

VIII. ECONOMIC ACTIVITY AND BUSINESS DEVELOPMENT

C. LAND, CONSTRUCTION AND DESIGN OF PHYSICAL PLANT

1. DESCRIPTION OF LAND

Submit as Exhibit VIII. C.1.a. the address, legal description, maps, book and page numbers from the appropriate registry of deeds for the location of the Applicant's gaming facility.

The Applicant's proposed Gaming Facility will be located off State Route 208 in the Village of South Blooming Grove, New York on a parcel that is comprised of the following two contiguous parcels of land :

Parcel 1:

All that land conveyed by Deed made by David Plotkin to Infinity Holdings Northeast, LLC dated December 20, 2009 and recorded March 31, 2010 in Liber 12985, Page 1712, in the Office of the Orange County Clerk, New York.

Address: 4-14 Fairway Drive, Monroe, New York, located off of New York 208

County: Orange

Village: Village of South Blooming Grove, New York

Town: Town of Blooming Grove, New York

Tax Parcel: Section 223, Block 1, Lot 1

Acreage: 84.40 Acres

Note, A driving range is located on a portion of Parcel 1 and has a mailing address of 677 New York 208, Monroe, New York 10950.

Parcel 2:

All that land conveyed by Deed made by M. Jerome Rieger to Rieger Construction, Inc. dated January 30, 1974 and recorded February 27, 1974 in Liber 1970, Page 984 in the Office of the Orange County Clerk, New York.

Address: New York 208

County: Orange

Village: Village of South Blooming Grove, New York

Town: Town of Blooming Grove, New York

Tax Parcel: Section 223, Block 1, Lot 2

Acreage: 40 Acres

Note, Parcel 2 is unimproved and does not have a street address.

Maps identifying the location of the parcel are attached. The legal description of the combined parcel is:

Description for Deed

(Tax Parcels: Village Of South Blooming Grove 223-1-1 & 2)

All That Tract Or Parcel Of Land Situate In The Village Of South Blooming Grove, County Of Orange, State Of New York, Being Deed Liber 12985, Pg.1712 & Deed Liber 1970, Pg.984 and Being More Particularly Bounded And Described As Follows with Courses in North American Horizontal Datum (NAD 83):

Beginning At A Point on a the approximate Highway Bounds of New York State Route 208, Said point also being a northerly corner of now or formerly Rieger Enterprises, Deed Liber.12286, Page.132, Tax Parcel 53-1-19;

- 1) Thence along Rieger aforesaid, South 76 degrees 57 minutes 46 seconds West, 203.01 feet
- 2) North 13 degrees 02 minutes 14 seconds West, 84.96 feet to a point in a stone wall;
Thence
- 3) North 83 degrees 34 minutes 51 seconds West, 160.00 feet to an Iron pipe found in the approximate center of said stone wall; Thence
- 4) along now or formerly Mannings as shown in Deed liber 13052, Page 1538, Tax Parcel 53-1-23, North 83 degrees 52 minutes 14 seconds West, 203.06 feet to a point; Thence
- 5) along now or formerly Jackson as shown in Deed Liber11650, Pg.1038, Tax Parcel 53-1-24 and now or formerly Perchuk as shown in Deed Liber.2104, Page 1027 Tax Parcel 53-1-32,
- 6) South 87 degrees 10 minutes 32 seconds West, 743.19 feet to a point; Thence
- 7) along for parts of the way, now or formerly Mediacom Realty LLC as shown in Deed Liber 5897, Pages 102 & 104, Tax Parcels 54-1-8.21 & 6.22; now or formerly O & R Utility's as shown in Deed Liber 998, Page 504, Tax Parcel 52-1-5 & Deed Liber1078, Page 570, Tax Parcel 54-1-4; Now or formerly Cifu, Deed Liber 11868, Page 26 Tax Parcel 52-1-56.14 and for part of the way, now or formerly Marroti as shown in Deed Liber 13559, Page 19, Tax Parcel 52-1-56.15,
- 8) North 30 degrees 36 minutes 40 seconds West, 1800.54 feet (Deed: 1809.14') to a stone on end in a pile of stones found as called for in Deed Liber 12985, Page 1712 & Deed Liber 1970, Page 984.; Thence along now or formerly Poulos as shown in Dl.5985, Pg.83, Tax Parcel 52-1-54.4,
- 9) North 38 degrees 37 minutes 33 seconds East, 662.15 feet (Deed: 663.53') to a stone on end in a pile of stones found as called for in Deed Liber 12985, Page 1712 & Deed Liber 1970, Pg.984; Thence continuing along Poulos aforesaid,

10) North 14 degrees 46 minutes 38 seconds West, 1515.30 feet (Deed: 1488.12') to a point in the traveled way of found Bull Mine Road; Thence along the approximate traveled way of said Bull Mine Road,

11) North 69 degrees 17 minutes 59 seconds East, 200.60 feet (Deed: 198.00) to a point; Thence along now or formerly Gagliardi as shown in Deed Liber 4988, Page 330, Tax Parcel 219-1-1 and generally along a stone wall,

12) South 9 degrees 10 minutes 47 seconds West, 126.44 feet (Deed: 132.00') to a stone pile found at the approximate intersection of stone walls; Thence continuing along Gagliardi aforesaid, generally along a stonewall,

13) South 51 degrees 01 minutes 28 seconds East, 343.32 feet;

14) South 53 degrees 11 minutes 50 seconds East, 565.86 feet to an Iron pipe found near the end of a stone wall; Thence along now or formerly Metro Asset Management as shown in Deed Liber 13319, Page 1573, Tax Parcel 219-1-2,

15) South 52 degrees 08 minutes 54 seconds East, 2179.19 feet to a point on said bounds of New York State Route 208; Thence along the approximate bounds of said Highway the following courses and distances;

16) South 38 degrees 26 minutes 50 seconds West, 53.70 feet;

17) South 27 degrees 39 minutes 50 seconds West, 100.00 feet;

18) South 15 degrees 25 minutes 50 seconds West, 43.10 feet;

19) South 19 degrees 06 minutes 06 seconds West, 136.00;

20) South 11 degrees 38 minutes 34 seconds West, 83.10 feet;

21) South 46 degrees 26 minutes 34 seconds West, 20.00 feet;

22) South 06 degrees 12 minutes 34 seconds West, 238.40 feet;

23) South 11 degrees 29 minutes 47 seconds West, 213.14 feet;

24) South 23 degrees 53 minutes 22 seconds West, 130.80 feet;

25) South 32 degrees 59 minutes 47 seconds West, 100.50 feet;

26) South 23 degrees 22 minutes 47 seconds West, 100.20 feet;

27) South 17 degrees 43 minutes 47 seconds West, 106.00 feet;

28) South 08 degrees 45 minutes 47 seconds West, 100.20 feet;

29) South 01 degrees 19 minutes 04 seconds West, 103.93 feet;

30) South 00 degrees 19 minutes 49 seconds West, 60.00 feet and

31) South 11 degrees 55 minutes 26 seconds East, 100.31 feet to the point of beginning,

Containing 123.35 acres of land as surveyed June of 2014.

Subject To That Part Or Portion Used Or Conveyed For Easements Or Rights Of Ways As Of Record.

Subject To A Public Right Easement as shown in Dl.1145, Pg. 133 for a cemetery on above stated parcel.

Subject To That Part or Portion Used or Conveyed for Easements or Rights of Ways As shown in Dl.3415, Pg.328; Dl.3415, Pg.328; **Dl.670, Pg.192 & 193 or as of record.**