

All that certain piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Milan, County of Dutchess, and State of New York, which is more particularly bounded and described according to a recent survey as follows:

Beginning at a point on the westerly line of Milan Hill Road (C.R.#54), said point being a corner between the herein described parcel to the northwest and lands now or formerly of Steel, described in Deed Document No. 2-2004-10690, to the southwest;

Thence along said Steel lands following a stonewall,

North 89°56'08" West for 66.83 feet,

South 87°05'14" West for 132.88 feet,

South 83°52'04" West for 46.26 feet,

South 68°39'48" West for 69.10 feet,

South 84°32'06" West for 89.57 feet,

North 83°30'55" West for 114.66 feet,

South 72°28'35" West for 88.56 feet,

South 81°32'00" West for 79.69 feet,

South 86°48'38" West for 97.56 feet,

North 71°38'01" West for 41.45 feet,

North 60°16'13" West for 35.64 feet,

North 72°57'08" West for 100.40 feet,

North 48°18'23" West for 20.05 feet,

North 24°05'29" West for 15.68 feet,

North 9°23'01" East for 66.15 feet,

North 5°20'38" East for 58.79 feet,

North 2°06'12" East for 76.75 feet,

North 2°41'09" West for 31.20 feet, and

North 11°47'18" West for 70.94 feet to the north end of said wall, and continuing

North 17°03'31" West for 180.12 feet to a pile of stones;

Thence along the remains of a stonewall and wire fence,

North 21°43'44" West for 295.28 feet, and

North 2°37'37" East for 78.15 feet to a point in a stonewall;

Thence along said wall,

South 87°07'01" West for 29.95 feet, and

South 81°52'46" West for 87.97 feet to the west end of said wall, and continuing

South 82°30'15" West for 231.22 feet to the east end of a stonewall,

Thence along said wall,

South 81°39'34" West for 221.53 feet,

South 77°11'24" West for 67.27 feet,

North 88°58'00" West for 34.10 feet,

South 81°44'58" West for 383.86 feet,

South 82°58'02" West for 64.69 feet, and

South 78°46'34" West for 54.70 feet to the west end of said wall,

Thence continuing along said Steel lands, and along lands now or formerly of Sore, described in Liber 1907 of Deeds at page 5, partly along a stonewall,

South 83°25'15" West for 211.20 feet, and

North 74°39'56" West for 31.38 feet;

Thence along other lands now or formerly of Sore, described in Liber 1952 of Deeds at page 171, following a stonewall,

North 13°25'01" West for 31.24 feet,

North 3°06'51" East for 48.72 feet, and

North 4°13'37" West for 175.94 feet to the north end of said wall, and continuing
North 2°10'02" West for 244.79 feet to the south end of a stonewall;

Thence along said wall,

North 2°22'48" West for 98.27 feet, and

North 3°54'56" East for 169.72 feet to an angle in said wall;

Thence along lands now or formerly of DeJonge-Ozeri, described in Liber 1954 of Deeds at page 423,
continuing along said wall,

North 43°08'46" East for 116.55 feet,

North 45°10'16" East for 168.59 feet,

North 52°21'37" East for 38.85 feet,

North 46°16'23" East for 39.33 feet,

South 84°08'30" East for 34.24 feet,

North 10°02'18" East for 35.99 feet,

North 45°03'59" East for 80.53 feet,

North 26°04'52" East for 128.32 feet,

North 31°16'30" East for 78.14 feet,

North 30°07'35" East for 321.69 feet,

North 25°59'10" East for 137.59 feet, and

North 28°44'42" East for 292.20 feet to the north end of said wall, and continuing

North 44°57'24" East for 202.86 feet to a spike set in a stonewall running east and west, and
continuing across an old road,

North 21°18'01" West for 75.75 feet to an iron rod set in a stonewall;

Thence along other lands now or formerly of DeJonge-Ozeri, described in Liber 1954 of Deeds at page
424, following said stonewall, and the remains or range thereof,

South 68°07'56" East for 84.78 feet,

South 63°43'30" East for 130.25 feet,

South 85°22'01" East for 50.36 feet,

South 83°14'08" East for 75.93 feet,

North 67°37'43" East for 15.03 feet,

North 46°50'14" East for 10.18 feet,

North 14°57'21" East for 104.54 feet,

North 3°02'56" West for 166.72 feet,

North 12°31'44" West for 41.11 feet,

North 17°11'46" West for 47.26 feet,

North 86°03'16" West for 150.60 feet,

North 6°45'01" East for 36.49 feet,

North 3°26'47" East for 316.16 feet,

South 85°38'46" East for 105.37 feet,

South 81°20'38" East for 70.38 feet,

South 87°39'41" East for 108.59 feet,

South 85°29'17" East for 462.30 feet,

North 19°58'39" West for 58.63 feet,

North 2°58'22" West for 130.65 feet,

North 36°23'32" East for 33.52 feet,

North 10°27'12" West for 68.40 feet,

North 36°52'06" West for 40.11 feet,

North 1°51'29" West for 62.36 feet,

North 86°15'28" West for 234.04 feet,

North 83°45'35" West for 91.04 feet,

North 86°25'26" West for 209.97 feet,

South 87°38'35" West for 46.98 feet, and

North 83°24'43" West for 151.06 feet to an iron pipe found at an intersection of stonewalls;

Thence along lands now or formerly of Brown, described in Liber 1602 of Deeds at page 19, following said stonewall,

North 6°41'30" East for 76.27 feet,
North 0°10'59" West for 116.35 feet,
North 14°10'00" West for 21.29 feet,
North 3°34'50" West for 73.35 feet, and
North 1°21'47" East for 90.17 feet to an iron pipe found at an intersection of stonewalls;

Thence along lands now or formerly of Schoenfeld, described in Deed Document No. 2-2000-117, following said stonewall,

South 83°53'29" East for 150.57 feet to the east end of said wall, and continuing
North 80°27'33" East for 61.38 feet to an iron rod found, and
South 83°59'43" East for 108.48 feet to an iron rod found;

Thence along lands now or formerly of Cohen, described in Deed Document No. 2-2008-3276, following the remains of a stonewall in part,

South 84°10'52" East for 363.52 feet,
North 66°19'49" East for 38.31 feet,
South 75°16'53" East for 189.23 feet to an iron rod found,
South 66°36'28" East for 57.16 feet,
South 76°51'13" East for 44.64 feet, and

South 82°15'03" East for 58.77 feet to a point in a stonewall, from which point an iron rod found on the north face of said wall bears North 5°01'48" West 0.85 feet distant;

Thence along lands now or formerly of Dhar, described in Deed Document No. 2-2006-7635, following said stonewall,

South 82°15'03" East for 32.77 feet,
North 86°37'02" East for 86.07 feet,
South 86°21'08" East for 105.52 feet,
North 79°47'27" East for 107.69 feet,
North 88°04'37" East for 74.91 feet,
South 88°26'53" East for 70.64 feet,
South 89°14'48" East for 122.93 feet,
South 87°23'43" East for 135.80 feet,
South 78°43'28" East for 49.50 feet,
South 85°19'43" East for 28.46 feet,
South 89°59'08" East for 170.92 feet, and

South 88°17'23" East for 38.16 feet to the east end of said wall, and continuing along the remains of a wire fence,

South 84°07'53" East for 36.51 feet,
South 85°31'43" East for 95.45 feet,
South 86°45'03" East for 255.96 feet,
North 88°58'27" East for 59.90 feet, and
South 84°10'58" East for 96.24 feet to an iron rod found;

Thence along lands now or formerly of Tramontano, described in Deed Document No. 2-2007-4182, following the remains of a wire fence,

South 81°16'19" East for 161.76 feet,
South 88°55'43" East for 71.86 feet, and
South 82°59'48" East for 64.21 feet to an iron pipe found in a stonewall corner;

Thence along lands now or formerly of Kopstein, described in Deed Document No. 2-2011-1747, following said stonewall,

South 1°48'34" West for 57.00 feet,
South 10°09'54" West for 54.82 feet,
South 6°45'13" West for 77.80 feet,
South 3°24'51" West for 110.42 feet,

South 0°11'28" West for 51.25 feet,
South 14°35'36" West for 41.73 feet,
South 3°21'22" West for 94.94 feet,
South 69°42'05" West for 17.20 feet,
South 3°57'28" East for 47.57 feet, and

South 8°51'48" West for 37.40 feet to a point in said stonewall, from which point an iron pipe found on the east face of said wall bears South 82°44'32" East 1.00 feet distant;

Thence along lands now or formerly of Miller, described in Deed Document No. 2-2003-6490, following said stonewall,

South 9°40'56" West for 317.46 feet,
South 4°14'19" West for 105.42 feet, and

South 0°27'40" East for 69.45 feet to a point in said stonewall, from which point an iron pipe found on the east face of said wall bears South 76°43'15" East 1.57 feet distant;

Thence along lands now or formerly of Kazimir, described in Deed Document No. 2-2002-12434, and lands now or formerly of Young, described in Deed Document No. 2-2003-7996, following said stonewall,

South 4°17'00" East for 29.13 feet,
South 11°19'04" West for 48.63 feet, and

South 5°38'33" West for 172.93 feet to a point in said stonewall, from which point an iron pipe found on the east face of said wall bears South 77°32'20" East 1.20 feet distant;

Thence along lands now or formerly of Crichigno, described in Deed Document No. 2-2002-4512, following said stonewall,

South 9°31'32" West for 174.06 feet,
South 3°15'34" East for 64.99 feet,
South 1°16'14" West for 45.59 feet, and

South 9°02'17" West for 113.78 feet to a point in said stonewall, from which point an iron pipe found on the east face of said wall bears South 76°45'00" East 2.59 feet distant;

Thence along lands now or formerly of Voegler, described in Liber 871 of Deeds at page 357, following said stonewall,

South 7°08'14" West for 175.96 feet, and

South 6°37'38" West for 237.71 feet to a point in said stonewall, from which point an iron pipe found on the east face of said wall bears South 75°35'29" East 2.02 feet distant;

Thence along lands now or formerly of Gratzel, described in Liber 1946 of Deeds at page 449, following said stonewall,

South 7°40'26" West for 199.88 feet,
South 6°32'37" West for 331.99 feet,
South 9°11'04" West for 61.71 feet, and

South 5°14'45" West for 98.18 feet to an iron pipe found in a stonewall corner;

Thence along said wall in part, and leaving said wall, crossing obliquely from the north side of an old lane to the south side,

North 83°56'30" East for 759.38 feet to an iron pipe found;

Thence along the westerly line of the aforementioned Milan Hill Road,

South 13°20'53" East for 212.32 feet,

Along a curve to the right, the radius point of which bears South 76°39'07" West 850.00 feet distant, for an arc length of 316.39 feet,

South 7°58'44" West for 420.44 feet,
South 18°37'18" West for 102.73 feet,

Along a curve to the right, the radius point of which bears North 71°22'42" West 65.00 feet distant, for an arc length of 100.79 feet,

North 72°32'12" West for 199.11 feet,
North 66°03'24" West for 117.00 feet,
North 78°25'27" West for 200.01 feet,

North 83°39'20" West for 572.05 feet,
North 89°30'50" West for 325.63 feet,
South 72°28'00" West for 122.38 feet,
South 54°59'58" West for 99.24 feet,
South 44°30'31" West for 100.02 feet,
South 35°14'22" West for 110.25 feet, and
South 30°01'15" West for 170.95 feet to the point or place of beginning.

Containing 283.163 acres.