described in Book 1635 of Deeds at Page 1174 on the Southeast and the lands now or formerly of David Price on the Northwest, said point being North 37 deg. 56 min. 32

4713PG 29

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.9± ACRES  
PAGE - 18

sec. East 0.16 feet from a rock monument, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 460329.3262, East 532882.6290, thence North 33 deg. 03 min. 59 sec. East along the above last mentioned division line 172.89 feet to its intersection with the Westerly boundary of West Momhaha Road, s/w/4 County Road No. 91, said point being witnessed by a capped iron rod set; thence along the Westerly, Southwesterly, and Westerly boundary of West Momhaha Road, s/w/4 County Road No. 91 the following eight (8) courses: 1) in a generally Southerly direction along a curve to the right having a radius of 470.00 feet, a chord bearing of South 01 deg. 33 min. 19 sec. East and a chord distance of 160.23 feet, an arc length of 161.02 feet to a point of tangency; 2) thence South 08 deg. 15 min. 33 sec. West 72.45 feet to a point of curvature; 3) in a generally Southerly direction along a curve to the left having a radius of 330.00 feet, a chord bearing of South 18 deg. 18 min. 31 sec. East and a chord length of 295.19 feet, an arc length of 306.04 feet to a point of tangency; 4) thence South 44 deg. 52 min. 35 sec. East 293.90 feet to a point of curvature; 5) in a generally Southeasterly direction along a curve to the right having a radius of 470.00 feet, a chord bearing of South 32 deg. 42 min. 48 sec. East and a chord distance of 198.05 feet, an arc length of 199.55 feet to a point of tangency; 6) thence South 20 deg. 33 min. 01 sec. East 55.45 feet to a point of curvature; 7) in a generally Southerly direction along a curve to the right having a radius of 1,070.00 feet, a chord bearing of South 17 deg. 22 min. 02 sec. East and a chord distance of 118.83 feet, an arc length of 118.89 feet to a point of compound curvature; and 8) in a generally Southerly direction along a curve to the right having a radius of 2,511.83 feet, a chord bearing of South 13 deg. 43 min. 40 sec. East and a chord

181471JPG 30

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.9± ACRES  
PAGE - 19

distance of 40.03 feet, an arc length of 40.03 feet to its intersection with the division line between the lands formerly of Fletcher Lake Corp. on the Northwest and the lands now or formerly of Thomas H. Hanbridge as described in Book 3590 of Deeds at Page 102 on the Southeast, said point being witnessed by a capped iron rod set; thence South 36 deg. 58 min. 29 sec. West along the above last mentioned division line 458.83 feet to its intersection with the division line between the lands formerly of Fletcher Lake Corp. as described in Book 1635 of Deeds at Page 1174 on the Southwest and the lands now or formerly of Thomas H. Hanbridge on the Northeast; thence South 51 deg. 40 min. 46 sec. East along the above last mentioned division line crossing the bed of Benjamin Meadows Road and along the division line between the lands formerly of the Prospect Mountain Corp. on the Southwest and the lands now or formerly of Robert Mittleman as described in Book 3203 of Deeds at Page 12 and lands now or formerly of Robert Zurer and Erica Zurer as described in Book 2179 of Deeds at Page 628 and Book 1984 of Deeds at Page 877 on the Northeast a distance of 533.78 feet to its intersection with the common division line between the lands formerly the Prospect Mountain Corp. as described in Book 1635 of Deeds at Page 1157 on the Northwest and the lands now or formerly of the John E. Wood Family Trust as described in Book 3544 of Deeds at Page 105 and Book 2846 of Deeds at Page 316, lands now or formerly of the John E. Wood Family Trust as described in Book 3544 of Deeds a Page 105, and lands now or formerly of Patrick K. Reynar and Bileen A. Reynar as described in Book 4423 of Deeds at Page 245 on the Southeast, said point being witnessed by an existing iron pipe; thence South 37 deg. 35 min 45 sec. West along the above last mentioned division line 1,393.53 feet to its intersection with the common

181471JPG 31



C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,091.92 ACRES  
PAGE - 20

division line between the lands formerly of the Prospect Mountain Corp. as described in Book 1321 of Deeds at Page 285 on the Southwest and the lands now or formerly of Patrick K. Reynar and Eileen A. Reynar, lands now or formerly of Gino Milazzo and Karen Milazzo as described in Book 4428 of Deeds at Page 268 and lands now or formerly of the John E. Wood Family Trust as described in Book 3544 of Deeds at Page 105 on the Northeast, said point being North 50 deg. 13 min. 02 sec. West 0.11 feet from an existing iron pipe; thence South 50 deg. 13 min. 04 sec. East along the above last mentioned division line, said division line being the Southwesterly boundary of a subdivision entitled "Subdivision Map Of Lands Of John E. Wood," prepared by Zimmerman Engineer and Surveying, dated April 26, 1984, last revised November 7, 1985, and filed in the Orange County Clerk's Office on August 4, 1986 as Map No. 7748, a distance of 1,738.39 feet to its intersection with the division line between the lands formerly of the Little Dam Lake Corp. as described in Book 1462 of Deeds at Page 531 and Book 1321 of Deeds at Page 292 on the Southeast and the lands now or formerly of the John E. Wood Family Trust and lands now or formerly of Salvatore J. DeVincenzo and Susan DeVincenzo as described in Book 2333 of Deeds at Page 226 on the Northwest, said point being witnessed by an existing stone monument, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 456468.9570, East 534071.0275; thence North 37 deg. 41 min. 20 sec. East along the above last mentioned division line, said division line being the Southeastery boundary of the said hereinabove mentioned John E. Wood Subdivision and the Southeastery boundary of a map entitled "Plan of Subdivision Lands of John E. Wood" filed in the Orange County Clerk's Office March 10, 1983 as Map No. 6160,

00004713PG 32

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,091.92 ACRES  
PAGE - 21

a distance of 2,593.33 feet to its intersection with the Southerly boundary of the Bramertown Road, thence along the Southerly boundary of the Bramertown Road the following eleven (11) courses: 1) North 71 deg. 42 min. 49 sec. East 105.11 feet to a point of curvature; 2) in a generally Easterly direction along a curve to the right having a radius of 180.00 feet, a chord bearing of South 79 deg. 58 min. 33 sec. East and a chord distance of 170.33 feet, an arc length of 177.43 feet to a point of reverse curvature; 3) in a generally Easterly direction along a curve to the left having a radius of 220.00 feet, a chord bearing of South 84 deg. 45 min. 13 sec. East and a chord distance of 239.74 feet, an arc length of 253.54 feet to a point of reverse curvature; 4) in a generally Easterly direction along a curve to the right having a radius of 230.00 feet, a chord bearing of North 72 deg. 15 min. 52 sec. East and a chord distance of 80.15 feet, an arc length of 80.56 feet to a point of tangency; 5) thence North 82 deg. 17 min. 54 sec. East 148.67 feet to a point; 6) thence North 87 deg. 47 min. 16 sec. East 216.19 feet to a point; 7) thence South 87 deg. 26 min. 19 sec. East 659.16 feet to a point of curvature; 8) in a generally Easterly direction along a curve to the left having a radius of 170.00 feet, a chord bearing of North 71 deg. 19 min. 51 sec. East and a chord distance of 123.12 feet, an arc length of 125.98 feet to a point of tangency; 9) thence North 50 deg. 06 min. 01 sec. East 73.63 feet to a point of curvature; 10) in a generally Easterly direction along a curve to the right having a radius of 355.00 feet, a chord bearing of North 65 deg. 46 min. 15 sec. East and a chord distance of 191.77 feet, an arc length of 194.18 feet to a point of tangency; and 11) thence North 81 deg. 26 min. 27 sec. East 232.15 feet to a point; thence North 08 deg. 33 min. 33 sec. West crossing the bed of the Bramertown Road 50.00 feet to a point at its intersection with the Northeastery

00004713PG 33

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.9± ACRES  
PAGE - 22

boundary of East Mombasha Road; thence along the Northeasterly and Easterly boundary of East Mombasha Road the following eleven (11) courses: 1) North 56 deg. 09 min. 11 sec. West 122.16 feet to a point of curvature; 2) in a generally Northerly direction along a curve to the right having a radius of 95.00 feet, a chord bearing of North 20 deg. 08 min. 14 sec. West and a chord distance of 111.26 feet, an arc length of 118.86 feet to a point of tangency; 3) thence North 15 deg. 17 min. 37 sec. East 224.88 feet to a point; 4) thence North 16 deg. 34 min. 20 sec. East 95.51 feet to a point; 5) thence North 14 deg. 51 min. 44 sec. East 277.72 feet to a point of curvature; 6) in a generally Northerly direction along a curve to the left having a radius of 214.82 feet, a chord bearing of North 07 deg. 13 min. 30 sec. West and a chord distance of 161.55 feet, an arc length of 165.62 feet to a point of tangency; 7) thence North 29 deg. 18 min. 45 sec. West 49.64 feet to a point of curvature; 8) in a generally Northerly direction along a curve to the right having a radius of 154.97 feet, a chord bearing of North 00 deg. 54 min. 55 sec. West and a chord distance of 147.40 feet, an arc length of 153.61 feet to a point of tangency; 9) thence North 27 deg. 28 min. 55 sec. East 87.78 feet to a point; 10) thence North 21 deg. 49 min. 36 sec. East 133.82 feet to a point; and 11) thence North 16 deg. 19 min. 05 sec. East 239.58 feet to its intersection with the division line between the lands formerly of Little Dam Lake Corp. as described in Book 1462 of Deeds at Page 531 and Book 1321 of Deeds at Page 292 on the Southwest and the lands of the United States of America as described in Book 2148 of Deeds at Page 794 (Appalachian National Scenic Trail) on the Northeast, said point being witnessed by a capped iron rod set; thence South 63 deg. 47 min. 46 sec. East along the above last mentioned division line 534.51 feet to its intersection with the division line

REF: 471.36 34

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.9± ACRES  
PAGE - 23

between the lands formerly of the Little Dam Lake Corp. on the Southeast and the Lands of the United States of America on the Northwest; thence North 49 deg. 58 min. 22 sec. East along the above last mentioned division line 313.62 feet to its intersection with the division line between the lands formerly of the Little Dam Lake Corp. on the Southwest and the lands of the United States of America on the Northeast, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 460273.1796, East 538679.4744; thence South 47 deg. 29 min. 35 sec. East along the above last mentioned division line 480.25 feet to its intersection with the division line between the lands formerly of the Little Dam Lake Corp. on the Southeast and the lands of the United States of America on the Northwest; thence along the above last mentioned division line the following three (3) courses: 1) North 23 deg. 27 min. 17 sec. East 87.24 feet to a point; 2) thence North 29 deg. 31 min. 58 sec. East 484.34 feet to a point; and 3) thence North 25 deg. 17 min. 55 sec. East 432.29 feet to its intersection with the division line between the lands formerly of the Little Dam Lake Corp. on the South and the lands of the United States of America on the North; thence South 86 deg. 41 min. 11 sec. East along the above last mentioned division line 300.78 feet to its intersection with the division line between the lands formerly of the Little Dam Lake Corp. on the Southeast and the lands of the United States of America on the Northwest; thence North 43 deg. 10 min. 23 sec. East along the above last mentioned division line 80.44 feet to its intersection with the division line between the lands formerly of Little Dam Lake Corp. on the East and the lands of the United States of America on the West; thence North 06 deg. 46 min. 46 sec. West along the above last mentioned division line 445.77 feet to its intersection with the division line between the lands

REF: 471.36 35

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,011.92 ACRES  
PAGE - 24

formerly of Little Dam Lake Corp. on the Southeast and the lands of the United States of America on the Northwest; thence North 50 deg. 22 min. 17 sec. East along the above last mentioned division line 300.35 feet to its intersection with the division line between the lands of the Little Dam Lake Corp. on the Southwest and the lands of the United States of America on the Northeast; thence South 67 deg. 11 min. 00 sec. East along the above last mentioned division line 961.85 feet to its intersection with the division line between the lands formerly of the Little Dam Lake Corp. on the Southeast and the lands of the United States of America on the Northwest; thence North 38 deg. 19 min. 04 sec. East along the above last mentioned division line 1,525.82 feet to its intersection with the Southwesterly boundary of the Orange Turnpike, County Road 19, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 462340.5898, East 541858.3624, thence along the Southwesterly and Westerly boundary of the Orange Turnpike, County Road 19 the following seven (7) courses: 1) South 48 deg. 31 min. 36 sec. East 357.00 feet to a point of curvature; 2) in a generally Southerly direction along a curve to the right having a radius of 292.00 feet, a chord bearing of South 14 deg. 05 min. 49 sec. East and a chord distance of 330.19 feet, an arc length of 350.93 feet to a point of tangency; 3) thence South 20 deg. 19 min. 57 sec. West 108.29 feet to a point of curvature; 4) in a generally Southerly direction along a curve to the left having a radius of 1,593.00 feet, a chord bearing of South 16 deg. 05 min. 55 sec. West and a chord distance of 235.22 feet, an arc length of 235.43 feet to a point of tangency; 5) thence South 12 deg. 27 min. 26 sec. West 331.50 feet to a point; 6) thence South 32 deg. 52 min. 14 sec. West 294.25 feet to a point; and 7) thence South 20 deg. 21 min. 33 sec. West 360.80 feet

(S) 471.306 365

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,011.92 ACRES  
PAGE - 25

to its intersection with the division line between the lands formerly of Little Dam Lake Corp. as described in Book 1462 of Deeds at Page 531 and Book 1321 of Deeds at Page 292 on the Northwest and the lands formerly of Little Dam Lake Corp. as described in Book 1635 of Deeds at Page 1165 on the Southeast; thence along the above last mentioned division line the following two (2) courses: 1) South 62 deg. 43 min. 52 sec. West 1,304.16 feet to a point; and 2) thence South 42 deg. 12 min. 05 sec. West 1,708.83 feet to its intersection with the Southeasterly boundary of Bramertown Road; thence along the Southeasterly boundary of Bramertown Road the following three (3) courses: 1) in a generally Southwesterly direction along a curve to the right having a radius of 250.00 feet, a chord bearing of South 32 deg. 43 min. 01 sec. West and a chord distance of 62.36 feet, an arc length of 62.52 feet to a point of tangency; 2) thence South 39 deg. 52 min. 53 sec. West 74.69 feet to a point of curvature; and 3) in a generally Southwesterly direction along a curve to the left having a radius of 150.00 feet, a chord bearing of South 35 deg. 50 min. 08 sec. West and a chord distance of 21.17 feet, an arc length of 21.18 feet to a point; thence South 35 deg. 50 min. 08 sec. West crossing the bed of Bramertown Road 122.13 feet to a point, said point being at the intersection of the Southwesterly boundary of the Bramertown Road with the division line between the lands formerly of the Little Dam Lake Corp. as described in Book 1462 of Deeds at Page 531 and Book 1321 of Deeds at Page 292 on the Northwest and the lands formerly of the Little Dam Lake Corp. as described in Book 1635 of Deeds at Page 1165 on the Southeast; thence South 32 deg. 59 min. 20 sec. West along the above last mentioned division line 1,118.87 feet to its intersection with the division line between the lands now or formerly of the Little Dam Lake Corp. as described in

(S) 471.306 37

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 11,031.9± ACRES  
PAGE - 26

Book 1462 of Deeds at Page 531 and Book 1321 of Deeds at Page 292 on the Southwest and the lands formerly of the Little Dam Lake Corp. as described in Book 1635 of Deeds at Page 1165 on the Northeast, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 457519.4465, East 538664.8894; thence South 49 deg. 37 min. 42 sec. East along the above last mentioned division line 608.87 feet to its intersection with the centerline of Long Swamp Road f.k.a. Long Meadow Road; thence in a generally Northeasterly, Easterly, and Southeasterly direction along the centerline of Long Swamp Road f.k.a. Long Meadow Road the following fourteen (14) courses: 1) North 41 deg. 05 min. 05 sec. East 84.30 feet to a point of curvature; 2) in a generally Easterly direction along a curve to the right having a radius of 145.00 feet, a chord bearing of North 71 deg. 36 min. 05 sec. East and a chord distance of 147.26 feet, an arc length of 154.46 feet to a point of reverse curvature; 3) in a generally Easterly direction along a curve to the left having a radius of 210.00 feet, a chord bearing of North 81 deg. 30 min. 58 sec. East and a chord distance of 147.79 feet, an arc length of 151.02 feet to a point of reverse curvature; 4) in a generally Easterly direction along a curve to the right having a radius of 335.00 feet, a chord bearing of North 80 deg. 41 min. 48 sec. East and a chord distance of 226.76 feet, an arc length of 231.33 feet to a point of tangency; 5) thence South 79 deg. 31 min. 13 sec. East 113.19 feet to a point of curvature; 6) in a generally Easterly direction along a curve to the left having a radius of 650.00 feet, a chord bearing of South 86 deg. 13 min. 34 sec. East and a chord distance of 151.79 feet, an arc length of 152.14 feet to a point of tangency; 7) thence North 87 deg. 04 min. 08 sec. East 178.44 feet to a point of curvature; 8) thence in a generally Easterly direction along a curve to the right

1817471.3PC 38

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 11,031.9± ACRES  
PAGE - 27

having a radius of 350.00 feet, a chord bearing of South 78 deg. 31 min. 34 sec. East and a chord distance of 174.14 feet, an arc length of 175.99 feet to a point of reverse curvature; 9) in a generally Easterly direction along a curve to the left having a radius of 275.00 feet, a chord bearing of South 82 deg. 45 min. 24 sec. East and a chord distance of 175.75 feet, an arc length of 178.89 feet to a point of tangency; 10) thence North 78 deg. 36 min. 27 sec. East 193.43 feet to a point of curvature; 11) in a generally Easterly direction along a curve to the right having a radius of 100.00 feet, a chord bearing of South 78 deg. 46 min. 57 sec. East and a chord distance of 76.89 feet, an arc length of 78.92 feet to a point of tangency; 12) thence South 56 deg. 10 min. 21 sec. East 141.14 feet to a point; 13) thence South 52 deg. 29 min. 58 sec. East 95.91 feet to a point; 14) thence South 46 deg. 02 min. 34 sec. East 143.17 feet to its intersection with the Southwesterly boundary of Orange Turnpike, County Road 19; thence South 33 deg. 14 min. 13 sec. East along the said Southwesterly highway boundary 44.73 feet to a point; thence through the lands formerly of Prospect Mountain Corp. as described in Book 1635 of Deeds at Page 1157 and along the Westerly and Southwesterly boundary of land to be retained by Sterling Forest LLC (Parcel B-14) the following four (4) courses: 1) South 26 deg. 57 min. 05 sec. West 166.38 feet to a point; 2) thence South 01 deg. 10 min. 32 sec. West 302.00 feet to a point; 3) thence South 64 deg. 02 min. 16 sec. East 193.98 feet to a point, said point being witnessed by a capped iron rod set; and 4) thence South 88 deg. 19 min. 57 sec. East 36.22 feet to a point on the Southerly boundary of Hall Drive, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 456428.5651, East 541194.7833; thence in a generally Southeasterly direction along a curve to the left having a radius of 100.00 feet,

1817471.3PC 39

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.9± ACRES  
PAGE - 28

a chord bearing of South 67 deg. 37 min. 19 sec. East, a chord distance of 70.71 feet, an arc length of 72.27 feet to its intersection with the Southerly boundary of Hall Drive, said point being witnessed by a capped iron rod set; thence South 88 deg. 19 min. 37 sec. East along the Southerly boundary of Hall Drive 379.09 feet to its intersection with the division line between the lands formerly of the Prospect Mountain Corp. as described in Book 1635 of Deeds at Page 1157 on the Northwest and the lands now or formerly of Louis F. Tanner as described in Book 2033 of Deeds at Page 377 on the Southeast, said point being witnessed by a capped iron rod set; thence South 26 deg. 18 min. 58 sec. West along the above last mentioned division line 135.97 feet to its intersection with the division line between the lands formerly of the Prospect Mountain Corp. on the Southwest and the lands now or formerly of Louis F. Tanner on the Northeast, said point being North 56 deg. 34 min. 05 sec. West 0.17 feet from an existing iron pipe; thence South 63 deg. 41 min. 02 sec. East along the above last mentioned division line 150.00 feet to its intersection with the division line between the lands formerly of Prospect Mountain Corp. on the Southeast and the lands now or formerly of Louis F. Tanner on the Northwest, said point being witnessed by an existing iron pipe; thence North 26 deg. 18 min. 58 sec. East along the above last mentioned division line 147.66 feet to its intersection with the Southwesterly boundary of Orange Turnpike, County Road 19, said point being South 50 deg. 04 min. 28 sec. West 2.76 feet from an existing iron rod; thence along the Southwesterly boundary of Orange Turnpike, County Road 19 the following eight (8) courses: 1) in a generally Southeasterly direction along a curve to the right having a radius of 842.00 feet, a chord bearing of South 50 deg. 41 min. 04 sec. East and a chord distance of 81.28 feet, an arc

LEGAL DESCRIPTION  
PAGE - 30

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.9± ACRES  
PAGE - 29

length of 81.33 feet to a point of tangency; 2) thence South 47 deg. 55 min. 04 sec. East 97.90 feet to a point of curvature; 3) in a generally Southeasterly direction along a curve to the right having a radius of 617.00 feet, a chord bearing of South 42 deg. 58 min. 24 sec. East and a chord distance of 106.36 feet, an arc length of 106.49 feet to a point of tangency; 4) thence South 38 deg. 01 min. 43 sec. East 130.07 feet to a point of curvature; 5) in a generally Southeasterly direction along a curve to the right having a radius of 842.00 feet, a chord bearing of South 34 deg. 54 min. 33 sec. East and a chord distance of 91.64 feet, an arc length of 91.69 feet to a point of tangency; 6) thence South 31 deg. 47 min. 23 sec. East 160.27 feet to a point of curvature; 7) in a generally Southeasterly direction along a curve to the right having a radius of 967.00 feet, a chord bearing of South 25 deg. 46 min. 09 sec. East and a chord distance of 202.85 feet, an arc length of 203.23 feet to a point of tangency; and 8) thence South 19 deg. 44 min. 54 sec. East 267.02 feet to its intersection with the division line between the lands formerly of the Prospect Mountain Corp. as described in Book 1635 of Deeds at Page 1157 on the North and the lands now or formerly of Dennis J. Monahan and Elaine Monahan as described in Book 2215 of Deeds at Page 1070 on the south, said point being witnessed by a capped iron rod set; thence South 77 deg. 48 min. 51 sec. West along the above last mentioned division line 164.93 feet to its intersection with the division line between the lands formerly of the Prospect Mountain Corp. on the Southwest and the lands now or formerly of Dennis J. Monahan and Elaine Monahan on the Northeast, said point being witnessed by an existing iron pipe, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 45356.9740, East 542220.9958; thence South 24 deg. 08 min. 49 sec. East along the above last

LEGAL DESCRIPTION  
PAGE - 41

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13.0319± ACRES  
PAGE - 10

mentioned division line 339.52 feet to the intersection with the division line between the lands formerly of the Prospect Mountain Corp. on the South and the lands now or formerly of Dennis J. and Elaine Monahan on the North, said point being North 17 deg. 36 min. 14 sec. West 4.15 feet from an existing iron pipe, said point further being witnessed by an existing iron pipe at the corner; thence North 72 deg. 39 min. 11 sec. East along the above last mentioned division line 137.57 feet to its intersection with the Western boundary of Orange Turnpike, County Road 19, said point being witnessed by a capped iron rod set; thence along the Western and Southwesterly boundary of the Orange Turnpike, County Road 19, the following five (5) courses: 1) South 19 deg. 44 min. 54 sec. East 109.43 feet to a point of curvature; 2) in a generally Southeastery direction along a curve to the left having a radius of 833.00 feet, a chord bearing of South 24 deg. 40 min. 54 sec. East and a chord distance of 143.27 feet, an arc length of 143.45 feet to a point of tangency; 3) thence South 29 deg. 36 min. 54 sec. East 208.33 feet to a point of curvature; 4) in a generally Southeastery direction along a curve to the right having a radius of 2,417.00 feet, a chord bearing of South 24 deg. 50 min. 58 sec. East and a chord distance of 401.59 feet, an arc length of 402.05 feet to a point of tangency; and 5) thence South 20 deg. 05 min. 03 sec. East 463.23 feet to its intersection with the common division line between the lands formerly of the Prospect Mountain Corp. on the Northeast and the lands now or formerly of Ernest Rose as described in Book 4212 of Deeds at Page 86, Book 4173 of Deeds at Page 184 and Book 2385 of Deeds at Page 59, lands now or formerly of Melvin J. Stalter and Emma E. Stalter as described in Book 2137 of Deeds at Page 809, and lands now or formerly of the Commissioners of the Palmettes Interstate Park as described in Book 520 of Deeds at Page

RE: 471306 42

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13.0319± ACRES  
PAGE - 11

443 on the Southwest, said point being witnessed by a capped iron rod set; thence along the above last mentioned common division line the following two (2) courses: 1) North 53 deg. 30 min. 12 sec. West 444.20 feet to a point, said point being witnessed by an existing granite monument; and 2) thence North 53 deg. 39 min. 58 sec. West 1,207.52 feet to its intersection with the division line between the lands formerly of the Little Dam Lake Corp. as described in Book 1462 of Deeds at Page 531 and Book 1321 of Deeds at Page 292 on the Northwest, said point being witnessed by a stone monument in a stone pile, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 454854.0599, East 541688.9548; thence along the above last mentioned division line the following two (2) courses: 1) South 38 deg. 06 min. 21 sec. West 1,377.07 feet to a point, said point being witnessed by a stone monument in a stone pile, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 453770.4833, East 540839.1425; and 2) continuing along the above last mentioned division line, South 38 deg. 08 min. 22 sec. West 618.76 feet to a point; thence along the lands to be retained by Sterling Forest LLC (1,000 Acre Parcel, North Tract) the following two (2) courses: 1) North 51 deg. 51 min. 38 sec. West 3,253.42 feet to a point; and 2) South 38 deg. 08 min. 22 sec. West 2,674.96 feet to a point, said point being at the intersection of the division line between the lands formerly the Prospect Mountain Corp. on the East and a subdivision entitled "Clinton Woods Subdivision Section 1A," prepared by Buzance and Horowitz, Engineers, dated November 9, 1984, and filed in the Orange County Clerk's Office on October 8, 1985 as Map No. 7279 on the West with the division line between the lands formerly of the Prospect Mountain Corp. on the North and the above last mentioned

RE: 471306 43

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 11,031.94 ACRES  
PAGE - 32

subdivision entitled "Clinton Woods Subdivision Section No. 1A," on the South, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 453189.1789, East 536246.1649; thence North 78 deg. 25 min. 51 sec. West along the above last mentioned division line 545.71 feet to a point, said point being the Northwesterly corner of the said last mentioned subdivision; thence North 88 deg. 35 min. 50 sec. West through the lands formerly of the Prospect Mountain Corp. as described in Book 1321 of Deeds at Page 285 a distance of 292.51 feet to a point on the Easterly boundary of the Northerly Extension of Long Meadow Road; thence North 85 deg. 21 min. 17 sec. West crossing the bed of said road 50.21 feet to a point on the Westerly boundary of said Long Meadow Road; thence in a generally Southerly direction along the Westerly boundary of Long Meadow Road the following seven (7) courses: 1) South 08 deg. 04 min. 39 sec. West 212.11 feet to a point; 2) thence South 18 deg. 15 min. 39 sec. West 287.18 feet to a point of curvature; 3) in a generally Southerly direction along a curve to the left having a radius of 548.40 feet, a chord bearing of South 12 deg. 13 min. 54 sec. West and a chord distance of 115.20 feet, an arc length of 115.41 feet to a point of tangency; 4) thence South 06 deg. 12 min. 09 sec. West 252.00 feet to a point of curvature; 5) in a generally Southerly direction along a curve to the right having a radius of 672.82 feet, a chord bearing of South 09 deg. 29 min. 00 sec. West and a chord distance of 77.01 feet, an arc length of 77.05 feet to a point of tangency; 6) thence South 12 deg. 45 min. 49 sec. West 428.10 feet to a point of curvature; and 7) in a generally Southerly direction along a curve to the right having a radius of 25.00 feet, a chord bearing of South 25 deg. 31 min. 58 sec. West and a chord distance of 11.05 feet, an arc length of 11.14 feet to its intersection with the

SPR471.PG 44

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.94 ACRES  
PAGE - 33

Northeasterly boundary of New York State Route 17A, S.H. 1643B; thence North 41 deg. 42 min. 56 sec. West along said Northeasterly highway boundary 46.56 feet to its intersection with the Easterly boundary of Clinton Road, being a portion of old Route 17A; thence along the Easterly boundary of said road the following three (3) courses: 1) North 02 deg. 27 min. 03 sec. West 99.37 feet to a point; 2) thence North 08 deg. 54 min. 23 sec. East 190.98 feet to a point; and 3) thence North 02 deg. 46 min. 57 sec. East 155.75 feet to a point of curvature; thence in a generally Northwesterly direction along a curve to the left having a radius of 332.00 feet along the generally Northeasterly boundary of old Route 17A, a chord bearing of North 21 deg. 19 min. 37 sec. West and a chord distance of 271.23 feet, an arc length of 279.40 feet to its intersection with the Westerly boundary of Clinton Road; thence along the Westerly boundary of Clinton Road the following two (2) courses: 1) in a generally Northerly direction along a curve to the left having a radius of 117.83 feet, a chord bearing of North 21 deg. 33 min. 29 sec. East and a chord distance of 111.56 feet, an arc length of 116.22 feet to a point of tangency; and 2) thence North 06 deg. 41 min. 51 sec. West 14.39 feet to a point; thence through the lands formerly of the Prospect Mountain Corp. and along the Northerly and Northwesterly boundary of a parcel of land to be retained by Sterling Forest LLC (Parcel B-12) the following two (2) courses: 1) South 83 deg. 18 min. 09 sec. West 141.50 feet; and 2) thence South 26 deg. 54 min. 55 sec. West 29.10 feet to a point on the Northeasterly boundary of Old Route 17A; thence along the Northeasterly and Northerly boundary of Old Route 17A the following two (2) courses: 1) North 63 deg. 05 min. 05 sec. West 251.56 feet to a point; and 2) thence North 68 deg. 13 min. 10 sec. West 512.68 feet to its intersection with the

SPR471.PG 45

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.94 ACRES  
PAGE - 14

Northeasterly boundary of New York State Route 17A, S.H. No. 1643B; thence along the Northeasterly and Northerly boundary of said Route 17A, S.H. No. 1643B the following three (3) courses: 1) North 49 deg. 41 min. 03 sec. West 678.80 feet to a point; 2) thence North 69 deg. 14 min. 39 sec. West 235.93 feet to a point; and 3) thence North 69 deg. 14 min. 39 sec. West 387.13 feet to a point; thence through the lands formerly of the Prospect Mountain Corp. the following twelve (12) courses: 1) North 32 deg. 37 min. 15 sec. West 695.97 feet to a point; 2) thence South 80 deg. 46 min. 12 sec. West 779.14 feet to a point; 3) thence South 84 deg. 08 min. 18 sec. West 872.79 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 454103.2766, East 531061.4142; 4) thence North 02 deg. 07 min. 46 sec. East 2,515.41 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 456616.9521, East 531154.8800; 5) thence North 88 deg. 22 min. 02 sec. West 264.58 feet to a point; 6) thence South 10 deg. 49 min. 52 sec. West 1,466.75 feet to a point; 7) thence South 33 deg. 05 min. 08 sec. West 281.02 feet to a point; 8) thence South 47 deg. 36 min. 21 sec. West 188.43 feet to a point; 9) thence North 43 deg. 13 min. 27 sec. West 1,777.79 feet to a point; 10) thence North 11 deg. 57 min. 27 sec. East 313.77 feet to a point; 11) thence North 43 deg. 57 min. 09 sec. West 231.30 feet to a point; and 12) thence North 89 deg. 59 min. 12 sec. West 332.85 feet to a point on the Southeasterly boundary of Benjamin Meadow Road; thence along the Southeasterly, Southerly, and Southeasterly boundary of said Benjamin Meadow Road the following six (6) courses: 1) South 59 deg. 06 min. 51 sec. West 90.75 feet to a point of curvature; 2) in a generally Westerly direction along a curve to the right having a radius of

187471.DWG 46

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.94 ACRES  
PAGE - 15

275.00 feet, a chord bearing of South 73 deg. 48 min. 59 sec. West and a chord distance of 139.39 feet, an arc length of 141.13 feet to a point of tangency; 3) thence South 88 deg. 31 min. 07 sec. West 81.02 feet to a point of curvature; 4) in a generally Westerly direction along a curve to the left having a radius of 200.00 feet, a chord bearing of South 70 deg. 57 min. 21 sec. West and a chord distance of 120.70 feet, an arc length of 122.61 feet to a point of compound curvature; 5) in a generally Southwesterly direction along a curve to the left having a radius of 450.00 feet, a chord bearing of South 42 deg. 15 min. 55 sec. West and a chord distance of 173.70 feet, an arc length of 174.80 feet to a point of tangency; and 6) thence South 31 deg. 08 min. 15 sec. West 119.48 feet to a point; thence North 60 deg. 51 min. 56 sec. West crossing the bed of Benjamin Meadow Road and through a portion of lands formerly of Prospect Mountain Corp. as described in Book 1321 of Deeds at Page 285, a distance of 207.42 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 456333.5794, East 527909.4948; thence continuing through the lands formerly of Prospect Mountain Corp. the following two (2) courses: 1) South 29 deg. 08 min. 04 sec. West 354.25 feet to a point; and 2) thence South 60 deg. 51 min. 56 sec. East 122.57 feet to a point on the Northwesterly boundary of Benjamin Meadow Road; thence along the Northwesterly and Westerly boundary of said road the following two (2) courses: 1) South 34 deg. 43 min. 14 sec. West 167.53 feet to a point of curvature; and 2) in a generally Southerly direction along a curve to the left having a radius of 225.00 feet, a chord bearing of South 18 deg. 10 min. 29 sec. West and a chord distance of 128.15 feet, an arc length of 129.95 feet to its intersection with the Northwesterly boundary of State Highway No. 1643B, New York State Route 17A and 210;

187471.DWG 47



C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 11,011.9± ACRES  
PAGE - 36

thence along the Northwestery highway boundary the following three (3) courses: 1) In a generally Southwestery direction along a curve to the left having a radius of 397.00 feet, a chord bearing of South 53 deg. 14 min. 11 sec. West and a chord distance of 169.28 feet, an arc length of 170.91 feet to a point of tangency; 2) thence South 43 deg. 07 min. 07 sec. West 409.78 feet to a point; and 3) thence South 66 deg. 04 min. 29 sec. West 86.27 feet to a point; thence crossing the bed of State Highway No. 1643B, New York State Route 17A and 210 and through the lands formerly of University Forest Corp. (North Section) as described in Book 1600 of Deeds at Page 642 and Book 1600 of Deeds at Page 638, and lands formerly of Prospect Mountain Corp. as described in Book 1321 of Deeds at Page 285 the following four (4) courses: 1) South 10 deg. 45 min. 39 sec. West 550.50 feet to a point; 2) thence South 35 deg. 19 min. 43 sec. West 195.28 feet to a point; 3) thence South 21 deg. 09 min. 54 sec. East 591.95 feet to a point; and 4) thence South 04 deg. 39 min. 40 sec. West 1,281.68 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 432740.0000, East 527108.0000; thence South 78 deg. 30 min. 09 sec. East through a portion of land formerly of University Forest Corp. (North Section) as described in Book 1600 of Deeds at Page 652, lands formerly of Fletcher Lake Corp. as described in Book 1321 of Deeds at Page 353, and lands formerly of Morgan Guaratee Trust Company of New York as described in Book 1637 of Deeds at Page 1, lands formerly of University Forest Corp. (East Section), a distance of 1,569.56 feet to a point; thence South 15 deg. 45 min. 15 sec. West through the lands formerly of the Morgan Guaratee Trust Company of New York, University Forest Corp. (East Section) and lands formerly of Fletcher Lake Corp. 3,981.53 feet to a point; thence South

UN7471.JPG 48

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 11,011.9± ACRES  
PAGE - 37

14 deg. 54 min. 12 sec. West continuing through the lands formerly of the Morgan Guaratee Trust Company of New York, University Forest Corp. (East Section), and lands formerly of Fletcher Lake Corp. crossing the bed of Ironwood Drive and through a portion of lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1964 of Deeds at Page 762, a distance of 1931.07 feet to a point, said point being on the Easterly boundary of an easement granted to Orange and Rockland Utilities, Inc. as described in Book 1229 of Deeds at Page 187; thence crossing the Orange and Rockland Utility, Inc. right-of-way, through the lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1964 of Deeds at Page 762 and through the lands formerly of University Forest Corp. (East Section) as described in Book 1600 of Deeds at Page 652, lands formerly of Fletcher Lake Corp. as described in Book 1321 of Deeds at Page 353 the following six (6) courses: 1) South 26 deg. 27 min. 44 sec. West 1475.71 feet to a point, said point being witnessed by a drill hole on top of a boulder, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 445407.9700, East 526410.8100; 2) thence South 13 deg. 48 min. 42 sec. East 790.81 feet to a point; 3) thence South 30 deg. 01 min. 01 sec. West 1,743.65 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 443130.2400, East 525727.3300; 4) thence continuing through the lands formerly of the University Forest Corp., lands formerly of Long Lake Forest Preserve Corp. as described in Book 1321 of Deeds at Page 313 South 17 deg. 22 min. 39 sec. West 2,138.47 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 441089.3700, East 525088.6400; 5) thence continuing

UN7471.JPG 49

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,091.9± ACRES  
PAGE - 38

through the lands formerly of University Forest Corp., lands formerly of Long Lake Forest Preserve Corp., and lands formerly of McKee's Meadow Corp. as described in Book 1321 of Deeds at Page 325 South 23 deg. 21 min. 11 sec. West 2,148.50 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 43916.8800, East 524236.9800; and 6) thence South 05 deg. 28 min. 33 sec. East 541.80 feet to a point on the Northwesterly boundary of County Road No. 84; thence along the Northwesterly, Northerly, and Northwesterly boundary of said County Road No. 84 the following five (5) courses: 1) South 65 deg. 06 min. 30 sec. West 71.89 feet to a point; 2) thence South 77 deg. 57 min. 30 sec. West 300.01 feet to a point; 3) thence South 65 deg. 59 min. 28 sec. West 227.84 feet to a point; 4) thence South 53 deg. 29 min. 22 sec. West 331.52 feet to a point; and 5) thence South 42 deg. 44 min. 06 sec. West 41.55 feet to a point; thence South 26 deg. 16 min. 21 sec. East crossing the bed of County Road No. 84 and through the lands formerly of McKee's Meadow Corp. as described in Book 1321 of Deeds at Page 325, lands formerly of Long Lake Forest Preserve Corp. as described in Book 1321 of Deeds at Page 313, a distance of 2,204.13 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 436187.7900, East 524402.9100; thence continuing through the lands formerly of the Long Lake Forest Preserve Corp. as described in Book 1321 of Deeds at Page 313, lands formerly of Spruce Lake Corp. as described in Book 1321 of Deeds at Page 321 and lands formerly of Pine Hill Forest Preserve Corp. as described in Book 1321 of Deeds at Page 345 and along the Westerly boundary of a parcel to be retained by Sterling Forest LLC the following two (2) courses: 1) South 00 deg. 13 min. 51 sec. West

1993 471.JPG 50

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,091.9± ACRES  
PAGE - 39

6,200.00 feet to a point; and 2) thence South 63 deg. 00 min. 54 sec. East 5,250.18 feet to a point on the Westerly boundary of South Gate Road, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 427605.5326, East 529056.5159; thence along the Westerly and Northwesterly boundary of South Gate Road the following eight (8) courses: 1) North 17 deg. 43 min. 13 sec. East 27.83 feet to a point of curvature; 2) in a generally Northerly direction along a curve to the right having a radius of 4,776.01 feet, a chord bearing of North 19 deg. 25 min. 01 sec. East and a chord distance of 282.79 feet, an arc length of 282.84 feet to a point of reverse curvature; 3) in a generally Northerly direction along a curve to the left having a radius of 637.12 feet, a chord bearing of North 14 deg. 39 min. 03 sec. East and a chord distance of 143.42 feet, an arc length of 143.73 feet to a point of tangency; 4) thence North 08 deg. 11 min. 17 sec. East 713.41 feet to a point of curvature; 5) in a generally Northwesterly direction along a curve to the right having a radius of 408.71 feet, a chord bearing of North 33 deg. 02 min. 50 sec. East and a chord distance of 343.63 feet, an arc length of 354.66 feet to a point of tangency; 6) thence North 57 deg. 54 min. 22 sec. East 303.96 feet to a point of curvature; 7) in a generally Northeasterly direction along a curve to the right having a radius of 13,090.18 feet, a chord bearing of North 58 deg. 33 min. 50 sec. East and a chord distance of 300.55 feet, an arc length of 300.56 feet to a point of tangency; and 8) thence North 59 deg. 13 min. 18 sec. East 222.93 feet to its intersection with the division line between the lands now or formerly of the Consolidated Edison Company of New York, Inc. as described in Book 1964 of Deeds at Page 722 on the Northeast and the Orange and Rockland Utility, Inc. right-of-way as described in Book 1229 of Deeds at Page 187 on the Southwest; thence South

1993 471.JPG 51

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.94 ACRES  
PAGE - 40

54 deg. 35 min. 50 sec. East along the above last mentioned division line crossing the bed of South Gate Road 54.65 feet to its intersection with the Southeastery boundary of South Gate Road; thence along the Southeastery, Southerly and Southeastery boundary of South Gate Road the following six (6) courses: 1) North 39 deg. 13 min. 18 sec. East 442.60 feet to a point of curvature; 2) in a generally Easterly direction along a curve to the right having a radius of 636.05 feet, a chord bearing of North 67 deg. 49 min. 27 sec. East and a chord distance of 190.28 feet, an arc length of 190.99 feet to a point of tangency; 3) thence North 76 deg. 25 min. 35 sec. East 134.92 feet to a point of curvature; 4) in a generally Northeastery direction along a curve to the left having a radius of 475.00 feet, a chord bearing of North 65 deg. 20 min. 09 sec. East and a chord distance of 144.34 feet, an arc length of 144.90 feet to a point of tangency; 5) thence North 56 deg. 35 min. 48 sec. East 82.73 feet to a point; and 6) thence North 47 deg. 12 min. 20 sec. East 80.53 feet to a point on the division line between the lands formerly of Pine Hill Forest Preserve, Corp. as described in Book 1321 of Deeds at Page 345 on the Southwest and the lands now or formerly of Tuxedo Park Associates as described in Book 2119 of Deeds at Page 1131 on the Northeast, said point being witnessed by a capped iron rod set; thence South 61 deg. 06 min. 10 sec. East along the above last mentioned division line 653.30 feet to its intersection with the division line between the lands now or formerly of Pine Hill Forest Preserve Corp. on the West and the lands now or formerly of Tuxedo Park Associates on the East, said point being North 19 deg. 01 min. 42 sec. West 4.96 feet from a stone monument, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 429607.1089, East 531753.1961; thence South 19 deg. 38 min. 33 sec.

4271386 52

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.94 ACRES  
PAGE - 41

East along the above last mentioned division line and through the lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1977 of Deeds at Page 41 a distance of 1,784.47 feet to a point on the division line between the lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1977 of Deeds at Page 41 on the Northeast and the lands encumbered by the Orange and Rockland Utilities, Inc. right-of-way as described in Book 1229 of Deeds at Page 187 on the Southwest, said point being South 76 deg. 07 min. 15 sec. West 1.31 feet from an existing stone monument, said point being located at the New York State Plane Coordinate System, East Zone, NAD 1927, North 427926.4758, East 532353.0448; thence South 56 deg. 09 min. 33 sec. East through the lands now or formerly of Consolidated Edison Company of New York, Inc., 783.22 feet to a point, said point being South 69 deg. 45 min. 57 sec. West 0.79 feet from an existing stone monument, said point being located at New York State Plane Coordinate System East Zone NAD 1927, North 427490.3086, East 533003.5781; thence South 00 deg. 28 min. 13 sec. West along the division line between the lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1977 of Deeds at Page 41 on the East and the lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1964 of Deeds at Page 722, the Orange and Rockland Utility, Inc. right-of-way as described in Book 1229 of Deeds at Page 187, and lands formerly of Pine Hill Forest Preserve Corp. as described in Book 1321 of Deeds at Page 345 on the West, a distance of 2,436.98 feet to a point, said point being witnessed by a capped iron rod set, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927 North 425053.4150, East 532983.5818; thence South 58 deg.

4271386 53

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.9± ACRES  
PAGE - 42

30 min. 02 sec. East through the lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1964 of Deeds at Page 722 and lands now or formerly of Pine Hill Forest Preserve Corp. as described in Book 1321 of Deeds at Page 345 a distance of 407.01 feet to point, said point being South 54 deg. 26 min. 33 sec. West 2.09 feet from an existing stone monument; thence South 11 deg. 34 min. 33 sec. East continuing through the lands now or formerly of Pine Hill Forest Preserve Corp. 982.97 feet to a point, said point being witnessed by an existing stone monument, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 423877.7787, East 533527.8636; thence continuing through the lands now or formerly of Pine Hill Forest Preserve Corp. and through the lands now or formerly of Consolidated Edison of New York, Inc. as described in Book 1977 of Deeds at Page 41 and along the division line between the lands now or formerly of Consolidated Edison of New York, Inc. on the Southeast and the lands now or formerly of Pine Hill Forest Preserve Corp. on the Northwest, South 37 deg. 41 min. 58 sec. West 1,311.86 feet to its intersection with the division line between the lands formerly of Pine Hill Forest Preserve Corp. on the Southwest and the lands now or formerly of Consolidated Edison Company of New York, Inc. on the Northeast, said point being South 54 deg. 15 min. 10 sec. West 0.74 feet from an existing iron rod inside an existing iron pipe, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 423839.7948, East 532725.6352; thence South 45 deg. 01 min. 40 sec. East along the above last mentioned division line 70.76 feet to its intersection with the division line between the lands now or formerly of Pine Hill Forest Preserve Corp. as described in Book 1726 of Deeds at Page 979 on the West and the lands now

471.80 54

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.9± ACRES  
PAGE - 43

or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1964 of Deeds at Page 722 on the East; thence South 13 deg. 11 min. 11 sec. East along the above last mentioned division line 705.98 feet to its intersection with the Northwesterly boundary of Eagle Valley Road; thence along the said Northwesterly road boundary the following three (3) courses: 1) South 59 deg. 19 min. 28 sec. West 112.94 feet to a point of curvature; 2) in a generally Southwesterly direction along a curve to the left having a radius of 292.45 feet, a chord bearing of South 41 deg. 19 min. 42 sec. West and a chord distance of 180.70 feet, an arc length of 183.71 feet to a point of tangency; and 3) thence South 23 deg. 19 min. 57 sec. West 66.64 feet to its intersection with the common division line between the lands now or formerly of the Pine Hill Forest Preserve Corp. on the North and the lands formerly of Joseph A. Conely and Jane H. Conely as described in Book 1397 of Deeds at Page 508, lands now formerly of Wayne E. Davis and Teresa Davis as described in Book 4210 of Deeds at Page 168, lands formerly of Joseph A. Conely and Jane H. Conely as described in Book 1397 of Deeds at Page 508 on the South; thence North 77 deg. 36 min. 16 sec. West along the above last mentioned common division line 767.12 feet to its intersection with the division line between the lands formerly of the Pine Hill Forest Preserve Corp. on the Northwest and West and the lands formerly of Joseph A. Conely and Jane H. Conely on the Southeast and East, said point being witnessed by a capped iron rod set; thence along the above last mentioned division line the following three (3) courses: 1) South 36 deg. 17 min. 36 sec. West 3.10 feet to a point of curvature; 2) in a generally Southerly direction along a curve to the left having a radius of 226.06 feet, a chord bearing of South 17 deg. 15 min. 11 sec. West and chord distance of 147.50 feet, an arc length of 150.25

471.80 55

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 11,011.94 ACRES  
PAGE - 44

feet to a point, said point being marked by a capped iron rod set; and 3) thence South 01 deg. 47 min. 14 sec. East 0.91 feet to a point; thence North 75 deg. 32 min. 27 sec. West through the lands now or formerly of Pine Hill Forest Preserve Corp. 424.08 feet to a point, said point being at the intersection of the division line between the lands now or formerly of Pine Hill Forest Preserve Corp. on the East and the lands now or formerly of Mildred Kupfer as described in Book 1328 of Deeds at Page 348 on the West with the common division line between the lands formerly of the Pine Hill Forest Preserve Corp. on the North and the lands now or formerly of Mildred Kupfer, lands now or formerly of Michael D. D'Avanzo and Deborah Ann D'Avanzo as described in Book 3353 of Deeds at Page 207, lands now or formerly of Vincent Soroca and Mary Jo Soroca as described in Book 3385 of Deeds at Page 117, and lands now or formerly of William J. Ackerman, III and Karen B. Ackerman as described in Book 4031 of Deeds at Page 70 on the South, said point being witnessed by a capped iron rod set; thence along the above last mentioned division line the following two (2) courses: 1) North 75 deg. 32 min. 27 sec. West 883.31 feet to a point, said point being South 83 deg. 35 min. 36 sec. East 2.53 feet from an existing iron pipe; and 2) thence North 74 deg. 57 min. 04 sec. West 713.75 feet to its intersection with the common division line between the lands formerly of Pine Hill Forest Preserve Corp. on the East and lots as shown on a map entitled "Plan Of Subdivision Section One, Tuxedo Club Subdivision," prepared by Lane and Tully, dated May 30, 1989, and filed in the Orange County Clerk's Office on October 9, 1991 as Map No. 10351, said point being witnessed by an existing iron pipe, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 42380.0753, East 529943.8457; thence along

1517471306 56

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 11,011.94 ACRES  
PAGE - 45

the above last mentioned division line the following four (4) courses: 1) North 09 deg. 00 min. 26 sec. East 176.87 feet to a point, said point being South 64 deg. 52 min. 32 sec. West 0.18 feet from an existing concrete monument; 2) thence North 08 deg. 38 min. 41 sec. East 34.59 feet to a point, said point being North 80 deg. 41 min. 08 sec. West 0.14 feet from an existing concrete monument; 3) thence North 08 deg. 40 min. 53 sec. East 244.63 feet to a point, said point being distant North 54 deg. 52 min. 28 sec. West 0.22 feet from an existing concrete monument; and 4) thence North 13 deg. 42 min. 07 sec. West 1,326.93 feet to its intersection with the common division line between the lands now or formerly of Pine Hill Forest Preserve Corp. on the Southeast and the lands now or formerly of the Tuxedo Club, Inc. as described in Book 3804 of Deeds at Page 69 and lands now or formerly of Enrique C. Penusquia as described in Book 3340 of Deeds at Page 220 on the Northwest, said point being North 54 deg. 46 min. 30 sec. West 0.49 feet from an existing cross cut in a rock; thence North 39 deg. 25 min. 12 sec. East along the above last mentioned common division line, 1,412.29 feet to its intersection with the division line between the lands formerly of Pine Hill Forest Preserve Corp. on the North and the lands now or formerly of Enrique C. Penusquia on the South, said point being North 80 deg. 17 min. 10 sec. West 0.71 feet from an existing concrete monument, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 425210.9627, East 530596.1494; thence North 78 deg. 14 min. 24 sec. West along the above last mentioned division line 1,044.79 feet to its intersection with the division line between the lands formerly of the Pine Hill Forest Preserve Corp. on the East and the lands now or formerly of the Tuxedo Club, Inc. as described in Book 3804 of Deeds at Page 69 on the West; thence

1517471306 57

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,071.94 ACRES  
PAGE - 46

North 17 deg. 56 min. 46 sec. East along the above last mentioned division line 111.28 feet to its intersection with the division line between the lands formerly of the Pine Hill Forest Preserve Corp. on the Northeast and the lands now or formerly of the Tuxedo Club, Inc. on the Southwest, said point being South 59 deg. 39 min. 19 sec. East 0.22 feet from an existing concrete monument; thence North 40 deg. 06 min. 24 sec. West along the above last mentioned division line 678.71 feet to its intersection with the Southern boundary of a private 50 foot wide right-of-way; thence in a generally Easterly direction along the Southern boundary of said private right-of-way along a curve to the left having a radius of 198.49 feet, a chord bearing of South 82 deg. 30 min. 53 sec. East and a chord distance of 48.15 feet, an arc length of 48.27 feet to a point, said point being South 30 deg. 30 min. 31 sec. West 0.17 feet from an existing iron pipe; thence North 00 deg. 31 min. 08 sec. East crossing the private right-of-way 50.00 feet to a point, said point being witnessed by an existing iron pipe distant North 09 deg. 29 min. 08 sec. East 0.12 feet; thence North 09 deg. 29 min. 08 sec. East along the division line between the lands formerly of Pine Hill Forest Preserve Corp. on the East and the lands now or formerly of the Tuxedo Club, Inc. on the West 215.00 feet to its intersection with the division line between the lands formerly of the Pine Hill Forest Preserve Corp. on the Northeast and the lands now or formerly of the Tuxedo Club, Inc. on the Southwest, said point being North 09 deg. 29 min. 07 sec. East 0.12 feet from an existing iron pipe; thence North 66 deg. 24 min. 52 sec. West along the above last mentioned division line 332.81 feet to its intersection with the division line between the lands formerly of the Pine Hill Forest Preserve Corp. on the West and Southwest and the lands now or formerly of the Tuxedo Club, Inc. on the East and Northeast,

1304721300 58

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,071.94 ACRES  
PAGE - 47

said point being witnessed by a capped iron rod set, said point being North 66 deg. 32 min. 51 sec. West 19.88 feet from an existing iron pipe; thence along the above last mentioned division line the following two (2) courses: 1) South 00 deg. 40 min. 58 sec. West 105.09 feet to a point; and 2) thence South 23 deg. 33 min. 22 sec. East 88.20 feet to its intersection with the Northeastly boundary of a private right-of-way, said point being witnessed by a masonry nail set; thence along the Northeastly boundary of said private right-of-way the following three (3) courses: 1) in a generally Northwesterly direction along a curve to the left having a radius of 221.14 feet, a chord bearing of North 61 deg. 50 min. 34 sec. West and a chord distance of 91.23 feet, an arc length of 91.89 feet to a point of tangency; 2) thence North 72 deg. 11 min. 22 sec. West 82.36 feet to a point of curvature; and 3) in a generally Northwesterly direction along a curve to the right having a radius of 147.83 feet a chord bearing of North 43 deg. 56 min. 11 sec. West and a chord distance of 139.96 feet, an arc length of 145.79 feet to a point on the Easterly boundary of South Gate Road; thence North 81 deg. 26 min. 15 sec. West crossing the bed of South Gate Road 50.00 feet to a point on the Westerly boundary of said South Gate Road; thence in a generally Southerly direction along said Westerly boundary the following three (3) courses: 1) South 08 deg. 33 min. 45 sec. West 353.56 feet to a point; 2) thence South 18 deg. 14 min. 42 sec. West 240.84 feet to a point; and 3) thence South 10 deg. 14 min. 42 sec. West 5.83 feet to its intersection with the division line between the lands formerly of the Pine Hill Forest Preserve Corp. on the North and the lands now or formerly of June J. Morgan and Marie C. Routh as described in Book 4377 of Deeds at Page 253 on the South, said point being North 10 deg. 14 min. 42 sec. East 3.40 feet from an existing iron pipe;

1304721300 59

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 11,011.9± ACRES  
PAGE - 48

thence North 76 deg. 07 min. 37 sec. West along the above last mentioned division line 195.64 feet to its intersection with the division line between the lands formerly of Pine Hill Forest Preserve Corp. on the East and the lands now or formerly of Mark Fried and Joyce Fried as described in Book 3283 of Deeds at Page 53 on the West, said point being witnessed by a capped iron rod set; thence North 11 deg. 52 min. 23 sec. East along the above last mentioned division line 361.20 feet to its intersection with the common division line between the lands formerly of Pine Hill Forest Preserve Corp. on the North and the lands now or formerly of Mark Fried and Joyce Fried and R-H Tuxedo Associates, L.P. on the South, said point being witnessed by a capped iron rod set; thence South 86 deg. 51 min. 30 sec. West along the above last mentioned common division line 1,846.69 feet to its intersection with the division line between the lands formerly of Pine Hill Forest Preserve Corp. on the Northwest and the lands now or formerly of R-H Tuxedo Associates, L.P. on the Southeast, said point being witnessed by a capped iron rod set, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 426143.4436, East 536588.9495; thence South 25 deg. 13 min. 13 sec. West along the above last mentioned division line 4,551.95 feet to its intersection with the common division line between the lands formerly of the Pine Hill Forest Preserve Corp. on the West and the lands now or formerly of R-H Tuxedo Associates, L.P. and "The Woodlands" subdivision, lands now or formerly of R-H Tuxedo Associates, L.P. and lands now or formerly of Gene H. Olsen on the East, said point being witnessed by a capped iron rod set; thence South 04 deg. 03 min. 19 sec. East along the above last mentioned common division line 1,201.25 feet to its intersection with the Northeastly boundary of County Road 84, said point being

REF: 471.36 60

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 11,011.9± ACRES  
PAGE - 49

witnessed by an existing iron rod, distant South 04 deg. 03 min. 19 sec. East 3.21 feet; thence along the Northeastly boundary of County Road 84 the following two (2) courses: 1) South 48 deg. 08 min. 42 sec. East 85.84 feet to a point; and 2) thence South 43 deg. 09 min. 59 sec. East 1,474.84 feet to its intersection with the division line between the lands formerly of the Sirrom Corporation as described in Book 1742 of Deeds at Page 474 on the Southeast and the lands now or formerly of R-H Tuxedo Associates, L.P. on the Northwest, said point being South 36 deg. 43 min. 34 sec. West 2.61 feet from an existing iron rod; thence North 37 deg. 42 min. 40 sec. East along the above last mentioned division line 498.26 feet to its intersection with the division line between the lands formerly of the Sirrom Corporation on the East and the lands now or formerly of the Town of Tuxedo on the West; thence North 05 deg. 02 min. 40 sec. West along the above last mentioned division line 990.97 feet to its intersection with the division line between the lands formerly of the Sirrom Corporation on the North and the lands now or formerly of the Town of Tuxedo on the South, said point being North 08 deg. 30 min. 54 sec. West 0.67 feet from an existing iron pipe; thence North 72 deg. 42 min. 50 sec. West along the above last mentioned division line 225.00 feet to its intersection with the division line between the lands formerly of the Sirrom Corporation on the East and the lands now or formerly of the Town of Tuxedo on the West, said point being North 19 deg. 22 min. 48 sec. West 0.30 feet from an existing iron pipe, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 421142.3921, East 525810.7183; thence North 17 deg. 17 min. 10 sec. East along the above last mentioned division line 659.32 feet to its intersection with the division line between the lands formerly of the Sirrom Corporation on the South and the lands

REF: 471.36 61

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.92 ACRES  
PAGE - 30

now or formerly of the Town of Tuxedo on the North, said point being witnessed by a drill hole set; thence South 76 deg. 18 min. 39 sec. East along the above last mentioned division line 274.76 feet to its intersection with the division line between the lands formerly of the Strrom Corporation on the East and the lands now or formerly of the Town of Tuxedo on the West, said point being witnessed by a drill hole with a masonry nail insert; thence South 76 deg. 18 min. 39 sec. East through the lands formerly of the Strrom Corporation, along the Southerly boundary of retained land Parcel B-3, a distance of 155.00 feet to a point on the Westerly boundary of Eagle Valley Road (a.k.a. Ringwood Road); thence South 76 deg. 18 min. 39 sec. East 22.24 feet to a point in the centerline of Eagle Valley Road (a.k.a. Ringwood Road); thence in a generally Southerly direction along the centerline of said road the following eight (8) courses: 1) South 10 deg. 43 min. 42 sec. West 33.48 feet to a point; 2) thence South 22 deg. 25 min. 32 sec. West 231.34 feet to a point; 3) in a generally Southerly direction along a curve to the left having a radius of 129.83 feet, a chord bearing of South 02 deg. 22 min. 41 sec. East and a chord distance of 108.93 feet, an arc length of 112.41 feet to a point of tangency; 4) thence South 27 deg. 10 min. 58 sec. East 129.84 feet to a point of curvature; 5) in a generally Southerly direction along a curve to the right having a radius of 150.72 feet, a chord bearing of South 05 deg. 28 min. 33 sec. East and a chord distance of 111.49 feet, an arc length of 114.20 feet to a point of tangency; 6) thence South 16 deg. 13 min. 52 sec. West 265.00 feet to a point; 7) thence South 07 deg. 44 min. 52 sec. West 99.59 feet to a point; and 8) thence South 12 deg. 26 min. 18 sec. East 125.24 feet to its intersection with the division line between the lands formerly of the Strrom Corporation on the South and the lands now or formerly of

18:47:10 62

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.92 ACRES  
PAGE - 31

Gerrit J. DeWard, IV and Gail DeWard as described in Book 1874 of Deeds at Page 811 on the North; thence North 63 deg. 19 min. 04 sec. East along the above last mentioned division line 352.96 feet to its intersection with the common division line between the lands formerly of the Strrom Corporation on the East and the lands now or formerly of Gerrit J. DeWard, IV and Gail DeWard and lands now or formerly of Robert L. Barton as described in Book 2272 of Deeds at Page 62 on the West, said point being North 10 deg. 17 min. 38 sec. West 0.08 feet from an existing iron pipe, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 420630.0733, East 526708.1869; thence North 06 deg. 40 min. 56 sec. West along the above last mentioned common division line 336.36 feet to its intersection with the division line between the lands formerly of the Strrom Corporation on the South and the lands now or formerly of Charles R. Yennie and Dorothy Yennie as described in Book 4236 of Deeds at Page 139 on the North, said point being North 02 deg. 34 min. 48 sec. East 0.07 feet from an existing iron pipe; thence North 83 deg. 19 min. 04 sec. East along the above last mentioned division line 227.55 feet to its intersection with the division line between the lands formerly of the Strrom Corporation on the West and the lands now or formerly of Moore-Young Lee and Bong-Hyo Lee as described in Book 2292 of Deeds at Page 868 on the East, said point being North 16 deg. 55 min. 52 sec. West 0.52 feet from an existing iron pipe with a brass disc; thence South 16 deg. 28 min. 15 sec. East along the above last mentioned division line 1,194.37 feet to its intersection with the division line between the lands formerly of Strrom Corporation on the West and the lands now or formerly of Thomas A. Iazziti and Patricia M. Iazziti as described in Book 3366 of Deeds at Page 141 on the East; thence South 03 deg. 20 min. 49 sec.

18:47:10 63



C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,001.9± ACRES  
PAGE - 52

West along the above last mentioned division line 322.73 feet to its intersection with the Northwestly boundary of the Babcock Hill Road; thence North 65 deg. 08 min. 23 sec. East along said road boundary 102.06 feet to a point; thence South 10 deg. 20 min. 54 sec. East crossing the bed of Babcock Hill Road and Staatsburg Road, County Road 72, 197.71 feet to a point on the Southernly boundary of Staatsburg Road, County Road 72, said point being witnessed by a capped iron rod set; thence along the above last mentioned Southernly highway boundary the following three (3) courses: 1) South 75 deg. 22 min. 31 sec. West 1.08 feet to a point; 2) thence South 75 deg. 52 min. 47 sec. West 511.33 feet to a point; and 3) thence South 73 deg. 38 min. 15 sec. West 228.97 feet to a point; thence through the lands formerly of the Strrom Corporation and along lands to be retained by Sterling Forest LLC the following two (2) courses: 1) South 00 deg. 00 min. 00 sec. West 177.00 feet to a point; and 2) thence South 90 deg. 00 min. 00 sec. East 760.16 feet to a point on the division line between the lands formerly of the Strrom Corporation on the West and the lands now or formerly of Brian L. Cullen and Gertrude M. Cullen on the East; thence South 02 deg. 17 min. 44 sec. East along the above last mentioned division line 79.17 feet to its intersection with the division line between the lands formerly of the Strrom Corporation as described in Book 1657 of Deeds at Page 236 on the South and the lands now or formerly of Brian L. Cullen and Gertrude M. Cullen as described in Book 2148 of Deeds at Page 590 and lands now or formerly of Gary Mellor and Schery Mellor as described in Book 2684 of Deeds at Page 21 on the North, said point being North 79 deg. 37 min. 11 sec. West 0.22 feet from an existing iron pipe, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North

000471.JPG 64

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 11,001.9± ACRES  
PAGE - 53

418925 8747, East 527389 6831; thence South 80 deg. 11 min. 04 sec. East along the above last mentioned common division line 888.00 feet to its intersection with the Westerly boundary of Sheppard's Pond Road (a.k.a. Thunder Mountain Road); thence along the generally Westerly and Northwestly boundary of said road the following ten (10) courses: 1) South 02 deg. 49 min. 44 sec. East 110.19 feet to a point; 2) thence South 08 deg. 37 min. 54 sec. East 204.56 feet to a point; 3) thence South 04 deg. 14 min. 56 sec. West 158.11 feet to a point; 4) thence South 05 deg. 27 min. 54 sec. East 137.19 feet to a point; 5) thence South 08 deg. 37 min. 51 sec. West 87.57 feet to a point; 6) thence South 26 deg. 18 min. 06 sec. West 153.52 feet to a point; 7) thence South 20 deg. 58 min. 41 sec. West 77.16 feet to a point; 8) thence South 07 deg. 02 min. 16 sec. West 427.60 feet to a point; 9) thence South 14 deg. 09 min. 36 sec. West 119.99 feet to its intersection with the municipal boundary line between the Town of Turvedo, Orange County, State of New York, on the Northwest and the Town of Ramapo, Rockland County, State of New York, on the Southeast, said point being South 75 deg. 23 min. 03 sec. West 1.18 feet from an existing concrete monument with a brass disc; and 10) thence continuing along the Northwestly road boundary South 45 deg. 48 min. 17 sec. West 325.97 feet to a point, said point being South 64 deg. 01 min. 04 sec. West 0.32 feet from an existing granite monument; thence South 45 deg. 48 min. 17 sec. West continuing along the said municipal boundary line and through the lands formerly of the Strrom Corporation as described in Book 1657 of Deeds at Page 236, a distance of 1,016.13 feet to its intersection with the municipal boundary line between the Towns of Turvedo and Warwick, County of Orange, State of New York, on the Northeast and the Borough of Ringwood and the Township of West Milford, County of Passaic,

000471.JPG 65

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.32 ACRES  
PAGE - 54

State of New Jersey on the Southwest, said point being witnessed by an existing stone monument MM 20, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 416395.4030, East 527149.3944; thence along the "state boundary line" the following six (6) courses: 1) thence North 60 deg. 08 min. 15 sec. West 5,203.94 feet to a point, said point being witnessed by an existing stone monument MM 21, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 418986.5408, East 522616.4114; 2) thence North 58 deg. 27 min. 25 sec. West 5,258.18 feet to a point, said point being witnessed by an existing stone monument MM 22, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 421737.3092, East 518155.1496; 3) thence North 60 deg. 48 min. 57 sec. West 4,582.77 feet to a point, said point being witnessed by an existing stone monument MM 23, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 423971.9487, East 514154.1311; 4) thence North 60 deg. 05 min. 27 sec. West 5,178.43 feet to a point, said point being witnessed by an existing stone monument MM 24, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 426554.0534, East 509665.3784; 5) thence North 59 deg. 41 min. 50 sec. West 5,232.04 feet to a point, said point being witnessed by an existing stone monument MM 25, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 429193.9858, East 505148.1910; and 6) thence North 59 deg. 31 min. 26 sec. West 1,271.09 feet to the point or place of beginning and containing 13,031.9 acres of land, more or less.

LE10471A30 66

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 13,031.32 ACRES  
PAGE - 55

The hereinabove described parcel is subject to easements and restrictions of record, see Title Commitment No. 733-0-0-0002, prepared by First American Title Insurance Company of New York, Office No. 951487, said title search used in the preparation of this survey.

C. T. MALE ASSOCIATES, P. C.

C. Jeffrey Denison, PLS

December 12, 1997  
Revised January 28, 1998  
CJD/ajw/m  
CINA Reg. No. 97-462

Note: As shown on a map entitled "Perimeter Boundary Survey, Portion Of Lands Now Of Formerly Of Sterling Forest Corporation, Prepared For The Trust For Public Land, Towns Of Monroe, Ramapo, Tuxedo And Warwick, Orange And Rockland Counties, New York," dated July 1, 1997 and revised January 28, 1998, Map No. 97-303.

LE10471A30 67

SCHEDULE B

Enumeration of Out Parcels A-1a, A-1b, A-1c, A-1d, A-2, A-3, A-9, A-10, A-12, A-13, A-14, D-10, A-11 and the Consolidated Edison DeLilly Corridor.

Parcel	Map	Town	Tax Map No.
A-1a	20 (3E), 21 (3F)	Tuxedo	2-1-6
			2-1-7
			2-1-8
			2-1-9
			2-1-10.1
			2-1-10.2
A-1b	21 (3F)	Tuxedo	2-1-16
A-1c	21 (3F)	Tuxedo	2-1-12
A-1d	21 (3F)	Tuxedo	2-1-14
A-2	20 (3E)	Tuxedo	2-1-5
A-3	20 (3E)	Tuxedo	2-1-2
A-9	45 (B)	Warwick	91-1-21.21
			91-1-1.1
			91-1-2.1
			91-1-3.1
			91-1-4.1
			91-1-5.1
			91-1-6.1
			91-1-7.1
			91-1-8.1
			91-1-9.1
			91-1-10.1
			91-1-11.1
			91-1-12.1
			91-1-13.1
			91-1-14.1
			91-1-15.1
			91-1-16.1
91-1-17.1			
91-1-18.1			
91-1-19.1			
91-1-20.1			
91-1-22			
A-10	45 (BD)	Warwick	83-1-2 83-1-5.1

OUTPARCELS

180471306 09

180471306 09

SCHEDULE B (CONTINUED)

The following is a list of conveyances to Consolidated Edison Company of New York, Inc. making up the utility corridor within the Conveyance Parcel and each conveyance is referenced to the sheet of the Male Map on which each respective conveyance is found.

SHEET NO.	CONVEYANCE
14(2D)	L. 1964 CP. 742
19(3D)	L. 1964 CP. 742
19(3D)	L. 1964 CP. 753
23(4D)	L. 1964 CP. 786
28(3D)	L. 1964 CP. 786
28(3D)	L. 1995 CP. 729
29(5B)	L. 1964 CP. 786
29(5B)	L. 1995 CP. 729
29(5B)	L. 1964 CP. 762
56(10B)	L. 1964 CP. 722
57(10F)	L. 1977 CP. 41
57(10F)	L. 1964 CP. 722
62(11F)	L. 1977 CP. 41
62(11F)	L. 1964 CP. 722
66(12F)	L. 1977 CP. 41

Parcel	Male Map	Town	Tax Map No.
A-11	56(10E)	Tuxedo	15-1-1
			15-1-2
			15-1-3
			15-1-4
			15-1-5
			15-2-1.1
			15-2-1.2
			15-2-1.3
			15-2-1.4
			15-3-1.1
			15-3-1.21
			15-3-1.22
			15-3-1.3
			15-4-1
			15-4-2.1
15-4-2.2			
15-5-1			
15-5-2			
15-5-3			
15-5-4			
15-5-5.1			
15-5-5.2			
15-5-6			
15-5-7			
15-5-8			
15-5-9			
15-5-10.1			
15-5-11.2			
15-5-12			
15-5-13			
15-5-14.1			
15-5-14.21			
15-5-14.22			
15-5-15			
15-5-16			
15-5-17			
15-5-18.1			
15-5-18.2			
15-5-18.3			
15-5-19			
15-5-20			
15-6-1			
15-6-2			
15-6-3			
15-6-4			
15-6-5			
A-12	60(11D)	WARWICK	85-1-1.1
A-13	64(12D)	WARWICK	85-1-4.1
			85-1-4.2
			85-1-5.1
			85-1-5.2
A-14	56(10E)	Tuxedo	14-1-2.1
D-10	29(5E)	Tuxedo	8-1-3.6

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
RETAINED LAND PARCEL B-0  
AREA = 1,974,841 ACRES  
TOWN OF TUXEDO AND TOWN OF WARWICK  
COUNTY OF ORANGE, STATE OF NEW YORK

All that certain tract, piece or parcel of land situate, lying and being in the Town of Tuxedo and Town of Warwick, County of Orange, State of New York, and being more particularly bounded and described as follow..

**BEGINNING** at a point at the intersection of the division line between the lands formerly of the Prospect Mountain Corp. as described in Book 1321 of Deeds at Page 285 on the West and the lands now or formerly of the Town of Tuxedo as described in Book 1919 of Deeds at Page 91 and Book 2277 of Deeds at Page 238 on the East with the Southwesterly boundary of New York State Route 17A, S.H. No. 1643B said point being witnessed by a capped iron rod set, said point of beginning being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 450977.1517, East 535588.7994, and runs thence from said point of beginning South 09 deg. 20 min. 06 sec. West along said division line 531.77 feet to its intersection with the Northerly boundary of Sylvan Way, said point being witnessed by a capped iron rod set; thence along the Northerly and Northwesterly boundary of Sylvan Way the following six (6) courses: 1) in a generally Westerly direction along a curve to the left having a radius of 528.20 feet, a chord bearing of South 78 deg. 59 min. 12 sec. West and a chord distance of 293.94 feet, an arc length of 297.87 feet to a point of tangency; 2) thence South 62 deg. 49 min. 53 sec. West 224.30 feet to a point of curvature; 3) in a generally Southwesterly direction along a curve to the left having a radius of 709.00 feet, a chord bearing of South 56 deg. 16 min. 48 sec. West and a chord distance of 161.79 feet, an arc length of 162.14 feet to a point of tangency; 4) thence South 49 deg. 43 min. 43 sec. West 358.86 feet to a point of curvature; 5) thence in a

1111471.JPG 73

RETAINED LANDS

1111471.JPG 72

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1,974.841 ACRES  
PAGE - 2

Generally Southwesterly direction along a curve to the right having a radius of 470.00 feet, a chord bearing of South 56 deg. 45 min. 13 sec. West and a chord distance of 114.96 feet, an arc length of 115.25 feet to a point of tangency; and 6) thence South 63 deg. 46 min. 43 sec. West 68.87 feet to its intersection with the Northeasterly boundary of Lot 2 as shown on a map entitled "Extension Of Section No. 1 Filed Map No. 1918 Lots No. 36, 37, 38, 39 Laurel Ridge Subdivision," Town of Tuxedo, County of Orange, State of New York, prepared by Richard DeKasy, and filed in the Orange County Clerk's Office on May 29, 1967 as Map No. 2263, said point being witnessed by a capped iron rod set; thence along the Northeasterly and Northwesterly boundary of said Lot 2 the following two (2) courses: 1) North 25 deg. 38 min. 27 sec. West 149.25 feet to its intersection with the Northwesterly boundary of said Lot 2, said corner being witnessed by a capped iron rod set; and 2) thence South 63 deg. 18 min. 33 sec. West along the Northwesterly boundary of said Lot 2 a distance of 144.39 feet to its intersection with the Northeasterly boundary Lot 1 as shown on said hereinabove referenced filed subdivision map, said point being witnessed by a drill hole set; thence North 37 deg. 32 min. 57 sec. West along the Northwesterly boundary of said Lot 1 a distance of 52.20 feet to its intersection with the Northwesterly boundary of said Lot 1, said point being witnessed by a capped iron rod set; thence South 63 deg. 28 min. 43 sec. West along the Northwesterly boundary of said Lot 1 a distance of 234.91 feet to its intersection with the Northeasterly boundary of Lot 38 as shown on said hereinabove referenced map, said point being North 63 deg. 40 min. 05 sec. East 0.23 feet from an existing iron pipe; thence North 45 deg. 49 min. 27 sec. West along the

471.JPG 74

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1,974.841 ACRES  
PAGE - 3

Northeasterly boundary of Lot 38 a distance of 150.00 feet to its intersection with the Northwesterly boundary of Lot Nos. 36 and 37 as shown on the said hereinabove referenced map, said point being witnessed by an existing iron pipe; thence South 44 deg. 11 min. 33 sec. West along the Northwesterly boundary of said Lot Nos. 36 and 37 a distance of 304.32 feet to its intersection with the Westerly boundary of said Lot 37; thence South 09 deg. 27 min. 03 sec. West along the said Westerly lot boundary 24.36 feet to its intersection with the Southerly boundary of said Lot 37 as shown on the said hereinabove filed subdivision map, said point being witnessed by a capped iron rod set; thence along the Southerly boundary of said lot the following two (2) courses: 1) South 71 deg. 25 min. 57 sec. East 148.18 feet to a point of curvature; and 2) in a generally Easterly direction along a curve to the left having a radius of 30.00 feet, a chord bearing of North 74 deg. 26 min. 19 sec. East and a chord distance of 33.66 feet, an arc length of 35.74 feet to its intersection with the Northwesterly boundary of Fawn Hill Road; thence along the said Northwesterly street boundary in a generally Southwesterly direction along a curve to the left having a radius of 186.00 feet, a chord bearing of South 25 deg. 35 min. 53 sec. West and a chord distance of 94.48 feet, an arc length of 95.53 feet to its intersection with the Northeasterly boundary of Lot 38 as shown on the said hereinabove referenced filed subdivision map; thence along the Northeasterly and Northerly boundary of said Lot 38 the following two (2) courses: 1) in a generally Northwesterly direction along a curve to the left having a radius of 30.01 feet, a chord bearing of North 31 deg. 21 min. 04 sec. West and a chord distance of 38.64 feet, an arc length of 41.99 feet to a point of tangency; and 2)

471.JPG 75

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1.974 841 ACRES  
PAGE - 4

thence North 71 deg. 25 min. 57 sec. West 126.89 feet to its intersection with the division line between the lands formerly of Prospect Mountain Corp. as described in Book 1321 of Deeds at Page 285 on the West and Lot Nos. 38 and 39 as shown on the heretofore referenced filed subdivision map and Lot Nos. 1 and 2 as shown on a map entitled "Section No. 1 Laurel Ridge Subdivision," Town of Tuxedo, County of Orange, State of New York, prepared by Victor H. Erikson, Professional Engineer, and Erikson and DeKey Land Surveyors, dated December 1960, and filed in the Orange County Clerk's Office on June 12, 1961 as Map No. 1918; thence South 09 deg. 27 min. 03 sec. West along the above last mentioned division line 719.82 feet to its intersection with the Southwesterly boundary of Lot 2 as shown on the said heretofore filed subdivision map, said point being witnessed by a capped iron rod set; thence along the Southwesterly boundary of Lot Nos. 2 and 3 as shown on the said heretofore referenced filed subdivision map the following two (2) courses: 1) South 29 deg. 11 min. 57 sec. East 190.95 feet to a point, said point being South 28 deg. 08 min. 48 sec. East 0.51 feet from a iron pipe found; and 2) thence South 52 deg. 17 min. 33 sec. East 179.35 feet to its intersection with the Southerly boundary of Lot 4 as shown on said heretofore referenced filed subdivision map, said point being North 89 deg. 44 min. 36 sec. East 0.22 feet from a iron pipe found in a rock pile; thence South 81 deg. 38 min. 00 sec. East along the above last mentioned Southerly boundary of Lot 4 a distance of 112.11 feet to its intersection with the Westerly boundary of Lot 11 as shown on the said heretofore referenced map entitled "Laurel Ridge Section 1," said point being South 27 deg. 36 min. 30 sec. West 1.19 feet from an existing iron pipe found;

19747136 76

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1.974 841 ACRES  
PAGE - 5

thence South 21 deg. 42 min. 30 sec. West along the above mentioned Westerly boundary of Lot 11 a distance of 143.88 feet to its intersection with the Northwesterly boundary of Lot 12 as shown on said filed subdivision map, said point being witnessed by a iron pipe; thence South 27 deg. 49 min. 31 sec. West along the above mentioned Westerly boundary of Lot 12 a distance of 201.26 feet to its intersection with the Southerly boundary of said lot said point being witnessed by an existing bolt; thence along the Southerly boundary of Lot Nos. 12 and 13 Laurel Ridge Section 1 the following two (2) courses: 1) South 78 deg. 44 min. 36 sec. East 243.92 feet to a point; and 2) thence North 77 deg. 32 min. 47 sec. East 119.52 feet to its intersection with the Southeastery boundary of said Lot 13, said point being witnessed by a capped iron rod set; thence along the Southeastery boundary of Lot Nos. 13, 14, 15, and 16 as shown on said Laurel Ridge Section 1 the following four (4) courses: 1) North 39 deg. 00 min. 22 sec. East 168.31 feet to a point; 2) thence North 38 deg. 47 min. 12 sec. East 88.62 feet to a point; 3) thence North 46 deg. 56 min. 32 sec. East 89.52 feet to a point; and 4) thence North 47 deg. 50 min. 32 sec. East 89.83 feet to its intersection with the Southerly boundary of Lot 17 Laurel Ridge Section 1; thence along the Southerly boundary of Lot Nos. 17 and 18 the following two (2) courses: 1) North 76 deg. 51 min. 22 sec. East 102.53 feet to a point; and 2) thence North 89 deg. 10 min. 47 sec. East 190.45 feet to a point, said point being witnessed by a capped iron rod set; thence South 66 deg. 59 min. 18 sec. East along the Southwestery boundary of Laurel Ridge Section 5 a distance of 341.43 feet to its intersection with the Southerly boundary of Lot 14 as shown on a map entitled "Plan of Laurel Ridge Subdivision Section 5," prepared by

19747136 77

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1,974.841 ACRES  
PAGE - 6

Busiance and Horowitz Engineers, dated August 26, 1963, and filed in the Orange County Clerk's Office on June 4, 1964 as Map No. 2054, thence along the Southerly boundary of Laurel Ridge Section 5, Lot Nos. 14, 15, 16, and 17 the following two (2) courses: 1) South 80 deg. 36 min. 03 sec. East 398.00 feet to a point; and 2) thence South 68 deg. 36 min. 03 sec. East 240.60 feet to its intersection with the Westerly boundary of Lot Nos. 19, 20, 47, 48, and 49 as shown on the said hereinabove referenced filed subdivision map, said point being witnessed by a iron pipe found; thence along the above last mentioned division line the following two (2) courses: 1) South 03 deg. 36 min. 03 sec. East 210.01 feet to a point, said point being North 85 deg. 21 min. 03 sec. West 0.09 feet from an existing iron pipe; and 2) thence South 01 deg. 08 min. 53 sec. East 341.79 feet to its intersection with the Southerly boundary of Lot 49 on shown on the said hereinabove referenced map said point being witnessed by a capped iron rod set; thence South 85 deg. 21 min. 03 sec. East along the Southerly boundary of Laurel Ridge Section 5 a distance of 651.59 feet to its intersection with the division line between the lands formerly of Prospect Mountain Corp. as described in Book 1321 of Deeds at Page 285 on the Northwest and the lands now or formerly of Turcoto Park Associates as described in Book 2120 of Deeds at Page 139, Book 2120 of Deeds at Page 113, Book 2120 of Deeds at Page 110, Book 2120 of Deeds at Page 95, Book 2120 of Deeds at Page 74, and Book 2120 of Deeds at Page 18 on the Southeast, said point being witnessed by a capped iron rod set; thence South 37 deg. 28 min. 12 sec. West along the above last mentioned division line 1,687.48 feet to its intersection with the Northeasterly boundary of Warwick Brook Road, said point being located

197471JPS 78

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1,974.841 ACRES  
PAGE - 7

at New York State Plane Coordinate System, East Zone, NAD 1927, North 446469.5987, East 535256.7633, thence along the Northeasterly, Northerly, and Northwesterly boundary of Warwick Road the following eleven (11) courses: 1) North 51 deg. 38 min. 09 sec. West 181.02 feet to a point; 2) thence North 62 deg. 02 min. 26 sec. West 244.30 feet to a point; 3) thence North 54 deg. 25 min. 42 sec. West 124.33 feet to a point of curvature; 4) in a generally Northwesterly direction along a curve to the left having a radius of 1,000.00 feet, a chord bearing of North 62 deg. 59 min. 02 sec. West and a chord distance of 297.54 feet, an arc length of 298.64 feet to a point of tangency; 5) thence North 71 deg. 32 min. 21 sec. West 72.72 feet to a point of curvature; 6) in a generally Westerly direction along a curve to the left having a radius of 2,500.00 feet, a chord bearing of North 70 deg. 19 min. 56 sec. West and a chord distance of 105.33 feet, an arc length of 105.34 feet to a point of compound curvature; 7) in a generally Westerly direction along a curve to the left having a radius of 1,000.00 feet, a chord bearing of North 79 deg. 04 min. 51 sec. West and a chord distance of 345.78 feet, an arc length of 347.52 feet to a point of tangency; 8) thence North 89 deg. 02 min. 12 sec. West 111.01 feet to a point of curvature; 9) in a generally Westerly direction along a curve to the left having a radius of 600.00 feet, a chord bearing of South 77 deg. 39 min. 29 sec. West and a chord distance of 276.17 feet, an arc length of 278.66 feet to a point of tangency; 10) thence South 64 deg. 21 min. 10 sec. West 34.08 feet to a point of curvature; and 11) in a generally Southwesterly direction along a curve to the left having a radius of 1,100.00 feet, a chord bearing of South 59 deg. 32 min. 03 sec. West and a chord distance of 184.81 feet, an arc

197471JPS 79



C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1,974.841 ACRES  
PAGE - 8

length of 185.02 feet to its intersection with the division line between the lands formerly of Prospect Mountain Corp. as described in Book 1321 of Deeds at Page 285 on the Northeast and the lands now or formerly of International Paper Company as described in Book 1772 of Deeds at Page 1030 on the Southwest, said point being witnessed by a drill hole set, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 446862.3467, East 533454.3563; thence North 47 deg. 57 min. 20 sec. West along the above last mentioned division line 1,804.80 feet to its intersection with the Southeasterly boundary of County Road 84, said point being witnessed by an existing iron pipe; thence North 65 deg. 37 min. 31 sec. West crossing the bed of County Road 84 a distance of 101.37 feet to a point on the Northwesterly boundary of said County Road 84; thence along the Northwesterly and Northerly boundary of County Road 84 the following twenty-four (24) courses: 1) South 23 deg. 38 min. 34 sec. West 1,011.56 feet to a point; 2) thence South 41 deg. 55 min. 14 sec. West 353.67 feet to a point; 3) thence South 35 deg. 21 min. 04 sec. West 101.00 feet to a point; 4) thence South 38 deg. 08 min. 27 sec. West 44.43 feet to a point; 5) thence South 32 deg. 45 min. 59 sec. West 94.24 feet to a point; 6) thence South 30 deg. 51 min. 58 sec. West 85.40 feet to a point; 7) thence South 33 deg. 54 min. 39 sec. West 373.05 feet to a point; 8) thence South 13 deg. 30 min. 42 sec. West 107.70 feet to a point; 9) thence South 24 deg. 02 min. 07 sec. West 662.34 feet to a point; 10) thence South 34 deg. 20 min. 34 sec. West 96.93 feet to a point; 11) thence South 26 deg. 09 min. 07 sec. West 85.73 feet to a point; 12) thence South 22 deg. 05 min. 28 sec. West 113.46 feet to a point; 13) thence South 21 deg. 30 min.

1887471380 S0

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1,974.841 ACRES  
PAGE - 9

35 sec. West 237.63 feet to a point; 14) thence South 30 deg. 19 min. 48 sec. West 347.36 feet to a point; 15) thence South 33 deg. 25 min. 55 sec. West 551.11 feet to a point; 16) thence South 21 deg. 02 min. 46 sec. West 197.10 feet to a point, said point being North 78 deg. 34 min. 27 sec. West 1.48 feet from an existing iron pipe; 17) thence South 37 deg. 59 min. 05 sec. West 179.34 feet to a point; 18) thence South 35 deg. 48 min. 44 sec. West 245.89 feet to a point of curvature; 19) in a generally Southwesterly direction along a curve to the left having a radius of 388.14 feet, a chord bearing of South 26 deg. 49 min. 53 sec. West and a chord distance of 183.62 feet, an arc length of 184.47 feet to a point of tangency; 20) thence South 17 deg. 17 min. 08 sec. West 451.52 feet to a point, said point being North 82 deg. 09 min. 13 sec. West 1.49 feet from an existing concrete monument, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 443252.7384, East 529445.3006; 21) thence South 35 deg. 04 min. 21 sec. West 228.94 feet to a point; 22) thence South 46 deg. 24 min. 07 sec. West 822.03 feet to a point; 23) thence South 67 deg. 13 min. 08 sec. West 200.56 feet to a point, said point being North 55 deg. 48 min. 13 sec. West 1.29 feet from an existing concrete monument; and 24) thence South 83 deg. 15 min. 33 sec. West 93.63 feet to its intersection with the division line between the lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1964 of Deeds at Page 774 on the East and the lands encumbered by Orange and Rockland Utilities, Inc. as described in Book 1229 of Deeds at Page 187 on the West; thence South 17 deg. 39 min. 38 sec. East crossing the bed of County Road 84 and along said division line 243.68 feet to a point; thence South 04 deg. 51

1887471380 S1

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1,974.841 ACRES  
PAGE - 10

min. 11 sec. West continuing along said division line 14.75 feet to its intersection with the common division line between the lands now or formerly of Orange and Rockland Utilities, Inc. as described in Book 1641 of Deeds at Page 607 on the South and the lands formerly of the University Forest Corp., lands formerly of Long Lake Forest Preserve as described in Book 1321 of Deeds at Page 313 (Orange and Rockland Utilities, Inc. right-of-way), lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1964 of Deeds at Page 774, and lands formerly of the Long Lake Forest Preserve as described in Book 1321 of Deeds at Page 313 on the North; thence South 68 deg. 04 min. 28 sec. West along the above last mentioned common division line 280.05 feet to its intersection with the division line between the lands now or formerly of Orange and Rockland Utilities, Inc. as described in Book 1641 of Deeds at Page 607 on the East and the lands formerly of Long Lake Forest Preserve on the West, said point being witnessed by an existing iron pipe; thence South 04 deg. 52 min. 49 sec. West along the above last mentioned division line 215.00 feet to its intersection with the division line between the lands now or formerly of Orange and Rockland Utilities, Inc. on the North and the lands formerly of Long Lake Forest Preserve on the South, said point witnessed by a capped iron rod set; thence South 85 deg. 07 min. 09 sec. East along the above last mentioned division line 120.00 feet to its intersection with the common division line between the lands formerly of Long Lake Forest Preserve and lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1964 of Deeds at Page 774 on the West and the lands now or formerly of Orange and Rockland Utilities, Inc. on the East; thence

REF: 471306 82

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1,974.841 ACRES  
PAGE - 11

South 04 deg. 52 min. 51 sec. West along the above last mentioned common division line 110.00 feet to a point, said point being on the westerly projection of the division line between the lands now or formerly of Orange and Rockland Utilities, Inc. as described in Book 1641 of Deeds at Page 607 on the North and the lands formerly of Long Lake Forest Preserve (Orange and Rockland Utility, Inc. right-of-way) on the South; thence South 85 deg. 07 min. 09 sec. East along the westerly projection of said division line and along said division line 130.00 feet to its intersection with the division line between the lands formerly of Long Lake Forest Preserve (Orange and Rockland Utilities, Inc. right-of-way) on the West and the lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1977 of Deeds at Page 41 on the East; thence South 04 deg. 51 min. 04 sec. West along the above last mentioned division line through lands formerly of Long Lake Forest Preserve 5,182.16 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 436349 6963, East 528036 6426; thence through the lands formerly of Long Lake Forest Preserve the following two (2) courses: 1) South 84 deg. 18 min. 44 sec. West 3,651.71 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 436187 7900, East 524402 9100, and 2) thence North 26 deg. 16 min. 21 sec. West continuing through the lands formerly of Long Lake Forest Preserve and crossing the bed of County Road No. 84 a distance of 2,204.13 feet to a point on the Northwestern boundary of said County Road No. 84; thence along the Northwestern boundary of County Road No. 84 the following five (5) courses: 1) North 42 deg. 44 min. 06 sec. East 41.55 feet to a point; 2)

REF: 471306 83

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1,974.841 ACRES  
PAGE - 12

thence North 53 deg. 29 min. 22 sec. East 331.52 feet to a point; 3) thence North 65 deg. 59 min. 28 sec. East 227.84 feet to a point; 4) thence North 77 deg. 57 min. 30 sec. East 300.01 feet to a point; and 5) thence North 65 deg. 06 min. 30 sec. East 71.89 feet to a point; thence through the lands formerly of the McKeeags Meadow Corp., lands now formerly of Long Lake Forest Preserve as described in Book 1321 of Deeds at Page 313, lands formerly of the University Forest Corp., lands now or formerly of Long Lake Forest Preserve as described in Book 1321 of Deeds at Page 313, and lands formerly of University Forest Corp. (East section ) as described in Book 1600 of Deeds at Page 652, lands formerly of Fletcher Lake Corp. as described in Book 1321 of Deeds at Page 353 the following six (6) courses: 1) North 05 deg. 28 min. 33 sec. West 541.80 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 439116.8800, East 524236.9800; 2) thence North 23 deg. 21 min. 11 sec. East 2,148.50 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 441089.3700, East 523088.6400; 3) thence North 17 deg. 22 min. 39 sec. East 2,138.47 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 443130.2400, East 523727.3300; 4) thence North 30 deg. 01 min. 01 sec. East 1,743.65 feet to a point; 5) thence North 13 deg. 48 min. 42 sec. West 790.81 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 443407.9700, East 526410.8100; and 6) thence North 26 deg. 27 min. 44 sec. East 1,475.71 feet to a point, said point being on the division line between the lands formerly of the University

19974713PG 84

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1,974.841 ACRES  
PAGE - 13

Forest Corp. (East section) as described in Book 1600 of Deeds at Page 652 (Orange and Rockland Utilities, Inc. right-of-way as described in Book 1229 of Deeds at Page 187) on the West and the lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1964 of Deeds at Page 762 on the East; thence North 14 deg. 54 min. 12 sec. East through the lands of Consolidated Edison Company of New York, Inc. and through the lands formerly of Morgan Guarantee Trust Company of New York as described in Book 1637 of Deeds at Page 1, lands formerly of University Forest Corp. (East Section) as described in Book 1600 of Deeds at Page 652, lands formerly of Fletcher Lake Corp. as described in Book 1321 of Deeds at Page 353 and lands formerly of Prospect Mountain Corp. as described in Book 1321 of Deeds at Page 285 the following two (2) courses: 1) North 14 deg. 54 min. 12 sec. East 1,931.07 feet to a point; and 2) thence North 15 deg. 45 min. 15 sec. East 3,981.53 feet to a point; thence North 78 deg. 30 min. 09 sec. West through the lands formerly of the Morgan Guarantee Trust Company of New York, lands formerly of University Forest Corp. (East Section), lands formerly of Prospect Mountain Corp., land formerly of University Forest Corp. (North Section), and lands formerly of Fletcher Lake Corp. 1,569.56 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 452740.0000, East 527108.0000; thence continuing through the lands formerly of University Forest Corp. (North Section) as described in Book 1600 of Deeds at Page 638 and Book 1600 of Deeds at Page 652, lands formerly of Prospect Mountain Corp. as described in Book 1321 of Deeds at Page 285 and lands formerly of Fletcher Lake Corp. as described in Book 1321 of

19974713PG 85

C. T. MALE ASSOCIATES, P.C.  
LEGAL DESCRIPTION  
AREA = 1,974.841 ACRES  
PAGE - 14

Deeds a Page 353, and lands formerly of University Forest Corp. as described in Book 1600 of Deeds at Page 642 the following four (4) courses: 1) North 04 deg. 39 min. 40 sec. East 1,281.68 feet to a point; 2) thence North 21 deg. 09 min. 54 sec. West 591.95 feet to a point; 3) thence North 35 deg. 19 min. 43 sec. East 195.28 feet to a point; and 4) thence North 10 deg. 45 min. 39 sec. East continuing through said lands and crossing the bed of State Highway No. 1643B, New York State Route 17A and 210 a distance of 350.50 feet to a point on the Northwestery boundary of said highway; thence along the Northwestery boundary of said State Highway No. 1643B, New York State Route 17A and 210, the following three (3) courses: 1) North 66 deg. 04 min. 29 sec. East 86.27 feet to a point; 2) thence North 43 deg. 07 min. 07 sec. East 409.78 feet to a point of curvature; and 3) in a generally Northeastery direction along a curve to the right having a radius of 357.00 feet, a chord bearing of North 53 deg. 14 min. 11 sec. East and a chord distance of 169.28 feet, an arc length of 170.91 feet to its intersection with the Westerly boundary of Benjamin Meadows Road; thence along the Westerly and Northwestery boundary of said Road the following two (2) courses: 1) in a generally Northerly direction along a curve to the right having a radius of 225.00 feet, a chord bearing of North 18 deg. 10 min. 29 sec. East and a chord distance of 128.15 feet, an arc length of 129.95 feet to a point of tangency; and 2) thence North 34 deg. 43 min. 14 sec. East 167.53 feet to a point; thence through the lands formerly of the Prospect Mountain Corp. as described in Book 1321 of Deeds at Page 285 the following three (3) courses: 1) North 60 deg. 51 min. 56 sec. West 122.57 feet to a point; 2) thence North 29 deg. 08 min. 04 sec. East 354.25 feet to a point, said

1817 471JPC 86

C. T. MALE ASSOCIATES, P.C.  
LEGAL DESCRIPTION  
AREA = 1,974.841 ACRES  
PAGE - 15

point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 456333.5794, East 527909.4948; and 3) thence South 60 deg. 51 min. 56 sec. East continuing through said lands and crossing the bed of Benjamin Meadows Road 207.42 feet to a point on the Southeastery boundary of said road; thence along the Southeastery and Southerly boundary of said Benjamin Meadows Road the following six (6) courses: 1) North 31 deg. 08 min. 15 sec. East 119.48 feet to a point of curvature; 2) in a generally Northeastery direction along a curve to the right having a radius of 450.00 feet, a chord bearing of North 42 deg. 15 min. 55 sec. East and a chord distance of 173.70 feet, an arc length of 174.80 feet to a point of compound curvature; 3) in a generally Easterly direction along a curve to the right having a radius of 200.00 feet, a chord bearing of North 70 deg. 57 min. 21 sec. East and a chord distance of 120.70 feet, an arc length of 122.61 feet to a point of tangency; 4) thence North 88 deg. 31 min. 07 sec. East 81.02 feet to a point of curvature; 5) in a generally Easterly direction along a curve to the left having a radius of 275.00 feet, a chord bearing of North 73 deg. 48 min. 59 sec. East and a chord distance of 139.59 feet, an arc length of 141.13 feet to a point of tangency; and 6) thence North 59 deg. 06 min. 51 sec. East 90.75 feet to a point; thence through the lands formerly of the Prospect Mountain Corp. as described in Book 1321 of Deeds at Page 285 the following twelve (12) courses: 1) South 89 deg. 59 min. 12 sec. East 332.85 feet to a point; 2) thence South 43 deg. 57 min. 09 sec. East 231.30 feet to a point; 3) thence South 11 deg. 57 min. 27 sec. West 313.77 feet to a point; 4) thence South 43 deg. 13 min. 27 sec. East 1,777.79 feet to a point; 5) thence North 47 deg. 36 min. 21 sec. East 188.43 feet to a point;

1817 471JPC 87

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1,974.841 ACRES  
PAGE - 16

6) thence North 33 deg. 03 min. 08 sec. East 281.02 feet to a point; 7) thence North 10 deg. 49 min. 52 sec. East 1,466.75 feet to a point; 8) thence South 88 deg. 22 min. 02 sec. East 264.58 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 456616.9521, East 531154.8800; 9) thence South 02 deg. 07 min. 46 sec. West 2,515.41 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 454103.2766, East 531061.4142; 10) thence North 84 deg. 08 min. 18 sec. East 872.79 feet to a point; 11) thence North 80 deg. 46 min. 12 sec. East 779.14 feet to a point; and 12) thence South 32 deg. 37 min. 15 sec. East 695.97 feet to a point on the Northerly boundary of New York State Route 17A; thence South 69 deg. 14 min. 39 sec. East along the said above mentioned Northerly highway boundary 387.13 feet to a point, said point being South 71 deg. 30 min. 12 sec. East 25.86 feet from an existing concrete monument; thence South 33 deg. 57 min. 36 sec. West crossing the bed of New York State Route 17A, a distance of 211.01 feet to a point on the Southwesterly boundary of said highway, said point being at the intersection of the division line between the lands formerly of Morgan Guarantee Trust Company of New York as described in Book 1637 of Deeds at Page 1, lands formerly of University Forest Corp. (East Section) as described in Book 1600 of Deeds at Page 638 and lands formerly of Prospect Mountain Corp. as described in Book 1321 of Deeds at Page 285 on the Northwest and the lands now or formerly of Reichold Chemical, Inc. as described in Book 1788 of Deeds at Page 1092, Book 1798 of Deeds at Page 1086, and Book 1738 of Deeds at Page 296 on the Southeast, said point being North 26 deg. 19 min. 51 sec.

47136 89

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1,974.841 ACRES  
PAGE - 17

East 26.53 feet from a concrete monument; thence South 33 deg. 57 min. 36 sec. West along the above last mentioned division line 711.00 feet to its intersection with the division line between the land formerly of Morgan Guarantee Trust Company of New York, lands formerly of University Forest Corp. (East Section) and lands formerly of Prospect Mountain Corp. on the Northeast and the lands now or formerly of Reichold Chemical, Inc. on the Southwest; thence North 58 deg. 40 min. 59 sec. West along the above last mentioned division line 465.00 feet to its intersection with the division line between the lands now or formerly of Morgan Guarantee Trust Company of New York, lands formerly of University Forest Corp. (East Section) and lands formerly of Prospect Mountain Corp. on the West and the lands now or formerly of Reichold Chemical, Inc. on the East; thence along the above last mentioned division line the following two (2) courses: 1) South 20 deg. 00 min. 46 sec. West 457.71 feet to a point; and 2) thence South 16 deg. 07 min. 06 sec. West 1,157.00 feet to its intersection with the division line between lands formerly of Morgan Guarantee Trust Company of New York, lands formerly of University Forest Corp. (East Section), lands formerly of Prospect Mountain Corp. on the Northwest, and the lands now or formerly of Union Carbide Subsidiary B, Inc. as described in Book 2191 of Deeds at Page 236 on the Southeast, said point being South 20 deg. 47 min. 33 sec. West 7.62 feet from a stone monument, said point also being South 68 deg. 03 min. 38 sec. East 1.94 feet from an iron pin in concrete; thence South 33 deg. 57 min. 36 sec. West along the above last mentioned division line 2,000.00 feet to its intersection with the division line between the lands formerly of Morgan Guarantee Trust Company of New York, lands formerly

47136 89

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1,974.841 ACRES  
PAGE - 18

of University Forest Corp. (East Section), and lands formerly of Prospect Mountain Corp. on the Southwest, and the lands now or formerly of Union Carbide Subsidiary B, Inc. on the Northeast; thence South 56 deg. 02 min. 24 sec. East along the above last mentioned division line and its Southeasterly projection crossing the bed of County Road 84, 1,894.97 feet to a point on the Southeasterly boundary of County Road 84, said point being located at New York State Plane Coordinate System East Zone, NAD 1927, North 448811.9846, East 532500.2094; thence along the generally Southeasterly boundary of County Road 84 the following eight (8) courses: 1) North 34 deg. 53 min. 04 sec. East 1,193.78 feet to a point, said point being North 15 deg. 58 min. 57 sec. East 0.85 feet from an existing concrete monument; 2) thence North 50 deg. 58 min. 44 sec. East 349.06 feet to a point, said point being North 05 deg. 03 min. 53 sec. West 0.90 feet from an existing concrete monument; 3) thence North 71 deg. 49 min. 54 sec. East 602.78 feet to a point, said point being witnessed by an existing concrete monument; 4) thence North 58 deg. 08 min. 54 sec. East 405.47 feet to a point; 5) thence North 49 deg. 33 min. 34 sec. East 200.56 feet to a point; 6) thence North 38 deg. 37 min. 24 sec. East 168.15 feet to a point; 7) thence North 21 deg. 52 min. 34 sec. East 352.88 feet to a point; and 8) thence North 29 deg. 27 min. 35 sec. East 490.88 feet to its intersection with the division line between the lands formerly of Prospect Mountain Corp. as described in Book 1321 of Deeds a Page 285 on the Southwest and the lands now or formerly of Sterling Forest Volunteer Fire Company as described in Book 1938 of Deeds at Page 114 on the Northeast; thence South 59 deg. 49 min. 58 sec. East along the above last mentioned division line 76.97 feet to its

1818471.DWG 30

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1,974.841 ACRES  
PAGE - 19

intersection with the division line between the lands formerly of Prospect Mountain Corp. on the Southeast and the lands now or formerly of Sterling Forest Volunteer Fire Company on the Northwest; thence North 30 deg. 10 min. 02 sec. East along the above last mentioned division line 114.97 feet to its intersection with the Southwesterly boundary of New York State Route 17A; thence South 42 deg. 03 min. 25 sec. East along the said above mentioned Southwesterly highway boundary 690.77 feet to the point or place of beginning and containing 1,974.841 acres of land, more or less.

C.T. MALE ASSOCIATES, P.C.

C. Jeffrey Denison, PLS

December 12, 1997  
Revised January 28, 1998

CDW/PLG  
CTMA Project No. 97-003

Note: As shown on a map entitled "Lands To Be Retained By Sterling Forest LLC Parcel B-0," Town of Tuxedo and Town of Warwick, Orange County, New York, prepared by C.T. Male Associates, P.C., dated November 20, 1997 and revised January 28, 1998, Map No. 97-303/B-0.

1818471.DWG 31

Parcel B-1

All these pieces or parcels of land situate in the Town of Tuxedo, County of Orange, and State of New York, collectively described on Parcel B-1 on Sheet 5 on the Male Map, Parcel B-1 consists of the following tax parcels described and identified by the following Section, Block and Lot numbers on the Town and County Tax Rolls for the Town of Tuxedo for 1998 and the Official Tax Maps for said Town as of the date of this Declaration:

8-1-13  
8-1-14  
9-1-1  
9-1-2  
9-1-4  
9-1-5.4

HPD 47136 92

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
RETAINED LAND PARCEL B-2  
AREA = 106.44 ACRES  
TOWN OF WARWICK, COUNTY OF ORANGE, STATE OF NEW YORK

All that certain tract, piece or parcel of land situate, lying and being in the Town of Warwick, County of Orange, State of New York, lying generally Northwesternly of County Highway No. 84 and along the Southerly portion of Sterling Lake, and being more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the division line between the lands formerly of Sterling Lake Corp., lands now or formerly of McKeanes Meadow Corp. as described in Book 1321 of Deeds at Page 325 on the Southwest, and the lands now or formerly of New York University as described in Book 1948 of Deeds at Page 464 on the Northeast with the centerline of the Sterling Mine Road, a.k.a. Old Forge Road, said point being North 29 deg. 15 min. 36 sec. West 21.18 feet from an iron pipe, said point of beginning being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 436820.8576, East 521721.3560, and runs thence from said point of beginning South 30 deg. 01 min. 32 sec. East along the said above mentioned division line 271.68 feet to its intersection with the division line between the land formerly of Sterling Lake Corp., lands now or formerly of McKeanes Meadow Corp. on the South and Southeast, and the lands now or formerly of New York University as described in Book 1948 of Deeds at Page 464 and Book 1630 of Deeds at Page 1050 on the North and Northwest, said point being witnessed by a capped iron rod set; thence along the above last mentioned division line the following five (5) courses: 1) South 84 deg. 47 min. 42 sec. East 124.97 feet to a point; 2) thence South 88 deg. 43 min. 12 sec. East 72.27 feet to a point; 3) thence North 80 deg. 12 min. 48 sec. East 91.19 feet to a point; 4) thence North 65 deg. 10 min. 53 sec. East 128.17 feet to a point; and 5) thence North 52 deg. 48 min. 48 sec. East 111.44 feet to a point witnessed by a capped iron rod set; thence South 46 deg. 29 min. 33 sec.

HPD 47136 93

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 106.6± ACRES  
PAGE - 2

East through the lands formerly of Sterling Lake Corp., lands now or formerly of McKee Meadow Corp. along the Southwesterly boundary of County Highway No. 84 and through the bed of County Highway No. 84, 198.89 feet to a point on the Southeastly boundary of County Highway No. 84, said point being South 02 deg. 07 min. 41 sec. West 1.77 feet from a concrete monument; thence along the Southeastly and Easterly boundary of County Highway No. 84 the following seven (7) courses: 1) South 55 deg. 18 min. 49 sec. West 718.68 feet to a point; 2) thence South 60 deg. 46 min. 41 sec. West 202.76 feet to a point; 3) thence South 54 deg. 37 min. 42 sec. West 210.30 feet to a point; 4) thence South 46 deg. 05 min. 11 sec. West 152.07 feet to a point; 5) thence South 39 deg. 29 min. 12 sec. West 200.25 feet to a point; 6) thence South 31 deg. 51 min. 25 sec. West 374.64 feet to a point; and 7) thence South 17 deg. 35 min. 41 sec. West 94.89 feet to a point; thence South 63 deg. 37 min. 55 sec. West crossing the bed of County Highway No. 84 and through the lands formerly of Sterling Lake Corp., lands now or formerly of McKee Meadow Corp. 290.10 feet to a point; thence continuing through the lands formerly of Sterling Lake Corp., lands now or formerly of McKee Meadow Corp. the following twenty (20) courses: 1) North 83 deg. 44 min. 18 sec. West 190.06 feet to a point; 2) thence North 65 deg. 11 min. 31 sec. West 307.47 feet to a point; 3) thence North 54 deg. 57 min. 35 sec. West 475.07 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 435567.6800, East 519973.6300; 4) thence North 34 deg. 18 min. 28 sec. West 267.85 feet to a point; 5) thence North 37 deg. 23 min. 10 sec. West 439.65 feet to a point; 6) thence North 36 deg. 37 min. 31 sec. West 280.52 feet to a point; 7) thence North 29 deg. 45 min. 24 sec. West 193.34 feet to a point; 8) thence

471.00 94

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 106.6± ACRES  
PAGE - 1

North 38 deg. 12 min. 13 sec. West 158.46 feet to a point; 9) thence North 48 deg. 28 min. 55 sec. West 196.06 feet to a point; 10) thence North 57 deg. 08 min. 27 sec. West 127.19 feet to a point; 11) thence North 68 deg. 01 min. 28 sec. West 111.78 feet to a point; 12) thence North 57 deg. 23 min. 54 sec. West 113.75 feet to a point; 13) thence North 55 deg. 13 min. 54 sec. West 124.40 feet to a point; 14) thence North 53 deg. 18 min. 04 sec. West 88.40 feet to a point; 15) thence North 47 deg. 28 min. 21 sec. West 95.23 feet to a point; 16) thence North 40 deg. 33 min. 57 sec. West 93.11 feet to a point; 17) thence North 40 deg. 50 min. 15 sec. West 125.77 feet to a point; 18) thence North 26 deg. 49 min. 55 sec. West 320.82 feet to a point; 19) thence North 08 deg. 27 min. 35 sec. West 639.44 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 438230.6300, East 518116.3500; and 20) thence North 86 deg. 32 min. 53 sec. East crossing West Sterling Lake Road and continuing through the lands formerly of Sterling Lake Corp., lands now or formerly of McKee Meadow Corp. 555.81 feet to its intersection with the Westerly shore line of Sterling Lake, said point being witnessed by a drill hole in a rock on the said Westerly shore line; thence in a generally Southerly, Easterly, and Northerly direction, along the Westerly, Southerly, and Easterly shore line of Sterling Lake as it winds and turns 5,843± feet to a point, said point being North 86 deg. 37 min. 53 sec. East 20,000 feet from a capped iron rod set, the tie for the above last described course being South 78 deg. 01 min. 05 sec. East 2,449.83 feet; thence North 76 deg. 30 min. 12 sec. East through the lands formerly of Sterling Lake Corp., lands now or formerly of McKee Meadow Corp. as described in Book 1321 of Deeds at Page 325, a distance of 138.60 feet to a point on the Westerly boundary of

471.00 95



C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 106.64 ACRES  
PAGE - 4

"Sterling Pines," said point witnessed by a capped iron rod set; thence along the Westerly and Southwesterly boundary of "Phase I, Sterling Pines Planned Development," prepared by Phillip J. Clark, last revised June 21, 1985, and filed in the Orange County Clerk's Office on June 23, 1985 as Map No. 7172 the following four (4) courses: 1) South 01 deg. 49 min. 12 sec. East 50.82 feet to a point; 2) thence South 23 deg. 11 min. 32 sec. East 234.57 feet to a point, said point being witnessed by a capped iron rod set; 3) thence South 45 deg. 04 min. 47 sec. East 596.39 feet to a point, said point being witnessed by a capped iron rod set; and 4) thence South 66 deg. 58 min. 02 sec. East 168.61 feet to its intersection with the centerline of Sterling Mine Road, a.k.a. Old Forge Road; thence along the centerline of said Sterling Mine Road, a.k.a. Old Forge Road, the following three (3) courses: 1) South 53 deg. 43 min. 38 sec. West 14.51 feet to a point; 2) thence South 39 deg. 41 min. 18 sec. West 126.74 feet to a point; and 3) thence South 37 deg. 16 min. 18 sec. West 111.83 feet to the point or place of beginning and containing 106.6 acres of land, more or less.

The herein above described parcel is subject to the following:

1. A utility easement previously granted to the Orange and Rockland Utilities, Inc., over the former Sterling and Iron Railway Company right-of-way.
2. A ten foot wide water and ten foot wide sewer easement as described in Book 1557 of Deeds at Page 233.
3. An access agreement as described in Book 1557 of Deeds at Page 221.
4. A lease parcel and 50 foot wide easement as described in Book 1492 of Deeds at Page 33, Book 1860 of Deeds at Page 396, and Book 2299 of Deeds at Page 306.

C. T. MALE ASSOCIATES, P.C.

1887471386 386

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 106.64 ACRES  
PAGE - 3

November 20, 1997  
Revised January 28, 1998  
CDD#  
CTMA Project No. 97-505

C. Jeffrey Denton, PLS

Note: As shown on a map entitled "Lots To Be Retained By Sterling Forest LLC Parcel B-2," Town of Warwick, Orange County, New York, prepared by C. T. Male Associates, P.C., dated November 20, 1997, and revised January 28, 1998 Drawing No. 97-303/B-2.

1887471386 97

C. T. MALE ASSOCIATES, P.C.

**LEGAL DESCRIPTION  
RETAINED LAND PARCEL B-4  
AREA = 113.7± ACRES**

**TOWN OF WARWICK, COUNTY OF ORANGE, STATE OF NEW YORK**

All that certain tract, piece or parcel of land situate, lying and being in the Town of Warwick, County of Orange, State of New York, lying Northeastly and Southwesterly of County Road No. 84 and Easterly of Blue Lake (Sterling Forest Lake), and being more particularly bounded and described as follows:

**BEGINNING** at a point the intersection of the common division line between the lands formerly of Pine Hill Forest Preserve Corp. as described in Book 1321 of Deeds at Page 345 and Blue Lake Corporation as described in Book 1500 of Deeds at Page 310 on the Northeast and the lands now or formerly of The King's College as described in Book 3539 of Deeds at Page 307, Book 3542 of Deeds at Page 166 and Book 3539 of Deeds at Page 307 and a portion of lands formerly of Pine Hill Forest Preserve Corp. on the Southwest with the division line between the lands formerly of Blue Lake Corporation as described in Book 1500 of Deeds at Page 310 on the Northwest and the lands now or formerly of The King's College as described in Book 3539 of Deeds at Page 307 on the Southeast, said point being South 41 deg. 50 min. 24 sec. East 3.49 feet from an existing concrete monument, said point of beginning being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 423110.8755, East 522105.5756, and runs thence from said point of beginning along the above last mentioned division line the following four (4) courses: 1) South 61 deg. 01 min. 14 sec. West 31.89 feet to a point; 2) thence North 46 deg. 39 min. 03 sec. West 3.18 feet to a point; 3) thence South 60 deg. 56 min. 18 sec. West 788.04 feet to a point; and 4) thence South 46 deg. 02 min. 24 sec. West 99.89 feet to its intersection with the Easterly shore of Blue Lake (Sterling Forest Lake); thence in a

1817 471.06 99

C. T. MALE ASSOCIATES, P.C.

**LEGAL DESCRIPTION  
AREA = 113.7± ACRES  
PAGE - 2**

generally Northerly direction along the generally Easterly boundary of Blue Lake (Sterling Forest Lake) as it winds and turns 1,620± feet to a point, the tie for the above last described course being North 07 deg. 33 min. 22 sec. West 1,486.66 feet; thence North 06 deg. 02 min. 10 sec. East crossing the outfall to Blue Lake (Sterling Forest Lake) 33.72 feet to a point; thence North 44 deg. 42 min. 49 sec. East through the lands formerly of Blue Lake Corporation 113.13 feet to a point on the Westerly boundary of County Road No. 84; thence North 27 deg. 31 min. 59 sec. East through a portion of the bed of County Road No. 84 a distance of 63.30 feet to a point; thence North 73 deg. 22 min. 42 sec. East continuing through a portion of the bed of County Road No. 84 and through the lands formerly of Pine Hill Forest Preserve Corp. as described in Book 1321 of Deeds at Page 345, 73.45 feet to a point on the Southerly shore of Little Sterling Lake; thence Easterly along the Southerly shore as it winds and turns 286± feet to a point, the tie for the last described course being North 74 deg. 22 min. 55 sec. East 275.03 feet; thence continuing through lands formerly of Blue Lake Corporation and lands formerly of Pine Hill Forest Preserve Corp. the following fourteen (14) courses: 1) South 09 deg. 03 min. 32 sec. East 47.66 feet to a point, said point being witnessed by a capped iron rod set; 2) thence North 80 deg. 56 min. 28 sec. East 82.92 feet to a point; 3) thence North 09 deg. 03 min. 32 sec. West 47.66 feet to a point; 4) thence South 80 deg. 56 min. 28 sec. West 18.11 feet to a point on the Southeasterly boundary of Little Sterling Lake; 5) thence Northerly along the Easterly side of Little Sterling Lake as it winds and turns 285± feet to a point, the tie for the last described course being North 19 deg. 58 min. 03 sec. East 270.67 feet to a point; 6) thence

1817 471.06 99

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 113.74 ACRES  
PAGE - 3

North 70 deg. 45 min. 08 sec. East 213.62 feet to a point; 7) thence South 36 deg. 28 min. 41 sec. East 438.27 feet to a point; 8) thence North 63 deg. 42 min. 07 sec. East 219.84 feet to a point; 9) thence South 58 deg. 55 min. 53 sec. East 618.08 feet to a point; 10) thence South 05 deg. 14 min. 54 sec. East 887.14 feet to a point; 11) thence South 44 deg. 09 min. 11 sec. East 373.14 feet to a point; 12) thence North 47 deg. 06 min. 25 sec. East 1,065.09 feet to a point; 13) thence South 76 deg. 52 min. 34 sec. East 294.46 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 423636.3700, East 524331.8800; and 14) thence South 06 deg. 17 min. 42 sec. West 2,241.37 feet to a point on the Northeasterly boundary of County Road No. 84; thence along the Northeasterly boundary of County Road No. 84 the following two (2) courses: 1) North 48 deg. 08 min. 42 sec. West 365.96 feet to a point; and 2) thence North 41 deg. 16 min. 00 sec. West 358.27 feet to a point; thence South 48 deg. 44 min. 00 sec. West crossing the bed of County Road No. 84, a distance of 270.69 feet to a point on the above first mentioned common division line between the lands formerly of Pine Hill Forest Preserve Corp. and lands formerly of Blue Lake Corporation on the Northeast and lands formerly of Pine Hill Forest Preserve Corp. and the lands now or formerly of The King's College on the Southwest, said division line being a former proposed highway boundary; thence North 42 deg. 50 min. 38 sec. West along the said above first mentioned common division line 1,864.98 feet to the point or place of beginning, containing 113.7 acres of land, more or less.

C.T. MALE ASSOCIATES, P.C.

1810471306 100

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 113.74 ACRES  
PAGE - 4

December 26, 1997  
Revised January 28, 1998  
C.T.M.  
CTMA Project No. 97-4203

C. Jeffrey Denton, PLS

Note: As shown on a map entitled "Lands To Be Retained By Sterling Forest L.L.C. Parcel B-4," Town of Warwick, Orange County, New York, prepared by C.T. Male Associates, P.C., dated November 20, 1997 and revised January 28, 1998, Map No. 97-441/B-4.

1810471306 101

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
RETAINED LAND PARCEL B-6  
MAPLEBROOK WELL SITE  
AREA = 0.721± ACRES  
TOWN OF TUXEDO, COUNTY OF ORANGE, STATE OF NEW YORK

All that certain tract, piece or parcel of land situate, lying and being in the Town of Tuxedo, County of Orange, State of New York, lying generally Easterly of South Gate Road, Southerly of Buttonwood Road, and Northerly and Westerly of Maple Brook Road, and being more particularly bounded and described as follows:

ALL the lands within a circle whose center is located at New York State Plane Coordinate System, East Zone NAD 1927 North 427883.5397, East 529272.8201, and whose radius is 100.00 feet.

Excepting that portion of the hereinabove described parcel lying within the right-of-way of Southgate Road.

Being a portion of lands formerly of Pine Hill Forest, Preserve Corp. as described in Book 1321 of Deeds at Page 345.

C.T. MALE ASSOCIATES, P.C.

C. Jeffrey Denton, PLS

January 28, 1998  
CJD/pls  
CTMA Project No. 97-4263

Note: As shown on a map entitled "Lands To Be Retained By Sterling Forest LLC Parcel B-6," Town of Tuxedo, Orange County, New York, prepared by C.T. Male Associates, P.C., dated November 20, 1997, and revised January 28, 1998 Map No. 97-441/B-6.

183 47136 102

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
RETAINED LAND PARCEL B-8  
(BLUE LAKE WATER TOWER)  
AREA = 1.408± ACRES  
TOWN OF WARWICK, COUNTY OF ORANGE, STATE OF NEW YORK

All that certain tract, piece or parcel of land situate, lying and being in the Town of Warwick, County of Orange, State of New York, lying generally Northeasterly of the division line between the Town of Warwick, County of Orange, State of New York, on the Northeast and the Borough of Ringwood, County of Passaic, State of New Jersey, on the Southwest and Southwesterly of Blue Lake, and being more particularly bounded and described as follows:

BEGINNING at a point, said point witnessed by a capped iron rod set, said point being located at New York State Plane Coordinate System East Zone, NAD 1927, North 422318.9937, East 519294.6596, and runs thence from said point of beginning through the lands formerly of the Blue Lake Corporation as described in Book 1500 of Deeds at Page 310 the following four (4) courses: 1) South 22 deg. 34 min. 43 sec. East 250.00 feet to a point, said point being witnessed by a capped iron rod set; 2) thence South 67 deg. 25 min. 17 sec. West 245.41 feet to a point, said point being witnessed by a capped iron rod set; 3) thence North 22 deg. 34 min. 43 sec. West 250.00 feet to a point, said point being witnessed by a capped iron rod set; and 4) thence North 67 deg. 25 min. 17 sec. East 245.41 feet to the point or place of beginning and containing 1.408 acres of land more or less.

Together with a 50 foot wide easement for access, ingress and egress and for utilities as described in Book 1653 of Deeds at Page 662 and Book 1655 of Deeds at Page 662.

C.T. MALE ASSOCIATES, P.C.

C. Jeffrey Denton, PLS

December 10, 1997  
Revised January 28, 1998  
CJD/pls  
CTMA Project No. 97-4263

Note: As shown on a map entitled "Lands To Be Retained By Sterling Forest LLC Parcel B-8," Town of Warwick, County of Orange, New York, prepared by C.T. Male Associates, P.C., dated November 20, 1997, and revised January 28, 1998 CTM Map No. 97-441/B-8.

183 47136 103

C. T. MALE ASSOCIATES, P.C.

**LEGAL DESCRIPTION  
RETAINED LAND PARCEL B-10  
AREA = 2.885 ± ACRES  
TOWN OF TUXEDO, COUNTY OF ORANGE, STATE OF NEW YORK**

All that certain tract, piece or parcel of land situate, lying and being in the Town of Tuxedo, County of Orange, State of New York, lying Westerly of the Orange and Rockland Utilities, Inc. and the Consolidated Edison Company of New York, Inc. right-of-way and Westerly of the Northwestern terminus of Ironwood Drive, and being more particularly bounded and described as follows:

ALL the lands within the circle whose center is located at New York State Plane Coordinate System, East Zone NAD 1927 North 449664.5751, East 525832.2599, and whose radius is 200.00 feet.

Excepting from the hereinabove parcel a portion of the Consolidated Edison Company of New York, Inc. right-of-way as described in Book 1995 of Deeds at Page 729 and is subject to easement rights of Orange and Rockland Utilities over a portion of the Orange and Rockland Utility right-of-way as described in Book 1229 of Deeds at Page 187.

Being a portion of lands formerly of the University Forest Corp. (South Section) as described in the Book 1996 of Deeds at Page 192 and Book 1600 of Deeds at Page 652.

C. T. MALE ASSOCIATES, P.C.

C. Jeffrey Denison, PLS

January 28, 1998  
CJDA Project No. 97-0205

Note: As shown on a map entitled "Lands To Be Retained By Sterling Forest LLC Parcel B-10," Town of Tuxedo, Orange County, New York, prepared by C.T. Male Associates, P.C., dated November 20, 1997, and revised January 28, 1998, Map No. 97-441/B10.

HP4710P6 104

C. T. MALE ASSOCIATES, P.C.

**LEGAL DESCRIPTION  
RETAINED LAND PARCEL B-11  
NEW YORK UNIVERSITY SEWER PUMP HOUSE  
AREA = 0.529 ± ACRES  
TOWN OF TUXEDO, COUNTY OF ORANGE, STATE OF NEW YORK**

All that certain tract, piece or parcel of land situate, lying and being in the Town of Tuxedo, County of Orange, State of New York, lying Northeastly of Ironwood Drive and generally Easterly of the Consolidated Edison Company of New York, Inc. right-of-way, and being more particularly bounded and described as follows:

BEGINNING at a point on the Northeastly boundary of Ironwood Drive, said point being witnessed by a capped iron rod set, said point of beginning being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 449864.4355, East 526231.2714 and runs thence from said point of beginning through the lands formerly of the University Forest Corp. (South Section) as described in Book 1996 of Deeds at Page 192 and Book 1600 of Deeds at Page 652, land formerly of Fletcher Lake Corp. as described in Book 1321 of Deeds at Page 353 the following three (3) courses: 1) North 30 deg. 03 min. 49 sec. East 95.00 feet to a point, said point being witnessed by a capped iron rod set; 2) thence South 50 deg. 26 min. 00 sec. East 357.21 feet to a point, said point being witnessed by a capped iron rod set; and 3) thence South 33 deg. 38 min. 51 sec. West 36.99 feet to a point on the above mentioned Northeastly boundary of Ironwood Drive, said point being witnessed by a capped iron rod set; thence along the Northeastly boundary of Ironwood Drive the following two (2) courses: 1) in a generally Northwestly direction along a curve to the left having a radius of 1,525.04 feet, a chord bearing of North 58 deg. 57 min. 34 sec. West and a chord distance of 52.01 feet, an arc length of 52.01 feet to a point of tangency; and 2) thence North 59 deg. 56 min. 11 sec. West 298.00 feet to the point or place of beginning and containing 0.529 acres of land, more or less.

HP4710P6 105

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 0.329± ACRES  
PAGE - 2

C.T. MALE ASSOCIATES, P.C.

C. Jeffrey Denison, PLS

December 10, 1997  
Revised January 28, 1998

CTDA  
CTMA Project No. 97-4205

Note: As shown on a map entitled "Lands To Be Retained By Sterling Forest L.L.C. Parcel B-11," Town of Tuxedo, Orange County, New York, prepared by C.T. Male Associates, P.C., dated November 20, 1997 and revised January 28, 1998, CTM Map No. 97-441/B11.

181P 471.JPG 106

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
RETAINED LAND PARCEL B-13  
MAISONETTE APARTMENTS  
AREA = 2.000± ACRES  
TOWN OF TUXEDO, COUNTY OF ORANGE, STATE OF NEW YORK

All that certain tract, piece or parcel of land situate, lying and being in the Town of Tuxedo, County of Orange, State of New York, lying generally Northwesterly of Clinton Road, and being more particularly bounded and described as follows:

BEGINNING at a point on the Northwesterly boundary of Clinton Road, said point being witnessed by a capped iron rod set, said point of beginning being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 453003.6656, East 535055.8466, and runs thence from said point of beginning through the lands formerly of the Prospect Mountain Corp. as described in Book 1321 of Deeds at Page 285 the following three (3) courses: 1) North 48 deg. 17 min. 01 sec. West 382.30 feet to a point, said point being witnessed by a capped iron rod set; 2) thence North 41 deg. 42 min. 59 sec. East 223.50 feet to a point, said point being witnessed by a capped iron rod set; and 3) thence South 46 deg. 18 min. 11 sec. East 444.64 feet to a point on the above mentioned Northwesterly boundary of Clinton Road, said point being witnessed by a capped iron rod set; thence along the said above mentioned Northwesterly boundary of Clinton Road in a generally Southwesterly direction along a curve to the left having a radius of 380.00 feet, a chord bearing of South 58 deg. 19 min. 21 sec. West and a chord distance of 217.19 feet, an arc length of 220.26 feet to the point or place of beginning and containing 2.000 acres of land, more or less.

C.T. MALE ASSOCIATES, P.C.

C. Jeffrey Denison, PLS

December 12, 1997  
Revised January 28, 1998

CTDA  
CTMA Project No. 97-4205

Note: As shown on a map entitled "Lands To Be Retained By Sterling Forest L.L.C. Parcel B-13," Town of Tuxedo, Orange County, New York, prepared by C.T. Male Associates, P.C., dated November 20, 1997 and revised January 28, 1998, Map No. 97-441/B13.

181P 471.JPG 107

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
RETAINED LAND PARCEL, B-15  
FABRICANT HOUSE  
AREA = 1.37 + ACRES  
TOWN OF TUXEDO, COUNTY OF ORANGE, STATE OF NEW YORK

All that certain tract, piece or parcel of land situate, lying and being in the Town of Tuxedo, County of Orange, State of New York, lying generally Southeasterly and Southerly of Benjamin Meadow Road also known as Brantentown Road and being more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the Southerly boundary of Benjamin Meadow Road, also known as Brantentown Road with the division line between the lands formerly of Anna W. Fabricant as described in Book 1188 of Deeds at Page 252 and Book 1293 of Deeds at Page 239 on the West and the lands formerly of the Fletcher Lake Corp. as described in Book 1635 of Deeds at Page 1174 on the East, said point of beginning located at New York State Plane Coordinate System, East Zone, NAD 1927, North 457917.1659, East 530373.3021 and runs hence from said point of beginning through the lands formerly of the Fletcher Lake Corp. along the Easterly, Southerly and Westerly boundary of the Fabricant parcel the following three (3) courses: 1) South 01 deg. 00 min. 38 sec. West 247.73 feet to a point; 2) thence North 88 deg. 59 min. 22 sec. West 254.73 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 457673.9712, East 530114.2427; and 3) thence North 01 deg. 00 min. 38 sec. East 166.46 feet to its intersection with the Southeasterly boundary of Benjamin Meadow Road, also known as Brantentown Road; thence along the Southeasterly and Southerly boundary of said road the following three (3) courses: 1) North 49 deg. 32 min. 38 sec. East 124.40 feet to a point; 2) thence South 89 deg. 40 min. 42 sec. East 96.51 feet to a point; and 3) thence South 86 deg. 59 min. 22 sec. East 65.05 feet

1811471.06 108

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 1.37+ ACRES  
PAGE - 2

to the point or place of beginning and containing 1.37 acres of land, more or less.

C.T. MALE ASSOCIATES, P.C.

C. Jeffrey Denison, PLS

January 28, 1998  
CJW/dg  
CTSA Request No. 97-2025

1811471.06 109

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
WELL AND PUMP HOUSE EASEMENT  
RETAINED LAND PARCEL B-15  
TOWN OF TUXEDO, COUNTY OF ORANGE, STATE OF NEW YORK

All that certain tract, piece or parcel of land situate, lying and being in the Town of Tuxedo, County of Orange, State of New York, lying generally southerly of the Benjamin Meadow Road, the centerline of said easement being more particularly described as follows:

BEGINNING at a point on the southerly boundary of the Retained Land Parcel B-15 (Fabricant House), said point being distant South 88 deg. 59 min. 22 sec. East 48.33 feet as measured along southerly boundary of Retained Land Parcel B-15 from its intersection with the westerly boundary of said retained land parcel, said point of beginning being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 457673.1189, East 530162.5619, and runs thence from said point of beginning South 19 deg. 39 min. 20 sec. West through the lands formerly of the Fletcher Lake Corp. as described in Book 1635 of Deeds at Page 1174, a distance of 137.59 feet to a point.

Being a strip of land generally 10 feet in width, 5 feet each side of and parallel to the above described centerline and being approximately 138 feet in length as measured along the said above described centerline, said easement to be used for the necessary operation and maintenance of a well and pump house together with all necessary appurtenances.

C.T. MALE ASSOCIATES, P.C.

C. Jeffrey Denton, PLS

January 5, 1997  
Revised January 26, 1998  
CID/cv  
C/TMA Project No. 97/0043

(517) 471-306 110

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
RETAINED LAND PARCEL B-16  
AREA = 4.761 ± ACRES  
TOWN OF TUXEDO, COUNTY OF ORANGE, STATE OF NEW YORK

All that certain tract, piece or parcel of land situate, lying and being in the Town of Tuxedo, County of Orange, State of New York, lying generally southerly of Stotsburg Road, and being more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the common division line between the lands now or formerly of the Siron Corporation as described in Book 1657 of Deeds at Page 236 on the West and the lands now or formerly of Jill R. Dollbaum as described in Book 2893 of Deeds at Page 249 and lands now or formerly of Brian L. Cullen and Gertrude M. Cullen as described in Book 2148 of Deeds at Page 590 on the East with the southerly boundary of Stotsburg Road, County Road 72, said point of beginning being located in New York State Plane Coordinate System, East Zone, NAD 1927, North 419371.5020, East 527342.9709, and runs thence from said point of beginning along the above mentioned common division line the following two (2) courses: 1) South 10 deg. 20 min. 54 sec. East 205.81 feet to a point; and 2) thence South 02 deg. 17 min. 44 sec. East 164.19 feet to a point, said point being witnessed by a capped iron rod set; thence through the lands formerly of the Siron Corporation as described in Book 1657 of Deeds at Page 236 the following two (2) courses: 1) thence North 90 deg. 00 min. 00 sec. West 760.16 feet to a point, said point being witnessed by a capped iron rod set; and 2) thence North 00 deg. 00 min. 00 sec. East 177.00 feet to a point on the above mentioned southerly boundary of Stotsburg Road, County Road 72, said point being witnessed by a capped iron rod set; thence along the southerly boundary of Stotsburg Road, County Road 72, the following three (3) courses: 1) North 73 deg. 38 min. 15 sec. East 228.97 feet to a point; 2) thence North 75 deg. 52 min. 47 sec. East 511.33 feet to a point; and 3) thence North 75 deg. 22 min. 31

(517) 471-306 111



C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 4.761 ± ACRES  
PAGE - 2

sec. East 1.08 feet to a point or place of beginning and containing 4.761 acres of land, more or less.

The hereinabove described parcel is subject to the right to construct a road with a 50 foot right-of-way and necessary slope easements retained by the Ringwood Company over the existing old road along the Easterly boundary of the hereinabove described parcel, said easement is referenced in Book 1373 of Deeds at Page 14.

C.T. MALE ASSOCIATES, P.C.

C. Jeffrey Denton, PLS

December 10, 1997  
Revised January 28, 1998  
CID#: \_\_\_\_\_  
CTMA Project No. 97-435

Note: As shown on a map entitled "Lands To Be Retained By Sterling Forest L.L.C. Parcel B-16," Town of Tuxedo, Orange County, New York, prepared by C.T. Male Associates, P.C., dated November 20, 1997 and revised January 28, 1998, CTM Map No. 97-441/B/16.

PARCEL 3

199471006 113

199471006 112

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
PARCEL 3  
NORTH TRACT  
AREA = 341.42 ACRES  
TOWN OF TUXEDO, COUNTY OF ORANGE, STATE OF NEW YORK

All that certain tract, piece or parcel of land situate, lying and being in the Town of Tuxedo, County of Orange, State of New York, lying generally West of the lands of the Commissioners of the Palisades Interstate Park and the North of the lands of the Palisades Interstate Park and Northwesterly of the Clinton Woods Subdivision, and being more particularly bounded and described as follows:

COMMENCING at a point at the intersection of the division line between the lands now or formerly of the Prospect Mountain Corp. as described in Book 1635 of Deeds at Page 1157 on the Northeast and the lands now or formerly of the Commissioners of the Palisades Interstate Park as described in Book 520 of Deeds at Page 443 on the Southwest with the division line between the lands formerly of the Prospect Mountain Corp. as described in Book 1635 of Deeds at Page 1157 on the Northwest and the lands now or formerly of the Commissioners of the Palisades Interstate Park on the Southeast, said point being witnessed by a stone monument in a stone pile, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 454854.0599, East 541688.9548, and runs thence from said point of commencing along the above last mentioned division line the following two (2) courses: 1) South 38 deg. 06 min. 21 sec. West 1,377.07 feet to a point, said point being witnessed by a stone monument in a stone pile, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 453770.4833, East 540839.1425; and 2) continuing along the above last mentioned division line South 38 deg. 08 min. 22 sec. West 618.76 feet to the point of beginning of the hereinafter described 341.42 acre parcel and runs thence from said point of beginning along the division line between the lands formerly of the Prospect Mountain Corp. as described in Book 1635 of Deeds at Page 1157, lands of Little Dam Lake Corp. as

188/47136 114

C. T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 341.42 ACRES  
PAGE - 2

described in Book 1462 of Deeds at Page 531, and Book 1321 of Deeds at Page 292 on the Northwest and the lands now or formerly of the Commissioners of the Palisades Interstate Park as described in Book 520 of Deeds at Page 443 on the Southeast, crossing State Highway No. 1643B, New York State Route 17A and 210, West and East, and continuing along the division line between the lands now or formerly of the Little Dam Lake Corp. as described in Book 1462 of Deeds at Page 531 and Book 1321 of Deeds at Page 292 on the Northwest and the lands now or formerly of the Commissioner of the Palisades Interstate Park as described in Book 520 of Deeds at Page 443 and lands of the People of the State of New York on the Southeast, South 38 deg. 08 min. 22 sec. West 5,752.76 feet to its intersection with the division line between the lands now or formerly of the Little Dam Lake Corp. on the Northeast and a subdivision entitled "Plan Of Laurel Ridge Subdivision Section 5," prepared by Eustance and Horowitz, Engineers, dated August 26, 1963, and filed in the Orange County Clerk's Office on June 4, 1964 as Map No. 2055, said point being South 36 deg. 18 min. 11 sec. East 0.73 feet from an existing iron pipe; thence North 36 deg. 18 min. 11 sec. West along the above last mentioned division line 1,003.09 feet to its intersection with the division line between the lands now or formerly of the Little Dam Lake Corp. on the East and a subdivision entitled "Plan Of Laurel Ridge Subdivision Section 3A," prepared by Eustance and Horowitz, Engineers, dated July 15, 1983, and filed in the Orange County Clerk's Office on February 15, 1984 as Map No. 6487, said point being North 36 deg. 18 min. 11 sec. West 0.35 feet from an existing iron pipe; thence North 17 deg. 57 min. 10 sec. East along the above last mentioned division line 371.39 feet to its intersection with the division line between the lands formerly of the Little Dam Lake Corp. on the South and

188/47136 115

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 341.44 ACRES  
PAGE - 3

a subdivision entitled "Plan Of Subdivision Section 4A, Parts Of Section 1, 2, And 3 Laurel Ridge Subdivision, Town Of Tuxedo, County Of Orange," prepared by Bantance and Horvitz, Engineers, dated April 22, 1963, and filed in the Orange County Clerk's Office on January 9, 1964 as Map No. 2025, said point being witnessed by a capped iron rod set; thence along the above last mentioned division line the following two (2) courses: 1) South 84 deg. 16 min. 16 sec. East 261.00 feet to a point; and 2) thence North 79 deg. 31 min. 24 sec. East 195.10 feet to its intersection with the division line between the lands now or formerly of the Little Dam Lake Corp. as described in Book 1462 of Deeds at Page 331 and Book 1321 of Deeds at Page 292 on the East and the hereinabove mentioned "Laurel Ridge Section 4A" on the West, said point being witnessed by a capped iron rod set; thence North 06 deg. 16 min. 44 sec. East along the above last mentioned division line 242.70 feet to its intersection with the Southerly boundary of Sylvan Way, said point being witnessed by a capped iron rod set; thence North 71 deg. 07 min. 33 sec. East along the Southeasterly boundary of Sylvan Way 117.64 feet to a point; thence North 36 deg. 19 min. 11 sec. East crossing the bed of State Highway No. 1643B, New York State Route 17A and 210, West and East, 409.43 feet to a point on the Northeasterly boundary of said state highway; thence along the Northeasterly, Northerly, and Northeasterly boundary of said state highway the following four (4) courses: 1) North 65 deg. 56 min. 16 sec. West 206.70 feet to a point; 2) thence North 77 deg. 42 min. 50 sec. West 826.67 feet to a point; 3) thence North 54 deg. 59 min. 41 sec. West 484.51 feet to a point; and 4) thence North 41 deg. 25 min. 56 sec. West 1,057.63 feet to its intersection with the Southerly boundary of a subdivision entitled "Section No. 1 Clinton Woods Subdivision, Sterling Forest," prepared by

4771306 116

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 341.44 ACRES  
PAGE - 4

Victor H. Erikson, P.E. and Erikson and DeKay, L.S., dated October 1960, and filed in the Orange County Clerk's Office on February 3, 1964 as Map No. 2028; thence along the generally Southerly boundary of said "Clinton Woods Subdivision" the following six (6) courses: 1) South 76 deg. 18 min. 31 sec. East 153.77 feet to a point; 2) thence South 13 deg. 12 min. 59 sec. West 89.00 feet to a point; 3) thence South 76 deg. 47 min. 01 sec. East 210.99 feet to a point; 4) thence South 23 deg. 16 min. 09 sec. West 62.96 feet to a point; 5) thence South 75 deg. 36 min. 41 sec. East 204.56 feet to a point; 6) thence North 74 deg. 28 min. 09 sec. East 398.73 feet to its intersection with the Southwesterly boundary of a 50 foot wide private right-of-way, said point being witnessed by an existing iron pipe; thence along the Southwesterly boundary of said right-of-way the following four (4) courses: 1) North 50 deg. 29 min. 11 sec. West 52.66 feet to a point; 2) thence North 35 deg. 10 min. 31 sec. West 66.20 feet to a point; 3) thence North 29 deg. 07 min. 21 sec. West 77.26 feet to a point; and 4) thence North 46 deg. 39 min. 52 sec. West 33.70 feet to its intersection with the Easterly boundary of Woods Road; thence in a generally Northerly direction along the Easterly boundary of Woods Road along a curve to the left having a radius of 50.00 feet, a chord bearing of North 02 deg. 29 min. 22 sec. East and a chord distance of 94.47 feet, an arc length of 123.66 feet to its intersection with the division line between the lands formerly of the Prospect Mountain Corp. on the Southeast and a subdivision entitled "Survey Of Amended Lot 22 Section 1 Clinton Woods Subdivision To Be Conveyed To Irvine H. and Rachael W. Milligan," prepared by Richard DeKay, dated April 28, 1967, and filed in the Orange County Clerk's Office on June 16, 1967 as Map No. 2269 on the Northwest; thence along the above last mentioned division line the following five (5) courses:

4771306 117

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 341.44 ACRES  
PAGE - 5

1) North 20 deg. 04 min. 53 sec. East 38.95 feet to a point; 2) thence North 26 deg. 56 min. 04 sec. East 54.63 feet to a point; 3) thence North 37 deg. 15 min. 16 sec. East 26.28 feet to a point; 4) thence North 56 deg. 47 min. 49 sec. East 83.46 feet to a point; and 5) thence North 22 deg. 50 min. 19 sec. East 82.72 feet to its intersection with the division line between the lands formerly of the Prospect Mountain Corp. on the North and the Northernly boundary of the above last mentioned filed subdivision map on the South; thence North 72 deg. 02 min. 51 sec. West along the above last mentioned division line 100.14 feet to its intersection with the division line between the lands formerly the Prospect Mountain Corp. on the Northeast and East and a subdivision entitled "Section No. 1 Clinton Woods Subdivision" and "Clinton Woods Subdivision Section 1A," prepared by Eustance and Horowitz, Engineers, dated November 9, 1984, and filed in the Orange County Clerk's Office on October 8, 1985 as Map No. 7279 on the Northwest and West; thence along the above last mentioned division line the following two (2) courses: 1) North 26 deg. 55 min. 41 sec. East 237.52 feet to a point; and 2) thence North 11 deg. 34 min. 09 sec. East 769.09 feet to its intersection with the division line between the lands formerly of the Prospect Mountain Corp. on the North and the above last mentioned subdivision entitled "Clinton Woods Subdivision Section No. 1A," on the South, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 453189.1789, East 536246.1649; thence through the lands formerly of the Prospect Mountain Corp. as described in Book 1321 of Deeds at Page 285 and a portion of lands formerly of the Little Dam Lake Corp. as described in Book 1462 of Deeds at Page 531 and Book 1321 of Deeds at Page 292 the following two (2) courses: 1) North 38 deg. 08 min. 22 sec. East

471376 119

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 341.44 ACRES  
PAGE - 6

2,674.96 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 453293.0597, East 537898.1574; and 2) thence South 51 deg. 51 min. 38 sec. East 3,233.42 feet to the point or place of beginning and containing 341.4 acres of land, more or less.

C.T. MALE ASSOCIATES, P.C.

C. Jeffrey Denison, PLS

December 31, 1997  
Revised January 28, 1998  
CDP#  
CTMA Parcel No. 97.4462

471376 119

LEGAL DESCRIPTION  
PARCEL 3  
SOUTH TRACT  
AREA = 672.3 ± ACRES  
TOWN OF TUXEDO, COUNTY OF ORANGE, STATE OF NEW YORK

All that certain tract, piece or parcel of land situate and being in the Town of Tuxedo, County of Orange, State of New York, lying generally Westerly and Southwesterly of and adjacent to the Consolidated Edison Company of New York, Inc. right-of-way and Northwesterly of the Maplebrook Subdivision, and being more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the division line between the lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1977 of Deeds at Page 41 on the Northeast and the lands encumbered by the Orange and Rockland Utilities, Inc. right-of-way as described in Book 1229 of Deeds at Page 187 on the Southwest with the Northwesterly boundary of Southgate Road, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 429464.0115, East 530189.7459, and runs thence from said point of beginning along the Northwesterly and Westerly boundary of Southgate Road the following eight (8) courses: 1) South 59 deg. 13 min. 18 sec. West 222.93 feet to a point of curvature; 2) in a generally Southwesterly direction along a curve to the left having a radius of 13,090.18 feet, a chord bearing of South 58 deg. 33 min. 50 sec. West and a chord distance of 300.55 feet, an arc length of 300.56 feet to a point of tangency; 3) thence South 57 deg. 54 min. 22 sec. West 303.96 feet to a point of curvature; 4) in a generally Southwesterly direction along a curve to the left having a radius of 408.71 feet, a chord bearing of South 33 deg. 02 min. 50 sec. West and a chord distance of 343.63 feet, an arc length of 354.66 feet to a point of tangency; 5) thence South 08 deg. 11 min. 17 sec. West 713.41 feet to a point of curvature; 6) in a generally Southerly direction along a curve to the right having a radius of 637.12, a chord bearing of South 14 deg. 39 min. 03 sec. West and a chord distance of 143.42

00471396 120

feet, an arc length of 143.73 feet to a point of reverse curvature; 7) in a generally Southerly direction along a curve to the left having a radius of 4,776.01 feet, a chord bearing of South 19 deg. 25 min. 01 sec. West and a chord distance of 282.79 feet, an arc length of 282.84 feet to a point of tangency; and 8) thence South 17 deg. 43 min. 13 sec. West 27.83 feet to a point, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 427605.5326, East 529056.5159; thence through the lands formerly of the Pine Hill Forest Preserve Corp. as described in Book 1321 of Deeds at Page 345, lands formerly of Spruce Lake Corp. as described in Book 1321 of Deeds at Page 321, and the lands formerly of the Long Lake Forest Preserve as described in Book 1321 of Deeds at Page 313 the following two (2) courses: 1) North 63 deg. 00 min. 54 sec. West 5,250.18 feet to a point; and 2) thence North 00 deg. 13 min. 51 sec. East 6,200.00 feet to a point, said point being on the Southerly boundary of lands to be retained by Sterling Forest LLC, Retained Land Parcel (B-0), said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 436187.7900, East 524402.9100; thence North 84 deg. 18 min. 44 sec. East along the Southerly boundary of Retained Land Parcel (B-0) through the lands formerly of the Long Lake Forest Preserve, lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1964 of Deeds at Page 774, and lands encumbered by Orange and Rockland Utilities, Inc. as described in Book 1229 of Deeds at Page 187, lands formerly of the Long Lake Forest Preserve as described in Book 1321 of Deeds at Page 313, a distance of 3,651.71 feet to the intersection with the division line between the lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1977 of Deeds at Page 41 on the East

00471396 121

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 672.14 ACRES  
PAGE - 3

and the lands encumbered by Orange and Rockland Utilities, Inc. as described in Book 1229 of Deeds a Page 187, lands formerly of the Long Lake Forest Preserve as described in Book 1321 of Deeds at Page 313 on the West, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 436549.6963, East 528036.6426; thence South 04 deg. 51 min. 11 sec. West along the above last mentioned division line 5,258.09 feet to a point; thence South 04 deg. 45 min. 34 sec. West continuing along the said above last mentioned division line and along the Westerly boundary of lands now or formerly of Consolidated Edison Company of New York, Inc. 288.48 feet to its intersection with the Southeasterly boundary of lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1977 of Deeds at Page 41, said point being witnessed by an existing white marble monument, said point being located at New York State Plane Coordinate System, East Zone, NAD 1927, North 431022.9650, East 527567.8804; thence North 36 deg. 33 min. 44 sec. East along the Southeasterly boundary of the lands now or formerly of the Consolidated Edison Company of New York, Inc. as described in Book 1977 of Deeds at Page 41, a distance of 248.23 feet to its intersection with the division line between the lands now or formerly of Consolidated Edison Company of New York, Inc. as described in Book 1964 of Deeds at Page 722 on the Northeast and the lands encumbered by Orange and Rockland Utilities, Inc. as described in Book 1229 of Deeds at Page 187, lands formerly of Pine Hill Forest Preserve Corp. as described in Book 1321 of Deeds at Page 345 on the Southwest; thence South 54 deg. 35 min. 50 sec. East along the above last mentioned division line 3,035.19 feet to the point or place of beginning and containing 672.3 acres of land, more or less.

00471306 122

C.T. MALE ASSOCIATES, P.C.

LEGAL DESCRIPTION  
AREA = 672.14 ACRES  
PAGE - 4

December 23, 1997  
Cable  
CTMA Project No. 97 4042

C.T. MALE ASSOCIATES, P.C.

C. Jeffrey Denison, PLS

00471306 123

100471J06 124

SCHEDULE "B" TO DECLARATION OF RESTRICTIONS

SFLC IMPROVEMENTS  
ON RETAINED LANDS  
SCHEDULE B TO DECLARATION OF RESTRICTIONS:

Description	Type of Construction	Map Parcel	# Of Stories	Square Footage
Pavilion	Stucco and Frame	B - 0	One	20,466
Cluster One	Wood Frame	B - 0	One	4,259
Cluster Two	Wood Frame	B - 0	One	2,812
Cluster Three	Wood Frame	B - 0	One	4,000
Cluster Four	Wood Frame	B - 0	One	2,765
Dolphin Shop	Wood Frame	B - 0	One	3,064
Peacock Patio - Kitchen & Service Area	Concrete block with joist and plywood	B - 0	One	1,820
Trout Pond Building	Wood Frame	B - 0	One	512
Transportation Storage Building	15' high steel frame building	B - 0	One	3,600
Maintenance Building	Steel and Block	B - 0	One	5,000
Warehouse	Slab Frame	B - 0	One	5,400
Ski Center Main Lodge (Retail, Rental Shop, Cafeteria)	Stucco and Frame	B - 0	One and Two	12,466
Warming Hut	Wood Frame	B - 0	Two	2,352
Ski Administration Office Building & Ski Patrol	Wood Frame	B - 0	One	2,209
Ski Maintenance Building	Steel	B - 0	One	
Main Lodge	Frame	B - 2	One	6,418
Long House	Wood Frame	B - 2	One	3,760
Storage Building	Brick, Wood and Stucco	B - 2	One	960
Rail Room	Wood Frame	B - 2	One	3,150
Burrows Cottage	Wood Frame	B - 4	One	1,200
Townsend House	Wood Frame	B - 4	One	1,400
Whitmore House	Wood Frame	B - 4	One	2,510
Lakeville House	Wood Frame	B - 4	One	3,564
Mountain House	Wood Frame	B - 4	One	1,792
Ramapo House	Wood Frame	B - 4	One	1,522
Price Cottage	Wood Frame	B - 4	One	875
Ward House	Wood Frame	B - 4	One	1,560
West Lake House	Wood Frame	B - 4	Two	2,224
Harriman House	Wood Frame	B - 4	One	734
Sterling House	Wood Frame	B - 4	One	1,551
Cooke Cottage	Wood Frame	B - 4	One	1,200
Noble House	Wood Frame	B - 4	One	3,082
Augusta Cottage	Wood Frame	B - 4	One	1,200
Moore House	Wood Frame	B - 4	Two	4,186
Executive House	Wood Frame	B - 4	One and Two	2,329
Finton Cottage	Wood Frame	B - 4	One	955
Erskine Cottage	Wood Frame	B - 4	One	1,280

100471J06 125

SFLLC IMPROVEMENTS  
ON RETAINED LANDS  
SCHEDULE B TO DECLARATION OF RESTRICTIONS:

Description	Type of Construction	Map Parcel	# Of Stories	Square Footage
Dowling Cottage	Wood Frame	B - 4	One	1,280
Gibson House	Wood Frame	B - 4	Two	1,844
Clinton Woods Apartments	Wood Frame			
SDA Building	Reinforced Concrete	B - 13	One	4,400
Single Family House Route 17	Wood Frame	B - 16	Two	2,400
Two Family House Route 17	Wood Frame	B - 1	Two	1,046
Scott Mine/Hoist House	Reinforced Concrete	B - 1	Two	1,835
Kurek House	Wood Frame	B - 0	One	4,020
Hall House	Wood Frame	B - 5	Two	1,037
Fabricant House	Wood Frame	D - 3	Two	2,080
Sterling Forest LLC Administration Building	Steel Frame Office Building	B - 15	One and Two	2,954
Stable Building	Heavy Timber Frame	B - 0	Two	21,376
Maintenance Building	Wood Frame	B - 0	One	2,548
	Wood Frame	B - 0	One	3,490
Outdoor Activibes Building	Wood Frame	B - 1	Two	2,310

181471.00 1285

SCHEDULE "C" TO DECLARATION OF RESTRICTIONS

181471.00 1287



A. **SEC Golf Course Environmental Design Principles**

- Enhancement of plant and wildlife habitat; protection of existing habitat during course construction.
- Conservation of threatened or protected species.
- Minimization of pesticide, herbicide and fertilizer use.
- Maintaining area-wide water quality.
- Minimization of irrigation water use.
- Recycling of organic materials wherever feasible.
- Integration of golf course into larger open space network.

**SEC Golf Course Environmental Best Management Practices**

- Minimize impacts to local wildlife population by avoiding disturbances to food sources, shelter and water.
- Protect ecologically sensitive areas (wetlands, sensitive habitats) from all impacts. Observe appropriate buffers for sensitive areas.
- Avoid increases in noise levels in sensitive environments.
- Assure migratory species access to habitual routes, food sources and breeding grounds.
- Maintain corridors and greenspace that will allow for the movement of animals.
- Use native plant materials wherever possible, except for areas such as golf greens and fairways.
- Maintain existing tree cover wherever possible. Leave select, scattered dead trees, where feasible, as animal habitat.
- Minimize use of chemical pesticides, herbicides and fertilizers. Develop an integrated pest management program.
- Minimize water use through utilization of the most efficient irrigation methods and practices.
- Consider use of effluent water, where possible, for course irrigation. Irrigate roughs only as necessary.
- Use drought-resistant turf grasses for greens and fairways.
- Incorporate innovative stormwater management techniques including, but not limited to, retention/detention ponds to control runoff and collect rain for course irrigation.
- Explore composting and on-site utilization of organic materials (grass clippings, leaf cleanups, chipped brush, etc.) as an alternative to conventional soil amendments.
- Explore use of composted sewage sludge on course as an alternative to chemical fertilizer.

Sources: "Principles for Sustainable Resource Management" from the Audubon Society of New York State, "Golf and Wildlife" from the United States Golf Association, and "The Old Westbury Code of Environmental Conduct" from the United States Golf Association.

100-477130 123

**SCHEDULE "P" TO DECLARATION OF RESTRICTIONS**

100-477130 123

2/4/98 - 3:15 p.m.

**SCHEDULE "D"  
CONFERENCE CENTER RIVER USE RESTRICTIONS**

Sterling Forest intends to utilize the lands comprising the site of the Sterling Forests Conference Center, identified as Retained Land Parcel B-4 on the Map (the "Site"), for either (a) development of a new hotel/conference center/spa facility (the "Conference Center") and the reconstruction, rehabilitation and/or expansion of not more than ten (10) of the existing houses on the Site; or (b) reconstruction, rehabilitation and/or expansion of the existing twenty-one (21) houses on the Site, which may be retained by Sterling Forest or conveyed to third parties for residential use, and reconstruction, rehabilitation and/or adaptive reuse of the existing lodge and Rail Room buildings, for non-commercial purposes by the residents of the Site. Sterling Forest's use of the Site as permitted herein shall be governed by the following restrictions:

1. All buildings, roads, parking areas and other ancillary areas and structures on the Site shall be designed, sited, constructed and landscaped in such a way that they are, to the greatest extent possible, not visible from Sterling Lake or the opposite shore of Sterling Lake, and so that they conform to existing land forms and vegetation. Furthermore, all structures on the Site shall be designed, constructed and landscaped in such a way so as to maintain ties to the historic architectural heritage of the region in which the Site is located. In

NR/471.06 130

furtherance of the foregoing, the following restrictions will be adhered to:

(a) Subject to the provisions of subparagraph 1(c) hereof, site coverage by buildings, roads and pathways shall be minimized by concentrating Conference Center facilities into a single two- or three-story structure, or into two or three closely clustered two- or three-story structures.

(b) The total aggregate square footage of the Conference Center on the Site (including apartment structures) shall be no more than 150,000 sq. ft., not including the ten (10) retained houses.

(c) No structure on the Site shall be of a height greater than the height of the tree line in the general vicinity of the structure, viewed from Sterling Lake.

(d) A vegetative buffer strip shall be maintained along the Sterling Lake shoreline. Such buffer strip shall be approximately 150 ft. wide, as shown on the map attached hereto, and within such buffer strip trees may not be cut, except as required for the removal of dead or diseased trees or to provide access to Sterling Lake for the users of the Conference Center and/or residents of the Site. Such access shall be via no more than two footpaths, each of which shall be no more than ten (10) feet in width and constructed in a meandering fashion, so as to minimize their visibility from the lake. One unenclosed pavilion or gazebo may be constructed within the buffer area, provided that such structure shall be no more than 200 sq. ft. in size and

NR/471.06 131

further provided that no more trees are cut than are necessary to accommodate the construction and footprint of such structure.

Without limiting the generality of the foregoing, it is expressly understood and agreed that within the buffer strip, no new roads shall be built, but that the existing road may be widened and improved, provided, however, that in no event shall such road be wider than 40 ft.

(a) If Sterling Forest develops the Conference Center, Sterling Forest shall remove the existing houses on the Site, except for up to ten (10) houses of Sterling Forest's choosing, which Sterling Forest may reconstruct, rehabilitate and/or expand, provided that any such reconstruction, rehabilitation and/or expansion shall conform with the restrictions set forth in this Schedule "D", with the exception of those restrictions set forth in subsections 1 (a) and (b).

(f) In the event of any expansion or replacement of existing houses located along the shore of Sterling Lake (and identified on the map attached hereto), such houses shall be expanded or replaced in such a way so as to (1) be no closer to the lake and/or (11) have no more lake frontage after such expansion or replacement than they do as of the date of this Declaration. Notwithstanding the foregoing, it is understood and agreed that the following houses may be modified or expanded as follows:

(1) Ramapo House: may be widened by ten (10) feet.

3

100471.00 1.32

(11) Noble House: lateral expansion of fifteen (15) feet on each side is permissible.

(111) Rest Lake House: may be reoriented, provided that it is no closer to the lake than it is as of the date of this Agreement.

(IV) Harriman and Sterling houses: In the event that one of the two houses is removed, the length of frontage on the lake of the remaining house may equal the combined frontage on the lake of both houses as of the date of this Declaration.

(g) No more than two seasonal, floating docks may be maintained on the Site, which docks shall in no event be longer than 25 ft. Such docks shall allow for putting in of boats and loading and unloading passengers, but in no event shall be used for permanent boat mooring or storage purposes.

(h) All structures and related outdoor spaces shall be designed, finished and maintained so as to blend in with the natural landscape of the Site and the adjacent property. Without limiting the generality of the foregoing, any such structures shall be constructed of natural materials, such as wood and stone, shall utilize nonreflective finishes and materials and shall be stained or painted natural, gray or earth-toned colors or otherwise finished in a manner that does not cause them to stand out in the landscape. All new or reconstructed structures shall have pitched roofs, and shall otherwise be designed to reinforce the association with local and regional architectural

4

100471.00 1.33

heritage, and to achieve a pleasing proportional relationship between building facade and roof.

2. Any generating or HVAC units on the site shall be located, oriented and housed so as to avoid or minimize noise impacts on Sterling Lake.

3. It is understood and agreed that the restrictions herein contained are intended to benefit the adjoining property of Palsades Interstate Park Commission, and shall run with and be a burden upon the site in perpetuity and shall be binding on any party entitled to possession or use of the Site.

4. It is the intention of the parties hereto that Palsades Interstate Park Commission receive notification of Sterling Forest's plans to build, replace, renovate or expand the buildings and improvements on the site. It is the parties' mutual understanding that Palsades Interstate Park Commission will receive notification of Sterling Forest's plans to build, replace or expand a Conference Center on the site by virtue of the public notification and hearing processes required in order for Sterling Forest to obtain approvals for construction on the site, it being intended that such processes will afford Palsades Interstate Park Commission adequate opportunity to review Sterling Forest's plans to assure itself that such construction is in conformance with the provisions of this Declaration. At least ninety (90) days prior to commencing any construction which does not require such public notification and hearing process, Sterling Forest shall notify Palsades Interstate Park Commission

5

10/14/71.JPG 1.34

of its intentions regarding the site, which notification shall contain plans and specifications sufficient to enable the Palsades Interstate Park Commission to assure itself that such construction is in conformance with the provisions of this Declaration.

201226

6

10/14/71.JPG 1.35

