

*APPENDIX 4
PROPERTY OWNERS WITHIN 500' OF CPD
NND & PROPOSED NND ZONE DISTRICT
METES AND BOUNDS DESCRIPTION*

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Owners Within 500' of Proposed Carvel Property Development NND

OWNER	MAILING ADDRESS			STATE	ZIP	LOCATION ADDRESS	TAX PARCEL
	STREET ADDRESS	CITY					
Holada Properties LLC	68 Ryan Rd	Pine Plains	NY	12567	68-98 Ryan Rd	687200000057800000	
Agnifilo Vincent T	126 Ferris Ln	Milan	NY	12571	Ferris Ln	667200001985310000	
Alexanderson, Robin B	3 Hawks Ln	Brewster	NY	10509	Ferris Ln	667200001014470000	
Arcadipane Mildred Est	711 Third Ave Fl 20	New York	NY	10017	Virginia Dr	667200115466770000	
Bell, Charles	67 Laurel Ave	Sea Cliff	NY	11579	Virginia Dr	667200115016300000	
Blahut, Adam	623 Hicks Hill Rd	Stanfordville	NY	12581	Hicks Hill Rd	667100007637530000	
Blahut, Leslie C	609 Hicks Hill Rd	Stanfordville	NY	12581	Knobb Hill Rd Rear	667100006378660000	
Blahut, Leslie C	609 Hicks Hill Rd	Pine Plains	NY	12581	609 Hicks Hill Rd	667100007108100000	
Bossolini, Francis J Trustee	223 Stissing Mountain Rd	Pine Plains	NY	12567	223 Stissing Mountain Rd	6772000006123630000	
Brooks, Christina	521 Hall Hill Rd	Ancram	NY	12502	74-78 Mt Ross Rd	677200003809150000	
Burnett, Robert D	714 Hicks Hill Rd	Stanfordville	NY	12581	714 Hicks Hill Rd	667100008709780000	
Casazza, Edward J Jr	71 Stissing Mt Dr	Pine Plains	NY	12567	290 Stissing Mountain Rd	677200007693590000	
Castaldi, Linda	94 Rockywood Rd	Manhasset	NY	11030	51 Stissing Mountain Ln	677200008411720000	
Caswell, David	319 Stissing Mt Rd	Pine Plains	NY	12567	319 Stissing Mountain Rd	677200007924450000	
Chang, Lucy J	3 Turtle Cove Ln	Kings Point	NY	11024	77-102 Sherwood Rd	677200001010150000	
Cimorelli, Thomas	160 Ferris Ln	Red Hook	NY	12571	160 Ferris Ln	667200002166130000	
Clancy, James P	86-21 261st St	Floral Park	NY	11001	Virginia Dr	667200115136940000	
Clancy, James P	86-21 261st St	Floral Park	NY	11001	Virginia Dr Rear	667200104976930000	
Craven, Ryan	330 Stissing Mountain Rd	Pine Plains	NY	12567	330 Stissing Mountain Rd	677200008434280000	
Daly, James A	816 Wild Dunes Cir	Wilmington	DE	28411	Guerra Dr	667200115365840000	
Daly, James A	816 Wild Dunes Cir	Wilmington	NC	28411	Guerra Dr	667200115275730000	
Dembowski, Olga	623 Hicks Hill Rd	Stanfordville	NY	12581	623 Hicks Hill Rd	667100008057500000	
DiLandro, Mary	3580 Highland Glen Way	Jacksonville	FL	32224	Shore Dr W	667200116166800000	
Disalvo, Debra J	17 Cedar Knls	Pine Plains	NY	12567	17 Cedar Knls	677200128245340000	
Feinberg Eric	4 Stissing Mountain Ln	Pine Plains	NY	12567	4 Stissing Mountain Ln	677200007283560000	
Funk, Lester H	PO Box 159	Pine Plains	NY	12567	Woodward Hill Rd	667200007397800000	
Funk, Lester H IV	PO Box 165	Pine Plains	NY	12567	Woodward Hill Rd	667200007368220000	
Gent Gary	6 Cedar Knls	Pine Plains	NY	12567	6 Cedar Knls	677200168284960000	
Grotto Holdings LLC	14 Great Marsh Rd	Westport	CT	6880	140 Fishwoods Rd	667200000809710000	

Owners Within 500' of Proposed Carvel Property Development NND

OWNER	MAILING ADDRESS			STATE	ZIP	LOCATION ADDRESS	TAX PARCEL
	STREET ADDRESS	CITY					
Guglielmetti, Cleto	221 Stissing Mountain Rd	Pine Plains		NY	12567	Stissing Mountain Rd	677200006173820000
Guglielmetti, Louis	931 Rhineland Ave	Bronx		NY	10462	Stissing Mountain Rd	677200006034070000
Heaney, Bernard A	226 Stissing Mt Rd	Pine Plains		NY	12567	226 Stissing Mountain Rd	677200006163330000
Hedges, Robert M	38 Woods Dr	Pine Plains		NY	12567	26-38 Wood Dr	677200002911830000
Hedges, William H	29 Maple Hill Ln	Pine Plains		NY	12567	48 Wood Dr	677200003001550000
Henshaw Dawn	629 Woodward Hill Rd	Red Hook		NY	12571	Woodward Hill Rd	677200002587550000
Henshaw, Dawn	629 Woodward Hill Rd	Red Hook		NY	12571	621-629 Woodward Hill Rd	677200002797950000
Hoffman, Jeffrey	140 West End Ave Apt 21B	New York		NY	10023	138-141 Sherwood Rd	677200002550840000
Kaestle, David	215 Woods Rd	Pine Plains		NY	12567	Stissing Mountain Rd	677200006863360000
Kaestle, Louisa Grassi	225 Woods Rd	Pine Plains		NY	12567	213 Stissing Mountain Rd	677200005803600000
King Virginia A	84 Shore Dr	Milan		NY	12571	84 Shore Dr	667200115615270000
Klepacz, Janusz	109 Delong Ave	Dumont		NJ	76281	151 Knob Hill Rd	667100006927580000
Knapp, Audrey Rachel	PO Box 449	Pine Plains		NY	12567	11 Cedar Knls	677200128115250000
Knickerbocker, Jay P	310 Stissing Mtn Rd	Pine Plains		NY	12567	310 Stissing Mountain Rd	677200008114050000
Kreps, Marvin L II	640 Hicks Hill Rd	Stanfordville		NY	12581	Hicks Hill Rd	667100009397840000
Lappin, Patrick J	38 Victor Dr	E Northport		NY	11731	Shore Dr W	667200115975980000
Larkin, Denis W	21 Fox Run	New Milford		CT	67760	28 Fishwoods Rd	667200002126970000
Lartrym Services Inc	10 Great Russell St Ste 200	London WC1B 3NH				298 Woodward Hill Rd	667200115357350000
Lennon, Thomas A	PO Box 274	Pine Plains		NY	12567	9 Cedar Knls	677200127995140000
Lennon, Thomas A	PO Box 274	Pine Plains		NY	12567	Cedar Knls	677200167954970000
Lico, Salvatore	PO Box 529	Pine Plains		NY	12567	22 Cedar Knls	677200128485160000
Mc Hugh, Ann M	304 3rd St	Washington DC			20003	Virginia Dr	667200115416500000
Mc Quade, John H	22 Woods Dr	Pine Plains		NY	12567	22 Wood Dr	677200002852180000
Meccariello, David	327 Neck O Land Rd	Williamsburg		VA	23185	Mt Ross Rd	677200003868820000
Meccariello, David N	327 Neck-O-Land Rd	Williamsburg		VA	23185	Mt Ross Rd	677200004358880000
Meccariello, David N Trustee	327 Neck-O-Land Rd	Williamsburg		VA	23185	Mt Ross Hill Rd	677200004088300000
Meccariello, Jack A III	64 Stissing Ave	Pine Plains		NY	12567	Mt Ross Hill Rd	677200005169930000
Meccariello, Kenneth	70 Mt Ross Rd	Pine Plains		NY	12567	Mt Ross Rd	677200004209110000
Mechanic, Alvin H Trustee	345 Park Ave Fl 11	New York		NY	10154	90 Mt Ross Hill Rd	677200005189540000
Melnick, Walter C	212-04 33rd Ave	Bayside		NY	11361	Stissing Mountain Ln	677200007323400000

Owners Within 500' of Proposed Carvel Property Development NND

OWNER	MAILING ADDRESS			STATE	ZIP	LOCATION ADDRESS	TAX PARCEL
	STREET ADDRESS	CITY					
Melnick, Walter C	212-04 33rd Ave	Bayside	NY	11361	10 Stissing Mountain Ln	677200007462400000	
Mrowzinski, Catherine	12 Antoine Ct	Huntington	NY	11743	Shore Dr	667200115995860000	
Muller, William G	73-24 Penelope Ave	Middle Village	NY	11379	125 Ferris Ln	667200000976770000	
Murphy, James A	152 Carpenter Hill Rd	Pine Plains	NY	12567	163 Mt Ross Rd	677300001760430000	
Murphy, James A	465 Carpenter Hill Rd	Pine Plains	NY	12567	Mt Ross Rd	667300009950540000	
Murphy, Patrick	929 Main St	Calais	ME	4619	Stissing Mountain Rd	677200006673620000	
N Y S Cons Dept					1935 Route 199	667200003291100000	
N Y S Cons Dept					7490 Tsp N	667300002430840000	
O'Reilly, Michael	368 Bear Ridge Rd	Pleasantville	NY	10570	Shore Dr	667200115986210000	
Orlandi, John V	PO Box 55	Pine Plains	NY	12567	31 Stissing Mountain Dr	677200006593090000	
Orlandi, Michael	234 Stissing Mtn Rd	Pine Plains	NY	12567	Stissing Mountain Rd	677200006403400000	
Paciaffi, Mario V	3240 Henry Hudson Pkw	New York	NY	10463	Anthia Ln	667200167844910000	
Peaceable Kingdom III, LLC	PO Box 104	Katonah	NY	10536	198-208 Stissing Mountain Rd	677200004763060000	
Plate, Anna	15 Stissing Mt Dr	Pine Plains	NY	12567	15 Stissing Mountain Dr	677200006243130000	
Platt, Edith I	152 Ferris Ln	Milan	NY	12571	152 Ferris Ln	667200002105890000	
Popp, Carl	327 Mt Ross Hill Rd	Pine Plains	NY	12567	Mt Ross Hill Rd Rear	667300004411930000	
Popp, Carl	327 Mt Ross Rd	Pine Plains	NY	12567	Mt Ross Hill Rd Rear	667300003303000000	
Popp, Carl	327 Mt Ross Rd	Pine Plains	NY	12567	Mt Ross Hill Rd Rear	667300003042990000	
Popp, Carl J	327 Mt Ross Rd	Pine Plains	NY	12567	Mt Ross Hill Rd	667300005141330000	
Popp, Carl J	327 Mt Ross Rd	Pine Plains	NY	12567	316-329 Mt Ross Rd	667300007050500000	
Puca, Salvatore	99 Shore Dr	Milan	NY	12571	99 Shore Dr W	667200155454630000	
Puiatti, Susan Gioia	217 Stissing Mountain Rd	Pine Plains	NY	12567	217 Stissing Mountain Rd	677200005943540000	
Pulver, Rebecca	PO Box 768	Pine Plains	NY	12567	2018 Route 199	667200005180890000	
Pulver, William J	PO Box 768	Pine Plains	NY	12567	2014 Route 199	667200005040920000	
Rolleri, Donald A	1 Village Grn	Port Chester	NY	10573	14 Stissing Mountain Ln	677200007633110000	
Santopadre, Mary T	32 Greenvale Farms Rd	Poughkeepsie	NY	12601	Shore Dr	667200116026320000	
Satyagraha Inc	PO Box 266	Pine Plains	NY	12567	Hicks Hill Rd	667100009727100000	
Savino, Robert W LT	61 Shore Dr	Red Hook	NY	12571	Shore Dr	667200115995710000	
Savino, Robert W LT	61 Shore Dr	Red Hook	NY	12571	61 Shore Dr	667200115955580000	
Schmidt, Robert Carl	637 Hicks Hill Rd	Stanfordville	NY	12581	637 Hicks Hill Rd	667100008187910000	
Taconic 1133 LLC	One Bryant Park	New York	NY	10036	371-375 Woodward Hill Rd	667200007027980000	

Owners Within 500' of Proposed Carvel Property Development NND

OWNER	MAILING ADDRESS			LOCATION ADDRESS	TAX PARCEL
	STREET ADDRESS	CITY	STATE ZIP		
Taintor, Zebulon	19 93rd St	New York	NY 10128	32 Mt Ross Rd	677200005588440000
Tallman, Brian D	337 Stissing Mountain Rd	Pine Plains	NY 12567	337 Stissing Mountain Rd	677200008284680000
Travelco Inc	1270 Avenue of the Americas	New York	NY 10020	459-467 Woodward Hill Rd	667200009277850000
Vito, Carol P	8 Mt Ross Hill Rd	Pine Plains	NY 12567	Mt Ross Hill Rd	667300007420020000
Volz, Frank M Jr	173 West Shore Dr PO Box 174	Pine Plains	NY 12567	173 Shore Dr	667200155844720000
Weinrach, Michael	780 Longhill Rd	Briarcliff Manor	NY 10510	27 Mt Ross Hill Rd	667300008170150000
Woods Mary	319 12th St	New York	NY 10014	104 Wood Dr	677200004580330000
Wright, Courtland	159 Mt Ross Rd	Pine Plains	NY 12567	159 Mt Ross Rd	6773000001960570000



Hudson Valley Office

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North Country Office (518) 812-0513

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SURVEY DESCRIPTION
PROPOSED NND ZONE DISTRICT
TOWN OF PINE PLAINS, NEW YORK

ALL those plots, pieces or parcels of land situate and being in the Town of Pine Plains, County of Dutchess, State of New York bounded and described as follows:

BEGINNING at a point on the northerly side of New York State Route 199, said point being on the Town division line between the Town of Pine Plains on the east and the Town of Milan on the west, said point being located S 05°36'25" E 712.43 feet from a concrete monument marking the angle point in the Town Line; thence along the Town Line and through the lands now or formerly of 1133 Taconic LLC as described in liber 1301 of deeds at page 156, N 05°36'25" W 712.43 feet to a concrete monument marking an angle point in the Town Line, thence continuing along the Town Line and through the lands now or formerly of 1133 Taconic LLC, through the Sports City Subdivision as shown on a map entitled "Subdivision Map of Sports City Estates Stage II" filed in the Dutchess County Clerk's Office on August 3, 1972 as Filed Map #3977 and also on a map entitled "Subdivision Map Sports City Estates Stage I" filed in the Dutchess County Clerk's Office on February 21, 1969 as Filed Map #3623, through other lands now or formerly of 1133 Taconic LLC as described in document #02-2002-8257 and crossing Woodward Hill Road (aka Ferris Lane), N 16°46'05" W 9530.77 feet; thence running along the division line between the herein described parcel and the lands now or formerly of Popp as described in liber 1949 of deeds at page 189 and page 190, and other lands of Popp as described in document #02-2000-8915, lands now or formerly of Vito as described in document #02-2004-2589, lands now or formerly of Weinrach as described in document #02-2002-11500, lands now or formerly of Murphy as described in liber 1790 of deeds at page 304, other lands of Murphy as described in document #02-2000-40693 and lands now or formerly of Wright as described in liber 1414 of deeds at page 100; N 63°20'49" E 71.95 feet, N71°30'14" E 183.91 feet, N 08°20'41" W 254.75 feet, S71°12'47" E 661.59 feet, S 34°19'47" E 465.96 feet, S 31°34'47" E 396.00 feet, S46°07'47" E 205.92 feet, N 51°07'13" E 391.51 feet, S 44°05'13" E 221.20 feet, S28°50'14" E 140.03 feet, S 26°54'59" E 286.92 feet, S27°56'20" E 423.21 feet, S24°12'30" E 218.06 feet, S 17°31'14" E 448.14 feet, S 31°46'14" E 229.68 feet, S 20°22'17" E 281.36 feet, N 83°35'36" E 905.91 feet, N 82°41'56" E 442.77 feet, N 83°52'56" E 74.90 feet, N 80°59'46" E 126.19 feet, N 81°47'26" E 105.47 feet, N 84°50'56" E 280.16 feet, N 78°43'45" E 695.39 feet, S 07°02'50" E 417.78 feet, N 35°44'02" E 258.00 feet, N62°30'47" E 222.71 feet, N

80°00'07" E 229.59 feet, N 76°19'52" E 237.79 feet, N 79°55'22" E 247.68 feet, N 68°46'27" E 146.80 feet, N 81°47'32" E 125.89 feet, S 74°22'38" E 59.22 feet, S 55°49'23" E 45.94 feet, N 08°30'58" W 125.44 feet, N 86°04'57" E 304.53 feet, S 88°02'18" E 65.23 feet, N 87°07'37" E 94.39 feet S 81°55'08" E 93.12 feet, N 82°27'22" E 81.65 feet, N 55°27'57" E 302.21 feet, S 69°19'53" E 36.22 feet, N 84°13'55" E 345.21 feet, N 83°59'58" E 100.29 feet, N 81°30'34" E 348.62 and N 01°28'51" W 644.93 feet to the southerly side of Mt Ross Road (CR #50); thence crossing Mt Ross Road and continuing along the lands now or formerly of Wright, N 01°28'51" W 120.76 feet to a point on the division line between the lands now or formerly of 1133 Taconic LLC as described in document #02-2007-9125 and the lands now or formerly of Vail as described in liber 350 of deeds at page 2154, also being a point on the approximate division line between Dutchess County on the south and Columbia County on the north, also being the approximate Town Line between the Town of Pine Plains on the south and the Town of Gallatin on the north; thence along said division line S 79°18'36" E 1928.05 feet and S 78°57'03" E 648.17 feet to a point; thence along the division line between the Lands now or formerly of 1133 Taconic LLC as described in document #02-2007-9125 and the lands now or formerly of Meccariello as described in document #02-2003-117, S 06°02'08" E 312.84 feet, S 53°58'38" W 227.13 feet, S 64°01'52" W 161.40 feet, S 75°32'52" W 160.90 feet, S 80°31'52" W 198.80 feet, S 85°19'52" W 302.10 feet, N 81°34'08" W 133.60 feet, N 76°18'08" W 270.13 feet, and S 46°50'13" W 71.01 feet to a point on the easterly side of Mt Ross Road; thence crossing Mt Ross Road, S 45°04'34" W 50.03 feet to the westerly side of Mt Ross Road; thence along the westerly side of Mt Ross Road, S 46°50'13" E 330.43 feet, southeasterly along a curve to the right, a radius of 303.00 an arc length of 181.46, having a chord bearing of S 29°40'49" E 178.76 feet, S 12°31'25" E 318.85 feet, S 02°52'55" W 388.82 feet, southeasterly along a curve to the left, a radius of 463.00 a arc length of 136.81 feet, having a chord bearing of S 05°34'58" E 136.31 feet, S 14°02'52" E 329.43 feet and S 04°43'19" E 214.58 feet to a point; thence crossing Mt Ross Road S 11°26'01" E 298.95 feet to a point on the easterly side of Mt Ross Road, said point being the northwesterly corner of the lands now or formerly of 1133 Taconic LLC as described in document #02-2004-1670 and the southwest corner of the lands now or formerly of Taintor as described in document #02-2005-1826; thence along the division line between the lands of 1133 Taconic LLC and lands of Taintor, the lands now or formerly of Adams as described in liber 1280 of deeds at page 421 and the lands now or formerly of Lennon as described in liber 1381 of deeds at page 498, S 80°12'41" E 806.54 feet, S 85°13'36" E 3014.61 feet, S 07°25'53" E 557.46 feet, S 08°27'23" E 762.13 feet, S 07°13'03" E 213.05 feet, S 23°21'58" E 26.69 feet, S 07°55'53" E 135.42 feet, S 08°09'03" E 169.92 feet, S 02°32'23" E 104.43 feet, S 05°43'03" E 170.73 and S 05°05'28" E 228.00 to the northerly side of New York State Route #199; thence crossing New York State Route #199, S 10°18'55" E 53.59 feet to the northeasterly corner of the lands now or formerly of 1133 Taconic LLC as described in document #02-2010-509 and the northwesterly corner of the lands now or formerly of Tallman as described in liber 2021 of deeds at page 641; thence along the division between the lands now or formerly of 1133 Taconic LLC and the lands now or formerly of Tallman, S 10°42'33" E 317.55 feet, S 03°15'33" E 62.60 feet S 05°16'33" E 71.30 and S 10°20'33" E 186.89 feet to the northerly side of Stissing Mountain Road; thence along the same, S 50°12'37" W 69.03 feet, southwesterly along a curve to the left a radius of 460.00 feet an arc length of 169.27 feet having a chord bearing of S 39°40'07" W 168.31 feet, S 29°07'37" W 51.42 feet, southwesterly

along a curve to the right a radius of 280.00 feet, an arc length of 102.95 feet having a chord bearing of S 39°39'37" W 102.37 feet, S 50°11'37" W 214.23 feet, southwesterly along a curve to the right a radius of 260.00 feet, an arc length of 200.88 feet having a chord bearing of S 72°19'39" W 195.92 feet, northwesterly along a curve to the right a radius of 650.00 feet an arc length of 132.34 feet having a chord bearing of N 79°42'21" W 132.11 feet, N 73°52'23" W 222.48 feet, southwesterly along a curve to the left a radius of 500.00 feet an arc length of 327.39 feet having a chord bearing of S 87°22'07" W 321.58 feet, S 68°36'37" W 185.00 feet and southwesterly along a curve to the left a radius of 300.00 feet an arc length of 121.04 feet having a chord bearing of S 57°03'08" W 120.22 feet to a point; thence along the division line between the lands now or formerly of 1133 Taconic LLC as described in 02-2010-509, and the lands now or formerly of Guglielmetti as described in liber 2026 of deeds at page 10 and 13 and the lands now or formerly Peaceable Kingdom III LLC as described in document #02-2000-4431, N 08°00'13" W 356.10 feet, S 77°34'27" W 100.00 feet, N 07°46'43" W 388.10 feet, S 79°59'43" W 257.41 feet, N 07°46'43" W 362.20 feet, S 89°30'37" W 617.15 feet, N 20°17'33" W 394.89 feet, N 34°32'37" E 254.10 feet, N 08°57'23" W 246.84 feet, N 35°07'23" W 654.06 feet and N 30°19'03" W 0.80 feet to a point; thence along the division line between the lands now or formerly of 1133 Taconic LLC as described in document #02-2002-8257 and the lands now or formerly Peaceable Kingdom III, LLC, S 56°17'27" W 380.10 feet, S 14°02'27" W 174.24 feet, N 89°24'43" W 1376.31 feet, S 19°04'29" W 168.78 feet, S 19°24'29" W 87.60 feet, S 18°39'29" W 73.64 feet, N 88°33'31" W 262.38 feet, S 07°47'11" E 683.97 feet, and S 07°23'31" E 1790.87 feet to the northerly side of Stissing Mountain Road; thence crossing Stissing Mountain Road S03°41'45" E 68.79 feet to a point; thence along the westerly side of Wood Street (private road) S08°44'54" E 104.25 feet and S 06°50'07" E 428.35 feet to a point; thence along the division line between the lands of 1133 Taconic LLC as described in document #02-2002-8257 and the lands now or formerly of McQuade as described in liber 1546 of deeds at page 743 and the lands now or formerly Hoffman as described in liber 1682 of deeds at page 849, S81°12'38" W 518.67 feet, S 81°24'49" W 254.76 feet, S 82°11'19" W 61.74 feet, S 83°34'03" W 456.84 feet, S 86°45'19" W 90.43 feet, S 79°49'49" W 168.86 feet and S 84°11'09" W 475.11 feet to the easterly side of Sherwood Road; thence crossing Sherwood Road S 83°37'51" W 50.00 feet to a point; thence along the division line between the lands now or formerly of 1133 Taconic LLC as described in 02-2002-8257 and the lands now or formerly of Chang as described in liber 1692 of deeds at page 289, the lands now or formerly of Satyagraha as described in liber 1297 of deeds at page 73 and the lands now or formerly of Kreps as described in liber 1993 of deeds at page 127, S 83°38'19" W 1120.04 feet, S 07°46'06" E 380.14 feet, S 08°53'00" E 285.89 feet, S 08°18'10" E 151.51 feet, S 07°20'40" E 670.45 feet, S 07°35'10" E 223.25 feet, S 07°31'20" E 188.20 feet, S 07°02'40" E 183.11 feet, S 09°54'20" E 104.39 feet, S 07°19'50" E 153.94 feet, S 09°00'30" E 180.50 feet, S 08°25'50" E 142.77 feet, S 08°14'30" E 180.31 feet, S 07°30'30" E 146.50 feet, S 08°38'50" E 193.71 feet, S 08°04'00" E 135.92 feet, S 04°49'20" E 347.99 feet, S 81°45'55" W 224.63 feet, S 82°35'07" W 149.30 feet, S 86°52'28" W 25.46 feet, S 83°29'18" W 72.68 feet, S 83°46'41" W 165.45 feet, S 88°31'02" W 86.11 feet, S 83°38'59" W 81.86 feet, S 74°44'43" W 42.83 feet, S 74°07'43" W 45.87 feet, S 82°01'39" W 88.62 feet, S 87°14'50" W 33.68 feet, S 73°32'57" W 22.22 feet, S 81°25'08" W 35.95 feet, S 87°15'25" W 58.85 feet, S 81°55'15" W 40.05 feet, S 88°11'02" W 31.83 feet, N 70°46'48" W 8.53 feet, S 85°12'35" W 110.75 feet, S 81°45'38" W 47.20 feet, S 81°47'37" W 190.51 feet, S 82°55'54" W 94.69 feet, S 82°21'43" W

36.64 feet and S 83°24'47" W 378.75 feet to the easterly side of Hicks Hill Road; thence crossing Hicks Hill Road S 84°07'22" W 50.00 feet to a point; thence along the division line between the lands now or formerly 1133 Taconic LLC as described in document #02-2010-507 and the lands now or formerly of Schmidt as described in document #02-2004-3505, the lands now or formerly of Blahut as described in liber 1905 of deeds at page 244, other lands now or formerly of Blahut as described in document #02-2008-2842 and the lands now or formerly of the People of the State of New York, S 89°22'24" W 82.16 feet, S 80°01'20" W 228.93 feet, S 83°50'23" W 263.97 feet, S 69°58'46" W 60.15 feet, S 83°01'12" W 181.51 feet, N 00°14'07" E 396.84 feet, N 01°56'12" E 222.77 feet, N 01°58'47" E 321.66 feet, S 82°10'11" W 27.56 feet, N 03°01'58" W 207.30 feet, N 03°35'36" W 205.47 feet, N 02°18'03" W 172.06 feet, N 07°50'07" W 81.21 feet, N 00°33'32" W 111.48 feet, S 80°42'06" W 226.62 feet, S 82°56'18" W 430.44 feet, S 81°56'49" W 165.95 feet, N 04°04'26" W 447.08 feet, N 04°01'22" W 450.46 feet, and S 82°32'33" W 93.29 feet to a point on the Town Line between Pine Plains on the east and Milan on the west; thence along the Town Line and through the lands now or formerly of 1133 Taconic LLC as described in document #02-2002-8257, N 05°36'25" W 1251.94 feet to the southerly side of New York State Route 199; thence crossing New York State Route 199, N 05°36'25" W 71.59 feet to the point or place of beginning.

EXCEPTING and reserving therefrom all those tracts or parcels of land designated as tax grid numbers:

- 134200-6672-11-536584
- 134200-6672-11-595558
- 134200-6672-11-599571
- 134200-6672-11-599586
- 134200-6672-11-597598
- 134200-6672-11-598621
- 134200-6672-11-602632
- 134200-6672-11-616680
- 134200-6672-11-541650
- 134200-6672-11-546677
- 134200-6672-11-535735
- 134200-6672-11-584472
- 134200-6672-11-784491
- 134200-6672-00-736822
- 134200-6672-00-739780
- 134200-6672-00-927785
- 134200-6772-00-279795
- 134200-6772-00-258755
- 134200-6671-00-870978

And a 0.27 acre and 0.47 acre parcel of land remaining from a highway taking at the intersection of NYS RT 199 with Stissing Mountain Road and Sherwood Road.