

WINDSOR PLAZA CONDOMINIUM
DESCRIPTION OF SUBMITTED LAND
PHASE 1

Beginning at the northeasternmost corner of the tract herein described, said point being an intersection on the southerly 40-foot right-of-way line of 11th Street North and on the westerly variable width right-of-way line of North Taylor Street;

Thence departing said 11th Street North and running with said North Taylor Street, the following courses and distances:

S 05° 24' 09" E 50.00 feet;
S 84° 47' 51" W 0.50 feet;
S 05° 12' 01" E 209.04 feet to a point,

said point being a corner to Parcel 1 Ballston Station;

Thence departing North Taylor Street and running with said Parcel 1 Ballston Station, the following courses and distances:

S 84° 48' 31" W 34.51 feet;
N 05° 11' 29" W 3.21 feet;
S 84° 48' 31" W 18.58 feet;
S 05° 11' 29" E 7.50 feet;
S 84° 48' 31" W 26.83 feet;
N 05° 11' 29" W 4.29 feet;
S 84° 48' 31" W 28.26 feet;

18.43 feet along the arc of a curve to the left, said curve having a radius of 21.67 feet, a central angle of 48° 43' 47" and a chord which bears N 70° 40' 46" W 17.88 feet to a point;

Thence departing said Parcel 1, Ballston Station and running through the land of Parkington Associates L.C., the following courses and distances:

N 05° 11' 31" W 127.71 feet;
S 84° 48' 29" W 40.30 feet;
N 05° 11' 31" W 83.67 feet;
N 84° 48' 29" E 22.00 feet;
N 05° 11' 29" W 40.22 feet to a point,

said point being on the aforementioned southerly right-of-way line of 11th Street North;

Thence running with 11th Street North, N 84° 47' 51" E 143.04 feet to the point of beginning and containing 36,333 square feet of land more or less.

Together with parking levels P-1, P-2 and P-3 as shown and described on Sheet 2 of Exhibit D and Sheets 1 and 3 of Exhibit E to the Declaration.

WINDSOR PLAZA CONDOMINIUM
DESCRIPTION OF ADDITIONAL LAND
PHASES 1 AND 2

Beginning at the southeasterly corner of the tract herein described said point being a corner to Ballston Station Parcel 1 and on the westerly variable width right-of-way line of North Taylor Street;

Thence departing said North Taylor Street and running with said Ballston Station Parcel 1 the following courses and distances:

S 84° 48' 31" W 34.51 feet;
N 05° 11' 29" W 3.21 feet;
S 84° 48' 31" W 18.58 feet;
S 05° 11' 29" E 7.50 feet;
S 84° 48' 31" W 26.83 feet;
N 05° 11' 29" W 4.29 feet;
S 84° 48' 31" W 28.26 feet;

36.97 feet along the arc of a curve to the left, said curve having a radius of 21.67 feet, a central angle of 97° 45' 12" and a chord which bears S 84° 48' 31" W 32.64 feet;

S 84° 48' 31" W 27.26 feet;
S 05° 11' 29" E 4.29 feet;
S 84° 48' 31" W 26.83 feet;
N 05° 11' 29" W 7.50 feet;
S 84° 48' 31" W 18.58 feet;
S 05° 11' 29" E 3.21 feet;
S 84° 48' 31" W 35.25 feet

to a point, said point being on the easterly 40 foot right-of-way of North Utah Street;

Thence departing said Parcel 1 and running with said North Utah Street N 05° 24' 09" W 245.95 feet to a point, said point being on the southerly 40 foot right-of-way line of 11th Street North;

Thence departing said North Utah Street and running with said 11th Street North 20.47 feet along the arc of a curve to the right, said curve having a radius of 13.00 feet, a central angle of 90° 12' 00" and a chord which bears N 39° 41' 51" E 18.42 feet and N 84° 47' 51" E 236.95 feet to a point, said point being on the aforementioned westerly variable width right-of-way line of North Taylor Street;

Thence departing said 11th Street North and running with said North Taylor Street the following courses and distances:

S 05° 24' 09" E 50.00 feet;

S 84° 47' 51" W 0.50 feet;
S 05° 12' 01" E 209.04 feet

to the point of beginning and containing 1.48025 acres more or less.

WINDSOR PLAZA CONDOMINIUM
DESCRIPTION OF WITHDRAWABLE LAND

PHASE 1
(WL-1)

Beginning at the northeasternmost corner of the tract herein described, said point being an intersection on the southerly 40-foot right-of-way line of 11th Street North and on the westerly variable width right-of-way line of North Taylor Street;

Thence departing said 11th Street North and running with said North Taylor Street, the following courses and distances:

S 05° 24' 09" E 50.00 feet;
S 84° 47' 51" W 0.50 feet;
S 05° 12' 01" E 209.04 feet to a point,

said point being a corner to Parcel 1 Ballston Station;

Thence departing North Taylor Street and running with said Parcel 1 Ballston Station, the following courses and distances:

S 84° 48' 31" W 34.51 feet;
N 05° 11' 29" W 3.21 feet;
S 84° 48' 31" W 18.58 feet;
S 05° 11' 29" E 7.50 feet;
S 84° 48' 31" W 26.83 feet;
N 05° 11' 29" W 4.29 feet;
S 84° 48' 31" W 28.26 feet;

18.43 feet along the arc of a curve to the left, said curve having a radius of 21.67 feet, a central angle of 48° 43' 47" and a chord which bears N 70° 40' 46" W 17.88 feet to a point;

Thence departing said Parcel 1, Ballston Station and running through the land of Parkington Associates L.C., the following courses and distances:

N 05° 11' 31" W 127.71 feet;
S 84° 48' 29" W 40.30 feet;
N 05° 11' 31" W 83.67 feet;
N 84° 48' 29" E 22.00 feet;
N 05° 11' 29" W 40.22 feet to a point,

said point being on the aforementioned southerly right-of-way line of 11th Street North;

Thence running with 11th Street North, N 84° 47' 51" E 143.04 feet to the point of beginning and containing 36,333 square feet of land more or less.

Together with parking levels P-1, P-2 and P-3 as shown and described on Sheet 2 of Exhibit D and Sheets 1 and 3 of Exhibit E to the Declaration.

TOGETHER WITH:

PHASE 2
(WL-2)

Beginning at the northeasternmost corner of the tract herein described, said point being on the southerly 40-foot right-of-way line of 11th Street North and being a corner to Phase 1 Windsor Plaza Condominium;

Thence departing said 11th Street North and running through the land of Parkington Associates, L.C., the following courses and distances:

S 05° 11' 29" E 40.22 feet;
S 84° 48' 29" W 22.00 feet;
S 05° 11' 31" E 83.67 feet;
N 84° 48' 29" E 40.30 feet;
S 05° 11' 31" E 127.71 feet to a point,

said point being on the northerly line of Parcel 1 Ballston Station;

Thence running with Parcel 1 Ballston Station, the following courses and distances:

18.54 feet along the arc of a curve to the left, said curve having a radius of 21.67 feet, a central angle of 49° 01' 25" and a chord which bears S 60° 26' 38" W 17.98 feet;

S 84° 48' 31" W 27.26 feet;
S 05° 11' 29" E 4.29 feet;
S 84° 48' 31" W 26.83 feet;
N 05° 11' 29" W 7.50 feet;
S 84° 48' 31" E 18.58 feet;
S 05° 11' 29" E 3.21 feet;
S 84° 48' 31" W 35.25 feet to a point,

said point being on the easterly 40-foot right-of-way line of North Utah Street;

Thence departing said Parcel 1 Ballston Station and running with North Utah Street, N 05° 24' 09" W 245.95 feet and 20.47 feet along the arc of a curve to the right, said curve having a radius of 13.00 feet, a central angle of 90° 12' 00" and a chord which bears N 39° 41' 51" E 18.42 feet to a point on the aforementioned 11th Street North;

Thence departing North Utah Street and running with 11th Street North, N 84° 47' 51" E 93.91 feet to the point of beginning and containing 28,146 square feet of land, more or less.