

DESCRIPTION OF TWO PARCELS OF PROPERTY LOCATED IN THE TOWN OF YORKTOWN, COUNTY OF WESTCHESTER, STATE OF NEW YORK.

All that certain plot, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Yorktown, Westchester County, New York, described as follows:

FIRST PARCEL: (Lot 4)

BEGINNING at a point in the southerly side line of the public highway known as Old Route 6, in the westerly line of lands which were conveyed by James Curry Hill, Theodore Hill, Jr. and Susan C. Hill to Westchester Lighting Company by deed dated September 19, 1931 and recorded in the Office of Westchester County Register in Book No. 3193 of Deeds at page 13 on November 12, 1931, and running from said point of beginning southerly along the westerly line of said Lighting Company lands to a point in the wall in the line of lands which were conveyed by James Curry Hill and Theodore Hill, to David Bogdanoff; thence running westerly along the mean center line of said wall and the northerly line of said Bogdanoff lands to a point in the wall and the line of lands formerly of Stymus; thence along the wall and the line of said Stymus lands northerly, westerly and northerly to the southerly side of said highway; thence easterly along the southerly side of said highway to the point of BEGINNING. Be the contents, more or less.

SECOND PARCEL: (Lot 17)

ALL that parcel of land in said Town of Yorktown, which is described in a deed made by Jefferson Valley Corporation to Theodore Hill, Jr., dated January 14, 1980 and recorded in said Register's Office in Book No. 7612 of Deeds at page 474 on January 17, 1980, as follows:

BEGINNING at a point on the northerly side of State Highway No. 1309 (U.S. Route 6) which point is on the dividing line between lands now or formerly of Jefferson Valley Racquet Club, Inc. and the parcel herein being described, and which point is distant 1359.32 feet easterly as measured along the northerly side of State Highway No. 1309 from the point of intersection of the northerly side of State Highway No. 1309 with the easterly side of Lee Boulevard as shown on a map entitled "Amended Subdivision Map of Jefferson Valley Industrial Park No.1 for Jefferson Valley Corp.," dated October 2, 1964 and filed in the Office of the Clerk of the County of Westchester, Division of Land Records, February 1, 1965 as Map No. 14225;

RUNNING THENCE from the northerly side of State Highway No. 1309 along said dividing line, N-7-30-20-W, 83.07 feet to lands now or formerly of Hill;

THENCE along same, the following three (3) courses and distances:

1. N-75-46-50-E, 108.31 feet;
2. N-74-19-50-E, 210.46 feet;
3. N-75-37-50-E, 223.86 feet to lands now or formerly of Consolidated Edison Corp. (formerly Westchester Lighting Co.);

THENCE along said lands now or formerly of Consolidated Edison Corp. (formerly Westchester Lighting Co.), the following two (2) courses:

1. S-5-10-20-E, 335.73 feet;
2. S-10-54-16-W, 11.4 feet to the northerly side of State Highway No. 1200 aforementioned;

THENCE along same, N-76-22-33-W, 447.55 feet and N-79-59-35-W, 108.42 feet to the point or place of BEGINNING.