PARCEL DESCRIPTION OF PORTION OF VAN TROMP STREET & BROADWAY

TO BE CONVEYED TO 39 COLUMBIA STREET ASSOC., LLC

CITY OF ALBANY, ALBANY COUNTY, N.Y.

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate, lying and being in the City of Albany, County of Albany and State of New York, being along the southerly side of Van Tromp Street and the westerly side of Broadway and being more particularly bounded and described as follows:

BEGINNING at the intersection of the southerly side of Van Tromp Street with the westerly side of Broadway;

THENCE North 71°56'08” West a distance of 194.54 feet along the southerly side of Van Tromp Street, to a point;

THENCE North 02°22'52” West a distance of 4.00 feet through the right of way of Van Tromp Street, to a point;

THENCE South 87°44'27” East a distance of 178.90 feet through the right of way of Van Tromp Street, to a point

THENCE Southeasterly along a curve to the right, radius of 17.50 feet, a distance of 26.90 feet, chord being S 45°45'43” E 24.33 feet, creating a new intersection of Van Tromp Street and Broadway, to a point on the westerly side of Broadway;

THENCE South 15°21'32” West a distance of 41.79 feet along an extension of the westerly side of Broadway, to a point, being the point or place of beginning.

CONTAINS 5,989 +/- sq.ft. OR 0.14 +/- acre.