

BROOME COUNTY CLERK
RECORDING PAGE



Return To:

HINMAN HOWARD & KATTELL
80 EXCHANGE STREET
700 SECURITY MUTUAL
BINGHAMTON, NY 13901

Index : BOOK OF DEEDS
Book : 02080 Page: 0334
Pages : 0017
Instrument : Deed
Date : 8/24/2004
Time : 10:23:55
Control# : 200400037256

INTERNATIONAL BUSINESS MACHINES CORPORAT

TT# : TT 2004 000453
Employee ID: VVZ21880

MORTGAGE TAX

RC2 - RECORDING \$ 64.00
RCMx Basic Recording \$ 19.00
E&AC - COUNTY E&A \$ 9.00
E&AS - STATE E&A \$ 41.00
TP - COUNTY TP \$ 10.00
STTX - TRANSFER TAX \$ 5,200.00
CTTX - TRANSFER TAX \$ 1,300.00

Total \$ 6,643.00

Mortgage Amount \$.00
Basic \$.00
Special \$.00
Additional \$.00
Total \$.00

STATE OF NEW YORK
BROOME COUNTY CLERK

TRANSFER TAX

WARNING-THIS SHEET CONSTITUTES THE CLERKS
ENDORSEMENT, REQUIRED BY SECTION 316-A(5) &
SECTION 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK. DO NOT DETACH.

Taxable Amt \$ 1,300,000.00
Transfer Tax \$ 6,500.00

BARBARA FIALA

Comp _____
Ver. _____
Bk. _____



0200400037256

THIS INDENTURE, made as of the 9th day of January two thousand and four,

BETWEEN INTERNATIONAL BUSINESS MACHINES CORPORATION, a New York corporation, having its principal office c/o Associate General Counsel, Real Estate Services, New Orchard Road, Armonk, New York 10504,

party of the first part, and

THE HOMESTEAD VILLAGE DEVELOPMENT GROUP, LLC, a New York limited liability company, organized under the laws of the State of New York, having a place of business c/o Mr. James Walsh, 4101 Watson Boulevard, Johnson City, New York 13790,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, as more particularly described in EXHIBIT A, annexed hereto and made a part hereof, with the buildings and improvements thereon erected (the "**Premises**"), situate, lying and being in the Town of Union, County of Broome and State of New York;

SUBJECT TO, EXCEPTING AND RESERVING the Permitted Exceptions set forth in EXHIBIT B, annexed hereto and made a part hereof;

SUBJECT TO THE RESTRICTION that the portion of the Premises shown crosshatched on the map marked EXHIBIT C, annexed hereto and made a part hereof, shall remain and be maintained in its natural state, unimproved and undeveloped, except as authorized in writing by the party of the first part in its sole discretion;

TOGETHER with the right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the Premises to the centerline thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to the Premises;

TO HAVE TO HOLD the Premises herein granted unto the party of the second part, the successors and assigns of the party of the second part forever.

The Premises do not constitute all or substantially all of the assets of the corporation, and the disposition of the Premises effected by this instrument is made in the usual course of business of the corporation.

AND the party of the first part, in compliance with section 13 of the Lien Law, covenants that party of the first part 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 improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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

IN PRESENCE OF:



INTERNATIONAL BUSINESS MACHINES CORPORATION

SEAL

aw By: 

Director, Real Estate Asset Management and Investments
WHEN RECORDED RETURN TO:

Hinman, Howard and Kattell, LLP
700 Security Mutual Building
80 Exchange Street
Binghamton, New York 13901
Att: James Orband, Esq. and
Lillian Levy, Esq.

STATE OF NEW YORK)
 : SS.:
COUNTY OF WESTCHESTER)

On the 5th day of January 2004 before me, the undersigned a Notary Public in and for the said State, personally appeared Richard K. Wood, Jr., 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 executed the same in his capacity, and that by his signature on the instrument, the individual, or the persons upon behalf of which the individual acted, executed the instrument.



Notary Public
ALAN F. WOLFERT
Notary Public, State of New York
No. 4502278
Qualified in Westchester County
Commission Expires: September 30, 2005

EXHIBIT A

Metes and Bounds Description of a portion of the property of:
International Business Machine Corporation

PARCEL 1:

All that piece or parcel of land situate in the Town of Union, County of Broome, and State of New York, more particularly described as Lots 189,191 and 192 in the Chenango Township, a portion of Lots 173,193,207,208, and 209 in the Chenango Township and a portion of Lots 48 and 53 in the Nanticoke Township, bounded and described as follows:

Beginning at a point in the northerly boundary of an existing County Highway, (Watson Boulevard, C.R. 305), at its intersection with the northeasterly boundary of an existing County Highway, (Country Club Road, C.R. 506); thence, along the last mentioned highway boundary, the following courses and distances:

- 1.) N 39°23'06" W, 238.00 feet;
- 2.) N 20°09'12" W, 29.15 feet;
- 3.) N 40°38'54" W, 377.16 feet;

thence N 67°52'36" W, along the last mentioned highway boundary, 53.78 feet to an iron rebar found on the division line between the property of Barbara A. DeAngelo, Donna M. Deering and Roberta L. Morell on the North and the property herein described on the East; thence northerly, northwesterly and westerly along the last mentioned division line, the following courses and distances:

- 1.) N 36°24'37" E, 19.40 feet;
- 2.) N 8°45'23" W, 120.00 feet;
- 3.) N 30°54'23" W, 210.31 feet;

thence S 85°52'37" W, along the last mentioned division line, 21.00 feet to a point on the division line between the property of Rocco S. Galati and Ethel L. Galati on the West and the property herein described on the East; thence N 4°07'16" W, along the last mentioned division line and along the division line between the property of the Elizabeth Kalwra Inter-Vivos Trust on the West and the property herein described on the East, 403.76 feet to an iron pin on the division line between the property of William Grosso and Glenn Grosso on the West and the property herein described on the East; thence N 3°27'30" W, along the last mentioned division line and along the division line between the property of the Binghamton Country Club on the West and the property herein described on the East, 2658.29 feet to a concrete monument found on the division line between the property of Lee P. Bearsch and Christine C. Bearsch on the West and the property herein described on the East; thence N 3°31'26" W, along the last mentioned division line and along the division line between the property of Gregory Feduke, and Joseph M. Missavage and Lorin A. Missavage on the West and the property herein described on the East, 1107.82 feet to an iron pin found in an elm stump on the division line between the property of said Missavage on the South and the property herein described on the North; thence S 86°11'47" W, along the last mentioned division line, 250.18

feet to an iron pin in the easterly boundary of an existing Town Road (Robinson Hill Road); thence, along the easterly boundary of said Robinson Hill Road, the following courses and distances;

- 1.) N35°32'35"E, 69.75 feet;
- 2.) Chord Bearing = N 15°04'42" E, Chord = 326.70', Radius = 467.21', Arc = 333.75';
- 3.) N 5°23'10" W, 571.31 feet;
- 4.) Chord Bearing - N 9°24'36" E, Chord = 454.57', Radius = 890.00', Arc = 459.67';
- 5.) N 24°12'22" E, 627.59 feet;
- 6.) N 22°01'36" E, 224.16 feet;
- 7.) Chord Bearing = N 16°13'22" E, Chord = 262.83', Radius = 1299.50', Arc = 263.28';
- 8.) N 10°25'06"E; 152.46 feet;

thence N 12°03'22" E, along the last mentioned highway boundary on a curve to the right with a chord of 168.64 feet and a radius of 2950.50', and an arc distance of 168.66 feet to a point on the division line between the property of Douglas D. Tarbox and Margaret A. Tarbox on the North and the property herein described on the South; thence S 78°03'24" E, along the last mentioned division line and along the division line between the property of Clear Channel Broadcasting, Inc. on the North and the property herein described on the South; 1729.95 feet to a concrete monument found on the division line between said Clear Channel Broadcasting, Inc. on the northwest and the property herein described on the southeast; thence N 44°36'51" E, along the last mentioned division line, 163.15 feet to a concrete monument found on the division line between said Clear Channel Broadcasting, Inc. on the northwest and the property herein described on the southeast; thence N 41°39'01" E, along the last mentioned division line, 175.57 feet to a concrete monument found on the division line between said Clear Channel Broadcasting, Inc. on the North and the property herein described on the South; thence N 86°29'40" E, along the last mentioned division line, 192.24 feet to a concrete monument found on the division line between the property of David J. Jones and Colleen M. Jones on the East and the property herein described on the West; thence S 4°46'19" E, along the last mentioned division line, 574.96 feet to a concrete monument found on the division line between said David J. Jones and Colleen M. Jones on the North and the property herein described on the South; thence N 85°18'25" E, along the last mentioned division line, 356.77 feet to an iron rebar found on the division line between the property of William E. Shager on the North and the property herein described on the South; thence N 85°30'28" E, along the last mentioned division line, 1545.91 feet to a point in the westerly boundary of an existing Town Road (Robinson Hill Road); thence, along the westerly boundary of said Robinson Hill Road, the following courses and distances:

- 1.) S 1°58'35"E, 147.20 feet;
- 2.) S 9°25'05" E, 670.36 feet;

thence S 11°00'41" E, along the last mentioned road boundary, 284.81 feet to a point on the division line between the property of William J. O'Brien and Ada D. O'Brien on the South and the property herein described on the North; thence S 80°23'25" W, along the last mentioned division line, 269.78 feet to a point on the division line between the property of William J. O'Brien and Ada D. O'Brien on the East and the property herein described on the West; thence S 12°08'35" E, along the last mentioned division line, 290.00 feet to a point on the division line between the property of William J. O'Brien and Ada D. O'Brien on the North and the property herein described on the South; thence N 80°23'25" E, along the last mentioned division line; 258.90 feet to a point in the westerly boundary of said Robinson Hill Road; thence, along the westerly boundary of said Robinson Hill Road, the following courses and distances:

- 1.) S 10°26'30" E, 129.34 feet;
- 2.) S 12°23'47" E, 225.58 feet;

thence S 46°48'30" E, along the last mentioned highway boundary on a curve to the left with a chord of 174.03 feet and a radius of 153.97, and an arc distance of 184.95 feet to a point on the division line between the property of James F. Matthews on the South and the property herein described on the North; thence S 83°27'11" W, along the last mentioned division line, 406.35 feet to an iron rebar found on the division line between the property of said James F. Matthews on the East and the property herein described on the West; the last mentioned course passing through an iron rebar found 67.66 feet from said road boundary; thence S 4°31'54" E, along the last mentioned division line, 3211.43 feet to a point on the division line between the property of said James F. Matthews on the North and the property herein described on the South; thence S 89°11'38" E, along the last mentioned division line, 200.72 feet to a point on the division line between the property of said James F. Matthews on the East and the property herein described on the West; thence S 4°01'38" E, along the last mentioned division line, 620.56 feet to a point in the northerly boundary of said Watson Boulevard (C.R. 305); thence, along the northerly boundary of said Watson Boulevard, the following courses and distances;

- 1.) N 76°55'37" W, 256.30 feet;
- 2.) N 82°41'49" W, 500.00 feet;
- 3.) N 86°56'49" W, 123.15 feet;
- 4.) S 89°21'43" W, 255.29 feet;

thence S 70°31'37" W, along the last mentioned highway boundary on a curve to the left with a chord of 711.46 feet and a radius of 1101.86, and an arc distance of 724.44 feet to a point of intersection between the last mentioned highway boundary and the easterly boundary of an existing Town Road (Barton Avenue); thence, along the easterly and northerly boundary of said Barton Avenue, the following courses and distances: 1.) N 4°00'09" W, 1301.96 feet;

thence S 85°41'50" W, along the last mentioned road boundary, 184.30 feet to a point of intersection between the last mentioned highway boundary and the easterly boundary of an existing Town Road (Beech Street, formerly Pine Street) as shown on a map of "Fairmont Park Subdivision," filed in the Broome County Clerk's Office in Book 3 of Maps at Page 116; thence, N 4°00'09" W, along the last mentioned road boundary and along the division line between the property of W. Wayne Jordan on the West and the property herein described on the East, 678.07 feet to a point on the division line between the property of said W. Wayne Jordan on the South and the property herein described on the North; thence S 86°11'28" W, along the last mentioned division line; 678.65 feet to a concrete monument found on the division line between the property of said W. Wayne Jordan on the East and the property herein described on the West; thence S 4°15'10" E, along the last mentioned division line, 268.58 feet to a concrete monument found on the division line between the property of said W. Wayne Jordan on the North and the property herein described on the South; thence N 84°23'12" E, along the last mentioned division line, 178.80 feet to a point on the division line between the property of said W. Wayne Jordan on the northeast and the property herein described on the southwest; thence S 37°27'51" E, along the last mentioned division line, 243.50 feet to a point on the division line between the property of said W. Wayne Jordan on the North and the property herein described on the South; thence S 85°42'51" E, along the last mentioned division line 43.22 feet to a point on the division line between the property of Darren T. Tully and Aimee J. Tully on the East and the property herein described on the West; thence S 4°12'51" E, along the last mentioned division line, 168.34 feet to a point in the northerly boundary of said Beech Street; thence S 85°47'09" W, along the last mentioned road boundary, 355.00 feet to a point in the westerly boundary of said Beech Street; thence S

4°12'51" E, along the last mentioned road boundary, 40.00 feet to a point in the southerly boundary of said Beech Street; thence N 85°47'09" E, along the last mentioned road boundary, 550.00 feet to a point on the division line between Lot Number 88, as shown on a map of "Fairmont Park Subdivision," filed in the Broome County Clerk's Office in Book 3 of Maps at Page 116, on the East and the property herein described on the West; thence S 4°12'51" E, along the last mentioned division line, 204.67 feet to a point on the division line between Lot Number 73 in said Fairmont Park Subdivision on the southeast and the property herein described on the northwest; thence S 51°38'15" W, along the last mentioned division line and along the division line between Lot Number 74, Lot 75, Lot 76, Lot 77, Lot 78 and a portion of Lot 79 on the southeast and the property herein described on the northwest, 302.08 feet to a point in the southeasterly corner of Lot Number 17-A, as shown on a "Map Showing Lots Nos. 94-95-96-97-98 and 99 in Fairmont Subdivision," filed in the Broome County Clerk's Office in Book 4 of Maps at Page 109, on the division line between said Lot 17-A on the West and the property herein described on the East; thence N 4°12'51" W, along the last mentioned division line, 54.60 feet to a point in the northeasterly corner of said Lot 17-A on the division line between said Lot 17-A on the South and the property herein described on the North; thence S 85°47'09" W, along the last mentioned division line, 190.00 feet to a point in the northeasterly corner of Lot 16-A on the division line between a paper Street (Spruce Street), as shown on said "Map Showing Lots Nos. 94-95-96-97-98 and 99 in Fairmont Subdivision," on the "East and the property herein described on the West; thence S 4° 12'51" E, along the westerly boundary of said Spruce Street, 134.00 feet to a point in on the division line between the property of Deborah A. Jones on the South and the property herein described on the North; thence S 85°47'09" W, along the last mentioned division line, 110.00 feet to a point on the division line between the property of said Deborah A. Jones on the East and the property herein described on the West; thence S 4°12'51" E, along the last mentioned division line and along the westerly bounds of Lots Number 86, 72, 59, and a portion of Lot Number 46 in said Fairmont Park Subdivision, 866.15 feet to a point on the division line between the lands of the Fairmont Park Subdivision on the East and the property herein described on the West; thence S 27°14'38" E, along the last mentioned division line and along the westerly bounds of Lot Number 46, Lot 33, Lot 21, and a portion of Lot Number 10 in said Fairmont Park Subdivision, 428.96 feet to an iron rebar found on the division line between the property of New York State Electric & Gas Corporation on the southeast and the property herein described on the northwest; thence S 63°08'44" W, along the last mentioned division line, 20.00 feet to an iron rebar found on the division line between said New York State Electric & Gas Corporation on the northeast and the property herein described on the southwest; thence S 26°51'16" E, along the last mentioned division line, 30.00 feet to a point in the northerly boundary of said Watson Boulevard; thence S 62°02'12" W, along said highway boundary, 1860.00 feet to the point of beginning, containing 27,677,271 square feet or 635.3827 acres, more or less.

Metes and Bounds Description of a portion of the property of:
International Business Machine Corporation

PARCEL 2:

All that piece or parcel of land situate in the Town of Union, County of Broome, and State of New York, more particularly described as a portion of Lot 193 in the Chenango Township, bounded and described 4s follows:

Beginning at a point in the northerly boundary of an existing County Highway, (Watson Boulevard, C.R. 305), at its intersection with the westerly boundary of said Lot 193 on the division line between the property of Roger Steen on the West and the property herein described on the East; thence N 4°07'16" W, along the last mentioned division line and along the division line between the property of Rudolph C. Wozniak and Della E. Wozniak on the West and the property herein described on the East, 520.42 feet to an iron pin found in the southerly boundary of an existing County Highway, (Country Club Road, C.R. 506); thence, along the last mentioned highway boundary, the following courses and distances:

- 1.) S 58°20'49" E, 243.52 feet;
- 2.) S 39°38'20" E, 265.30 feet;
- 3.) S 26°36'37" E, 122.92 feet;

thence S 31°35'16" W, along the last mentioned highway boundary, 59.03 feet to a point of intersection between the last mentioned highway boundary and the northerly boundary of said Watson Boulevard; thence S 82°51'04" W, along the last mentioned highway boundary, 146.93 feet to a point in the northerly boundary of said Watson Boulevard; thence S 87°45'34" W, along the last mentioned highway boundary, 217.66 feet to the point of beginning, containing 135,748 square feet or 3.1163 acres, more or less.

Metes and Bounds Description of a portion of the property of:
International Business Machine Corporation

PARCEL 3:

All that piece or parcel of land situate in the Town of Union, County of Broome, and State of New York, more particularly described as a portion of Lot 193 in the Chenango Township, bounded and described as follows:

Beginning at a point in the southerly boundary of an existing County Highway, (Watson Boulevard, C.R. 305), at its intersection with the westerly boundary of said Lot 193 on the division line between the property of Roger Steen on the West and the property herein described on the East; thence N 87°45'34" E, along the last mentioned highway boundary, 218.15 feet to a point in said highway boundary; thence N 82°51'04" E, along the last mentioned highway boundary, 254.37 feet to a point on the division line between the property of Pennsylvania Lines LLC on the South and the property herein described on the North; thence S 62°11'44" W, along the last mentioned division line, 515.46 feet to a point on the division line between the property of said Steen on the West and the property herein described on the East; thence N 4°07'16" W, along the last mentioned division line, 200.77 feet to the point of beginning, containing 45,013 square feet or 1.0334 acre, more or less.

Metes and Bounds Description of a portion of the property of:
International Business Machine Corporation

PARCEL 4:

All that piece or parcel of land situate in the Town of Union, County of Broome, and State of New York, more particularly described as a portion of Lot 209 in the Chenango Township, bounded and described as follows:

Beginning at an iron rebar found in the westerly boundary of an existing Town Road, (Barton Avenue), on the division line between the property of Susan K. O'Neill on the South and the property herein described on the North: said point of beginning being northerly 252.60 feet along said westerly boundary of Barton Avenue from its intersection with the northerly boundary of an existing County Highway (Watson Boulevard, C.R. 305); thence S 85°41'50" W, along the first mentioned division line, 139.30 feet to a point on the division line between a subdivision, as shown on a map of "Fairmont Park Subdivision," filed in the Broome County Clerk's Office hi Book 3 of Maps at Page 116, on the West and the property herein described on the East; thence N 4°00'09" W, along the last mentioned division line, 100.27 feet to a point on the division line between the property of Donald R. Bacon on the North and the property herein described on the South; thence N 85°41'50" E, along the last mentioned division line, 139.30 feet to a point in the westerly boundary of said Barton Avenue; thence S 4°00'09" E, along said road boundary, 100.27 feet to the point of beginning, containing 13,967 square feet or 0.3206 acre, more or less.

Metes and Bounds Description of a portion of the property of:
International Business Machine Corporation

PARCEL 5:

All that piece or parcel of land situate in the Town of Union, County of Broome, and State of New York, more particularly described as a portion of Lot 209 in the Chenango Township, bounded and described as follows:

Beginning at a point in the northerly boundary of an existing County Highway (Watson Boulevard, C.R. 305) at its intersection with the westerly boundary of an existing Town Road (Barton Avenue); thence S 51°23'57" W, along the first mentioned highway boundary, 154.22 feet to a point on the division line between a parcel reserved for an adjoining owner in a deed from Lena A. Welch to International Business Machine Corporation, recorded in Liber 881 of Deeds at Page 28 in the Broome County Clerk's Office on November 24, 1954, on the West and the property herein described on the East; thence N 12°37'08" W, along the last mentioned division line, 82.41 feet to a point in the easterly bounds of a subdivision, as shown on a map of "Fairmont Park Subdivision," filed in the Broome County Clerk's Office in Book 3 of Maps at Page 116, on the West and the property herein described on the East; thence N 4°00'09" W, along the last mentioned division line, 207.8 feet to an iron rebar found on the division line between the property of Susan K. O'Neill on the North and the property herein described on the South; thence N 85°41'50" E, along the last mentioned division line, 139.30 feet to an iron rebar found in the westerly boundary of said Barton Avenue; thence S 4°00'09" E, along said road boundary, 202.50 feet to the point of beginning, containing 34,294 square feet or 0.7873 acre, more or less.

Metes and Bounds Description of a portion of the property of:
International Business Machine Corporation

PARCEL 6:

All that piece or parcel of land situate in the Town of Union, County of Broome, and State of New York, more particularly described as a portion of Lot 208 in the Chenango Township, bounded and described as follows:

Beginning at a point in the southerly boundary of an existing County Highway (Watson Boulevard, C.R. 305) at it's intersection with the westerly boundary said Lot 208 in the Chenango Township; thence, along said highway boundary, the following courses and distances:

1.) Chord Bearing = N 74°18'14" E, Chord - 546.80', Radius = 1052.36', Arc = 553.15';

2.) N 89°21'43" E, 253.70' feet;

Thence S 86°56'49" E, along said highway boundary, 119.71' feet to an iron rebar found on the division line between the property of Sun Oil Company on the East and the property herein described on the West; thence S 4°08'27" E, along the last mentioned division line, 427.28 feet to an iron rebar found on the division line between the property of Pennsylvania Lines LLC on the South and the property herein described on the North; Thence N 84°55'27" W, along the last mentioned division line, 94.37 feet to a point of curvature on the division line between the property of Pennsylvania Lines LLC on the South and the property herein described on the North; thence S 87°03'10" W, along the last mentioned division line on a curve to the left with a chord of 815.52 feet and a radius of 2921.57 feet, and an arc distance of 818.19 feet to a point on the division line between, the property of Pennsylvania Lines LLC on the West and the property herein described on the East; thence N4°08'27" W, along the last mentioned division line, 17.00 feet to a point on the division line between the property of CPR Development, Inc. on the West and the property herein described on the East; thence N 3°59'27" W, along the last mentioned division line, 299.14 feet to the point of beginning, containing 359,354 square feet or 8.2496 acre, more or less.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of Binghamton Light, Heat & Power Company and telephone, telegraph and power companies, and rights of Binghamton Country Club, as recited in Deed from Israel T. Deyo and Edith W. Deyo granted to International Business Machines Corporation, dated February 15, 1935, and recorded in Broome County Clerk's office in Liber 445 of Deeds at page 291 on February 15, 1935. (Affects Parcel II.)
2. The easement granted to York State Telephone Company and recorded in the Broome County Clerk's Office in Liber 200 of Deeds at page 62 on March 28, 1905.
3. The easement granted to York State Telephone Company and recorded in the Broome County Clerk's Office in Liber 200 of Deeds at page 76 on April 4, 1905.
4. The easement granted to New York Telephone Company and American Telephone and Telegraph Company and recorded in the Broome County Clerk's Office in Liber 490 of Deeds at page 404 on June 1, 1939.
5. "Street Purposes" limitations as contained in:

Deed from Jacob G. Hoffer and Frances Hoffer granted to International Business Machines Corporation and recorded in the Broome County Clerk's Office in Liber 490 of Deeds at page 219 on June 1, 1939.

Deed from Jacob G. Hoffer and Frances Hoffer, Fred R. Hoffer, Carl F. Hoffer, Henry C. Hoffer and Doris L. Hoffer, Harold R. Harper and Rose E. Harper granted to International Business Machines Corporation and recorded in the Broome County Clerk's Office in Liber 493 of Deeds at page 99 on October 24, 1939.
6. The Rights of New York State Telephone Company as recited in Deed from Samuel D. Burroughs and Lucy J. Burroughs to International Business Machines Corporation, dated September 18, 1939, and recorded in the Broome County Clerk's Office in Liber 495 of Deeds at page 207 on October 24, 1939. (Affects Parcel XIII).
7. The Right of Way and easement granted to Sun Pipe Line, Inc. and recorded in the Broome County Clerk's Office in Liber 418 of Deeds at page 431 on December 13, 1930.
8. The easement granted to New York Telephone Company and American Telephone and Telegraph Company and recorded in the Broome County Clerk's Office in Liber 490 of Deeds at page 136 on May 4, 1939. (Affects Parcel XIV.)
9. The easement granted to Binghamton Light, Heat & Power Co. and recorded in the Broome County Clerk's Office in Liber 348 of Deeds at page 531 on May 20, 1925. (Affects Parcel XIV.)

10. The right of way and right of reverter reserved in Deed from Willis Sharpe Kilmer granted to William B. Goudey, dated October 8, 1928 and recorded in the Broome County Clerk's Office in Liber 388 of Deeds at page 198 on October 8, 1928. (Affects Parcel XV.)
11. The Pole line rights and right of way in Deed from W.J. O'Brien and Ada O'Brien granted to New York State Electric & Gas Corporation and recorded in the Broome County Clerk's Office in Liber 456 of Deeds at page 243 on March 23, 1937. (Affects Parcel XV.)
12. The easement granted to New York Telephone Company and American Telephone and Telegraph Company and recorded in the Broome County Clerk's Office in Liber 489 of Deeds at page 197 on May 12, 1939. (Affects Parcel XV.)
13. The right of way granted to New York Transit Company, Inc. and recorded in the Broome County Clerk's Office in Liber 829 of Deeds at page 550 on May 12, 1953.
14. The Right of Way granted to Buckey Pipe Line Company and recorded in the Broome County Clerk's Office in Liber 1137 of Deeds at page 374 on August 14, 1968.
15. The easement granted to New York State Electric & Gas Corporation and recorded in the Broome County Clerk's Office in Liber 1197 of Deeds at page 532 on February 6, 1973.
16. The Right of Way and Easement granted to Town of Union and recorded in the Broome County Clerk's Office in Liber 1198 of Deeds at page 1055 on March 14, 1973.
17. The easement granted to County of Broome and recorded in the Broome County Clerk's Office in Liber 1207 of Deeds at page 108 on October 4, 1973.
18. The easement granted to Town of Union and recorded in the Broome County Clerk's Office in Liber 1238 of Deeds at page 797 on May 6, 1976.
19. The easement granted to Town of Union and recorded in the Broome County Clerk's Office in Liber 1238 of Deeds at page 802 on May 6, 1976.
20. The easement granted to Town of Union and recorded in the Broome County Clerk's Office in Liber 1238 of Deeds at page 810 on May 6, 1976.
21. The easement granted to Town of Union and recorded in the Broome County Clerk's Office in Liber 1238 of Deeds at page 815 on May 6, 1976.
22. The easement granted to New York State Electric & Gas Corporation and recorded in the Broome County Clerk's Office in Liber 1519 of Deeds at page 286 on March 21, 1986.
23. The Permanent Easement granted to Town of Union and recorded in the Broome County Clerk's Office in Liber 1748 of Deeds at page 593 on March 14, 1989.

24. The easement granted to County of Broome and recorded in the Broome County Clerk's Office in Liber 1826 of Deeds at page 1143 on August 9, 1993.
25. The easement granted to County of Broome and recorded in the Broome County Clerk's Office in Liber 1826 of Deeds at page 1147 on August 9, 1993.
26. The easement granted to County of Broome and recorded in the Broome County Clerk's Office in Liber 1826 of Deeds at page 1151 on August 9, 1993.
27. The Permanent Electric Line Easement granted to New York State Electric & Gas Corporation and recorded in the Broome County Clerk's Office in Liber 1827 of Deeds at page 409 on August 19, 1993.
28. The Permanent Gas Easement granted to New York State Electric & Gas Corporation and recorded in the Broome County Clerk's Office in Liber 1827 of Deeds at page 388 on August 19, 1993.
29. The Permanent Easement granted to Village of Endicott and recorded in the Broome County Clerk's Office in Liber 1880 of Deeds at page 1247 on June 16, 1997.
30. The easement granted to Village of Endicott and recorded in the Broome County Clerk's Office in Liber 1880 of Deeds at page 1251 on June 16, 1997.
31. The Perpetual Easement granted to Village of Endicott and recorded in the Broome County Clerk's Office in Liber 1904 of Deeds at page 831 on December 15, 1998.

EXHIBIT C
GENERAL MAP OF RECLAIMED LAND

