

**TOWN OF EAST GREENBUSH**

**CONSOLIDATION and RATE RE-STRUCTURING OF THE  
GENERAL, HAMPTON MANOR, COUSE AND THIRD AVENUE  
SEWER DISTRICTS INTO  
THE CONSOLIDATED GENERAL SEWER DISTRICT**

Prepared for:

THE TOWN OF EAST GREENBUSH  
255 Columbia Turnpike  
Rensselaer, NY 12144

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August 30, 2021



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## **1.0 INTRODUCTION**

This Consolidation has been prepared as required by Article 17-A, Title 2 of the General Municipal Law, Consolidation and Dissolution of Local Government, and is intended to assist Town officials and residents in evaluating the public benefit of consolidation of the existing General, Hampton Manor, Couse and Third Avenue Sewer Districts, as well as any extensions thereto, into the Consolidated General Sewer District as these districts already send wastewater to the East Greenbush Wastewater Treatment Plant, thus creating a common cost base.

### **1.1 Background**

The Town of East Greenbush, Rensselaer County, is located on the western side of Rensselaer County along the eastern shore of the Hudson River. The Town owns and operates four sewer districts (SD) in which wastewater is collected via an estimated 60 miles of Town-owned sewer lines including gravity and force mains with a total of 14 pump stations, and delivered to the East Greenbush wastewater treatment plant (WWTP).

A map identifying the Sewer District boundaries and WWTP site is included in Appendix A. The WWTP also treats wastewater from a small area of the Town of Schodack through an agreement as well as individual contracts.

A map of the Consolidated Sewer District is included in Appendix B.

### **1.2 Reasons for Project**

The Town's sewer infrastructure is challenging to manage from both an administrative as well as capital, operations and maintenance perspective. The four existing sewer districts have only debt in common (e.g., for the wastewater treatment plant upgrade and general collection system improvements), the methods for allocating costs among the districts and rate structures vary without justification, and inequities in the revenues generated from various users have been identified. The sewer districts (SDs) were created over the years. At the time of creation, each district had a purpose; however, over time, the function and finances of each of the districts has changed.

Planning for sewer and WWTP operation and maintenance and upgrades within this area as one sewer district will simplify the management of the wastewater collection and treatment operations. Consolidation and rate restructuring will create a new, standardized, transparent rate structure for all users in the new consolidated sewer district and an equitable distribution of costs.

## **2.0 DESCRIPTION OF EXISTING DISTRICTS**

### **2.1 General Sewer District**

The East Greenbush General SD serves the southwest area of the Town and several other small areas interspersed between other sewer districts. The SD serves residents and businesses, with approximately 2603 accounts, 91% of which are residential.

Wastewater is collected via sewer collection system piping, manholes and six sanitary sewer pump stations. This system collects and conveys the sanitary sewage to the East Greenbush WWTP.

### **2.2 Hampton Manor Sewer District**

The Hampton Manor Sewer District serves an area on the west side of the Town, between the Third Ave SD and the General SD. The SD includes approximately 795 service connections, of which 95% are residential and 5% are commercial.

The collection system consists of sewer collection main, manholes, and one pump station. Wastewater is conveyed to the East Greenbush WWTP.

### **2.3 Couse Sewer District**

The Couse Sewer District serves the area at the east side of the Town. The area contains approximately 684 service connections, 92% of which are residential.

The collection system consists of sewer collection system piping, manholes, and three pump stations. Wastewater is conveyed to the East Greenbush WWTP.

### **2.4 Third Avenue Sewer District**

This sewer district serves the area on the north side of the Town. The district includes 940 service connections, of which 92% are residential, and 8% are commercial.

The collection system consists of sewer collection system piping, manholes and four pump stations, and conveys wastewater to the East Greenbush WWTP.

### **2.5 Outside User Agreements**

Current sewer system customers outside of the Town of East Greenbush include seven individual properties in the Town of Schodack and several properties located in the Town of North Greenbush. The Water District #6 of the Town of Schodack, with 72 parcels, is also served by the East Greenbush WWTP through a separate agreement. These outside users are charged a sewer use fee based on the water use rate, or flat rate if unmetered, that is increased above that of the SD customers in order to cover both operation and maintenance (O&M) and system debt service fees as these properties are not taxed in East Greenbush.

## **2.6 Wastewater Treatment Plant**

The East Greenbush Wastewater Treatment Plant was originally constructed in the 1970s. The facility underwent upgrades in 2014.

The WWTP is regulated by the New York State Department of Environmental Conservation (NYSDEC) under the State Pollutant Discharge Elimination System (SPDES) Permit program and operates under SPDES Permit No. NY0026034. The SPDES permit allows the plant to discharge up to 3.3 million gallons per day (MGD). Outflows from the plant are received by the Hudson River.

## **3.0 PROPOSED DISTRICT AND GENERAL PLAN OF IMPROVEMENTS**

The proposed Consolidated General Sewer District is the consolidation of the General, Hampton Manor, Couse and Third Avenue Sewer Districts into a single entity from an administrative and functional perspective. A map of the proposed Consolidated General Sewer District is included in Appendix B. A list of parcels and boundary description are included in Appendix D and Appendix E. These sewer districts all currently send wastewater to the East Greenbush WWTP, no construction within the collection systems is required for consolidation. Consolidation of these sewer districts will result in the sharing of annual operation and maintenance costs as well as capital improvement costs across a larger number of users with a standardized, transparent rate structure for all users in the new consolidated district and an equitable distribution of costs.

## **4.0 DISPOSITION OF FACILITIES**

Existing real property, pipes and appurtenances in each existing sewer district will remain in the operational authority of the Consolidated General Sewer District.

## **5.0 PROPOSED DISTRICT OPERATIONS**

The Consolidated district will continue to operate in accordance with applicable law and regulation, including Town Code. The WWTP will continue to operate under its NYSDEC SPDES permit.

## **6.0 REGULATORY REVIEW AND APPROVAL REQUIRED PRIOR TO CONSTRUCTION**

The consolidation of the General, Hampton Manor, Couse and Third Avenue Sewer Districts will include compliance with 6 NYCRR Part 617, the State Environmental Quality Review Act (SEQRA).

No construction will be required for consolidation of these Sewer Districts.

## **7.0 COST OF HOOK UP FEES**

While the Town of East Greenbush institutes a hook-up fee for new users, consolidation will not result in the imposition of any hook-up fees for the users presently connected.

## **8.0 DETAILED EXPLANATION OF COSTS**

The Sewer Districts that send wastewater to the East Greenbush WWTP include the General, Hampton Manor, Couse, and Third Avenue Sewer Districts. These sewer districts currently have their own budgets for operation and maintenance (O&M) and capital improvement cost for their collection systems, and are charged annually a portion of the costs of the East Greenbush WWTP. The shared WWTP debt service charges are included in the individual sewer district budgets. Sewer use O&M is billed based on metered water use on a quarterly or biannual basis and debt service charges are determined based on property assessed value.

Costs to the typical user are calculated based on the total operations and maintenance (O&M) costs plus a unit share of any debt service owed by each sewer district. Only those properties within the district that are connected to the public sewer system are responsible for a share of the O&M costs. However, all properties included in the consolidated sewer district -- including vacant land not connected to the sewer system -- are and will continue to be charged for a share of the debt service.

The Consolidated General Sewer District will continue to utilize metered water use (where possible) or a flat use rate (when there is no meter) for operation and maintenance costs. The 2021 Schedule of Assessment Units (Appendix C) utilizes the property code of each parcel within the Sewer District as an estimate of sewer system benefit for each parcel for purposes of capital improvement and debt service charges. Property value will no longer be utilized to calculate debt service charges, as assessed value of a parcel does not reflect the benefit of sewer service to the parcel.

In the following sections, 2019 data from water use and fees and tax rates per sewer district were utilized to better reflect long-term averages at that time, and model changes to expect in consolidation. The water use rates and fees from the year 2020 were not modeled due to the changes in business and residential activity, and therefore water use, caused by the Covid-19 pandemic.

### **8.1 Existing General Sewer District**

In the Adopted 2019 Town of East Greenbush Budget, users in the General Sewer District were charged a quarterly use fee of a minimum of \$21.13 (10,500 gallons or 1,400 cubic feet of water). Residential customers were charged \$2.40/1000 gallon or \$1.80/100 cubic feet for water use over the minimum, resulting in an average annual O&M charge of \$98.92 for the average single-family home (SFH). Commercial customers were charged \$2.50/1000gallons or \$1.875/100 cubic feet for use over the minimum.



In 2019, property owners in the General Sewer District were charged \$1.60/\$1000 assessed value for debt service. The single-family home average assessed value was \$207,967.60, resulting in an average annual debt service charge of \$333.24 for a single-family home.

### **8.2 Existing Hampton Manor Sewer District**

The 2019, many Hampton Manor Sewer District customers did not have water meters and were charged a flat rate. The typical single-family home paid \$156 annually for operation and maintenance. Hampton Manor Sewer District charged \$1.40/\$1000 of assessed value for debt service. The average SFH assessed value was \$156,771.86. The average SFH was charged \$220.10 for debt service. Many meters have been installed since that time.

### **8.3 Existing Couse Sewer District**

In the 2019 Town of East Greenbush Budget, users in the existing Couse Sewer District were charged a quarterly use fee of a minimum of \$30.38 (10,500 gallons or 1,400 cubic feet of water). Residential customers were charged \$3.50/1000 gallon or \$2.625/100 cubic feet for water use over the minimum, resulting in an average annual O&M charge of \$142.52 per SFH. Commercial customers were charged \$3.65/1000gallons or \$2.738/100 cubic feet for use over the minimum.

For debt service, customers were charged \$0.42/\$1000 of assessed value. The average assessed value of the SD single-family home was \$225,482.27, and the annual charge to the average single-family home was \$94.74 for debt service.

### **8.4 Existing Third Avenue Sewer District**

In 2019 users in the existing Third Avenue Sewer District were charged a quarterly use fee of a minimum of \$30.38 (10,500 gallons or 1,400 cubic feet of water). Residential customers were charged \$3.50/1000 gallon or \$2.625/100 cubic feet for water use over the minimum, resulting in an average annual O&M charge of \$142.52 for the average SFH. Commercial customers were charged \$3.65/1000gallons or \$2.738/100 cubic feet for use over the minimum.

The Third Avenue Sewer District users were charged \$0.79/\$1000 of assessed value for debt service. The average assessed value of single-family homes in the SD was \$242,311.38, and the average single-family home paid \$190.33 for annual debt service.

### **8.5 Proposed Consolidated General Sewer District**

The consolidation of the sewer districts will result in a single budget for a single sewer district within the Town. Costs for daily operation, regular maintenance, repairs and capital improvement in the Consolidated General Sewer District will be shared equitably among all users that benefit from the wastewater service.

Properties will be charged for operation and maintenance according to metered water use or flat rate. Properties will be charged for capital improvement cost by Units assigned to represent sewer benefit, according to the 2021 Schedule of Assessment Units. A copy of the 2021 Schedule is provided in Appendix C.

### 8.5.1 Debt

The Town of East Greenbush borrowed a total of \$20,373,098 (original borrow) for the purpose of WWTP upgrade construction, line replacement and/or district extension. The repayment of these bonds will be shared by all users of the Consolidated General Sewer District. Future capital improvement costs will be budgeted in order to avoid the necessity for loans.

The existing bond and BAN obligations as of December 31, 2021 are as follows;

Description	Outstanding Balance	Maturity Year	Years Remaining	Annual Payment
2016B EFC WWTP	\$12,850,000	2046	25	\$650,753.20
2018 RCWSA Sewer	\$4,955,000	2046	25	\$304,481.26

### 8.5.2 Assets

Assets of the existing sewer districts and any associated extensions consist of underground infrastructure including sewer collection piping, manholes and pump stations, as well as the WWTP. These assets will remain part of the consolidated sewer district.

### 8.5.3 Rates

Estimated budgets for operation and maintenance and capital improvement in the consolidated sewer district will result in a single budget and rate as follows;

Cost		Assessment of SFH
Operation and maintenance (Quarterly billing)	\$2.87	Per 100 cf metered water use
	\$3.84	Per 1000 gallons metered water
	\$40.17	Minimum Use
	\$45.91	Flat rate unmetered
Debt Service	\$123.816	Assigned Units

Note: Costs for current contracts with Schodack individual users will remain as is, and be reviewed yearly.

The annual cost to an average single-family home (SFH) in the Consolidated General Sewer District would be approximately \$307.45. The following table compares the average cost in each former sewer district to the estimated average cost under consolidation.

SFH Consolidation	Annual Cost	Variance from 2019 costs	Former SD
\$307.45		-\$124.71	General
		-\$25.40	Hampton Manor
		\$70.19	Couse
		-\$68.65	Third Avenue

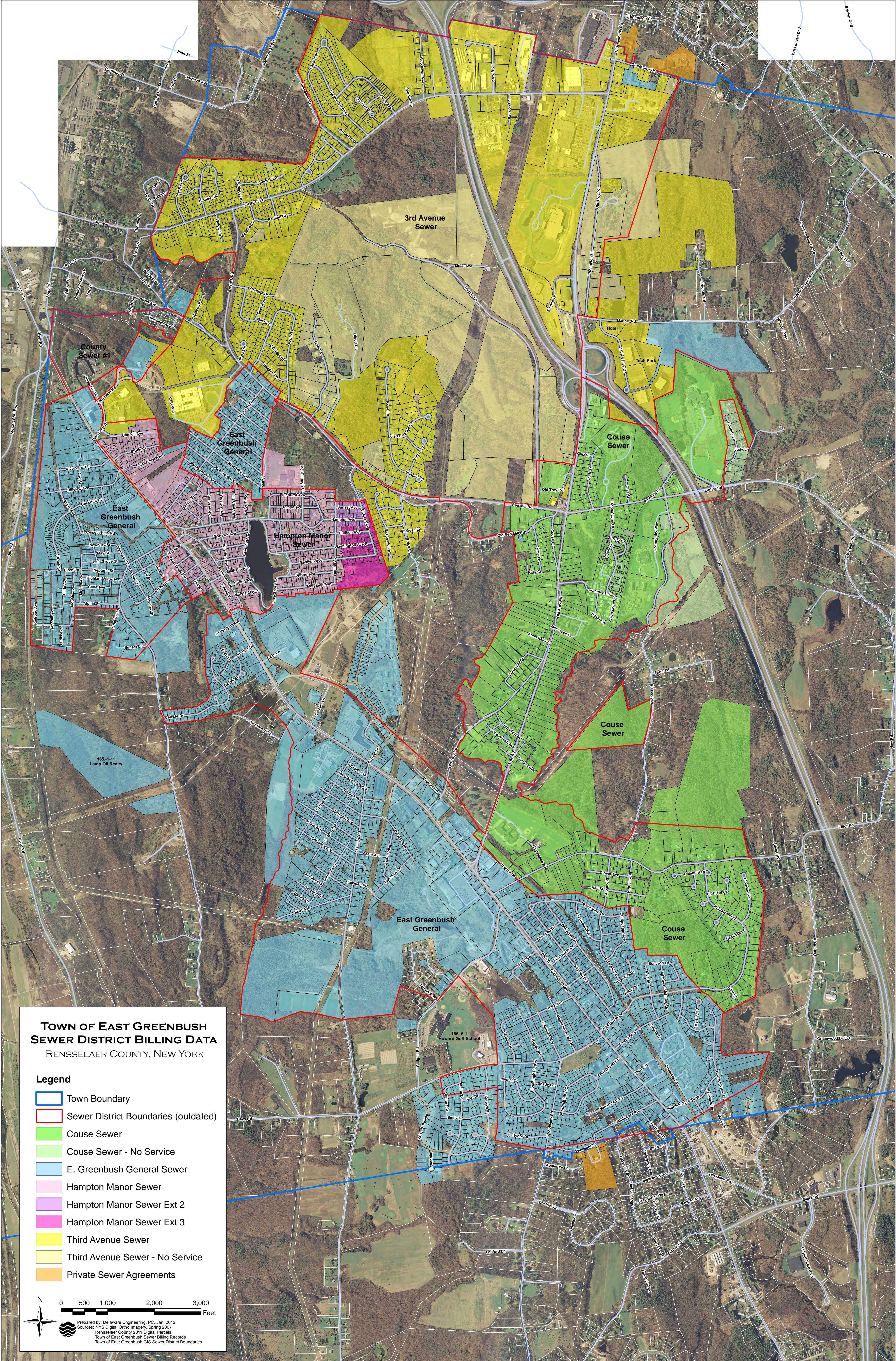
These are estimates based upon the current data available for each property and the Estimated 2022 Budget. Operation and maintenance charges and/or capital improvement charges will adjust as properties are updated, added, removed or re-developed within the Sewer District and the next annual Budget is adopted.

## **9.0 STATEMENT AS TO BENEFIT ASSESSMENT**

As required by Town Law, the costs associated with capital improvement of the consolidated district will be charged on a benefit basis, as per assigned Units based on property type; operations and maintenance revenue will be derived from consumption charges based on water use.

APPENDIX A  
EXISTING SEWER DISTRICTS MAP





**TOWN OF EAST GREENBUSH  
SEWER DISTRICT BILLING DATA**  
RENSSELAER COUNTY, NEW YORK

**Legend**

- Town Boundary
- Sewer District Boundaries (outdated)
- Couse Sewer
- Couse Sewer - No Service
- E. Greenbush General Sewer
- Hampton Manor Sewer
- Hampton Manor Sewer Ext 2
- Hampton Manor Sewer Ext 3
- Third Avenue Sewer
- Third Avenue Sewer - No Service
- Private Sewer Agreements



**APPENDIX B**  
**CONSOLIDATED GENERAL SEWER DISTRICT MAP**



Town of East Greenbush  
Consolidated Sewer District

Rensselaer County, New York

Legend

- EGBoundary
- EGB Parcels
- EG\_Sewer\_Mains
- Rev2\_Consol\_SD

N

0

500

1,000

2,000

3,000

Feet

Prepared by Delaware Engineering, DPC, July 2021

Sources: ESRI Roads and Imagery

Rensselaer County 2021 Digital Parcels

Town of East Greenbush Sewer Billing Records

Town of East Greenbush GIS Sewer District Boundaries



APPENDIX C  
SCHEDULE OF ASSESSMENT UNITS  
And RATE MODEL



### Schedule of Assessment Units Consolidated General Sewer District

Property Type	Property Class Code	Units
Exempt	Varies - Cemetery, Land Under Water, Drainage Facilities, ROWs, Public Utilities	0
Government facility	651, 662, 682, 695, 820s, 850s	0
<b>Vacant and Ag Land</b>		
Agricultural	105, 120, 140, 150, 170	1
Residential	310, 311, 312, 314, 320, 321, 322, 323	1
Commercial	330, 331, 340, 380	1.5
Residential Rural, Vacant Ag/Abandoned Ag, Residential over 10 ac, Other Vacant Rural Land	105, 320, 321, 322, 323	1
<b>Residential</b>		
Single Family Home	210	1
Home with Apartment	215	1.5
2 Family Home	220	2
3 Family Home	230	3
Residential w acreage	240, 280s	1*
<b>Commercial</b>		
Apartments/Manufactured Home Parks	411, 416	1*
Hotel/Motel	414, 415	0.5*
Restaurants & Fast Food	421, 426	8
Diners & Bars	422, 423, 424, 425	3
Auto dealers, Service Stations, Body Shops	431, 432, 433	1
Car Washes	434, 435, 436	**
Parking Garage, Lots	437, 438, 439	1
Warehouse & Storage	440, 441, 442, 449	1
Truck Terminal	447	17
Large Retail	450, 451, 453, 454	47
Medium Retail/Neighborhood shopping center	452, 456	25
Small Retail, Dealerships, Funeral Home, Kennel	455, 457, 471, 472	2
Banks	460, 461, 462, 463	1
Office and Professional Building	464, 465	10
Multi-use, Row Type, Converted Residence	480, 482, 483	1
Small Commercial, Minimarts	484, 485, 486	4
Recreation and Entertainment	512, 534, 541, 543, 544, 546, 552, 554, 557	15
Schools	612	**
Colleges	613	**
Library Religious, Special Institutions, Benevolent	611, 614, 620, 632	1
Nursing Homes/Other Health	633, 642	50
Government Office	652	2
Manufacturing and Processing	710, 712, 714	**
Mining	720, 721	1
Communications & Gas Regulating	831, 837, 873	1

August 2021

\* = Assessed For Each Dwelling Unit

\*\* = Annual Water Use/7,300 CU FT or 55,000 Gal.

Rates per 2022 Preliminary Budget	
Total	\$ 4,086,686.00
O&M	\$ 2,431,451.00
Capital	\$ 1,655,235.00
Total Debt Units	13368.00
\$/Debt Unit	\$ 123.82

to be funded by consumption rate  
to be funded in unit (tax) assessment

#### Water Use Total

as CU FT	84,740,750
as gallons	633,860,811

\$/100 CU FT	\$ 2.87
\$/1000 Gallons	\$ 3.84

Average SFH	
6,415	CU FT / Year
47,892	Gallons / Year
18	CU FT / Day
131	Gallons / Day

Average SFH in Consolidation	
Use O&M	\$ 183.63
Capital	\$ 123.82
Total	\$ 307.45

Sensitivity		per average cf use, and average assessed value		
		SFH Annual Cost	Variance 2019 Costs	Former SD
SFH O&M	\$183.63	\$307.45	-\$124.71	General
SFH Debt	\$123.82		-\$25.40	Third Ave
Annual	\$307.45		\$70.19	Couse
			-\$68.65	Hampton Manor

Former annual cost 2019					
Former SD	O&M	Tax	Annual	Average assessed value	
General	\$98.92	\$333.24	\$432.16	General	\$207,967.60
Third Ave	\$142.52	\$190.33	\$332.85	Third	\$242,011.38
Couse	\$142.52	\$94.74	\$237.26	Couse	\$225,482.27
Hampton Manor	\$156.00	\$220.10	\$376.10	Hampton Manor	\$156,771.86

APPENDIX D  
BOUNDARY DESCRIPTION

## SCHEDULE A

### DESCRIPTION OF THE CONSOLIDATED GENERAL SEWER DISTRICT OF THE TOWN OF EAST GREENBUSH

#### Town of East Greenbush, Rensselaer County, New York

*Note: This description was created from the Rensselaer County Real Property Tax Service Agency 2020 GIS Tax Parcels and is not based on an actual field survey.*

BEGINNING at point of intersection of the northern boundary of the Town of East Greenbush and the northeastern boundary of Interstate I-90 right-of-way;

Thence continuing along the following bearings to the intersection of the northern Town of East Greenbush boundary with the western boundary of NYS Route 4 right-of-way:

- N11°37'53"W |220.3';
- N21°45'31"E |181.49';
- S79°46'37"E |1,856.92';
- S12°05'45"W |383.59';
- S79°42'39"E |1,382.4';
- N21°57'20"E |582.4';
- S68°49'16"E |173.52';

Thence easterly across the NYS Route 4 right-of-way and continuing along the following bearings to the intersection of northern Town of East Greenbush boundary with the eastern boundary of parcel 144.2-5-24:

- S70°35'00"E |98.78';
- S7°47'08"W |55.73';
- S79°28'38"E |146.31';
- S9°15'26"W |150.82';
- S82°24'21"E |73.22';
- S10°16'54"W |154.57';
- S73°02'00"E |124.29';
- N13°16'14"E |154.18';
- S76°03'48"E |50.7';
- S13°49'14"W |158.34';
- S73°42'00"E |1,046.41';
- S18°49'01"W |22.72';
- S73°25'11"E |76.99';
- S79°52'38"E |236.7';

Thence southerly along the following bearing to the intersection of parcel 144.2-5-24 and parcel 145.0-1-1.2:

- S7°50'16"W |23.98';

Thence westerly along the following bearing to the intersection of the northern Town of East Greenbush boundary with the western boundary of parcel 145.0-1-1.2 at Grandview Drive:

- N74°00'17"W |285.98';

Thence southerly across the Grandview Road right-of-way and continuing along the following bearings to a point on the northern boundary of the Mannix Road right-of-way with the southeast corner of parcel 155.0-5-6:

- S32°17'04"W |1,544.07';
- N89°22'02"E |1,016.57';
- S4°23'47"W |786.62';
- S82°06'44"E |923.38';
- S14°52'42"E |279.85';
- S4°07'10"E |526.8';
- S1°32'14"E |1,001.07';
- S84°58'36"W |546.17';
- N0°03'00"W |172.74';
- N87°50'38"W |141.92';
- N5°50'08"E |317.83';
- N9°19'18"W |52.74';
- N10°01'04"W |299.39';
- S80°25'37"W |117.91';
- S81°17'04"W |50.94';

- S1°24'00"E |308.56';
- N89°41'28"W |203.62';
- S0°53'36"W |349.04';
- N89°24'09"W |120.93';
- S3°50'40"W |155.74';
- N84°51'44"E |299.7';
- N4°12'45"E |121.84';
- N89°53'11"E |28.31';
- N0°32'58"E |199.75';
- S14°17'48"E |177.52';
- S19°29'18"W |125.19';
- S18°33'48"E |47.2';
- S85°12'23"W |565.3';
- S85°06'06"W |388.02';
- S84°02'51"W |82.36';
- S84°03'53"W |203.85';
- S1°42'35"W |782.48';
- S2°06'03"W |201.51';

Thence crossing Mannix Road right-of-way and continuing easterly along the following bearings to the intersection of the Mannix Road right-of-way and the northeast corner of parcel 156.0-2-1.111:

- S1°11'33"W |50.04';
- S86°37'26"E |190.79';
- S88°52'03"E |59.99';
- S88°52'04"E |169.57';
- N88°47'40"E |134.23';
- N87°05'05"E |216.8';
- S89°40'35"E |556.08';
- N89°43'41"E |273.44';
- S0°16'19"E |217.8';
- N89°43'41"E |200';
- S0°16'20"E |82.2';
- N89°43'41"E |300';
- N0°16'19"W |300';
- N89°43'41"E |45.23';

Thence southerly along the following bearings to the intersection of the Luther Road right-of-way with the southeast corner of parcel 156.0-6-1:

- S8°27'08"E |259.32';
- S27°38'49"E |53.61';
- S38°39'37"E |509.4';
- S38°39'38"E |447.42';
- S89°53'20"W |912.26';
- S21°51'43"E |1,540.06';
- S21°10'49"W |254.02';
- N16°48'18"W |1,123.42';
- S85°07'08"W |313.5';
- S11°48'06"E |443.87';
- S10°22'20"E |487.46';
- S3°21'09"E |27.6';
- S3°31'48"W |24.55';
- S9°53'48"W |313.19';
- S8°54'36"W |538.39';

Thence westerly across the Columbia High School Driveway right-of-way along the following bearing to the Interstate I-90 right-of-way:

- S86°18'18"W |225.78';
- S76°16'02"W |200.2';

Thence southerly along the following bearings to the intersection with the northeast corner of the National Grid Tax Parcel 156.0-6-19:

- S68°27'48"W |453.66';
- S23°25'58"E |362.23';
- S20°42'10"E |325';
- S20°58'41"E |916.83';

Thence southerly across the National Grid Tax Parcel 156.0-6-19 along the following bearings to the intersection with the northwest corner of parcel 167.0-1-1.21 and the National Grid Tax Parcel 156.0-6-19:

- S21°28'21"E |132.14';
- S21°39'48"E |903.91';
- S64°17'25"W |444.03';
- S64°09'05"W |80.31';
- S76°56'00"W |952.84';

Thence westerly across the National Grid Tax Parcel 156.0-6-19 along the following bearings to the intersection with the northwest corner of parcel 167.0-1-1.1 and the Michael Road right-of-way:

- S76°56'00"W |167.77';
- S76°56'02"W |34.97';
- N50°21'28"W |106.15';

Thence westerly across the Michael Road right-of-way along the following bearings to the intersection with the NYS Route 4 right-of-way and the southwest corner of parcel 166.11-3-2.1:

- |                         |                         |                         |
|-------------------------|-------------------------|-------------------------|
| • N58°48'24"W  64.92';  | • S10°48'26"E  57.51';  | • S32°56'35"W  18.79';  |
| • N51°13'29"W  342.71'; | • S21°06'03"W  135.2';  | • S51°58'48"E  18.51';  |
| • S65°18'15"W  462.19'; | • S22°02'36"E  112.9';  | • S43°29'52"W  104.1';  |
| • S12°06'14"W  61.19';  | • S10°38'27"W  55.12';  | • S34°26'46"W  26.34';  |
| • N70°13'54"W  20';     | • S41°29'53"W  165.04'; | • S43°38'25"W  12.02';  |
| • S32°30'59"W  533.72'; | • S8°08'48"E  27.17';   | • S62°52'26"W  42.92';  |
| • S74°27'47"W  214.26'; | • S22°45'15"E  30.79';  | • S64°57'24"W  191.88'; |
| • S9°51'49"W  80.95';   | • S9°06'43"E  12.79';   | • N56°31'25"W  52.07';  |
| • N64°25'16"W  203.03'; | • S72°56'24"W  19.73';  | • S89°20'17"W  38.62';  |
| • S68°23'44"W  208.82'; | • S58°07'43"W  8.89';   | • S89°17'04"W  41.85';  |
| • S24°58'43"W  100.41'; | • S79°01'14"W  39.78';  | • S53°19'22"W  39.76';  |
| • S6°03'53"W  102.84';  | • S66°16'58"W  44.33';  | • S28°40'51"W  23.28';  |
| • S47°30'54"W  229.73'; | • S50°16'09"W  29.7';   | • S8°11'17"W  17.56';   |
| • S65°16'11"W  143.34'; | • S34°54'17"W  27.17';  | • S0°06'48"E  10.78';   |
| • S30°40'16"E  156.25'; | • S21°58'47"W  28.33';  | • S15°49'17"W  76.24';  |
| • S17°48'44"W  100';    | • S5°54'48"W  20.24';   | • S27°46'47"W  16.97';  |
| • S40°19'44"W  107';    | • S7°20'22"W  22.43';   | • S46°52'31"W  31.8';   |
| • S36°23'43"W  104.5';  | • S9°26'23"W  18.26';   | • S67°11'35"W  32.72';  |
| • S43°31'17"E  220.55'; | • S10°13'06"W  13.21';  | • S84°48'02"W  23.97';  |
| • S26°02'23"W  88.29';  | • S33°01'37"W  4.18';   | • N40°30'07"W  11.57';  |
| • S16°12'42"W  12.3';   | • S60°19'54"W  16.85';  | • N0°06'47"W  8.31';    |
| • S49°39'01"W  115.66'; | • S76°01'04"W  21.63';  | • N3°17'57"E  45.94';   |
| • S7°27'10"E  88.57';   | • S59°11'56"W  31.72';  | • N19°31'33"E  29.41';  |
| • S63°12'02"E  84.44';  | • S52°34'01"W  22.67';  | • N39°51'29"W  16.91';  |
| • S16°17'29"W  110.52'; | • S21°57'54"W  26.21';  | • S80°13'16"W  21.55';  |
| • S9°10'39"W  46.22';   | • S9°45'14"W  30.99';   | • S76°09'43"W  85.5';   |
| • S2°51'24"W  164.45';  | • S12°10'49"W  37.99';  | • N26°53'02"E  22.58';  |
| • S50°10'27"E  67.42';  | • S25°18'48"W  36.68';  | • N22°25'39"W  125.25'; |

Thence westerly across the NYS Route 4 right-of-way along the following bearings to the intersection with the Old Troy Road right-of-way and the southwest corner of parcel 166.0-5-28.12:

- S57°29'57"W |201.97';
- N54°56'22"W |1,180.81';

Thence northerly across the Old Troy Road right-of-way along the following bearings to the intersection with the Old Red Mill Road right-of-way and the northwest corner of parcel 155.16-3-5:

- |                         |                        |                        |
|-------------------------|------------------------|------------------------|
| • N57°19'26"W  47.44';  | • N11°16'13"W  27.13'; | • N87°06'34"E  17.33'; |
| • N13°48'39"E  170.63'; | • N20°42'35"W  14.21'; | • S75°09'12"E  13.33'; |
| • N39°48'17"E  132.18'; | • N20°42'35"W  14.21'; | • S29°24'20"E  18.52'; |
| • N65°54'20"W  154.39'; | • N44°09'43"W  25.79'; | • S5°29'02"E  25.43';  |
| • N22°17'18"E  180.08'; | • N70°39'08"W  42.62'; | • S2°36'05"E  10.13';  |
| • N40°55'43"E  183.04'; | • N69°02'05"W  37.77'; | • S20°12'35"E  29.22'; |
| • S20°50'15"E  244.43'; | • N65°41'56"W  14.94'; | • S20°46'31"E  9.01';  |
| • N49°54'35"E  25.2';   | • N40°52'20"W  16.13'; | • S44°08'50"E  24.91'; |
| • N81°51'52"E  14.33';  | • N13°58'59"W  7.95';  | • S45°09'08"E  8.74';  |
| • N47°04'22"E  23.17';  | • N30°31'35"E  24.7';  | • S31°39'10"E  33.69'; |
| • N49°48'41"E  19.03';  | • N34°15'38"E  11.76'; | • S62°08'13"E  16.45'; |
| • N10°07'39"E  15.42';  | • N18°36'29"E  9.46';  | • N63°21'15"E  7.6';   |
| • N47°07'59"E  194.87'; | • N4°28'56"W  7.97';   | • N29°36'08"E  21.71'; |
| • N81°34'54"W  204.27'; | • N61°23'26"W  12.68'; | • N15°35'40"E  19.87'; |
| • N11°48'29"W  18.67';  | • N81°41'52"W  33.75'; | • N31°22'36"E  30.63'; |
| • N4°12'28"E  20.31';   | • N73°06'52"W  15.84'; | • N24°13'51"E  63.38'; |
| • N4°12'28"E  20.31';   | • N73°06'52"W  15.84'; | • N32°40'37"E  57.66'; |
| • N3°06'01"W  14.39';   | • N54°26'39"W  24.35'; | • N29°08'25"E  20.88'; |
| • N10°44'31"E  32.36';  | • N10°15'02"W  17.56'; | • N23°39'55"E  50.6';  |
| • N13°07'25"E  12.42';  | • N19°53'38"E  7.23';  | • N26°29'02"E  30.38'; |
| • N13°16'18"E  14.71';  | • N40°01'38"E  15.35'; | • N2°10'52"E  15.45';  |
| • N5°52'12"E  7.19';    | • N37°26'16"E  77.1';  | • N16°05'15"E  15.94'; |
| • N18°32'56"E  21.97';  | • N14°41'41"E  26.53'; | • N26°51'31"E  42.26'; |
| • N1°25'20"E  14.18';   | • N0°34'50"E  15.28';  | • N14°21'18"E  51.97'; |
| • N0°06'47"W  11.82';   | • N17°41'32"E  23.01'; | • N15°03'52"W  33.55'; |
| • N5°39'41"W  12.31';   | • N44°58'07"E  17.39'; | • N40°45'09"W  22.78'; |
| • N19°40'20"W  14.19';  | • N54°29'13"E  34.15'; | • N52°10'29"W  70.97'; |
| • N4°14'21"E  20.56';   | • N37°59'33"E  29.63'; | • N39°38'03"W  36.14'; |
| • N35°25'28"E  17.2';   | • N6°50'41"E  33.66';  | • N29°41'27"W  28.23'; |
| • N48°25'09"E  24.45';  | • N31°20'43"E  56.64'; | • N13°38'29"E  28.61'; |
| • N22°28'07"E  29.41';  | • N19°12'31"E  34.69'; | • N42°26'12"E  20.12'; |
| • N14°10'43"W  66.01';  | • N20°27'45"E  26.98'; | • N73°45'41"E  60.63'; |
| • N26°17'08"W  11.77';  | • S85°25'28"E  24.76'; | • N71°51'09"E  54.72'; |

- N59°35'19"E |35.51';
- N52°45'02"E |31.71';
- N41°04'08"E |68.14';
- N63°52'42"W |32.1';
- N54°29'11"W |25.46';
- N47°17'21"W |29.05';
- N40°25'36"W |34.1';
- N36°00'33"W |28.24';
- N31°41'37"W |36.16';
- N17°42'50"W |33.9';
- S88°45'02"E |224.28';
- N27°13'08"E |243.24';
- N28°05'44"E |321.03';
- N28°17'26"E |502.68';
- S81°50'56"W |135.44';
- N3°13'27"E |397.02';
- N78°53'30"E |250.18';
- N5°21'39"W |1,029.49';

Thence westerly across the Old Red Mill Road right-of-way along the following bearings to the southwest corner of parcel 155.0-3-10.12:

- N10°44'59"W |43.14';
- S86°21'36"W |110.09';
- S83°16'37"W |189.89';

Thence northerly along the following bearing to the northwest corner of parcel 155.0-3-10.12:

- N7°13'47"E |594.96';

Thence easterly along the following bearings to the intersection of the Red Mill Road right-of-way and the northeast corner of parcel 155.0-3-10.2:

- S80°50'20"E |105.61';
- S81°20'03"E |232.54';

Thence northerly across the Red Mill Road right-of-way along the following bearings to the intersection of the Tempel Lane right-of-way and the northeast corner of parcel 155.0-3-2.112:

- N14°02'42"E |137.05';
- N6°05'54"E |966.97';
- N86°46'21"W |705.09';
- S85°44'06"W |638.5';
- N0°52'08"W |220.89';
- N2°02'55"E |699.01';
- N38°34'00"W |252.76';
- N31°51'40"E |644.2';
- N13°34'22"E |1,438.08';

Thence northerly across the Tempel Lane right-of-way along the following bearings to the intersection of the Interstate I-90 right-of-way and the northeast corner of the National Grid parcel 155.0-3-1:

- N11°14'22"E |89.7';
- N13°50'50"E |961.78';

Thence westerly along the following bearings to the intersection of the northwest corner of the National Grid parcel 155.0-3-1 and northeast corner of parcel 155.0-3-2.113:

- N89°02'31"W |70.08';
- N83°05'42"W |165.36';
- N87°35'31"W |103.29';

Thence southerly along the following bearings to the intersection of the southeast corner of parcel 155.0-3-2.113 and the Tempel Lane right-of-way:

- S13°20'03"W |625.81';
- S13°20'02"W |50.96';



Thence southerly across the Tempel Lane right-of-way along the following bearings to the intersection of the southeast corner of parcel 155.15-1-1 and the Red Mill Road right-of-way:

- S27°05'17"W |88.16';
- S13°26'07"W |1,321.93';
- S27°40'24"W |1,003.01';
- N62°16'06"W |25';
- S27°45'14"W |102.69';
- S1°36'32"E |87.27';
- S79°47'44"E |17.09';
- S5°31'05"W |1,099.38';
- S87°57'31"W |187.53';
- S9°48'17"E |742.06';

Thence southerly across the Red Mill Road right-of-way along the following bearings to the intersection of the southeast corner of parcel 155.0-2-8.1 and the Old Red Mill Road right-of-way:

- S40°29'53"W |108.69';
- S19°43'58"E |90.74';

Thence southerly across the Old Red Mill Road right-of-way along the following bearings to the intersection of the southwest corner of parcel 155.0-2-20.2 and the Stock Lane right-of-way:

- S7°45'56"W |660.15';
- S41°18'04"W |163.92';
- S48°13'23"W |243.02';

Thence southerly across the Stock Lane right-of-way along the following bearings to the intersection of the southeast corner of parcel 155.0-12-2.114 and the National Grid parcel 155.13-21-20:

- S39°39'52"W |326.94';
- S41°41'10"W |304.73';
- S45°55'52"W |2,347.17';
- S28°59'05"W |123.06';
- S47°18'58"W |348.7';

Thence southerly across the National Grid parcel 155.13-21-20 along the following bearings to the intersection of the southwest corner of parcel 155.0-12-2.114 and the Columbia Turnpike right-of-way:

- S39°43'59"W |161.5';
- S47°44'03"W |366.54';

Thence westerly across the Columbia Turnpike right-of-way along the following bearings to the intersection of the southwest corner of parcel 166.5-1-15 and the Celeste Drive right-of-way:

- S49°48'28"W |108.85';
- S48°34'10"W |301.97';
- N32°08'38"W |240.99';
- N56°12'37"E |35.56';
- N56°12'37"E |35.56';
- N31°17'24"W |268.73';
- S58°25'49"W |256.71';
- S56°40'36"W |88.36';
- S60°40'37"W |77.74';
- S59°08'35"W |65.03';
- S59°44'20"W |163.22';

Thence easterly along the following bearings to the intersection of the southeast corner of National Grid parcel 155.13-21-20 and parcel 166.0-1-9:

- S30°37'04"E |19.97';
- S25°21'06"E |10.01';
- S20°59'18"E |15.02';
- S15°57'13"E |15';
- S10°51'19"E |19.98';
- S2°23'17"E |13.18';
- N75°01'20"E |97.06';

- S29°33'52"W |32.67';
- S16°15'35"E |90.44';
- N71°34'19"E |356.17';
- S32°22'11"E |242.43';
- S48°07'22"W |371.15';
- S58°32'31"E |255.57';

Thence northerly along the following bearing to the intersection of the northeast corner of National Grid parcel 155.13-21-20 and the Columbia Turnpike right-of-way:

- N48°31'02"E |788.07';

Thence northerly across the Columbia Turnpike right-of-way along the following bearings to the intersection of the northwest corner of parcel 166.0-3-2.1 and National Grid parcel 155.13-21-20:

- N45°19'50"E |86.06';
- N50°28'43"E |114.29';
- S59°04'54"E |60.49';
- N26°32'13"E |26.99';
- N14°45'55"W |46.05';
- N44°46'40"E |392.65';

Thence northerly across National Grid parcel 155.13-21-20 along the following bearings to the intersection of the Stock Lane right-of-way and the northmost point of parcel 155.0-2-18:

- N44°55'17"E |153.08';
- N44°43'40"E |2,512.7';
- N41°38'05"E |285.36';
- N41°19'52"E |490.11';

Thence southerly along the following bearings to the intersection of the Stock Lane right-of-way and the southeast corner of parcel 155.0-2-18:

- S27°31'08"E |34.82';
- S12°35'45"E |274.94';

Thence westerly along the following bearing to the intersection of National Grid parcel 155.13-21-20 and the southwest corner of parcel 155.0-2-18:

- S80°13'50"W |405.6';

Thence southerly along the following bearings to the intersection of National Grid parcel 155.13-21-20 and the southernmost point of parcel 166.6-2-21.1:

- S41°38'05"W |285.36';
- S6°10'30"E |2,569.83';
- S38°11'57"W |67.35';
- S13°33'05"W |60.39';
- S6°46'02"W |74.01';
- S12°26'00"W |220.31';
- S40°06'00"W |86.15';
- S12°26'01"W |370';

Thence southerly across National Grid parcel 155.13-21-20 along the following bearings to the intersection of National Grid Parcel 166.0-7-15.1 and the northeast corner of parcel 166.0-4-15:

- S9°16'05"E |138.07';
- S44°32'50"E |31.51';

Thence easterly across National Grid parcel 166.0-7-15.1 along the following bearing to the intersection of the Old Troy Road right-of-way and the southernmost point of parcel 166.0-4-9:

- S49°59'05"E |173.31';
- S46°19'41"E |292.1';
- S46°19'41"E |53.8';
- N14°29'51"E |98.42';
- S46°38'07"E |630.35';
- N50°35'09"E |58.32';
- S47°53'04"E |160.86';
- N18°58'26"E |38.62';

Thence northerly along the following bearings to the intersection of parcel 166.0-4-1.1 and the northernmost point of parcel 166.0-4-8:

- N49°45'46"W |173.93';
- N8°48'40"E |91.86';
- N7°42'09"E |104.27';

Thence easterly along the following bearing to the intersection of the Old Troy Road right-of-way and the easternmost point of parcel 166.0-4-8:

- S52°46'55"E |196.42';

Thence easterly across the Old Troy Road right-of way along the following bearings to the intersection of the NYS Route 4 right-of-way and the northeast corner of parcel 166.0-5-23:

- S2°31'19"W |205.34';
- S46°32'59"E |368.1';
- N44°14'49"E |423.43';
- S76°43'56"E |507.44';
- N30°35'59"E |29.37';
- S55°03'40"E |74.21';

Thence easterly across the NYS Route 4 right-of way along the following bearings to the intersection of the Elliot Road right-of-way and the southeast corner of parcel 166.16-4-4:

- S57°12'43"E |63.86';
- S54°26'20"E |224.19';
- N78°03'06"E |572.52';
- S43°53'30"E |121.33';
- S23°35'29"E |102.48';
- S15°13'30"E |412.47';
- N40°38'30"E |132.49';
- S49°21'30"E |545.62';
- S38°49'30"E |51.52';
- S12°28'55"E |408.4';

Thence northerly along the following bearings to the intersection of the northwest corner of parcel 166.16-4-5 and parcel 166.0-5-22:

- N71°49'28"E |50.25';
- N12°28'51"W |192.68';
- N17°10'22"W |240.15';

Thence easterly along the following bearings to the intersection of the northeast corner of parcel 166.16-5-4 and parcel 166.0-5-19.11:

- N68°57'28"E |131.52';
- S78°50'27"E |454.79';

Thence southerly along the following bearing to the intersection of the southeast corner of parcel 166.16-5-4 and the Elliot Road right-of-way:

- S2°59'58"E |369.22';

Thence easterly along the following bearings to the intersection of the northeast corner of parcel 166.0-5-19.12 and the Michael Road right-of-way:

- S79°16'13"E |284.96';
- N10°04'01"E |236.08';
- S61°33'52"E |203.48';

Thence easterly across the Michael Road right-of way along the following bearings to the intersection of the northeast corner of parcel 167.0-1-14 and parcel 167.0-1-12.11:

- N38°04'49"E |406.78';
- N85°36'11"E |242.74';
- N16°07'32"E |113.16';
- S71°52'17"E |284.14';
- N86°21'28"E |423.77';

Thence northerly along the following bearings around parcel 167.0-1-12.11 to the intersection with the northeast corner of parcel 166.0-5-13.13:

- N10°58'15"W |544.54';
- N14°09'07"E |434.86';
- N15°38'48"E |1,168.7';
- N15°38'48"E |685.18';

Thence easterly along the following bearings around parcel 167.0-1-12.11 to the intersection with the northwest corner pf parcel 167.0-2-7:

- N61°27'30"E |225.7';
- S76°01'56"E |834.18';

Thence southerly along the following bearings around parcel 167.0-1-12.11 to the intersection with the Elliot Road right-of-way:

- S0°02'50"E |1,717.95';
- S74°28'24"W |287.14';
- S22°45'23"E |603.42';
- S79°13'40"W |172.35';
- S12°21'44"E |833.95';

Thence southerly across the Elliot Road right-of-way along the following bearings to the intersection with southwest corner of parcel 178.5-2-10 and parcel 178.0-1-1.1:

- S47°43'53"E |96.96';
- S16°37'59"E |464.69';
- S28°16'07"E |247.01';
- S4°50'32"W |1,321.73';
- S5°51'06"W |606.85';
- S1°29'53"W |326.58';
- S60°29'47"W |800.62';
- S3°11'39"W |763.37';
- S15°36'11"E |155.1';

Thence easterly along the following bearings to the intersection of the easternmost point of parcel 178.0-1-1.2 and the northeast corner of parcel 178.0-1-1.3:

- N82°43'15"E |339.64';
- N83°23'47"E |332.82';
- N83°23'47"E |100.38';
- S89°53'27"E |243.88';

Thence southerly along the following bearings to the intersection of the northwest corner of parcel 178.0-1-1.7 and parcel 178.5-3-4:

- S19°03'18"W |284.79';
- S75°29'10"W |842.12';
- S15°35'51"E |244.62';

Thence easterly along the following bearing to the intersection of the northeast corner of parcel 178.5-3-4 and the northernmost point of parcel 178.0-1-14.12:

- N75°58'07"E |671.46';

Thence southerly along the following bearings to the intersection of the southeast corner of parcel 178.5-6-8 and the southern boundary of the Town of East Greenbush:

- S19°53'37"W |85.3';
- S8°43'15"E |319.82';
- S9°54'48"E |65.05';
- S9°07'50"E |153.66';
- S9°07'50"E |147.08';

Thence westerly along the following bearing to the intersection of the Jenna Lane right-of-way with the southwest corner of parcel 178.5-6-8:

- S80°37'21"W |320.91';

Thence continuing westerly across the Jenna Lane right-of-way along the following bearings to the intersection of the Mark Lane right-of-way and the southeast corner of parcel 178.0-1-16:

- S80°37'20"W |60.01';
- S80°37'21"W |294.73';
- S80°37'22"W |38.58';
- N32°48'44"W |53.36';
- S61°34'57"W |150.1';

Thence continuing westerly across the Mark Lane right-of-way along the following bearings to the intersection of the Columbia Turnpike right-of-way and the southeast corner of parcel 178.0-1-19:

- S80°37'11"W |54.49';
- S80°04'26"W |183.12';
- S80°04'26"W |261.7';
- S80°05'05"W |65.91';
- N24°57'22"W |36.12';
- S63°56'41"W |51.43';
- S63°40'21"W |73.17';
- S80°03'49"W |206.18';

Thence continuing westerly across the Columbia Turnpike right-of-way along the following bearings to the intersection of southeast corner of parcel 177.12-3-2 and the northernmost point of parcel 177.12-3-3:

- S80°03'48"W |72.5';
- S80°03'09"W |222.44';

Thence southerly along the following bearings to the intersection of the southwest corner of parcel 177.12-3-3 and the Stanhope Place right-of-way:

- S39°38'21"E |121.44';
- S4°12'44"E |92.06';
- S65°32'15"W |143.09';

Thence westerly across the Stanhope Place right-of-way along the following bearings to the intersection of the southwest corner of parcel 177.12-2-1.1 and the Middlesex Road right-of-way:

- N83°59'10"W |44.5';
- S48°32'30"W |178.15';
- N40°41'04"W |669';
- S62°02'59"W |546.47';
- S27°18'40"E |53.05';
- S63°30'21"W |88.08';
- S80°50'37"W |207.86';
- S17°12'37"E |11.38';
- S70°50'56"W |150.21';

Thence continuing westerly across the Middlesex Road right-of-way along the following bearings to the intersection of the southwest corner of parcel 177.12-1-12 and the Pheasant Lane right-of-way:

- S80°58'00"W |76.61';
- S63°12'15"W |69.59';
- S62°20'15"W |102.87';
- S68°40'21"W |39.95';
- S72°03'41"W |39.95';
- S74°36'12"W |19.98';
- S73°15'32"W |22.6';
- S76°09'00"W |26.7';

- S78°55'40"W |24.83';
- S79°24'00"W |34.01';
- S85°32'31"W |49.83';
- S87°31'40"W |25.15';
- S89°21'36"W |20.09';

Thence southerly across the Pheasant Lane right-of-way along the following bearings to the southeast corner of parcel 177.12-1-21:

- S25°56'36"W |53.36';
- S3°38'26"W |152.75';

Thence westerly along the following bearings to the intersection of the Brookview Road right-of-way and the southwest corner of parcel 177.12-1-25:

- N82°16'44"W |104.03';
- N74°00'35"W |100.51';
- N73°57'56"W |100.46';
- N81°52'27"W |99.24';
- S9°28'43"W |8.78';
- N81°01'22"W |148.36';

Thence continuing westerly across the Brookview Road right-of-way to the southwest corner of parcel 177.11-1-12:

- N13°25'38"W |123.49';
- S80°41'34"W |55.89';
- N79°36'51"W |220.51';
- N78°51'27"W |161.99';
- N79°13'40"W |658.92';

Thence southerly along the following bearings to intersection of the southeast corner of parcel 177.11-2-43 and the southern boundary of the Town of East Greenbush:

- S10°37'32"W |24.31';
- S7°18'53"W |284.11';
- S8°24'32"W |65.17';

Thence westerly along the following bearing to the intersection of the southwest corner of parcel 177.11-2-43 and the Janie Drive right-of-way:

- S80°41'25"W |929.08';

Thence continuing westerly across the Janie Drive right-of-way along the following bearings to the intersection of the southwest corner of parcel 177.11-3-11 at the Leadholm Court right-of-way:

- S80°41'26"W |60.03';
- S80°41'27"W |117.76';
- S80°41'33"W |169.28';

Thence continuing westerly across the Leadholm Court right-of-way along the following bearings to the intersection of the southwest corner of parcel 177.0-5-22 at the Phillips Road right-of-way:

- S80°41'34"W |137.69';
- S80°41'32"W |239.33';
- S80°41'24"W |1,479.54';

Thence continuing westerly across the Phillips Road right-of-way along the following bearings to the intersection of parcel 177.0-5-22 at the southeast corner of National Grid parcel 166.0-7-15.1:

- S80°42'24"W |54.18';
- S80°41'18"W |975.45';

Thence continuing westerly across the National Grid parcel 166.0-7-15.1 along the following bearings to the southwest corner of parcel 177.0-5.22 at the southeast corner of parcel 177.0-5-27.11:

- S80°42'10"W |109.52';
- S80°41'06"W |99.91';

Thence northerly along the following bearings to the intersection of the northwest corner of parcel 177.0-5.22 and parcel 177.0-5-10:

- N10°50'15"W |122.25';
- N1°27'34"E |587.86';

Thence westerly along the following bearings to the southeast corner of parcel 177.0-5-10:

- S89°26'12"W |180.56';
- S81°32'59"W |184.89';

Thence northerly along the following bearings to the intersection of the northwest corner of parcel 177.0-5-10 and the southwest corner of parcel 177.0-5-8:

- N0°21'47"E |113.19';
- N23°46'12"E |128.43';
- N15°58'17"E |142.31';
- N25°46'11"E |156.91';

Thence easterly along the following bearing to the intersection of the northeast corner of parcel 177.0-5-10 and the National Grid parcel 166.0-7-15.1:

- S88°10'25"E |435.8';

Thence continuing easterly across the National Grid parcel 166.0-7-15.1 along the following bearings to the southeast corner of parcel 177.0-5-9:

- S88°39'23"E |100.71';
- S88°48'50"E |145.97';

Thence northerly along the following bearings to the intersection of the Hays Road right-of-way and the northeast corner of parcel 177.0-5-9:

- N3°13'05"E |403.41';

Thence easterly along the following bearing to the intersection of the northeast corner of parcel 177.0-5-11 and the Phillips Road right-of-way:

- N87°50'22"E |517.81';
- N87°59'36"E |397.07';

Thence northerly along the following bearings to the intersection of the Phillips Road right-of-way and the southeast corner of parcel 166.0-7-6.12:

- N25°41'25"W |58.62';
- N9°36'08"W |269.55';
- N5°39'07"W |477.78';
- N5°54'28"W |145.49';
- N5°35'39"W |232.92';
- N5°59'33"W |57.3';
- N8°23'54"W |296.64';
- N10°25'36"W |65.63';
- N11°48'47"W |70.27';
- N10°22'36"W |405.2';
- N7°59'58"W |464.09';
- N5°46'03"W |168.06';
- N2°14'15"W |170.48';
- N3°08'12"E |153.3';
- N6°21'51"E |111.96';
- N5°21'24"E |115.71';

- N5°21'24"E |115.71';
- N4°37'35"E |178.8';
- N5°17'25"E |147.69';

Thence westerly along the following bearings to the intersection of the southwest corner of parcel 166.0-7-21.1 and parcel 166.0-7-22.1:

- N81°57'16"W |122.73';
- N68°17'21"W |89.27';
- N78°40'58"W |736.38';
- N42°56'15"W |29.05';
- N80°03'08"W |207.49';
- S74°43'12"W |641.82';

Thence northerly along the following bearings to the intersection of the northeast corner of parcel 166.0-7-22.1 and the National Grid parcel 166.0-7-15.1:

- N25°02'51"E |370.43';
- N62°45'51"E |63.35';
- S79°01'59"E |104.57';
- N4°15'56"E |46.01';

Thence continuing northerly across the National Grid parcel 166.0-7-15.1 along the following bearings to the intersection of the northeast corner of parcel 166.0-1-17.1 and the southeast corner of parcel 166.0-1-9:

- N2°56'08"E |60.68';
- N14°51'57"E |39.66';
- N16°23'42"E |199.92';
- N15°18'34"E |218.09';
- N15°07'01"E |247.43';
- N72°50'13"W |433.28';
- N1°38'43"E |1,851.61';
- N12°07'55"E |721.7';
- N44°04'27"E |37.39';
- N11°37'48"E |464.9';

Thence westerly along the following bearings to the intersection of the National Grid parcel 155.13-21-20, parcel 166.0-1-17.1, and parcel 166.0-1-20.11:

- N59°24'07"W |112.82';
- S31°45'13"W |156.96';
- N58°58'59"W |141.93';
- N31°07'29"E |156.78';
- N58°28'49"W |115.82';
- S29°42'38"W |155.46';
- N57°30'42"W |103.93';
- N30°44'50"E |150.71';
- N59°06'11"W |209.86';
- N59°27'06"W |261.42';
- N60°44'46"W |43.45';
- N67°03'04"W |46.25';
- S5°11'47"W |119.63';

Thence southerly across the National Grid parcel 155.13-21-20 along the following bearings to the southeast corner of parcel 166.0-1-20.11:

- S10°38'43"W |405.42';
- S9°09'42"W |300.55';

Thence westerly along the following bearing to the intersection of the National Grid Parcel 155.13-21-20, parcel 166.0-1-17.1, and parcel 166.0-1-20.1:

- N74°29'08"W |227.14';



Thence continuing westerly across the National Grid parcel 155.13-21-20 along the following bearings to the intersection of the Ridge Road right-of-way and the northwest corner of parcel 166.0-1-20.12:

- N76°48'11"W |305.96';
- N76°06'17"W |437.88';
- N82°38'10"W |222.31';
- N6°36'56"E |296.54';
- S82°24'44"W |246.32';

Thence continuing westerly across Ridge Road right-of-way along the following bearings to the northwest corner of parcel 165.0-1-10.111:

- N64°27'19"W |67.63';
- S79°58'56"W |391.89';
- S3°39'51"E |266.46';
- S81°52'14"W |594.7';
- N63°21'41"W |269.51';
- N60°50'41"W |283.2';
- N63°53'41"W |336.51';
- N61°09'41"W |158.2'5';
- N64°30'41"W |436.8';

Thence easterly along the following bearings to the intersection of the Ridge Road right-of-way and the northeast corner of parcel 165.0-1-10.111:

- N84°04'24"E |2,026.36';
- N87°35'22"E |125.66';

Thence northerly across the Ridge Road right-of-way to the intersection of the southwest corner of parcel 155.0-14-1.2 and the Ridge Road right-of-way:

- N25°49'21"E |78.68';
- N5°20'18"W |150';
- N84°39'42"E |210.07';
- N5°20'18"W |476.94';
- S84°39'42"W |210.07';

Thence westerly across the Ridge Road right-of-way to the intersection of the southwest corner of parcel 155.17-22-6.12 and the southeast corner of parcel 154.4-12-11:

- N21°25'43"W |264.6';
- N82°30'32"W |389.16';
- N82°31'24"W |321.3';
- N82°11'32"W |297.07';

Thence northerly along the following bearings to the intersection of the Ridge Road right-of-way and the northeast corner of parcel 154.4-12-7:

- N14°49'35"E |337.19';
- N14°19'03"E |9.55';
- N13°42'43"E |164.25';
- N13°47'03"E |207.63';
- N15°09'35"E |329.06';

Thence westerly along the following bearings to the intersection of the northwest corner of parcel 154.4-12-7 and the southwest corner of parcel 154.4-12-2:

- N88°12'50"W |18.25';
- N88°27'39"W |69.47';
- N88°18'58"W |87';
- N87°17'17"W |91.3';
- N88°31'04"W |87';
- N87°26'45"W |90.03';
- N87°30'20"W |110';
- N87°58'24"W |114.19';
- N87°28'45"W |108.79';
- N87°46'55"W |141.36';

Thence southerly along the following bearings to the intersection of the southwest corner of parcel 154.4-12-11 and the southeast corner of parcel 154.4-12-15:

- S3°29'49"W |109.27';
- S3°32'38"W |47.98';
- S3°53'59"W |43.73';
- S3°31'25"W |63.06';
- S3°14'20"W |11.8';
- S3°37'59"W |83.48';
- S2°38'55"W |4.57';
- S3°10'44"W |25.77';
- S3°59'39"W |251.78';
- S3°45'57"W |146.43';
- S5°32'44"W |28.3';
- S3°59'22"W |107.52';

Thence westerly along the following bearings to the intersection of the southwest corner of parcel 154.4-15-23 and the northwest corner of parcel 165.0-1-10.14:

- N82°55'35"W |123.82';
- N82°29'49"W |119.99';
- N80°32'44"W |142.88';
- N80°13'24"W |399.72';
- N80°18'29"W |51.89';
- N79°00'38"W |73.69';

Thence northerly along the following bearing to the intersection of the National Grid parcel 155.13-21-20 and the northwest corner of parcel 154.0-1-13:

- N0°30'03"W |341.18';
- N0°48'31"W |319.57';
- N0°36'52"W |294.9';
- N0°27'55"W |199.38';
- N0°27'55"W |450.01';
- N1°33'49"E |36.21';
- N5°48'26"E |1,676.23';
- N5°56'40"E |153.42';
- N5°57'45"E |377.92';
- N6°34'23"E |210.42';
- N3°34'59"E |487.55';
- N6°20'44"E |264.48';
- N5°21'48"E |176.87';
- N4°48'48"E |70.57';

Thence continuing northerly across the National Grid parcel 155.13-21-20 along the following bearing to the intersection of the northernmost point of parcel 154.0-1-16.1 and the Columbia Turnpike right-of-way:

- N15°32'14"E |403.12';
- N6°15'25"E |524.46';

Thence southerly across the Columbia Turnpike right-of-way to the intersection of the Discovery Drive right-of-way and the southeast corner of parcel 154.0-1-2:

- S34°52'36"E |687.76';
- N63°46'28"E |397.12';
- S27°58'44"E |359.47';
- S31°21'42"E |63.12';
- S28°45'46"E |77.91';
- S26°10'46"E |46.45';
- S22°08'40"E |46.45';
- S19°07'01"E |23.23';
- S17°05'59"E |23.23';

Thence northerly across the Discovery Drive right-of-way along the following bearings to the intersection of the northwest corner of parcel 155.0-1-4.22 and the easternmost point of parcel 155.0-1-4.11:

- N6°15'09"W |250.65';
- N40°42'36"E |347.21';
- N41°19'33"W |3.2';
- N46°44'13"E |26.11';
- N40°28'34"E |30.46';
- N33°56'33"E |30.46';

- N26°36'32"E |47.06';
- N18°14'01"E |36.24';
- N5°48'52"E |202.66';
- N9°13'03"E |15.81';
- N15°39'33"E |13.55';
- N24°07'52"E |24.82';
- N34°15'07"E |20.32';
- N42°42'53"E |18.06';
- N51°10'31"E |20.32';
- N58°10'28"E |15.81';
- N64°21'26"E |11.29';
- N70°46'18"E |13.55';
- N77°10'57"E |11.29';
- N82°47'43"E |13.55';
- N88°48'26"E |13.55';
- S88°11'12"E |64.84';
- N26°22'55"W |45.45';
- N28°39'31"E |696';
- N18°49'53"E |62.41';

Thence easterly along the following bearings to the intersection of the southwest corner of parcel 155.0-1-3.1 and the southeast corner of parcel 155.0-1-6:

- S56°22'38"E |176.94';
- S74°39'34"E |510.37';
- S74°38'52"E |16.05';

Thence northerly along the following bearings to the intersection of the northwest corner of parcel 155.0-1-3.2 and the Red Mill Road right-of-way:

- N21°28'16"E |175.5';
- N23°17'36"E |143.48';
- N23°39'13"E |173.19';
- N23°37'04"E |8.85';
- N23°37'06"E |100.02';

Thence northerly across the Red Mill Road right-of-way along the following bearings to the northwest corner of parcel 155.5-1-1:

- N26°06'43"E |79.5';
- N66°27'57"W |66.86';
- N57°09'23"W |380.85';

Thence easterly along the following bearings to the intersection of the northeast corner of parcel 155.5-2-1 and the southernmost point of parcel 155.0-1-1:

- S62°45'37"E |359.77';
- N24°25'55"E |38.68';
- N23°49'55"E |218.34';
- S60°26'33"E |25.76';
- S0°16'47"E |41.19';
- S8°15'29"E |31.76';
- S19°28'23"E |40.54';
- S0°39'50"E |32.25';
- S28°40'47"E |68.88';
- S32°39'22"E |56.12';
- S34°17'52"E |140.37';

Thence northerly along the following bearings to the intersection of the northeast corner of parcel 155.0-1-1 and the Barracks Road right-of-way:

- N32°52'59"E |606.41';
- N0°40'33"E |113.32';
- N16°06'57"W |194.27';
- N13°10'32"E |239.53';

Thence westerly along the following bearings to the intersection of the northernmost point of parcel 144.3-3-32 and the southwest corner of parcel 144.3-1-1.117:

- |                         |                        |                        |
|-------------------------|------------------------|------------------------|
| • S86°11'50"W  83.6';   | • N63°14'37"W  27.25'; | • N53°21'28"W  36.31'; |
| • S78°45'02"W  32.36';  | • N83°58'32"W  80.63'; | • N66°38'26"W  14.17'; |
| • S65°27'57"W  45.78';  | • S80°10'22"W  57.16'; | • S74°51'50"W  21.16'; |
| • S54°35'20"W  179.87'; | • S55°33'57"W  17.63'; | • S71°34'38"W  18.41'; |
| • S61°30'34"W  43.4';   | • S76°32'58"W  12.92'; | • S77°12'16"W  24.63'; |
| • S73°17'09"W  20.55';  | • S67°38'20"W  28.29'; | • S73°57'43"W  27.64'; |
| • S58°46'05"W  24.67';  | • S56°01'54"W  51.03'; | • S84°28'36"W  11.33'; |
| • S77°37'35"W  68.24';  | • S35°09'10"W  38.43'; | • N84°25'54"W  14.99'; |
| • S82°23'55"W  17.99';  | • S16°37'13"W  39.94'; | • N69°27'27"W  31.09'; |
| • N87°25'07"W  36.72';  | • S27°50'18"W  27.73'; | • N67°49'01"W  16.14'; |
| • N82°26'08"W  24.81';  | • S52°28'55"W  32.77'; | • N67°49'01"W  16.14'; |
| • N68°12'59"W  37.86';  | • S61°54'06"W  12.99'; | • N39°12'30"W  68.59'; |
| • N50°51'00"W  36.64';  | • N87°31'25"W  24.9';  | • N23°19'27"W  47.27'; |
| • N50°04'56"W  43.34';  | • N60°11'51"W  63.85'; | • N38°59'20"W  27.97'; |
| • N27°36'47"W  32.61';  | • N57°56'46"W  19.1';  | • N69°21'41"W  5.71';  |
| • N48°19'17"W  27.67';  | • N73°33'56"W  33.76'; |                        |

Thence northerly along the following bearings to the intersection of the 3<sup>rd</sup> Avenue Extension right-of-way and the northwest corner of parcel 144.3-1-1.117:

- N12°39'07"W |402.38';
- N21°27'56"E |148.86';

Thence continuing northerly across the 3<sup>rd</sup> Avenue Extension right-of-way along the following bearings to the intersection of parcel 144.13-1-4.1 and the southwest corner of parcel 144.0-1-16.1:

- |                         |                         |
|-------------------------|-------------------------|
| • N21°28'17"E  100.42'; | • N21°26'04"E  318.91'; |
| • N21°27'12"E  326.58'; | • N21°15'55"E  394.03'; |
| • N21°30'41"E  262.65'; | • N21°14'40"E  241.58'; |

Thence easterly along the following bearings to the intersection of the southeast corner of parcel 144.0-1-16.1 and the northeast corner of parcel 144.3-1-1.115:

- |                           |                         |
|---------------------------|-------------------------|
| • N89°31'26"E  383.6';    | • S84°15'00"E  138.9';  |
| • S87°50'25"E  1,031.96'; | • S84°35'30"E  489.07'; |
| • S86°27'35"E  375.69';   | • S83°14'29"E  27.98';  |
| • S86°02'55"E  150.81';   |                         |

Thence northerly along the following bearings to the intersection of the northwest corner of parcel 144.14-3-32 and the easternmost point of parcel 144.0-1-8.1:

- |                         |                         |
|-------------------------|-------------------------|
| • N38°35'27"E  20.5';   | • N18°41'28"E  125.42'; |
| • N42°14'26"E  126.5';  | • N17°18'24"E  107.9';  |
| • N20°39'03"E  185.49'; | • N17°18'23"E  363.19'; |

Thence easterly along the following bearings to the intersection of the 3<sup>rd</sup> Avenue Extension right-of-way and the easternmost point of parcel 144.14-3-16:

- S49°49'36"E |738.79';
- S49°47'49"E |95.15';

Thence northerly along the following bearings to the intersection of the northwest corner of parcel 144.0-1-9 with the northern boundary of the Town of East Greenbush:

- N50°38'27"E |122.04';
- N53°03'42"W |238.68';
- N52°46'46"W |251.45';
- N52°25'56"W |372.35';
- N24°22'12"W |27.08';
- N23°02'51"W |121.38';
- N24°03'11"W |340.39';
- N24°19'30"W |121.77';
- N21°58'49"W |37.55';
- N23°56'48"W |456.27';
- N23°51'34"W |112.04';
- N23°49'42"E |140.21';
- N22°07'43"E |1,006.01';
- N18°55'34"E |167.16';

Thence easterly along the following bearings to the intersection of the northeast corner of parcel 144.2-1-1 and the Woodlawn Avenue right-of-way at the northern boundary of the Town of East Greenbush:

- S79°48'20"E |676.19';
- S27°36'19"W |528.99';
- S46°41'59"E |274.54';
- N48°17'20"E |500.43';
- N62°23'40"E |366.36';
- S73°39'51"E |251.4';
- S82°13'48"E |228.71';
- N86°50'58"E |198.15';
- N5°43'11"W |8.29';
- S79°45'24"E |133.16';

Thence continuing easterly across the Woodlawn Avenue right-of-way along the following bearings to the intersection of the northeast corner of parcel 144.1-3-2 and the Interstate I-90 right-of-way:

- S17°17'47"E |225.69';
- N86°04'08"E |125.84';
- N4°22'03"W |175.22';
- S79°39'16"E |47.54';
- S43°29'35"E |197.08';

Thence northerly across the Interstate I-90 right-of-way along the following bearings to the intersection of the northern boundary of the Town of East Greenbush and the northeastern boundary of Interstate I-90 right-of-way:

- N44°07'57"E |389.37';
- N21°45'36"E |181.5'.

Excluding the following parcels within the described boundaries:

- 155.9-10-1.2;
- 155.10-11-14;
- 155.0-13-3;
- 155.0-13-7;
- 155.0-13-6.12;
- 155.14-22-1.2;
- 155.13-21-20;
- 154.4-15-18;
- 154.4-8-3;
- 155.18-4-6;
- 155.18-6-23;
- 155.18-6-20.2;
- 166.5-1-68;
- 166.0-7-15.1;
- 166.18-1-55;
- 166.18-1-56;
- 177.0-3-1.2;
- 177.0-3-2;
- 166.19-3-2;
- 166.19-2-17;
- 166.19-2-13;
- 166.19-2-18;
- 166.19-2-19;
- 166.19-2-20;

- 166.19-2-21;
- 166.19-2-22;
- 166.19-2-23;
- 166.19-2-24;
- 166.19-2-25;
- 166.19-2-26;
- 166.19-2-27;
- 166.19-2-28;
- 166.19-2-29;
- 166.19-2-30;
- 166.19-2-2;
- 166.19-2-3;
- 166.19-2-4;
- 166.19-2-5;
- 166.19-2-6;
- 166.19-2-34;
- 166.19-2-35;
- 166.19-2-36;
- 166.19-2-37;
- 166.19-2-38;
- 166.19-2-39;
- 166.19-2-40;
- 166.19-2-41;
- 166.19-2-42;
- 166.19-2-43;
- 166.19-2-44;
- 166.19-2-1.12;
- 166.19-2-1.11;
- 166.0-6-10.2;
- 166.0-6-9;
- 177.8-4-9;
- 178.5-1-2;
- 166.20-5-25;
- 144.0-4-36.

Containing approximately 5,007.8 acres.