

SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the Town of Washington, Dutchess County, New York, bounded and described as follows:

BEGINNING at a 20" Maple Tree marking an angle in the easterly line of the herein described parcel, said point marking the intersection of the division line of the lands of Victor McQuade on the east and the herein described parcel on the west with the southerly side of Walwyn Road, and continuing from thence along the southerly side of Walwyn Road North $67^{\circ} 26' 30''$ West 205.94 feet to a steel pin set marking the westerly side of Walwyn Road;

thence North $19^{\circ} 13' 30''$ East 462.00 feet along said side of Walwyn Road to a steel pin set marking the northeast corner of the herein described parcel and the southerly line of the lands of Hessels;

thence North $84^{\circ} 50' 00''$ West 121.90 feet along the southerly line of the lands of Hessels to a steel pin set in the southeasterly side of the State Highway #1760, known as Route 82;

thence South $49^{\circ} 20' 10''$ West 397.17 feet and South $45^{\circ} 15' 10''$ West 674.09 feet along said side of Route 82 to a stake marking the most westerly corner of the herein described parcel and land now or formerly of Eric A. Madsen;

thence South $46^{\circ} 16' 00''$ East 937.71 feet passing through a line of steel pins and along said land now or formerly of Eric A. Madsen, to a steel pin set marking the southeast corner of the herein described parcel, and the westerly line of the lands of Victor McQuade;

thence northerly along the remains of a wall and tree row and the westerly line of the lands of Victor McQuade, the following three courses and distances:

North $17^{\circ} 25' 40''$ East 378.40 feet,
North $18^{\circ} 20' 00''$ East 321.53 feet and
North $12^{\circ} 36' 30''$ East 198.13 feet to the point or place of beginning, together with all right, title and interest, if any, of, in and to any streets and roads abutting the above-described premises.