

**LEGAL DESCRIPTION OF
PROPOSED PARCEL 1
CITY OF TROY, COUNTY OF RENSSELAER, STATE OF NEW YORK**

All that parcel of land situate in the City of Troy, County of Rensselaer, and State of New York being more particularly bounded and described as follows:

BEGINNING at a point in the northerly bounds of River Street at its intersection between the lands now or formerly of 255 River Street LLC as described in Liber 4287 at Page 68 to the west and the lands now or formerly of Troy Urban Renewal Association as described in Liber 1248 at Page 375 to the east;

THENCE along the aforementioned division line, and continuing through Front Street, and partially along the division line between the lands now or formerly of Troy Urban Renewal Association as described in Liber 1247 at Page 667, N.31°42'28"W., a distance of 129.83 feet to a point;

THENCE through the lands now or formerly of Troy Urban Renewal Association as described in Liber 1247 at Page 667, and being along the division line of a proposed 50-foot parcel to the north and the lands herein described to the south, N.53°26'29"E., a distance of 56.86 feet to a point;

THENCE partially through the lands now or formerly of Troy Urban Renewal Association as described in Liber 1247 at Page 667, and through the lands now or formerly of The City of Troy (tax map No.101.53-1-1), and through the lands now or formerly of The City of Troy (tax map No.101.45-5-5), and being along the division line of a proposed 50-foot parcel to the north and the lands herein described to the south, N.44°52'22"E., a distance of 273.27 feet to a point;

THENCE partially along the division line between the lands now or formerly of The City of Troy (tax map No.101.45-5-1.1) as described in Liber 1336 at Page 996, through Front Street, and along the division line between 251 River Street LLC., as described in Liber 1285 at Page 171 to the east, and partially along the lands now or formerly of The City of Troy (tax map No.101.45-5-5) as described in Liber 1268 at Page 260, (tax map No.101.53-1-1), and (tax map No.101-45-5-4.1) as described in Liber 1334 at Page 405 to the west, S.31°23'28"E., a distance of 199.33 feet to a point in the northerly bounds of River Street;

THENCE along the northerly bounds of River Street the following two (2) courses and distances:

1. S.58°38'35"W., a distance of 236.36 feet to a point;
2. S.58°10'32"W., a distance of 85.00 feet to the **POINT OF BEGINNING**.

Subject to any and all easements, restrictions, and rights-of-way of record.
Containing 51,722 square feet or 1.19 acres of land.