

SCHEDULE "A"

All that certain plot, piece, or parcel of land situate, lying and being in the Town of Thompson, County of Sullivan, and State of New York and being more particularly bounded and described as follows;

Beginning at a point on the easterly side of New York State Route 42, said point being the southwesterly most corner of the lands reputedly of Banta; thence from said point or place of beginning and along the lands reputedly of said Banta; South 56 degrees 58 minutes 25 seconds East a distance of 163.42 feet; thence the following three (3) courses and distances along the lands reputedly of Rayhar LLC, 1) South 10 degrees 09 minutes 13 seconds East a distance of 268.47 feet; 2) South 51 degrees 53 minutes 10 seconds East a distance of 1095.78 feet; 3) North 14 degrees 22 minutes 00 seconds East a distance of 309 .20 feet; thence along the lands reputedly of La Dirot Associates, South 06 degrees 31 minutes 22 seconds West a distance of 227.44 feet; thence continuing along the lands reputedly of said La Dirot Associates and along the lands reputedly of EPR Concord II, LP, South 10 degrees 32 minutes 25 seconds East a distance of 826.34 feet; thence continuing along the lands reputedly of said EPR Concord II, LP, and passing over an iron pin found on line at 486.63 feet, South 30 degrees 14 minutes 19 seconds East a distance of 526.64 feet; thence through the pavement of Rock Ridge Drive, South 02 degrees 38 minutes 47 seconds West a distance of 85.57 feet; thence the following five (5) courses and distances along the

lands reputedly of Blyakher, 1) South 57 degrees 55 minutes 35 seconds West a distance of 73.42 feet; 2) North 71 degrees 20 minutes 25 seconds West a distance of 73.31 feet; 3) North 28 degrees 16 minutes 25 seconds West a distance of 82.72 feet; 4) South 87 degrees 13 minutes 35 seconds West a distance of 269.12 feet to an iron pipe found; 5) along the general line of an old stone wall. South 00 degrees 58 minutes 25 seconds East a distance of 319.98 feet; thence the following twelve (12) courses and distances along the easterly assumed road taking line of Interstate Route 86, 1) North 74 degrees 27 minutes 40 seconds West a distance of 144.89 feet; 2) North 46 degrees 51 minutes 18 seconds West a distance of 422.55 feet; 3) North 26 degrees 51 minutes 24 seconds West a distance of 574.73 feet to a monument found; 4) North 15 degrees 19 minutes 30 seconds West a distance of 247.68 feet to a monument found; 5) North 10 degrees 03 minutes 28 seconds West a distance of 75.72 feet to a monument found; 6) North 04 degrees 54 minutes 14 seconds East a distance of 51.02 feet to a monument found; 7) North 84 degrees 35 minutes 32 seconds West a distance of 24.46 feet to a monument found; 8) North 05 degrees 49 minutes 32 seconds West a distance of 539.50 feet to a monument found; 9) North 83 degrees 03 minutes 17 seconds East a distance of 45.35 feet to a monument found; 10) North 31 degrees 12 minutes 45 seconds West a distance of 259.74 feet to a monument found; 11) North 23 degrees 59 minutes 41 seconds West a distance of 274.58 feet; 12) North 13 degrees 53 minutes 11 seconds West a distance of 200.46 feet to a monument found; thence along the easterly side of said New York State Route 42, North 11 degrees 15 minutes 52 seconds East a distance of 172.81 feet to the point or place of beginning, as surveyed by Howard W. Weeden, P.L.S., P.C., Walden, New York, on 3 November 2023 and containing 35.862 acres of land, more or less.