

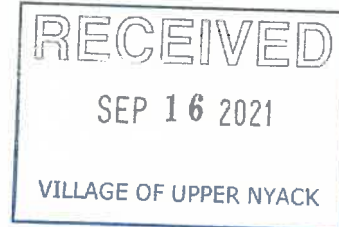
SAVAD CHURGIN
ATTORNEYS AT LAW

Paul Savad (1941-2020)
Joseph A. Churgin

Of Counsel
Susan Cooper
Donna Sobel
Mark F. Goodfriend

55 OLD TURNPIKE ROAD – SUITE 209
(Rt. 59 & THRUWAY EXIT 14)
NANUET, NEW YORK 10954

(845) 624-3820
Fax: (845) 624-3821



September 13, 2021

Village of Upper Nyack Board of Trustees
c/o Upper Nyack Village Clerk
328 N. Broadway
Upper Nyack, NY 10960

RE: Yeshivath Viznitz Dkhal Torath Chaim Inc. – Special Use Permit Application
350 North Highland Avenue, Village of Upper Nyack, Town of Clarkstown
SBL 59.16-2-3 and 59.16-1-11
APPLICATION FOR RELIEF FROM THE MORATORIUM ON SPECIAL PERMIT
APPLICATIONS

We represent Yeshivath Viznitz Dkhal Torath Chaim Inc., the new owner of the above referenced property (the “Yeshiva”). The Yeshiva became the owner of the property on December 18, 2020.

On April 27, 2021, we submitted an application to the Planning Board for a Special Permit to use the property as a school for students of the Jewish religion, which use is identical to the seminary use of the premises by the previous owner, Nyack College, a Christian school. A copy of the application is enclosed.

We were advised by an attorney for the Village that the Yeshiva could not receive a special permit because of the Village’s Moratorium on Special Use Permit applications.

Pursuant to Local Law No. 2 of 2021 and the earlier versions of the moratorium which it extends, we submit this application for an appeal/variance from the Zoning Moratorium's terms.

Local Law No. 3 of 2020, as extended by Local Law No. 2 of 2021, provides that a variance or modification from the moratorium may be granted where (1) it is necessary to avoid unusual or unnecessary hardships to the affected property owner, (2) it is consistent with the health, safety and general welfare of the Village, and, (3) if granted, is not inconsistent with the intent of this local law.

The Yeshiva meets all of these requirements.

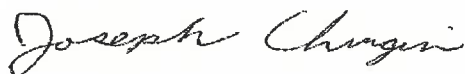
Granting the variance or modification from the moratorium is necessary to avoid unusual or unnecessary hardships to the Yeshiva because without the special use permit the Yeshiva cannot operate its school which means that it cannot exercise its religion and cannot educate its students. Nor can the Yeshiva support its students and other Jewish students by selling a portion of its premises to another Jewish school to use for Jewish education. New York State and Federal law requires a municipality to be flexible in the application of its zoning code to educational and religious uses. *See Cornell v. Bagnardi*, 68 N.Y.2d 583 (1986), and RLUIPA (42 USC § 2000cc et seq.).

Granting the variance or modification from the moratorium it is consistent with the health, safety and general welfare of the Village. The only reason that the variance or modification is necessary is because the property switched owners from a Christian school to a Jewish school. If the Christian school still owned the property, it would be permitted to continue to use the property because the Village extended the time-period for all special use permit renewals until after the end of the moratorium. Therefore, using the property for a religious school is permissible during the time-frame of the moratorium and is consistent with the health, safety and general welfare of the Village. The only difference between the former owner's permitted use and the Jewish school's use is the religion of the students.

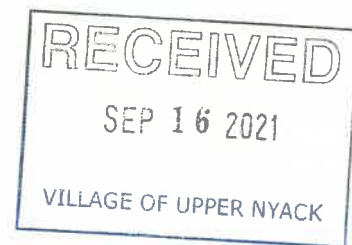
Granting the variance or modification is not inconsistent with the intent of this local law. Again, the same use would have been permitted if the former property owner was still the owner. Permitting a Jewish school to use the property in the same manner is not inconsistent with the intent of this local law.

We respectfully request that the Village grant the variance or modification from the moratorium and grant the Yeshiva's special use application and permit Cheder Chabad of Monsey to apply for a special use permit, as set forth in its application for relief from the moratorium.

Very truly yours,



JOSEPH A. CHURGIN
JAC/mc
enc
cc: Yeshivath Viznitz Dkhal Torath Chaim Inc.



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ATTORNEYS AT LAW

Paul Savad (1941-2020)
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April 27, 2021

Village of Upper Nyack Planning Board
328 North Broadway
Upper Nyack, New York 10960

RE: Yeshivath Viznitz Dkhal Torath Chaim Inc. – Special Use Permit Application
350 North Highland Avenue, Village of Upper Nyack, Town of Clarkstown
SBL 59.16-2-3 and 59.16-1-11

SPECIAL PERMIT APPLICATION

Dear Board Members:

We represent Yeshivath Viznitz Dkhal Torath Chaim Inc., the new owner of the above referenced property.

Enclosed please find our client *Special Permit Application* and supportive documents, seeking approval for the Applicant's use of the subject premises as a school for college aged students, which use is identical to that of the previous owner, Nyack College.

Please have the Clerk for the Board call me to advise the amount of the fee and if any additional documentation is required to be submitted in connection with this application.

We request that this matter be placed on the next meeting agenda for your consideration.

Very truly yours,

JOSEPH A. CHURGIN

JAC/mc

enc

cc: Yeshivath Viznitz Dkhal Torath Chaim Inc.

SAVAD CHURGIN
ATTORNEYS AT LAW

Paul Savad (1941-2020)
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April 26, 2021

Village of Upper Nyack Planning Board
328 North Broadway
Upper Nyack, New York 10960



RE: Yeshivath Viznitz Dkhal Torath Chaim Inc. – Special Use Permit Application
350 North Highland Avenue, Village of Upper Nyack, Town of Clarkstown
SBL 59.16-2-3 and 59.16-1-11

NARRATIVE - SPECIAL PERMIT APPLICATION

Yeshivath Viznitz Dkhal Torath Chaim Inc., is the owner of the above referenced premises.

This Narrative is with respect to the application of Yeshivath Viznitz Dkhal Torath Chaim Inc., (the “Applicant”) for the granting of a Special Permit to use the premises as a college for students of the Jewish religion, which use is identical to the seminary use of the premises by the previous owner, Nyack College.

There will be approximately 250 college aged student attending classes. There will be no dormitory use.

Students will either drive to the premises or utilize public or private transportation. There will be no new traffic concerns, nor will there be any new parking concerns. The existing parking area will be more than sufficient to accommodate students, teachers and any staff members. The Applicant does not intend to make any significant changes to the interior/exterior of the building or the premises at this time.

Applicable Law

New York State and Federal law requires a municipality to be flexible in the application of its zoning code to educational and religious uses. See *Cornell v. Bagnardi*, 68 N.Y.2d 583 (1986), and RLUIPA (42 USC § 2000cc *et seq.*). This law applies to special permits.

The Applicant seeks a Special Use Permit, pursuant Section 6.9.4.1 of Local Law No. 1 of the year 2017, amending Local Law No. 11 of 1984 (Zoning Law).

The special permitting process is the proper vehicle for a municipality to provide the flexibility required to accommodate educational and religious uses (see *Cornell v. Bagnardi, supra*).



VILLAGE OF UPPER NYACK
328 NORTH BROADWAY
UPPER NYACK, NY 10960
INCORPORATED 1872

Tel. 845-358-0084 FAX. 845-358-0741
www.uppernyack-ny.us



APPLICATION FOR

SPECIAL PERMIT

Application is hereby made for a Special Permit in conformance with the Zoning Ordinance of the Incorporated Village of Upper Nyack. Special Permits are reviewed and granted by the Village of Upper Nyack Planning Board.

Submit the following:

- 1 copy of this application
- 1 copy of deed
- 1 copy of survey prepared by licensed surveyor/engineer in current owner's name
- 11 copies of site plan, signed and sealed by licensed professional
- Narrative description of existing and/or proposed use
- General Municipal Law Application Review Form
- Payment of Planning Board fee at time of submission

Further information may be required by the Office of the Building Inspector, as provided by the Zoning Ordinance of the Incorporated Village of Upper Nyack, if such is considered necessary for approval of this application.

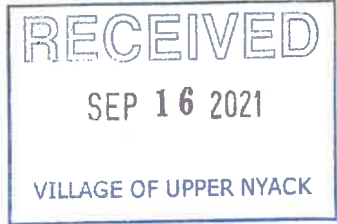
Owner(s) Yeshivath Viznitz Dkhal Torath Chaim Inc.

Address 15 Elyon Road, Monsey, NY 10952

Phone # 845-422-0222

Email Address mail@ydrosenberg.com

Property Address to which permit pertains: 350 North Highland Avenue, Upper Nyack, NY



PLEASE COMPLETE THE FOLLOWING

County Tax ID Number: 59.16-2-3 and 59.16-1-11

Zoning District: OB

Site Acreage in square feet: 35 +/- acres

Distance of building from nearest stream, river or waterway: 1 mile to river

Sewage Disposal: Public Sewers RC Sewer Dist. #1 Septic System _____

Does the existing and/or proposed use comply with the Zoning Ordinance of the Village of Upper Nyack, §15:8 Uses Requiring a Special Permit? yes

If not, or if a variance is required, give specifics: _____

Has a prior variance or Special Permit ever been granted? yes

If yes, give specifics: Granted to previous owner, Nyack College.

Does the existing and/or proposed use comply with the Zoning Ordinance of the Village of Upper Nyack, §6.1 Off Street Parking Facilities in Commercial and Residential Districts? yes

Give specifics: No change in existing parking.

OFFICE OF THE BUILDING INSPECTOR
INCORPORATED VILLAGE OF UPPER NYACK
PROPERTY OWNER CERTIFICATION



Inc. Village of Upper Nyack
County of Rockland
State of New York

Property Owner: David Rosenberg, on behalf of Yeshivath Viznitz Dkhal Torath Chaim Inc.

Certifies that he/she resides at with an office at 15 Elyon Road, Monsey, NY 10952

and that he/she is the owner of all that certain lot, parcel of land and/or building located at
350 North Highland Avenue, Upper Nyack, NY

and proposed Special Permit will be in conformance with the Zoning Ordinance of the Incorporated Village of Upper Nyack; and in accordance with plans and specifications submitted herewith.

Signature

Date

STATEMENT BELOW ONLY TO BE FILLED OUT IN THE EVENT THIS APPLICATION IS MADE BY PERSON OTHER THAN OWNER OF PROPERTY

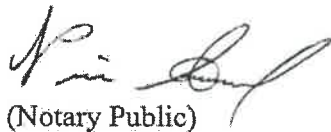
Inc. Village of Upper Nyack
County of Rockland
State of New York

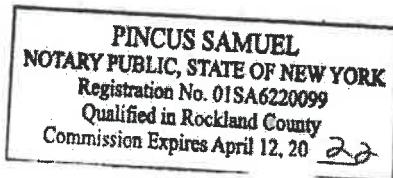
Agent Name: David Rosenberg, being duly sworn deposes and says:

1. That Yeshivath Viznitz Dkhal Torath Chaim Inc. is the owner of the land that is the subject of this permit.
2. The deponent is duly authorized to make this application by said owner.
3. That the proposed Special Permit application is authorized by said owner.

Agent Signatures: 

Sworn to before me this 27 day of April 20 21

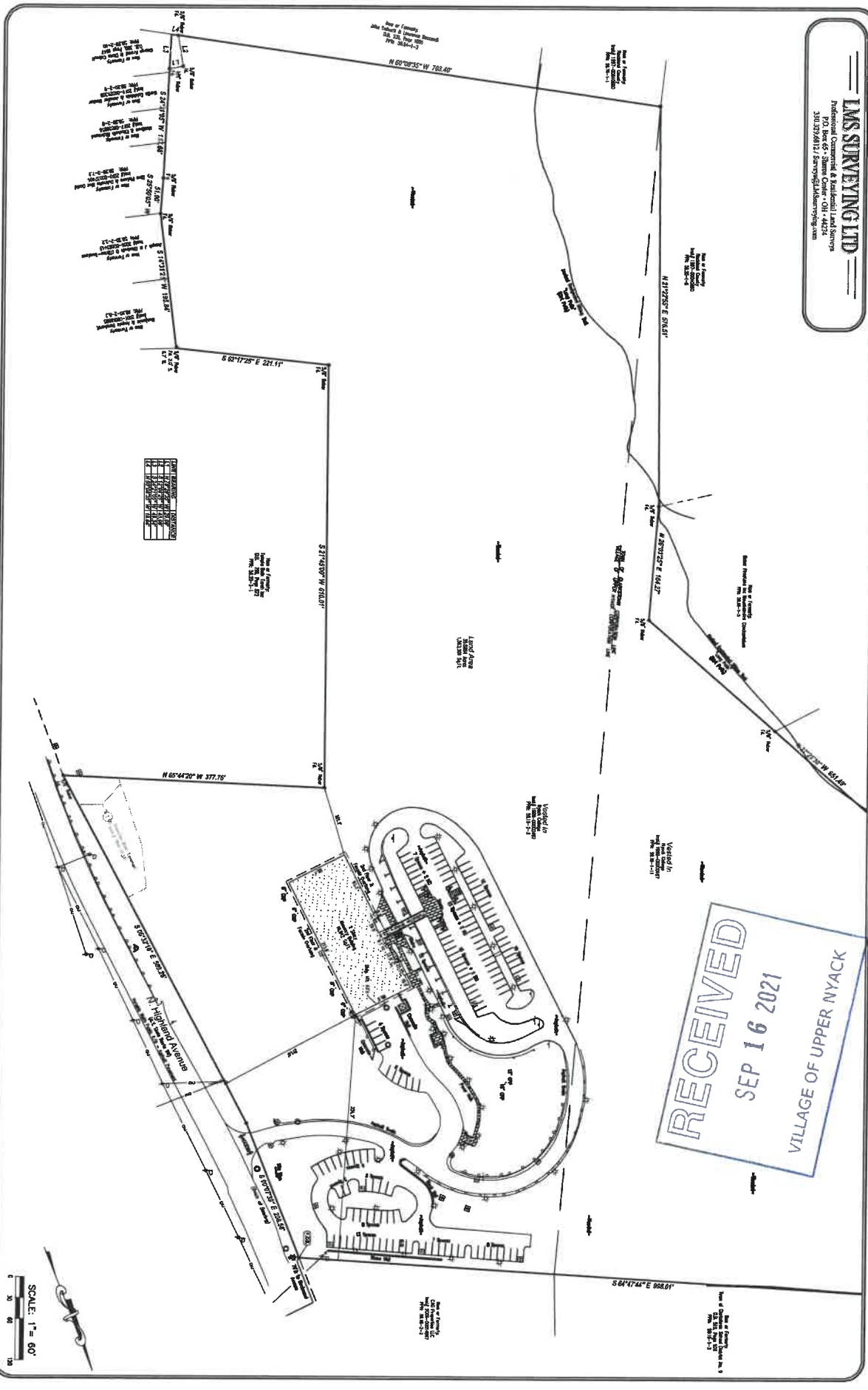

(Notary Public)



28	Music Education Building	47 South Blvd.	South Nyack	65.68-1-4	1	4
29	Music Annex	49 South Blvd.	South Nyack	65.68-1-4	1	4
30	Pardington Hall	45 South Blvd.	South Nyack	65.68-1-4	1	4
31	Lookout	55 South Blvd.	South Nyack	65.68-1-4	1	4
32	Simpson Hall	65 South Blvd	South Nyack	65.68-1-4	1	4
33	Bethel	102 South Blvd.	South Nyack	65.68-1-8	1	8
34	Bethany Hall	110 South Blvd.	South Nyack	65.68-1-8	1	8
35	Brewer	5 Chase Blvd.	South Nyack	65.68-1-10	1	10
36	Harmony Hall	114 South Blvd.	South Nyack	65.68-1-8	1	8
37	Sunnyside	2 College Ave.	South Nyack	65.68-1-8	1	8
38	Oakwood	11-15 Chase Blvd.	South Nyack	65.68-1-8	1	8
39	Gables	202 South Blvd.	South Nyack	65.68-1-7.2	1	7.2
40	Dunbar	3 College Ave.	South Nyack	65.68-1-7.2	1	7.2
41	Duplex	6-8 College Ave.	South Nyack	66.61-1-17	1	17
42	Pomona	204 South Blvd.	South Nyack	65.68-1-7.3	1	7.3
43	Bradley Property	978-980 Bradley Pky	Orangetown	65.16-1-1.1	1	1.1
* 44	Seminary	350 N Highland Ave.	Upper Nyack / Clarkstown	59.16-2-3 / 59.16-1-11	2 / 1	3 / 11

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 SEP 16 2021
 VILLAGE OF UPPER NYACK

LMS SURVEYING LTD.
 Professional Commercial & Residential Land Surveyors
 P.O. Box 65 - Sierra Centre - OH - 44271
 330.373.6912 / SurveyingLMSurveying.com



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 SEP 16 2021
 VILLAGE OF UPPER NYACK

SCALE: 1" = 60'
 0 30 60 90 120
 Sheet 2 of 2

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SEP 16 2021

VILLAGE OF UPPER NYACK

Notes:

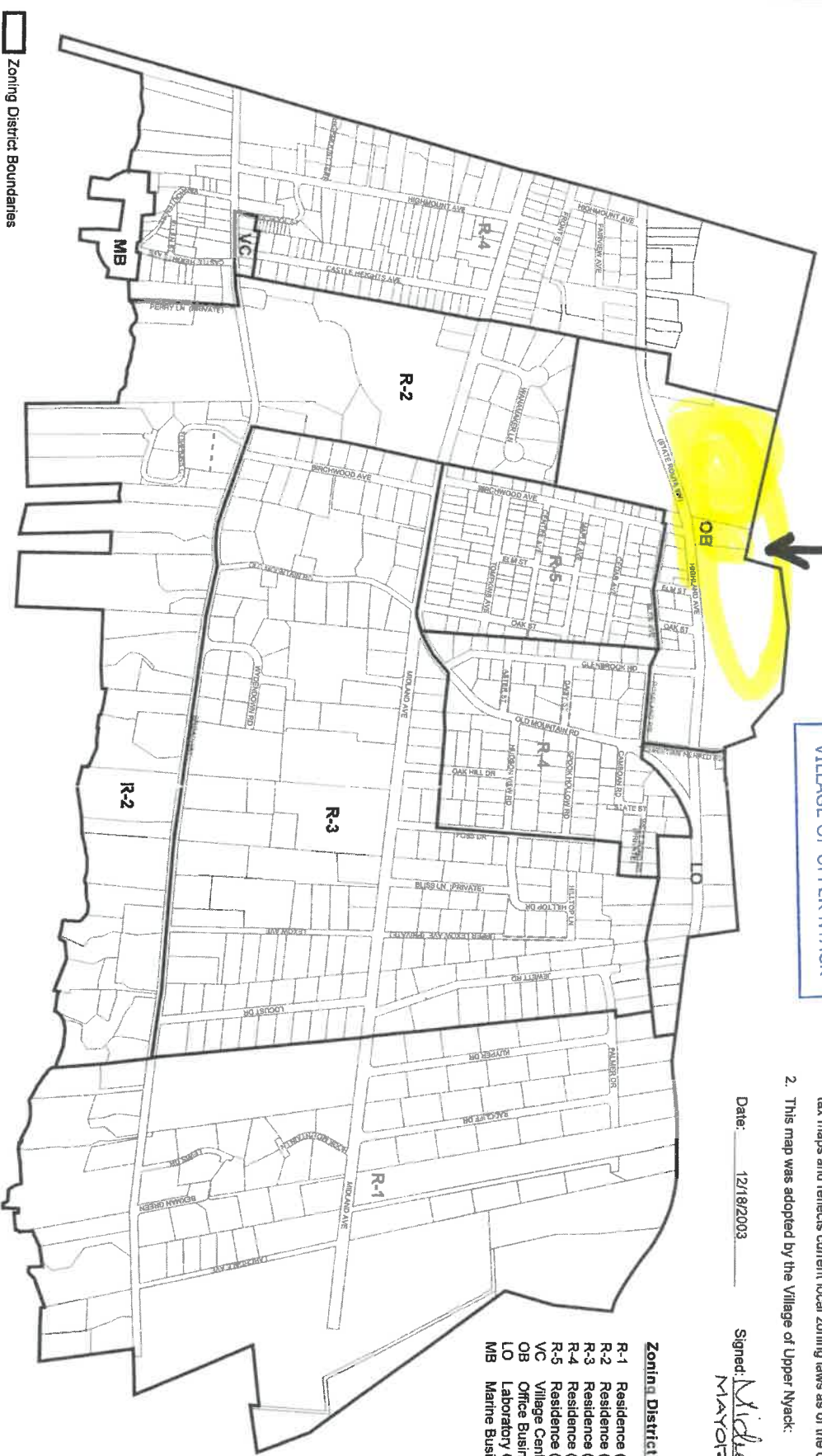
- 1. The Zoning Boundaries were derived from the Local Zoning Ordinance and tax maps and reflects current local zoning laws as of the date of adoption.
- 2. This map was adopted by the Village of Upper Nyack:

Date: 12/18/2003

Signed: *Michael E. Esmerly*
MAYOR

Zoning District Classifications

R-1	Residence (40,000 s.f.)
R-2	Residence (30,000 s.f.)
R-3	Residence (20,000 s.f.)
R-4	Residence (10,000 s.f.)
R-5	Residence (7,500 s.f.)
VC	Village Center (4,000 s.f.)
OB	Office Business (25,000 s.f.)
LO	Laboratory Office (50,000 s.f.)
MB	Marine Business (40,000 s.f.)



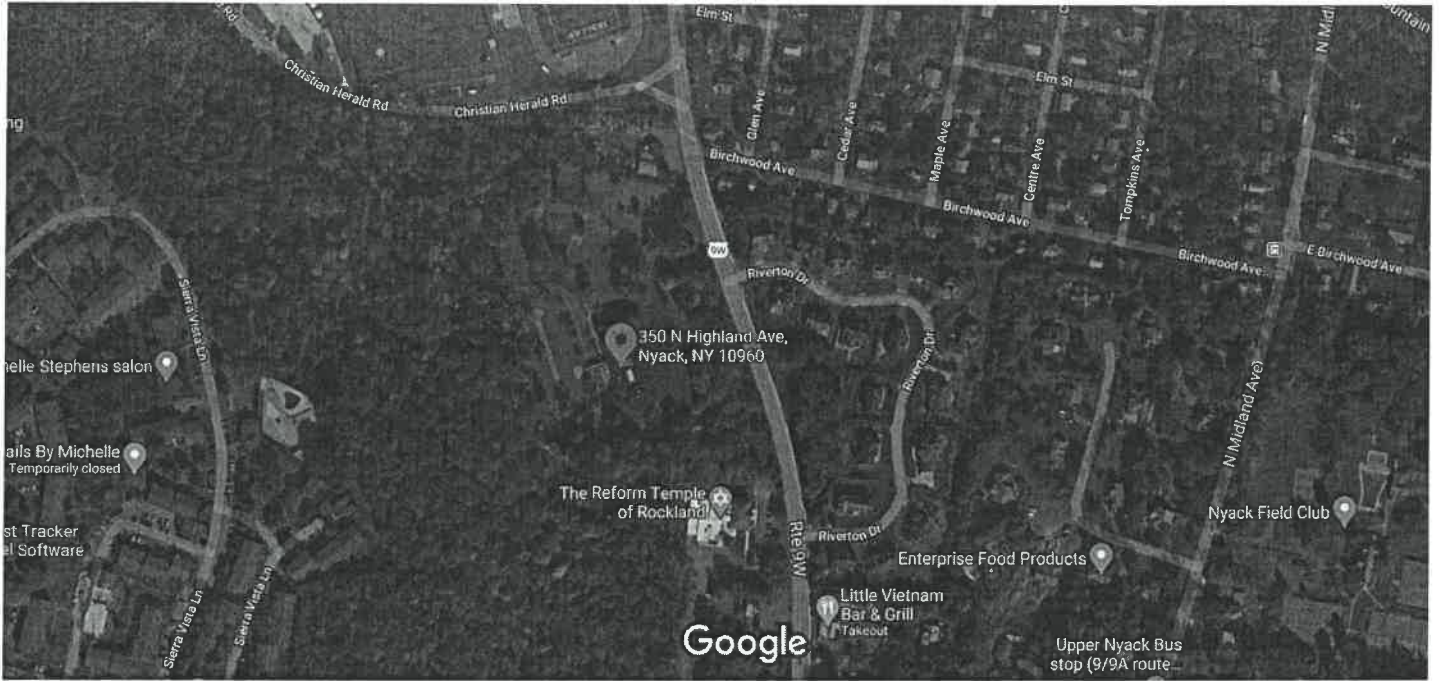
- Zoning District Boundaries
- Parcels
- No Thru Connection
- Conservation Easement

Prepared November 2003



OFFICIAL ZONING MAP
 Village of Upper Nyack
 ROCKLAND COUNTY, NEW YORK
 ROBERT GENESLA W. CO.
 Planning and Development Committee
 3 Exchange Blvd., Suite 401
 Spenton, NY 10981

Google Maps 350 N Highland Ave



Imagery ©2021 Maxar Technologies, New York GIS, USDA Farm Service Agency, Map data ©2021 200 ft

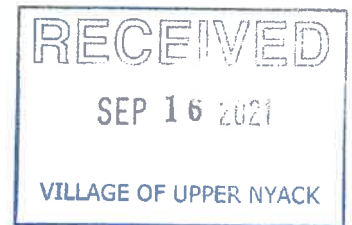
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VILLAGE OF UPPER NYACK

Google Maps



Map data ©2021 200 ft

350 North
Highland
Avenue



Donna G. Silberman, County Clerk
1 South Main St., Ste. 100
New City, NY 10956
(845) 638-5070

Rockland County Clerk Recording Cover Sheet

Received From :
MADISON TITLE AGENCY LLC
1125 OCEAN AVENUE
LAKEWOOD, NJ 08701

First GRANTOR

NYACK COLLEGE

First GRANTEE

YESHIVATH VIZNITZ DKHAL TORATH CHAIM INC

Index Type : Land Records

Instr Number : 2021-00008499

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Other

Recording Fee: \$436.00

Recording Pages : 31

The Property affected by this instrument is situated in Clarkstown, in the County of Rockland, New York

Real Estate Transfer Tax

RETT # : 4629
Deed Amount : \$45,500,000.00
RETT Amount: \$182,000.00
Total Fees : \$182,436.00

State of New York

County of Rockland

I hereby certify that the within and foregoing was recorded in the Clerk's office for Rockland County, New York

On (Recorded Date) : 02/16/2021

At (Recorded Time) : 8:42:00 AM



Doc ID - 053018470031

Donna G. Silberman
County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made as of the 18th day of December, 2020, by NYACK COLLEGE, a New York educational corporation (hereinafter referred to as "Grantor"), having an address at 2 Washington Street, New York, New York 10047, to YESHIVATH VIZNITZ DKHAL TORATH CHAIM INC., a New York not-for-profit religious corporation (hereinafter referred to as "Grantee"), having an office at 15 Elyon Rd., Monsey, New York 10952.

WITNESSETH, that Grantor, in consideration of Ten (\$10.00) Dollars, lawful money of the United States, paid by Grantee, does hereby grant and release unto Grantee, the heirs or successors and assigns of Grantee forever:

ALL those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Rockland and State of New York, and more particularly described on Exhibit A attached hereto and made a part hereof (the "Premises").

TOGETHER WITH all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Premises to the center lines thereof.

TOGETHER WITH the appurtenances and all the estate and rights of Grantor in and to the Premises.

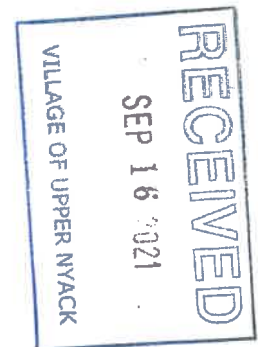
INTENDED TO BE the same premises conveyed to Grantor by those certain deeds as set forth on Exhibit B attached hereto and made a part hereof; Grantor being the same person as the grantee in such deed.

TO HAVE AND TO HOLD the Premises unto Grantee, the heirs or successors and assigns of Grantee forever.

AND except as set forth on Schedule B of Title Commitment No. MTANY-152682, Grantor covenants that Grantor has not done or suffered anything whereby the Premises have been encumbered in any way whatsoever, except as aforesaid.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvements at the Premises before using any part of the total of the same for any other purpose.

[Signature page follows]



Handwritten initials "DL+R" in black ink.

IN WITNESS WHEREOF, Grantor has duly executed this deed the day and year first above written.

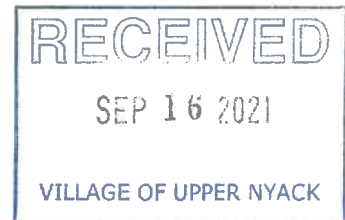
GRANTOR:

NYACK COLLEGE

By: 

Name: David Jennings

Title: Executive Vice President and Treasurer



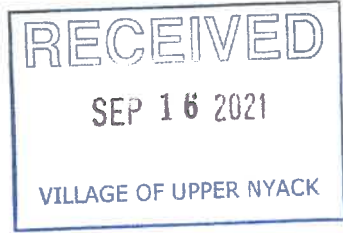
[Signature Page to Deed]

STATE OF NEW YORK)
) ss.:
COUNTY OF Rockland)

On the 24 day of November in the year 2020 before me, the undersigned, personally appeared David C. Jennings, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.

Cynthia A. Reeder
Signature and Office of individual
taking acknowledgment

Cynthia A Reeder
Notary Public State of New York
Qualified In Rockland County
Term Expires 12/18/22
#6158121



Bargain and Sale Deed
With Covenant Against Grantor's Acts

BLOCK:
LOTS:
COUNTY: Rockland



NYACK COLLEGE,
as Grantor

STREET
ADDRESS:

TO

RETURN BY MAIL TO:
Uri Kirschner, Esq.
Silberberg & Kirschner, LLP
55 Old Nyack Turnpike, Suite 210
Nanuet, New York 10954

YESHIVATH VIZNITZ DKHAL TORATH
CHAIM INC.,
as Grantee



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VILLAGE OF UPPER NYACK

EXHIBIT A

Legal Description of the Premises

Map #	Building Name	Address	City	Tax Map No.	Block	Lot
1	Boon Campus Center	1 South Blvd.	South Nyack	65.60-1-1	1	1
2	Bowman Gymnasium	154 S Highland Ave.	South Nyack	65.52-1-18	1	18
3	Fieldhouse - Air Structure	155 S Highland Ave.	South Nyack	65.52-1-18	1	18
4	Moseley Hall (South)	106 S Highland Ave.	South Nyack	65.52-1-18	1	18
5	Moseley Hall (North)	106 S Highland Ave.	South Nyack	65.52-1-18	1	18
6	Bell Tower House	114 S Highland Ave.	South Nyack	65.52-1-18	1	18
7	Bailey Library	122 S Highland Ave.	South Nyack	65.52-1-18	1	18
8	Roseberry	130 S Highland Ave.	South Nyack	65.52-1-18	1	18
9	Athletic Offices	154 S Highland Ave.	South Nyack	65.52-1-18	1	18
13	Buildings and Grounds	146 S Highland Ave.	South Nyack	65.52-1-18	1	18
14	Barney Hall	164 S Highland Ave.	South Nyack	65.52-1-18	1	18
15	Shephard Hall	166 S Highland Ave.	South Nyack	65.52-1-18	1	18
16	Jaffray Hall	170 S Highland Ave.	South Nyack	65.12-1-2/ 65.52-1-18	1/ 1	2/ 18
		168 S Highland Ave.	South Nyack	65.12-2-33	2	33
17	Sky Island Lodge	175 S Highland Ave.	South Nyack	65.52-1-19/ 65.16-1-2	1/ 1	19/ 2
18	Shuman Hall	185 S Highland Ave.	South Nyack	65.16-1-3/ 65.60-1-25	1/ 1	3/ 25
19	Betty Olsen House	5 Upland Dr.	South Nyack	65.60-1-2	1	2
20	Berachah House	4 Upland Dr.	South Nyack	65.60-1-22	1	22
21	Betty Knopp House	2 Upland Dr.	South Nyack	65.60-1-21	1	21
22	Griswold House	5 South Blvd.	South Nyack	65.60-1-3	1	3
23	Bethesda	7 South Blvd.	South Nyack	65.60-1-4	1	4
24	Christie Hall	31 South Blvd.	South Nyack	65.68-1-4	1	4
25	Hillside Terrace 8-10	8-10 South Blvd.	South Nyack	65.60-1-5	1	5
26	Hillside Terrace 12	12 South Blvd.	South Nyack	65.60-1-5	1	5
27	Driscoll	37 South Blvd	South Nyack	65.68-1-4	1	4

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28	Music Education Building	47 South Blvd.	South Nyack	65.68-1-4	1	4
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31	Lookout	55 South Blvd.	South Nyack	65.68-1-4	1	4
32	Simpson Hall	65 South Blvd	South Nyack	65.68-1-4	1	4
33	Bethel	102 South Blvd.	South Nyack	65.68-1-8	1	8
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38	Oakwood	11-15 Chase Blvd.	South Nyack	65.68-1-8	1	8
39	Gables	202 South Blvd.	South Nyack	65.68-1-7.2	1	7.2
40	Dunbar	3 College Ave.	South Nyack	65.68-1-7.2	1	7.2
41	Duplex	6-8 College Ave.	South Nyack	66.61-1-17	1	17
42	Pomona	204 South Blvd.	South Nyack	65.68-1-7.3	1	7.3
43	Bradley Property	978-980 Bradley Pky	Orangetown	65.16-1-1.1	1	1.1
44	Seminary	350 N Highland Ave.	Upper Nyack / Clarkstown	59.16-2-3 / 59.16-1-11	2 / 1	3 / 11

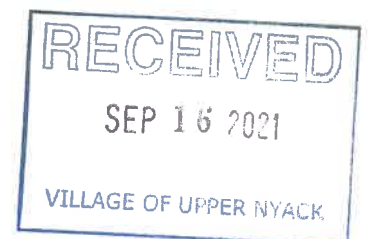
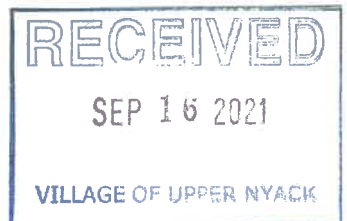


Exhibit B

1. Deed from Mabel I. Lovett, dated 03/15/1954 and recorded in the Rockland County Clerk's Office on 03/18/1954 in Liber 577 Page 227;
2. Deed from John T. Ames, dated 01/06/1956 and recorded in the Rockland County Clerk's Office on 01/10/1956 in Liber 616 Page 573;
3. Deed from Biophile Club Company, Inc., dated 04/27/1956 and recorded in the Rockland County Clerk's Office on 05/02/1956 in Liber 624 Page 352;
4. Deed from Michael Lonergan and Roxana Johnson Lonergan, dated 05/12/1998 and recorded in the Rockland County Clerk's Office on 05/15/1998 as Instrument ID# 1998-22465;
5. Deed from David W. Cunningham and Elizabeth C. Cunningham, dated 09/14/1970 and recorded in the Rockland County Clerk's Office on 09/15/1970 in Liber 881 Page 87;
6. Deed from Sherri Marton and Robert Anderson, dated 01/22/2004 and recorded in the Rockland County Clerk's Office on 01/27/2004 as Instrument ID# 2004-6013;
7. Deed from The Christian and Missionary Alliance, dated 08/___/1989 and recorded in the Rockland County Clerk's Office on 08/15/1989 in Liber 368 Page 510;
8. Deed from The Christian and Missionary Alliance, Inc., dated 09/30/1954 and recorded in the Rockland County Clerk's Office on 10/28/1954 in Liber 590 Page 347;
9. Deed from The Christian and Missionary Alliance, Inc., dated 07/18/1958 and recorded in the Rockland County Clerk's Office on 08/12/1958 in Liber 675 Page 50;
10. Deed from The Christian and Missionary Alliance, dated 06/28/2004 and recorded in the Rockland County Clerk's Office on 07/15/2004 as Instrument ID# 2004-46102;
11. Deed from Robert Brewer and Eunice B. Brewer, dated 06/18/1987 and recorded in the Rockland County Clerk's Office on 06/24/1987 in Liber 236 of Land Records at Page 871;
12. Deed from Village of South Nyack, dated 04/22/1949 and recorded in the Rockland County Clerk's Office on 09/24/1959 in Liber 704 Page 134;
13. Deed from Country of Rockland, dated 10/06/1949 and recorded in the Rockland County Clerk's Office on 09/24/1959 in Liber 704 Page 123;
14. Deed from Bertyne M. NeCollins, dated 05/01/1950 and recorded in the Rockland County Clerk's Office on 05/12/1950 in Liber 510 Page 582;
15. Deed from Mary Tremain, as Co-Executor of the Last Will and Testament of Mary Blake, dated 06/07/2005 and recorded in the Rockland County Clerk's Office on 06/08/2005 as Instrument ID# 2005-31112; and
16. Deed from The Christian and Missionary Alliance, dated 12/24/1998 and recorded in the Rockland County Clerk's Office on 01/04/1999 as Instrument ID# 1999-497.



Old Republic National Title Insurance Company

Title No.: MTANY-152682

SCHEDULE A CONTINUED

LEGAL DESCRIPTION

As to Section 65.52 Block 1 Lot 18, Section 65.12 Block 1 Lot 2, Section 65.12 Block 2 Lot 33:

All that certain plot, piece or parcel of land, situate, lying and being partially in the Town of Clarkstown, partially in the Town of Orangetown and partially in the Village of South Nyack, County of Rockland and State of New York, being more particularly bounded and described as follows:

BEGINNING at a 5/8 inch capped rebar set at the intersection of the west line of South Highland Avenue (50 feet wide) with the north line of Highland Avenue (60 feet wide);

THENCE, along the north line of Highland Avenue, north 75 degrees 43 minutes 53 seconds west, 870.84 feet to a 5/8 inch capped rebar set;

THENCE, along the arc of a curve to the left, said curve having a radius of 140.00 feet, an arc length of 63.12 feet, a delta angle of 25 degrees 49 minutes 56 seconds, and a chord bearing north 88 degrees 38 minutes 51 seconds west, a chord distance of 62.59 feet to a MAG nail set on the dividing line between the Village of South Nyack and the Town of Orangetown;

THENCE, continuing along the arc of a curve to the left, said curve having a radius of 140.00 feet, an arc length of 30.25 feet, a delta angle of 12 degrees 22 minutes 48 seconds, and a chord bearing south 72 degrees 14 minutes 47 seconds west, a chord distance of 30.19 feet to a 5/8 inch capped rebar set at the northeast corner of land now or formerly conveyed to Mark L. Hagan and Patricia Mollica-Hagan as recorded in Instrument No. 2000-56438 of Rockland County Records;

THENCE, along the north line of Mark L. Hagan and Patricia Mollica-Hagan, north 75 degrees 43 minutes 53 seconds west, 417.98 feet to a 5/8 inch capped rebar set on the northeast line of land now or formerly conveyed to Rockland County as recorded in Instrument No. 2001-43759 of Rockland County Records;

THENCE, along the northeast line of Rockland County land, north 25 degrees 51 minutes 35 seconds west, 290.65 feet to a 5/8 inch capped rebar set;

THENCE, continuing along the east line of Rockland County land, north 00 degrees 52 minutes 39 seconds west, 159.86 feet to a 5/8 inch capped rebar set on the south line of land now or formerly conveyed to Rockland County as recorded in Instrument No. 2001-43758 of Rockland County Records and the dividing line between the Town of Clarkstown and Town of Orangetown;

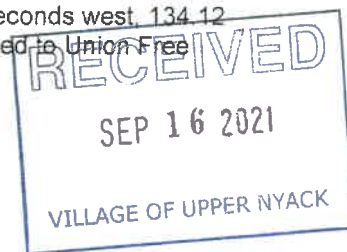
THENCE, along the south line of Rockland County land and the dividing line between the Town of Clarkstown and Town of Orangetown, north 76 degrees 09 minutes 35 seconds east, 124.36 feet to a 5/8 inch capped rebar set at the southeast corner of Rockland County land;

THENCE, along the east line of Rockland County land, north 01 degrees 59 minutes 53 seconds west, 134.12 feet to a 5/8 inch capped rebar set at the southwest corner of land now or formerly conveyed to Union Free School District No. 4 Nyack Hilltop Intermediate School Complex;

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152682/219

Thence, along Union Free School District No. 4 Nyack Hilltop Intermediate School Complex land, the following eight (8) courses and distances:

1. South 75 degrees 24 minutes 53 seconds east, 333.78 feet to a MAG nail set;
2. North 17 degrees 32 minutes 07 seconds east, 130.00 feet to a 5/8 inch capped rebar;
3. South 72 degrees 59 minutes 53 seconds east, 168.59 feet to a 5/8 inch capped rebar;
4. South 18 degrees 06 minutes 07 seconds west, 17.10 feet to a MAG nail set;
5. South 41 degrees 01 minutes 46 seconds east, 28.75 feet to a 5/8 inch capped rebar set;
6. South 71 degrees 38 minutes 53 seconds east, 23.30 feet to a 5/8 inch capped rebar set;
7. South 15 degrees 32 minutes 07 seconds west, 87.90 feet to a 5/8 inch capped rebar set;
8. South 75 degrees 24 minutes 53 seconds east, 860.00 feet to a MAG nail set on the west line of Highland Avenue:



THENCE, along the west line of Highland Avenue, south 01 degrees 31 minutes 07 seconds west, 539.37 feet to the Point of BEGINNING.

NOTE: Being , Tax Map of the Town of Orangetown, County of Rockland.

NOTE: Being Section 65.52, Block(s) 1, Lot(s) 18, Tax Map of the Village of Orangetown, County of Rockland.

NOTE: Being Section 65.12, Block(s) 1, Lot(s) 2, Tax Map of the Town of Orangetown, County of Rockland.

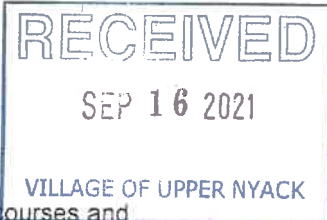
NOTE: Being Section 65.12, Block(s) 2, Lot(s) 33, Tax Map of the Town of Clarkstown, County of Rockland.

As to Section 65.52 Block 1 Lot 19 and Section 65.16 Block 1 Lot 2:

All that certain plot, piece or parcel of land, situate, lying and being partially in the Village of South Nyack and Town of Orangetown, County of Rockland and State of New York, more particularly bounded and described as follows:

BEGINNING at a 5/8 inch capped rebar set at the intersection of the north line of Upland Drive (30 feet Wide) with

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the east line of Highland Drive (60 feet Wide);

RUNNING THENCE along the east and south lines of Highland Avenue, the following five (5) courses and distances:

1. North 35 degrees 47 minutes 19 seconds west, 70.56 feet to a 5/8 inch capped rebar set;
2. Along the arc of a curve to the right, said curve having a radius of 119.09 feet, an arc length of 107.72 feet, a delta angle of 51 degrees 49 minutes 32 seconds, and a chord bearing north 09 degrees 52 minutes 33 seconds west, a chord distance of 104.09 feet to a 5/8 inch capped rebar set;
3. North 16 degrees 02 minutes 10 seconds east, passing over a granite monument at a distance of 114.50 feet, a total distance of 175.19 feet to a MAG nail set;
4. Along the arc of a curve to the right, having a radius of 50.00 feet, an arc length of 76.95 feet, a delta angle of 88 degrees 10 minutes 42 seconds, and a chord bearing north 60 degrees 07 minutes 31 seconds east, a chord distance of 69.58 feet to a 5/8 inch capped rebar set on the dividing line between the Village of South Nyack and the Town of Orangetown;
5. South 75 degrees 47 minutes 11 seconds east, 296.59 feet to a 5/8 inch capped rebar set at the northwest corner of land now or formerly conveyed to Nyack College as recorded in Liber 577, Page 227 of Rockland County Records;

THENCE along the west line of Nyack College land, south 17 seconds 23 minutes 38 seconds west, 234.95 feet to a MAG nail set on the north line of Upland Drive;

THENCE along the north line of Upland Drive, south 76 degrees 09 minutes 17 seconds west, 274.86 feet to the point of BEGINNING.

NOTE: Being Section 65.52, Block(s) 1, Lot(s) 19, Tax Map of the Town of Orangetown, County of Rockland.

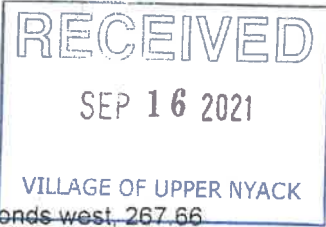
NOTE: Being Section 65.16, Block(s) 1, Lot(s) 2, Tax Map of the Town of Orangetown, County of Rockland.

As to Section 65.60 Block 1 Lot 22:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of South Nyack, Town of Orangetown, County of Rockland and State of New York, known and designated as part of Lot Numbers 169, 170 and 171 on a certain map of "Nyack Heights Land and Improvement Company" made by J. Eckerson Demarest, Surveyor, dated March, 1899 and filed in the Rockland County Clerk's Office on January 25, 1906, more particularly bounded and described as follows:

BEGINNING at a 5/8 inch rebar found on the southwest line of Upland Drive (30 feet wide as laid out and conveyed in Liber 721, Page 792) at the northwesterly corner of land now or formerly conveyed to Nyack College as recorded in Liber 368, Page 510 of Rockland County Records;

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THENCE along the northwest line of Nyack College land, south 37 degrees 31 minutes 44 seconds west, 267.66 feet to a 5/8 inch rebar found on the northeast line of Highland Avenue (60 feet wide - unimproved);

THENCE along the northeast line of Highland Avenue, north 32 degrees 34 minutes 03 seconds west, 28.10 feet to a 5/8 inch rebar set at the southeast corner of land now or formerly conveyed to Richard L. & Edith C. Hanley as recorded in Instrument No. 2001-1256 of Rockland County Records;

THENCE along the east line of Richard L. & Edith C. Hanley land, the following three (3) courses and distances:

1. North 37 degrees 30 minutes 35 seconds east, 56.00 feet to a 5/8 inch capped rebar set;
2. North 25 degrees 10 minutes 51 seconds west, 155.30 feet to a 5/8 inch capped rebar set;
3. North 31 degrees 25 minutes 35 seconds east, 116.19 feet to a 5/8 inch capped rebar set on the southwest line of Upland Drive;

THENCE south 60 degrees 23 minutes 57 seconds east, 50.23 feet to a 5/8 inch capped rebar set;

THENCE continuing along the southwest line of Upland Drive, south 56 degrees 37 minutes 57 seconds east, 125.50 feet to the point of beginning.

NOTE: Being Section 65.60, Block(s) 1, Lot(s) 22, Tax Map of the Town of Orangetown, County of Rockland.

Section 65.60 Block 1 Lot 21

All that certain plot, piece or parcel of land, situate, lying and being in the Village of South Nyack, Town of Orangetown, County of Rockland and State of New York, more particularly bounded and described as follows:

BEGINNING at a 5/8 inch rebar found on the southwest line of Upland Drive (30 feet wide as laid out and conveyed in Liber 721, Page 792) at the northeast corner of land now or formerly conveyed to Nyack College as recorded in Instrument No. 2004-6013 of Rockland County Records;

THENCE along the southwest line of Upland Drive and along the arc of a curve to the right, said curve having a radius of 438.65 feet, an arc length of 196.50 feet, a delta angle of 25 degrees 39 minutes 58 seconds, and a chord bearing south 43 degrees 28 minutes 00 seconds east, a chord distance of 194.87 feet to a 5/8 inch capped rebar set at the northwest corner of land now or formerly conveyed to Nyack College as recorded in Liber 675, Page 50 of Rockland County Records;

THENCE along the north line of Nyack College land, south 57 degrees 47 minutes 44 seconds west, 288.52 feet to a 5/8 inch capped rebar set on the northeast line of Highland Avenue (60 feet wide - unimproved);

THENCE, along the northeast line of Highland Avenue, north 32 degrees 34 minutes 03 seconds west, 98.40 feet to a 5/8 inch rebar found at the southwest corner of Nyack College land;

THENCE, along the south line of Nyack College land, north 37 degrees 31 minutes 44 seconds east, 267.66 feet to the point of BEGINNING.

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NOTE: Being Section 65.60, Block(s) 1, Lot(s) 21, Tax Map of the Town of Orangetown, County of Rockland.

AMENDED 07/31/2020

Section 65.68 Block 1 Lot 4

All that certain plot, piece or parcel of land, situate, lying and being in the Village of South Nyack, Town of Orangetown, County of Rockland and State of New York, more particularly bounded and described as follows:

BEGINNING at a 5/8" seconds capped rebar set on the west line of South Boulevard (50 feet wide) at the northeast corner of land now or formerly conveyed to the State of New York as recorded in Liber 762, Page 4168 of Rockland County Records;

THENCE along State of New York land, the following six (6) courses and distances:

1. South 87 degrees 52 minutes 30 seconds west, 34.48 feet to a 5/8" capped rebar set;
2. South 83 degrees 51 minutes 03 seconds west, 25.33 feet to a 5/8" capped rebar set;
3. North 73 degrees 19 minutes 50 seconds west, 27.00 feet to a 5/8" capped rebar set;
4. North 63 degrees 42 minutes 32 seconds west, 75.23 feet to a 5/8" capped rebar set;
5. North 73 degrees 19 minutes 50 seconds west, 13.44 feet to a 5/8" capped rebar set;
6. South 00 degrees 53 minutes 15 seconds east, 115.00 feet to a to a 5/8" capped rebar set on the north line of land now or formerly conveyed to Karen Momoh as recorded in Instrument No. 2000-3191 of Rockland County Records;

THENCE along the north line of Karen Momoh land, north 73 degrees 19 minutes 50 seconds west, 344.74 feet to a 5/8" capped rebar set on the easterly line of land now or formerly conveyed to the State of New York (Tax ID: 65.76-1-1);

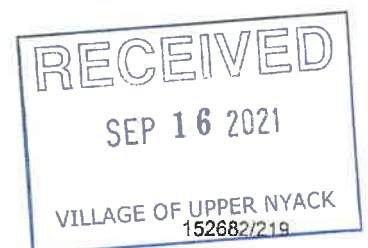
THENCE along State of New York land, north 13 degrees 23 minutes 50 seconds west, 70.08 feet to a 5/8" capped rebar set;

THENCE still along State of New York land, north 65 degrees 25 minutes 50 seconds west, 112.63 feet to the east line of Highland Avenue (60 feet wide - unimproved);

THENCE along the east line of Highland Avenue, north 20 degrees 12 minutes 14 seconds east, 118.57 feet to a 5/8" capped rebar set;

THENCE along the arc of a curve to the left, said curve having a radius of 617.70 feet, an arc length of 26.15 feet, a delta angle of 02 degrees 26 minutes 31 seconds, a chord bearing north 18 degrees 58 minutes 59 seconds east, a chord distance of 26.15 feet to a 5/8 inch capped rebar set at the southwest corner of land now or formerly conveyed to Village of Nyack Water Tower (Tax ID: 65.68-1-3);

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THENCE along the south line of Village of Nyack Water Tower land, south 69 degrees 47 minutes 46 seconds east, 50.66 feet to a 5/8" capped rebar set at the southeast corner thereof;

THENCE along the east line of Village of Nyack Water Tower land, north 20 degrees 12 minutes 14 seconds east, 50.00 feet to a 5/8" capped rebar set at the northeast corner thereof;

THENCE along the north line of Village of Nyack Water Tower land, north 69 degrees 47 minutes 46 seconds west, 54.84 feet to a 5/8" capped rebar set on the east line of Highland Avenue at the northwest corner thereof;

THENCE along the east line of Highland Avenue, the following three (3) courses and distances:

1. Along the arc of a curve to the left, said curve having a radius of 613.70 feet, an arc length of 259.45 feet, a delta angle of 24 degrees 13 minutes 21 seconds, and a chord bearing north 00 degrees 57 minutes 54 seconds east, a chord distance of 257.52 feet to a 5/8" capped rebar set;
2. north 11 degrees 08 minutes 46 seconds west, 488.17 feet to a 5/8" capped rebar set;
3. Along the arc of a curve to the left, said curve having a radius of 613.70 feet, an arc length of 180.93 feet, a delta angle of 16 degrees 53 minutes 31 seconds, and a chord bearing north 19 degrees 36 minutes 22 seconds west, a chord distance of 180.28 feet to a 5/8" capped rebar set at the southwest corner of land now or formerly conveyed to Nyack College as recorded in Liber 368, Page 510 of Rockland County Records;

THENCE, along the southeast line of Nyack College land, north 57 degrees 47 minutes 44 seconds east, 289.92 feet to a 5/8" capped rebar set on the southwest line of Upland Drive (30 feet wide as laid out and conveyed in Liber 721, Page 792);

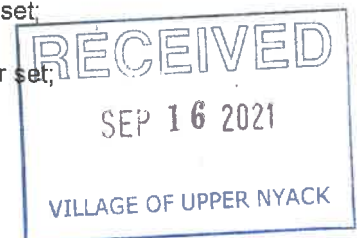
THENCE along the southwest line of Upland Drive, the following three (3) courses and distances:

1. Along the arc of a curve to the right, said curve having a radius of 438.65 feet, an arc length of 50.08 feet, a delta angle of 06 degrees 32 minutes 29 seconds, and a chord bearing south 27 degrees 21 minutes 45 seconds east, a chord distance of 50.05 feet to a 5/8" capped rebar set;
2. Along the arc of a curve to the left, said curve having a radius of 115.00 feet, an arc length of 47.74 feet, a delta angle of 23 degrees 47 minutes 07 seconds, and a chord bearing south 35 degrees 59 minutes 04 seconds east, a chord distance of 47.40 feet to a 5/8" capped rebar set;
3. South 47 degrees 52 minutes 37 seconds east, 28.82 feet to a 5/8" capped rebar set at the northwest corner of land now or formerly conveyed to The Missionary Training Institute as recorded in Liber 590, Page 347 of Rockland County Records;

THENCE along the west line of The Missionary Training Institute land, the following five (5) courses and distances:

1. South 27 degrees 46 minutes 16 seconds east, 19.10 feet to a 5/8" capped rebar set;
2. South 22 degrees 17 minutes 53 seconds east, 203.35 feet to a 5/8" capped rebar set;

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3. South 28 degrees 41 minutes 07 seconds east, 218.60 feet to a MAG nail set;
4. South 43 degrees 16 minutes 07 seconds east 80.60 feet to a MAG nail set;
5. South 52 degrees 02 minutes 07 seconds east, 33.10 feet to a MAG nail set on the west line of South Boulevard;

THENCE along the west line of South Boulevard, the following three (3) courses and distances:

1. South 10 degrees 41 minutes 10 seconds east, 476.63 feet to a 5/8" capped rebar set;
2. South 04 degrees 24 minutes 00 seconds east, 284.24 feet to a 5/8" capped rebar set;
3. South 00 degrees 41 minutes 15 seconds east, 55.37 feet to the Point of BEGINNING.

NOTE: Being Section 65.68, Block(s) 1, Lot(s) 4, Tax Map of the Town of Orangetown, County of Rockland.

AMENDED 08/25/2020

As to Section 65.68 Block 1 Lot 8:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of South Nyack, Town of Orangetown, County of Rockland and State of New York, known and designated as Lot Numbers 31,32 and 33 on a certain map of "Nyack Heights Land and Improvement Company" made by J. Eckerson Demarest, Surveyor, dated March, 1899 and filed in the Rockland County Clerk's Office on January 25, 1906, and additional lands being more particularly bounded and described as follows:

BEGINNING at a 5/8" capped rebar set at the intersection of the north line of College Avenue 25 feet wide with the east line of South Boulevard 50 feet wide;

THENCE along the east line of South Boulevard, north 10 degrees 41 minutes 10 seconds west, 402.86 feet to a 5/8" capped rear set;

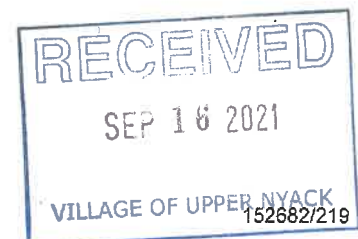
THENCE along the arc of a curve to the right, said curve having a radius of 10.00 feet, an arc length of 24.29 feet, a delta angle of 139 degrees 10 minutes 00 seconds, and a chord bearing north 58 degrees 53 minutes 50 seconds east, 18.74 feet to a 5/8" capped rebar set on the southwest line of Chase Avenue;

THENCE along the southwest line of Chase Avenue, south 51 degrees 31 minutes 10 seconds east, 140.20 feet to a 5/8" capped rebar set at the northwest corner of land now or formerly conveyed to Nyack College as recorded in Liber 590, Page 347 of Rockland County Records;

THENCE along the west line of Nyack College land, south 17 degrees 33 minutes 40 seconds east, 174.14 feet to a 5/8" capped rebar set at the southwest corner thereof;

THENCE along the south line of Nyack College land, north 80 degrees 45 minutes 20 seconds east, 102.02 feet to a 5/8" capped rebar set on the southwest line of Chase Avenue;

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THENCE along the southwest line of Chase Avenue, south 23 degrees 43 minutes 10 seconds east, 11.20 feet to a 5/8" capped rebar set at the northeast corner of land now or formerly conveyed to Constantinos & Christine Nicolaou as recorded in Instrument No. 2002-40174 of Rockland County Records;

THENCE along the north line of Constantinos & Christine Nicolaou land, south 81 degrees 12 minutes 50 seconds west, 104.50 feet to a 5/8" capped rebar set at the northwest corner thereof;

THENCE along the west line of Constantinos & Christine Nicolaou land, south 04 degrees 37 minutes 10 seconds east, 29.10 feet to a point;

THENCE continuing along the west line of Constantinos & Christine Nicolaou land, south 04 degrees 37 minutes 10 seconds east, 17.38 feet to a 5/8" capped rebar set to the southwest corner thereof;

THENCE along the west line of Constantinos & Christine Nicolaou land, south 04 degrees 37 minutes 10 seconds east, 17.38 feet to a 5/8" capped rebar set to the southwest corner thereof;

THENCE along the southwest line of Constantinos & Christine Nicolaou land, south 70 degrees 21 minutes 50 seconds east, 186.47 feet to a 5/8" capped rebar set on the west line of Chase Avenue;

THENCE along the west line of Chase Avenue, south 25 degrees 20 minutes 10 seconds east, 35.78 feet to a 5/8" capped rebar set at the northwest corner of land now or formerly conveyed to Alan & Terri McMahan as recorded in Instrument No. 2000-51981 of Rockland County Records;

THENCE along the west line of Alan & Terri McMahan land, south 20 degrees 04 minutes 24 seconds west, 114.11 feet to a 5/8" capped rebar set at the northeast corner of land now or formerly conveyed to Nyack College as recorded in Liber 590, Page 347 of Rockland County Records;

THENCE along the north line of Nyack College land, north 67 degrees 53 minutes 42 seconds west, 281.80 feet to the point of BEGINNING.

NOTE: Being Section 65.68, Block(s) 1, Lot(s) 8, Tax Map of the Village of Orangetown, County of Rockland.

Section 65.68 Block 1 Lot 10

All that certain plot, piece or parcel of land situate, lying and being in the Village of South Nyack, Town of Orangetown, County of Rockland and State of New York, more particularly bounded and described as follows:

BEGINNING at a stake in the southwesterly side of Chase Avenue (formerly Central Avenue), which stake is the northerly point of the property about to be described and which stake is 148.00 feet south, as measured along the southwest side of Chase Avenue, from the intersection of the east side of South Boulevard and the southwest side of Chase Avenue;

RUNNING THENCE south 51 degrees 31 minutes 10 seconds east, along the southwesterly side of Chase Avenue, a distance of 30.17 feet to a point;

THENCE south 45 degrees 45 minutes 10 seconds east, continuing along the southwesterly side of Chase Avenue, a distance of 176.01 feet to a stake;

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THENCE south 23 degrees 43 minutes 10 seconds east, along the westerly side of Chase Avenue a distance of 8.80 feet to a point;

THENCE south 80 degrees 45 minutes 20 seconds west, along the northerly line of lands now or formerly of Nyack College (Deed Liber 590 Page 347 -Tax Lot 65.68-1-8), a distance of 102.02 feet to a point;

THENCE north 17 degrees 33 minutes 40 seconds west, continuing along the easterly line of lands now or formerly of Nyack College (Deed Liber 590 Page 347 - Tax Lot 65.68-1-8), a distance of 174.14 feet to the point or place of BEGINNING.

NOTE: Being Section 65.68, Block(s) 1, Lot(s) 10, Tax Map of the Town of Orangetown, County of Rockland.

Section 65.68 Block 1 Lot 7.2

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of South Nyack, Town of Orangetown, County of Rockland and State of New York, more particularly shown and described as Lot No. 2 on a certain subdivision Map entitled "Nyack College" made by Guterl and Greenwell, dated 01/22/1993 and recorded in the Rockland County Clerk's Office on 09/08/1995 in Book 116 of Maps at Page 57 as Map No. 6925 and being more particularly described as follows:

BEGINNING at a 5/8 inch capped rebar set at the intersection of the east line of South Boulevard 50 feet wide with the southwest line of College Avenue 25 feet wide;

RUNNING THENCE, along the southwest line of College Avenue, the following three (3) courses and distances:

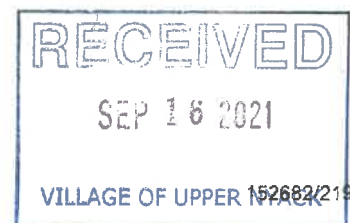
1. South 63 degrees 38 minutes 57 seconds east, 93.61 feet to a 5/8 inch capped rebar set;
2. Along the arc of a curve to the right, said curve having a radius of 120.00 feet, an arc length of 92.37 feet, a delta angle of 44 degrees 6 minutes 12 seconds and a chord bearing south 41 degrees 35 minutes 51 seconds east. a chord distance of 90.11 feet to a 5/8 inch capped rebar set;
3. South 19 degrees 32 minutes 46 seconds east, 193.96 feet to a 5/8 inch capped rebar set at the northeast corner of land now or formerly conveyed to Joseph Markowitz as recorded in Instrument No. 2013-34329 of Rockland County records;

THENCE along the north line of Joseph Markowitz land, south 71 degrees 12 minutes 21 seconds west, 78.86 feet to a 5/8 inch capped rebar set at the northeast corner of land now or formerly conveyed to Mark W. Macatee as recorded in Instrument No. 2015-30656 of Rockland County records, reference a 1/2 inch rebar found north 86 minutes 16 degrees 31 seconds east, 4.10 feet from said corner;

THENCE along the north line of Mark W. Macatee land, north 65 degrees 3 minutes 59 seconds west, 54.85 feet to a 5/8" capped rebar set at the southeast corner of Lot 3, Nyack College, and the southeast corner of land now or formerly conveyed to Nyack College as recorded in Liber 590, Page 347 of Rockland County Records;

THENCE along the east line of Nyack College land, north 04 degrees 35 minutes 49 seconds west, 123.00 feet to a 5/8" capped rebar set at the northeast corner thereof;

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THENCE along the north line of Nyack College land, south 85 degrees 24 minutes 11 seconds west, 60.37 feet to a 5/8 inch capped rebar set on the east line of South Boulevard at the northwest corner thereof;

THENCE along the east line of South Boulevard, North 04 degrees 35 minutes 49 seconds West, 176.81 feet to the Point of BEGINNING.

NOTE: Being Section 65.68, Block(s) 1, Lot(s) 7.2, Tax Map of the Town of Orangetown, County of Rockland.

Section 66.61 Block 1 Lot 17:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of South Nyack, Town of Orangetown, County of Rockland and State of New York, known and designated as lots numbered 23 and 24 on a certain map made March, 1899, by J. Eckerson Demarest, Surveyor, of the property of the Nyack Heights Land & Improvement Company, South Nyack, N.Y., filed in the Clerk's Office of Rockland County, January 26, 1906, which parcel is more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of College Avenue, at the northerly end of a curve connecting the easterly side of College Avenue with the northerly side of College Avenue; and

RUNNING THENCE the following five (5) courses and distances along the easterly side of College Avenue;

1. North 35 degrees 39 minutes 56 seconds west, a distance of 10.18 feet to a point;
2. North 23 degrees 57 minutes 07 seconds west, a distance of 44.35 feet to a point;
3. North 19 degrees 32 minutes 46 seconds west, a distance of 199.51 feet to a point;
4. Northwesterly, on a curve to the left having a radius of 145.00 feet an arc distance of 111.61 feet to a point;
5. North 63 degrees 38 minutes 57 seconds west, a distance of 104.13 feet to a point on the easterly side of South Boulevard;

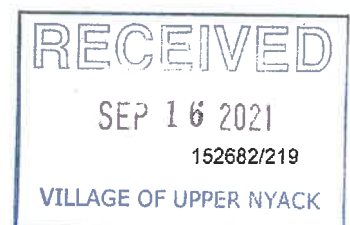
THENCE south 67 degrees 53 minutes 42 seconds east, leaving said South Boulevard and running along the southerly line of lands now or formerly of Nyack College (Liber 590 Page 347 - Tax Lot 65.68-1-8), a distance of 281.80 feet to a point;

THENCE south 16 degrees 57 minutes 13 seconds east, along the westerly line of lands now or formerly of Vernon and Michele Hamilton (Deed Instrument ID# 2009-31369 -Tax Lot 66.61-1-18), a distance of 103.27 feet to a point;

THENCE north 82 degrees 00 minutes 21 seconds east, along the southerly line of lands now or formerly of Vernon and Michele Hamilton (Deed Instrument ID# 2009-31369 -Tax Lot 66.61-1-18), a distance of 18.40 feet to a point on the westerly side of College Avenue;

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THENCE south 07 degrees 57 minutes 41 seconds west, along the westerly side of College Avenue (25 feet public right of way), a distance of 155.91 feet to a point;

THENCE on a curve to the right having a radius of 17.50 feet, connecting the westerly side of College Avenue with the easterly side of College Avenue, an arc distance of 41.65 feet to the point or place of BEGINNING.

NOTE: Being Section 66.61, Block(s) 1, Lot(s) 17, Tax Map of the Town of Orangetown, County of Rockland.

Section 65.68 Block 1 Lot 7.3

All that certain plot, piece or parcel of land, situate, lying and being in the Village of South Nyack, Town of Orangetown, County of Rockland and State of New York, more particularly shown and described as Lot No. 3 on a certain subdivision map entitled "Nyack College" made by Guterl and Greenwell, dated 01/22/1993 and recorded in the Rockland County Clerk's Office on 09/08/1995 in Book 116 of Maps at Page 57 as Map No. 6925 and being more particularly described as follows:

BEGINNING at a 5/8 inch capped rebar set on the east line of South Boulevard (50 feet wide) at the northwest corner of land now or formerly conveyed to Mark W. Macatee as recorded in Instrument No. 2015-30656 of Rockland County Records;

THENCE along the east line of South Boulevard, north 02 degrees 23 minutes 49 seconds west, 13.92 feet to a 5/8 inch capped rebar set;

THENCE continuing along the east line of South Boulevard, north 04 degrees 35 minutes 49 seconds west, 74.59 feet to a 5/8 inch capped rebar set at a corner in the west line of Lot 2, Nyack College, and land now or formerly conveyed to Nyack College as recorded in Liber 590, Page 347 of Rockland County Records;

THENCE, along west line of Lot 2 and land of Nyack College, north 85 degrees 24 minutes 11 seconds east, 60.37 feet to a 5/8 inch capped rebar set at a corner thereof;

THENCE continuing along the west line of Lot 2 and land of Nyack College, south 04 degrees 35 minutes 49 seconds east, 123.00 feet to a 5/8 inch capped rebar set on the north line of Mark W. Macatee land at the southwest corner of Lot 2 and land of Nyack College;

THENCE along the north line of Mark W. Macatee land, north 65 degrees 03 minutes 59 seconds west, 70.00 feet to the point of BEGINNING.

NOTE: Being Section 65.68, Block(s) 1, Lot(s) 7.3, Tax Map of the Town of Orangetown, County of Rockland.

Section 65.16 Block 1 Lot 1.1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Orangetown, County of Rockland and State of New York being shown and designated as "Parcel to be retained by Mary B. Blake Area = 21.78 acres more or less proposed Tax Lot 65.16-1-1.1" on a certain map entitled "Revised Subdivision of Lands of Mary B. Blake located at Towns of Orangetown and Clarkstown, Rockland County, New York" made by Loch

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Surveyors and Engineers, dated May 1, 2002 and filed in the Rockland County Clerk's Office on July 1, 2003 in Map Book 123 Page 26 as Map No. 7594 being bounded and described as follows:

BEGINNING at a 5/8 inch capped rebar set on the north line of Bradley Hill Road (50 feet Wide) at the southwest corner of land now or formerly conveyed to the County of Rockland as recorded in Instrument No. 2001-43759 of Rockland County Records;

THENCE, along the southwest line of County of Rockland land, north 30 degrees 34 minutes 16 seconds west, 277.39 feet to a 5/8 inch capped rebar set at the southeast corner of land now or formerly conveyed to Benson Blake Revocable Trust as recorded in Instrument No. 2012-10385 of Rockland County Records;

THENCE, along the south line of Benson Blake Revocable Trust land, north 75 degrees 50 minutes 47 seconds west, 466.12 feet to a 3/4 inch iron pipe with an aluminum cap found at the southwest corner thereof;

THENCE, along the west line of Benson Blake Revocable Trust land, north 00 degrees 19 minutes 52 seconds west, 379.29 feet to a 1 inch iron pipe found in the remains of an old stone wall at the northwest corner thereof and the southeast corner of land now or formerly conveyed to the Town of Clarkstown as recorded in Instrument No. 2003-33814 of Rockland County Records and the southwest corner of land now or formerly conveyed to the County of Rockland as recorded in Instrument No. 2001-43758 of Rockland County Records;

THENCE, along the south line of the Town of Clarkstown land, south 74 degrees 22 minutes 56 seconds west, 284.03 feet to a 5/8 inch capped rebar set;

THENCE, continuing along the south line of the Town of Clarkstown land, south 72 degrees 43 minutes 35 seconds west, 482.25 feet to a 1 inch iron pipe found in the remains of an old stone wall at the northeast corner of land now or formerly conveyed to the County of Rockland as recorded in Instrument No. 2003-58059 of Rockland County Records;

THENCE, along the east line of the County of Rockland land, the following eight (8) courses and distances:

1. South 09 degrees 30 minutes 50 seconds east, 227.52 feet to a 5/8 inch capped rebar set;
2. South 39 degrees 09 minutes 09 seconds east, 232.21 feet to a 5/8 inch capped rebar set;
3. South 51 degrees 34 minutes 42 seconds east, 72.39 feet to a 5/8 inch capped rebar set;
4. South 16 degrees 06 minutes 17 seconds east, 340.14 feet to a 5/8 inch capped rebar set;
5. South 61 degrees 53 minutes 43 seconds east, 69.90 feet to a 5/8 inch capped rebar set;
6. South 20 degrees 34 minutes 02 seconds east, 184.59 feet to a 5/8 inch capped rebar set;
7. South 18 degrees 36 minutes 05 seconds east, 437.80 feet to a 5/8 inch capped rebar set;
8. North 70 degrees 16 minutes 54 seconds east, 121.89 feet to a 5/8 inch capped rebar set on the northwest line of Bradley Hill Road;

THENCE, along the northwest and north lines of Bradley Hill Road, the following five (5) courses and distances:

1. North 15 degrees 09 minutes 20 seconds east, 372.27 feet to a 5/8 inch capped rebar set;

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2. North 32 degrees 18 minutes 36 seconds east, 432.30 feet to a 5/8 inch capped rebar set;
3. Along the arc of a curve to the right, said curve having a radius of 253.01 feet, an arc length of 251.61 feet, a delta angle of 56 degrees 58 minutes 46 seconds, and a chord bearing north 60 degrees 47 minutes 57 seconds east, a chord distance of 241.37 feet to a 5/8 inch capped rebar set;
4. North 88 degrees 51 minutes 00 seconds east, 2.44 feet to a 5/8 inch capped rebar set;
5. North 89 degrees 17 minutes 21 seconds east, 71.58 feet to the point of BEGINNING.

NOTE: Being Section 65.16, Block(s) 1, Lot(s) 1.1, Tax Map of the Town of Orangetown, County of Rockland.

Section 65.60 Block 1 Lot 25 and Section 65.16 Block 1 Lot 3:

All that certain lot, piece or parcel of land and premises, situate, lying and being in the Village of South Nyack and Town of Orangetown, County of Rockland and State of New York: Known as being a part of Lot Nos. 174 through 176 as shown on a plat entitled "Map of Lands of Nyack Heights Land and Improvement Company", filed in the office of the Clerk of the County of Rockland on January 26, 1906 and being more particularly described as follows:

BEGINNING at the intersection of the northeast line of Highland Avenue (50 feet wide) with the south line of Upland Drive (30 feet wide);

THENCE along the south line of Upland Drive, north 76 degrees 00 minutes 56 seconds east, 239.03 feet to a 5/8" capped rebar set;

THENCE continuing along the south line of Upland Drive, south 73 degrees 00 minutes 32 seconds east, 165.65 feet to a 1 inch iron pipe found at the northwest corner of land now or formerly conveyed to Robert Love & Nichal A. Hlinka as recorded in Instrument No. 1998-53459 of Rockland County Records;

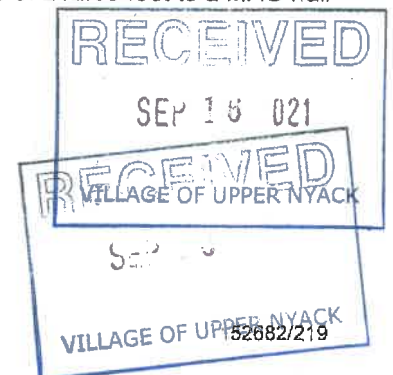
THENCE along the west line of Robert Love & Nichal A. Hlinka land, south 26 degrees 08 minutes 40 seconds west, 244.27 feet to a 5/8" capped rebar set on the north line of Highland Avenue, reference a granite monument found north 76 degrees 14 minutes 56 seconds east, 1.68 feet from said corner and a 1 inch iron pipe found south 26 degrees 08 minutes 40 seconds west, 25.52 feet from said corner;

THENCE along the north line of Highland Avenue, north 75 degrees 50 minutes 28 seconds west, 22.24 feet to a 5/8" capped rebar set;

THENCE continuing along the north line of Highland Avenue and along the arc of a curve to the right, said curve having a radius of 353.10 feet, an arc length of 215.69 feet, a delta angle of 34 degrees 59 minutes 59 seconds, and a chord bearing north 58 degrees 20 minutes 28 seconds west, a chord distance of 212.36 feet to a MAG nail set;

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THENCE along the northeast line of Highland Avenue, north 40 degrees 50 minutes 28 seconds west, 122.96 feet to the point of BEGINNING.

NOTE: Being Section 65.60, Block(s) 1, Lot(s) 25, Tax Map of the Town of Orangetown, County of Rockland.

NOTE: Being Section 65.16, Block(s) 1, Lot(s) 3, Tax Map of the Town of Orangetown, County of Rockland.

Section 65.60 Block 1 Lot 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of South Nyack, Town of Orangetown, County of Rockland and State of New York and being more particularly described as follows:

COMMENCING at the intersection of the north line of Upland Drive (30 feet wide) with the east line of Highland Avenue (60 feet wide);

THENCE along the north line of Upland Drive, north 76 degrees 09 minutes 17 seconds east, 274.86 feet to a 5/8 inch capped rebar set at the point of beginning of the parcel of land herein described;

RUNNING THENCE north 17 degrees 23 minutes 38 seconds east, 234.95 feet to a 5/8 inch capped rebar set on the south line of Highland Avenue;

THENCE along the south line of Highland Avenue, south 75 degrees 47 minutes 11 seconds east, 169.97 feet to a 5/8 inch capped rebar set;

THENCE continuing along the south line of Highland Avenue, south 75 degrees 40 minutes 11 seconds east, 415.73 feet to a 5/8 inch capped rebar set;

THENCE along the arc of a curve to the right, said curve having a radius of 38.00 feet, an arc length of 40.41 feet, a delta angle of 60 degrees 55 minutes 45 seconds, and a chord bearing south 45 degrees 12 minutes 18 seconds east, a chord distance of 38.53 feet to a 5/8 inch capped rebar set on the west line of South Boulevard (50 feet wide);

THENCE along the west line of South Boulevard, the following four (4) courses and distances:

1. Along the arc of a curve to the left, said curve having a radius of 106.00 feet, an arc length of 63.19 feet, a delta angle of 34 degrees 09 minutes 17 seconds, and a chord bearing south 31 degrees 49 minutes 04 seconds east, a chord distance of 62.26 feet to a 5/8 inch capped rebar set;
2. Along the arc of a curve to the right, said curve having a radius of 255.00 feet, an arc length of 113.53 feet, a delta angle of 25 degrees 30 minutes 36 seconds, and a chord bearing south 36 degrees 08 minutes 25 seconds east, a chord distance of 112.60 feet to a 5/8 inch capped rebar set;
3. South 23 degrees 23 minutes 07 seconds east, 229.76 feet to a 5/8 inch capped rebar set;

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4. South 15 degrees 24 minutes 07 seconds east, 58.23 feet to a 5/8 inch capped rebar set at the northeast corner of land now or formerly conveyed to the Missionary Training Institute as recorded in Liber 590, Page 347 of Rockland County Records;

THENCE along the north line of Missionary Training Institute land, south 77 degrees 12 minutes 34 seconds west 165.00 feet to a 5/8 inch capped rebar set on the east line of Upland Drive;

THENCE along the north line of Upland Drive, the following four (4) courses and distances:

1. Along the arc of a curve to the left, said curve having a radius of 468.65 feet, an arc length of 195.09 feet, a delta angle of 23 degrees 51 minutes 03 seconds, and a chord bearing north 44 degrees 23 minutes 08 seconds west, a chord distance of 193.68 feet to a 5/8 inch capped rebar set;
2. North 56 degrees 37 minutes 57 seconds west, 126.58 feet to a 5/8 inch capped rebar set;
3. North 60 degrees 23 minutes 57 seconds west, 51.52 feet to a 5/8 inch capped rebar set;
4. North 60 degrees 47 minutes 55 seconds west, 33.01 feet to 5/8 inch capped rebar set at the southeast corner of land now or formerly conveyed to Nyack College as recorded in Liber 881, Page 87 of Rockland County Records;

THENCE along Nyack College land, the following three (3) courses and distances:

1. North 17 degrees 05 minutes 43 seconds east, 106.64 feet to a 5/8 inch capped rebar set;
2. North 72 degrees 54 minutes 17 seconds west, 200.00 feet to a 5/8 inch capped rebar set;
3. South 17 degrees 05 minutes 43 seconds west, 93.40 feet to a 5/8 inch capped rebar set on the north line of Upland Drive;

THENCE along the north line of Upland Drive, north 73 degrees 00 minutes 32 seconds west, 170.98 feet to the point of BEGINNING.

NOTE: Being Section 65.60, Block(s) 1, Lot(s) 1, Tax Map of the Town of Orangetown, County of Rockland.

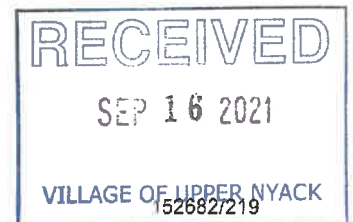
Section 65.60 Block 1 Lot 2

All that certain plot, piece or parcel of land, situate, lying and being in the Village of South Nyack, Town of Orangetown, County of Rockland and State of New York and being more particularly described as follows:

Commencing at the intersection of the north line of Upland Drive (30 feet wide) with the east line of Highland Avenue (60 feet wide);

RUNNING THENCE along the north line of Upland Drive, north 76 degrees 09 minutes 17 seconds east, 274.86 feet;

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THENCE continuing along the north line of Upland Drive, south 73 degrees 00 minutes 32 seconds east, 170.98 feet to a 5/8 inch capped rebar set at a corner common to land now or formerly conveyed to Nyack College as recorded in Liber 577, Page 227 of Rockland County Records and the point of beginning of the parcel of land herein described;

THENCE along Nyack College Land, the following 3 courses and distances;

1. North 17 degrees 05 minutes 43 seconds east, 93.40 feet to a 5/8 inches capped rebar set on the north line of Upland Drive;
2. South 72 degrees 54 minutes 17 seconds east, 200 feet to a 5/8 inch capped rebar set;
3. South 17 degrees 05 minutes 43 seconds west, 106.64 feet to a 5/8 inch capped rebar set on the north line of Upland Drive;

THENCE along the north line of Upland Drive, north 60 degrees 47 minutes 55 seconds west, 56.82 feet to a 5/8 inch capped rebar set;

THENCE continuing along the north line of Upland Drive, north 72 degrees 22 minutes 05 seconds west, 141.28 feet to a 5/8 inch capped rebar set;

THENCE continuing along the north line of Upland Drive, north 73 degrees 00 minutes 32 seconds west, 3.17 feet to the point of BEGINNING.

NOTE: Being Section 65.60, Block(s) 1, Lot(s) 2, Tax Map of the Town of Orangetown, County of Rockland.

Section 65.60 Block 1 Lots 3 and 4

Survey Parcel 1

All that certain plot, piece or parcel of land, situate, lying and being in the Village of South Nyack, Town of Orangetown, County of Rockland and State of New York, known as being a part of Lot No. 162 as shown on a plat entitled "Map of Lands of Nyack Heights Land and Improvement Company", filed in the Office of the Clerk of the County of Rockland on January 26, 1906 and additional lands, being more particularly described as follows:

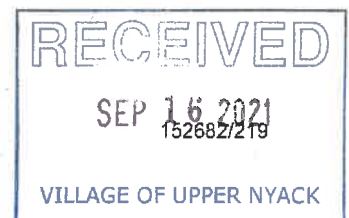
BEGINNING at a 5/8 inch capped rebar set at the intersection of the west line of South Boulevard (50 feet wide) with the north line of Upland Drive (30 feet wide as laid out and conveyed in Liber 721, Page 792);

RUNNING THENCE along the north line of Upland Drive, the following four (4) courses and distances:

1. Along the arc of a curve to the right, said curve having a radius of 449.78 feet, an arc length of 132.64 feet, a delta angle of 16 degrees 53 minutes 49 seconds, and a chord bearing north 56 degrees 19 minutes 32 seconds west, 132.16 feet to a 5/8 inch capped rebar set;
2. North 47 degrees 52 minutes 37 seconds west, 94.42 feet to a 5/8 inch capped rebar set;

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3. Along the arc of a curve to the right, said curve having radius of 85.00 feet, an arc length of 35.29 feet, a delta angle of 23 degrees 47 minutes 07 seconds, and a chord bearing north 35 degrees 59 minutes 04 seconds west, a chord distance of 35.03 feet to a 5/8 inch capped rebar set;

4. Along the arc of a curve to the left, said curve having a radius of 468.65 feet, an arc length of 68.45 feet, a delta angle of 08 degrees 22 minutes 07 seconds, and a chord bearing north 28 degrees 16 minutes 33 seconds west, a chord distance of 68.39 feet to a 5/8 inch capped rebar set at the southwest corner of land now or formerly conveyed to The Missionary Training Institute as recorded in Liber 590, Page 347 of Rockland County Records;

THENCE along the south line of The Missionary Training Institute land, north 77 degrees 12 minutes 34 seconds east, 165.00 feet to a 5/8 inch capped rebar set on the west line of South Boulevard;

THENCE along the west line of South Boulevard, south 15 degrees 24 minutes 07 seconds east, 271.47 feet to the point of BEGINNING

Survey Parcel 2

All that certain plot, piece or parcel of land, situate, lying and being in the Village of South Nyack, Town of Orangetown, County of Rockland and State of New York, known as being a part of Lot No. 162 as shown on a plat entitled "Map of Lands of Nyack Heights Land and Improvement Company", filed in the office of the Clerk of the County of Rockland on January 26, 1906, being more particularly described as follows:

BEGINNING at a 5/8 inch capped rebar set at the intersection of the west line of South Boulevard (50 feet wide) with the south line of Upland Drive (30 feet wide as laid out and conveyed in Liber 721, Page 792);

RUNNING THENCE along the west line of South Boulevard, south 15 degrees 24 minutes 07 seconds east, 354.88 feet to a MAG nail set at the intersection of the west line of South Boulevard with the original east line of Upland Drive as shown on "Map of Lands of Nyack Heights Land and Improvement Company";

THENCE with the original east line of Upland Drive, the following six (6) courses and distances:

1. South 82 degrees 31 minutes 53 seconds west, 11.05 feet to a MAG nail set;
2. North 52 degrees 02 minutes 07 seconds west, 33.10 feet to a MAG nail set;
3. North 43 degrees 16 minutes 07 seconds west, 80.60 feet to a MAG nail set;
4. North 28 degrees 41 minutes 07 seconds west, 218.60 feet to a 5/8 inch capped rebar set;
5. North 22 degrees 17 minutes 53 seconds west, 203.35 feet to a 5/8 inch capped rebar set;
6. North 27 degrees 46 minutes 16 seconds west, 19.10 feet to a 5/8 inch capped rebar set on the south line of Upland Drive;

THENCE along the south line of Upland Drive, south 47 degrees 52 minutes 37 seconds east, 65.60 feet to a 5/8 inch capped rebar set;

THENCE continuing along the south line of Upland Drive and along the arc of a curve to the left, said curve having a radius of 479.78 feet, an arc length of 166.67 feet, a delta angle of 19 degrees 54 minutes 15 seconds, and a chord bearing south 57 degrees 49 minutes 45 seconds east, a chord distance of 165.84 feet to the point of BEGINNING.

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NOTE: Being Section 65.60, Block(s) 1, Lot(s) 3, Tax Map of the Village of Nyack, County of Rockland.

NOTE: Being Section 65.60, Block(s) 1, Lot(s) 4, Tax Map of the Town of Orangetown, County of Rockland.

Section 65.60 Block 1 Lot 5

ALL that certain tract, piece or parcel of land, situate, lying and being in the Village of South Nyack, Town of Orangetown, County of Rockland and State of New York, being more accurately bounded and described as follows:

BEGINNING at a 5/8 inch capped rebar set on the west line of Terrace Drive (Variable Width) at the southeast corner of land now or formerly conveyed to Lenore Daddona as recorded in Liber 682, Page 1575 of Rockland County Records;

RUNNING THENCE along the west line of Terrace Drive, the following three (3) courses and distances:

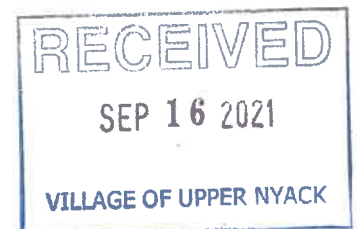
1. South 21 degrees 13 minutes 07 seconds east, 189.39 feet to a 5/8 inch capped rebar set;
2. South 21 degrees 30 minutes 07 seconds east, 254.21 feet to a 5/8 inch capped rebar set;
3. Along the arc of a curve to the left, said curve having a radius of 778.00 feet, an arc length of 45.79 feet, a delta angle of 03 degrees 22 minutes 20 seconds, and a chord bearing south 23 degrees 11 minutes 17 seconds east, a chord distance of 45.78 feet to a 5/8 inch capped rebar set at the northeast corner of land now or formerly conveyed to David Gottlieb as recorded in Instrument No. 1999-16419 of Rockland County Records;

THENCE along the north line of David Gottlieb land and the north line of land now or formerly conveyed to Janice Remini as recorded in Instrument No. 1999-24444 of Rockland County Records, south 72 degrees 28 minutes 38 seconds west, 177.29 feet to a 5/8 inch capped rebar set on the east line of South Boulevard (50 feet wide);

THENCE along the east line of South Boulevard, the following three (3) courses and distances:

1. North 15 degrees 24 minutes 07 seconds west, 300.00 feet to a 5/8 inch capped rebar set;
2. North 15 degrees 24 minutes 07 seconds west, 151.88 feet to a 5/8 inch capped rebar set;
3. North 23 degrees 23 minutes 07 seconds west, 74.92 feet to a concrete post found at the southwest corner of Lenore Daddona land;

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THENCE along the south line of Lenore Daddona land, south 55 degrees 25 minutes 01 seconds east, 45.40 feet to a 5/8 inch capped rebar set;

THENCE continuing along the south line of Lenore Daddona land, north 73 degrees 37 minutes 23 seconds east, 105.99 feet to the point of BEGINNING.

NOTE: Being Section 65.60, Block(s) 1, Lot(s) 5, Tax Map of the Town of Orangetown, County of Rockland.

AMENDED 08/25/2020

Section 59.16 Block 2 Lot 3 and Section 59.16 Block 1 Lot 11

All that certain plot, piece, or parcel of land, situate, lying and being partially in the Village of Upper Nyack and entirely within the Town of Clarkstown, County of Rockland, and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of NYS Route 9W, said point being the southeasterly corner of lands n/f CAG Properties LLC (Tax Lot 59.16-2-2), and the northeasterly corner of the lands described herein, and;

RUNNING THENCE said westerly side of NYS Route 9W, south 00 degrees 07 minutes 39 seconds east distant 208.56 feet to a NYS monument;

THENCE along the same, south 06 degrees 32 minutes 10 seconds east distant 569.26 feet;

THENCE along the northerly line of lands n/f Temple Beth Torah Inc. (Tax Lot 59.20-2-1), north 65 degrees 44 minutes 20 seconds west distant 377.76 feet to an iron pipe;

THENCE along the westerly line of said lands n/f Temple Beth Torah Inc., south 21 degrees 45 minutes 00 seconds west distant 610.01 feet;

THENCE along the southerly line of said lands n/f Temple Beth Torah Inc., south 62 degrees 17 minutes 25 seconds east distant 221.11 feet to a rebar;

THENCE south 14 degrees 31 minutes 25 seconds west distant 195.84 feet;

THENCE south 25 degrees 50 minutes 05 seconds west distant 51.00 feet;

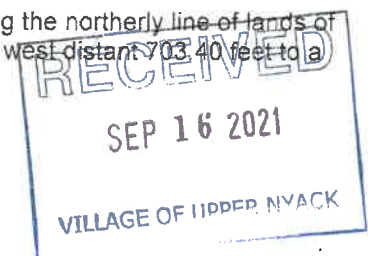
THENCE south 24 degrees 21 minutes 05 second west distant 157.68 feet;

THENCE south 24 degrees 21 minutes 05 seconds west distant 49.34 feet to the Village of Nyack municipal boundary line:

THENCE along said Village of Nyack municipal boundary line, and along the northerly line of lands of County of Rockland (Tax Lot 59.76-1-1), north 60 degrees 08 minutes 35 seconds west distant 10.04 feet;

THENCE continuing along said Village of Nyack municipal boundary line, and along the northerly line of lands of County of Rockland (Tax Lot 59.76-1-1), north 60 degrees 08 minutes 35 seconds west distant 703.40 feet to a

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monument;

THENCE along the easterly line of other lands n/f County of Rockland (Tax Lot 59.16-1-6), north 21 degrees 22 minutes 55 seconds east distant 576.51 feet to a rebar;

THENCE along the easterly line of lands n/f Mountainview Condominiums, north 26 degrees 03 minutes 25 seconds east distant 164.27 feet;

THENCE along the same, north 27 degrees 25 minutes 30 seconds west distant 651.49 feet;

THENCE along the same, north 21 degrees 03 minutes 30 seconds west distant 793.00 feet to a rebar at the northwesterly corner of the lands described herein;

THENCE generally along the remains of a stone wall and fence posts and the southerly line of lands n/f Union Free School District #4 (Tax Lot 59.16-1-3), south 65 degrees 31 minutes 50 seconds east distant 532.35 feet;

THENCE along the same, south 64 degrees 47 minutes 44 seconds east distant 998.01 feet, back to the point or place of BEGINNING.

NOTE: Being Section 59.16, Block(s) 2, Lot(s) 3, Tax Map of the Town of Clarkstown, County of Rockland.

NOTE: Being Section 59.16, Block(s) 1, Lot(s) 11, Tax Map of the Town of Clarkstown, County of Rockland.

NOTE: Lot and Block shown for informational purposes only.

Issued by:
Madison Title Agency, LLC
1125 Ocean Avenue, Lakewood, NJ 08701
Telephone: 732-905-9400 Fax: 732-905-9420