

DESCRIPTION OF A PARCEL OF PROPERTY LOCATED IN THE TOWN OF YORKTOWN, COUNTY OF WESTCHESTER, STATE OF NEW YORK.

ALL that certain piece or parcel of land situate, lying and being located in the Town of Yorktown, County of Westchester, State of New York and being designated as Lot 1 and being more particularly bounded and described as follows:

BEGINNING at a point formed by the division line between Lot 1, property now or formerly St. Mary's Church and the southeasterly side of East Main Street (New York State Route 6) as shown on a map entitled "Subdivision Map prepared for Celestial Route 6 Associates II LLC" dated February 8, 2008, last revised July 15, 2008 and filed in the Westchester County Clerk's Office (Division of Land Records) on March 10, 2009 as Map No. 28220; said point being distant 121.28 feet southwesterly as measured along the southeasterly side of East Main Street (New York State Route 6) as widened from the end of a curve having a radius of 20.00 feet connecting Mohegan Avenue;

thence along said southeasterly side of East Main Street (New York State Route 6) N. 56°30'00" E., a distance of 95.40 feet to a point on the westerly side of a parcel to be dedicated to the Town of Yorktown for Roadway Improvements;

thence along said division line S. 74°00'00" E., a distance of 156.12 feet;

thence S. 74°49'26" E., a distance of 9.84 feet;

thence S. 76°28'18" E., a distance of 9.84 feet;

thence S. 77°17'44" E., a distance of 61.98 feet;

thence S. 22°23'40" W., a distance of 100.59 feet to a point on the division line between Lots 1 and 2 as shown on the aforesaid filed Map No. 28220;

thence along said division line N. 67°36'20" W., a distance of 9.79 feet;

thence westerly, a distance of 44.37 feet along a curve to the left having a radius of 55.00 feet and a central angle of 46°13'18";

thence S. 66°10'22" W., a distance of 126.24 feet to a point on the division line between Lot 1 and property now or formerly St. Mary's Church;

thence along said division line N. 34°33'35" W., a distance of 181.77 feet to the southeasterly side of East Main Street (New York State Route 6) as shown on the aforesaid filed Map No. 28220, the point and place of BEGINNING.

Containing 35,986 square feet or 0.8261 acres, more or less.

SUBJECT to a 2.55 foot wide Con Edison & Telephone Company Easement as recorded in Liber 9157 page 55.

SUBJECT to a 17.55 foot wide Easement as recorded in Liber 8274 page 198.