

EXHIBIT A

Legal Description

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Fenton, County of Broome, State of New York, being a portion of the property now or formerly of United States of America described in Lies Pendent Libber 16 Page 235, File No. 49097, Civil # 1032 (Tract A-1 & A-3 through A-7) and by deed in Libber 528 Page 243 (Tract A-2) as recorded in the Broome County Clerk's Office (TM# 112.14-2-29.11), bounded and described as follows:

BEGINNING at a 1/2 inch pipe on the easterly boundary of the property now or formerly of the Erie Lackawanna Railroad at its intersection with the division line between the property now or formerly of August F. Zandt, Jr. & Rachael A. Zandt per L. 1217 P. 1093 (TM# 112.17-5-7) on the south and the property now or formerly of the United States of America in Lies Pendent L. 16 P. 235 & by Deed L. 528 P. 243 (TM# 112.14-2-29.11) on the north;

RUNNING THENCE N21°02'29"E along said Erie Lackawanna Railroad, a distance of 1946.93 feet to a point; thence S68°56'09"E through said United States of America, a distance of 1236.74 feet to a point at its intersection with the westerly boundary of the property nor formerly of the D & H Railroad; thence along said D&H Railroad the following five (5) courses and distances:

1) On a curve to the left having a radius of 2366.83 feet, an arc length of 26.55 feet to a point, said curve being subtended by a chord having a bearing of S25°08'55"W and a length of 26.54 feet;

2) On a curve to the left having a radius of 1985.88 feet, an arc length of 217.19 feet to a point, the last mentioned curve being subtended by a chord having a bearing of S21°41'38"W and a length of 217.09 feet;

3) S18°33'39"W, a distance of 320.00 feet to a point;

4) On a curve to the right having a radius of 2789.79 feet, an arc distance of 389.53 feet to a point, the last mentioned curve being subtended by a chord having a bearing of S22°33'39"W and a length of 389.21 feet;

5) S26°33'39"W, a distance of 403.63 feet to a 5/8 inch rebar capped "KEYSTONE BING NY" (KEYSTONE capped rebar) at its intersection with the division line between the property now or formerly of Valerie Fayette per L. 1872 P. 1256 (TM# 112.18-1-15) on the south and said United States of America on the north; thence S84°42'49"W along the last mentioned division line, along the division line between the property now or formerly of John E. Mcenaney & Barbara J. Mcenaney per L. 1129 P. 1127 (TM# 112.18-1-10) on the south and said United States of America on the north, along the division line between the property now or formerly of Victor Polkowski per L. 2244 P. 256 (TM# 112.18-1-9) on the south and said United States of America on the north, along the division line between the property now or formerly of Donald P. Cron & Barbara H. Cron per L. 1174 P. 113 (TM# 112.18-1-8) on the south and said United States of America on the north, along the division line between the property now or formerly of John S. Mannino, Frances A. Gdovin & Ann M. Lewis per L. 1816 P. 1016

(TM# 112.18-1-7) on the south and said United States of America on the north, along the division line between the property now or formerly of Lorraine S. Wagner per L. 796 P. 601 (TM# 112.18-1-6) on the south and said United States of America on the north, and along the division line between the property now or formerly of Charles F. Saam & Jean L. Saam per L. 704 P. 247 (TM# 112.18-1-5) on the south and said United States of America on the north, a distance of 632.78 feet to a KEYSTONE capped rebar; thence through said United States of America the following three (3) courses and distances:

- 1) N21°03'00"E, a distance of 351.80 feet to a point;
- 2) N68°57'00"W, a distance of 198.21 feet to a point;
- 3) S21°03'00"W, a distance of 449.92 feet to a KEYSTONE capped rebar at its intersection with the division line between the property now or formerly of Barbara M. Brown per L. 1316 P. 479 (TM# 112.18-1-2) on the south and said United States of America on the north; thence S84°42'49"W along the last mentioned division line, along the division line between the property now or formerly of Ronald A. Gili per L. 2377 P. 118 (TM# 112.18-1-1) on the south and said United States of America on the north, along the division line between the property now or formerly of Dorothy Davies per L. 2370 P. 406 (TM# 112.17-5-11) on the south and said United States of America on the north, along the division line between the property now or formerly of Paul Smith per L. 2389 P. 170 (TM# 112.17-5-10) on the south and said United States of America on the north, along the division line between the property now or formerly of Gerald Sabato & Nan Ann Sabato per L. 1856 P. 170 (TM# 112.17-5-9) on the south and said United States of America on the north, along the division line between the property now or formerly of Gerald Sabato & Nan A. Sabato per L. 1785 P. 70 (TM# 112.17-5-8) on the south and said United States of America on the north, along the northerly end of said Hoyt Avenue, and along the division line between said Zandt on the south and said United States of America on the north, a distance of 481.66 feet to the POINT OF BEGINNING.

The above described parcel contains 1,945,028 square feet or 44.652 acres, more or less square feet.

The above described parcel is subject to the following by Deed Recorded in the Broome County Clerk's Office:

- 1) An Unrecorded 30 foot Sewer Easement Granted to Chenango Valley Central School District.
- 2) A 170 foot Highway and Sewer Pipeline Perpetual Easement in Lis Pendens L. 16 P. 312, File 49375, CA# 1079.
- 3) Easement Granted to New York State Electric & Gas Corporation in L. 2102 P. 399 on March 11, 2005.
- 4) 50 foot Access and 20 foot Utility Easement in L. 2336 P. 1 on January 12, 2011.
- 5) Drainage Easement Granted to the Town of Fenton in L. 2379 P. 318 on July 18, 2012.

The above described parcel is subject to any and all easements of record and/or as found in the field.

Bearings are referred to True North at the 76°35' Meridian of West Longitude.

The above described parcel is shown on the map entitled "Proposed Subdivision Plat of United States of America for Broome County, BCDPW Proj. No. AD-1301, 1151 Hoyt Avenue, Town of Fenton, Broome County, New York State" prepared by Keystone Associates Architects, Engineers and Surveyors, LLC as project number 0286.35511.5, sheets Index and B-1 of 4 through B-4 of 4 dated November 14, 2013 and revised through June 18, 2014.