WEST POINT, ORANGE COUNTY, NEW YORK

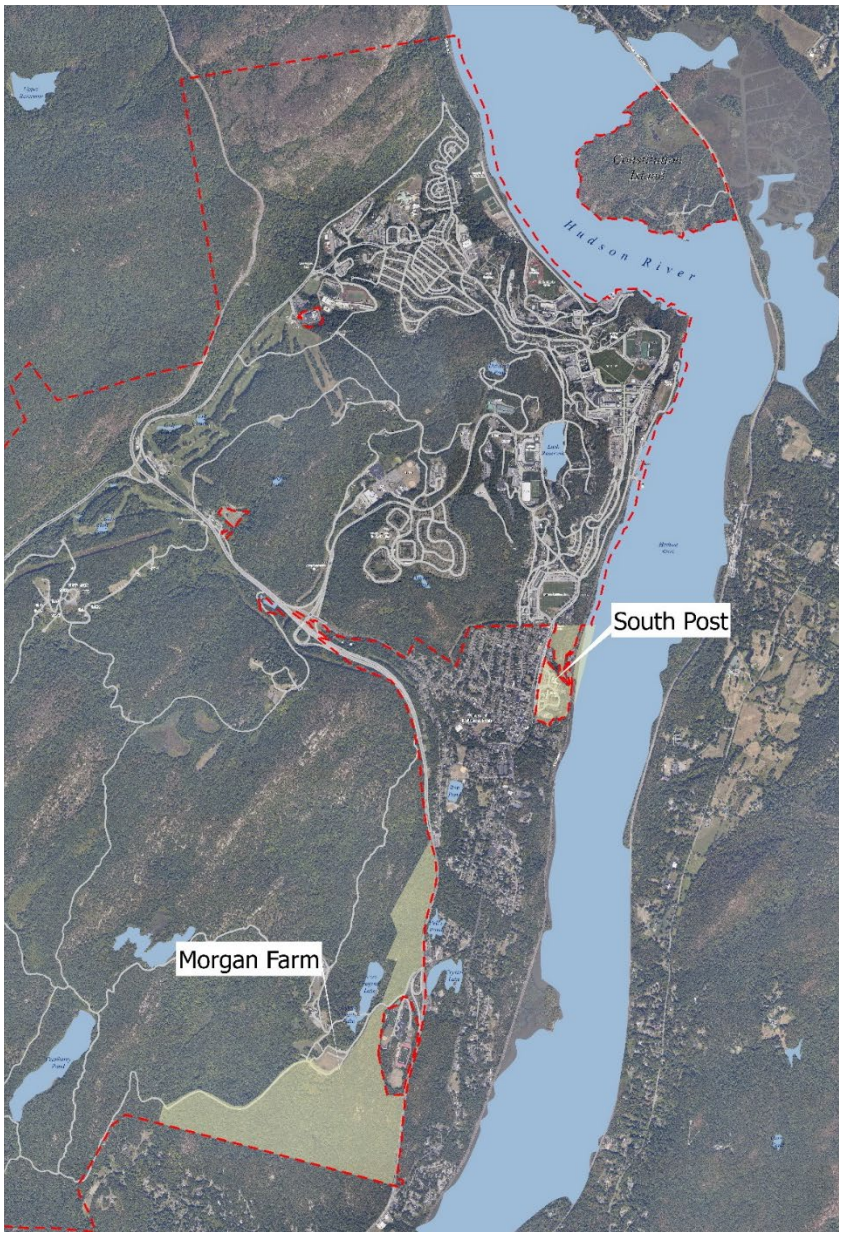
Installation Summary:
The U.S. Army Garrison (USAG) West Point is America's oldest continuously occupied military post, with its history dating back to the Revolutionary War. USAG West Point's primary mission is to support the United States Military Academy (USMA), where it educates, trains, and inspires the Corps of Cadets to be commissioned leaders of character committed to the Army Values and a lifetime of service. Situated on the west bank of the Hudson River, this premier, multi-functional Installation supports a diverse array of organizations and a total population of 162,150 personnel. USAG West Point is dedicated to providing the services, programs, and infrastructure that support developing leaders, serving the community, and preserving the Installation's rich history.

Available Properties:
The properties available for lease are comprised of three distinct parcels totaling approximately 277.5 acres. These parcels are outside the primary cantonment area and have been identified as key opportunities for mutually beneficial development.

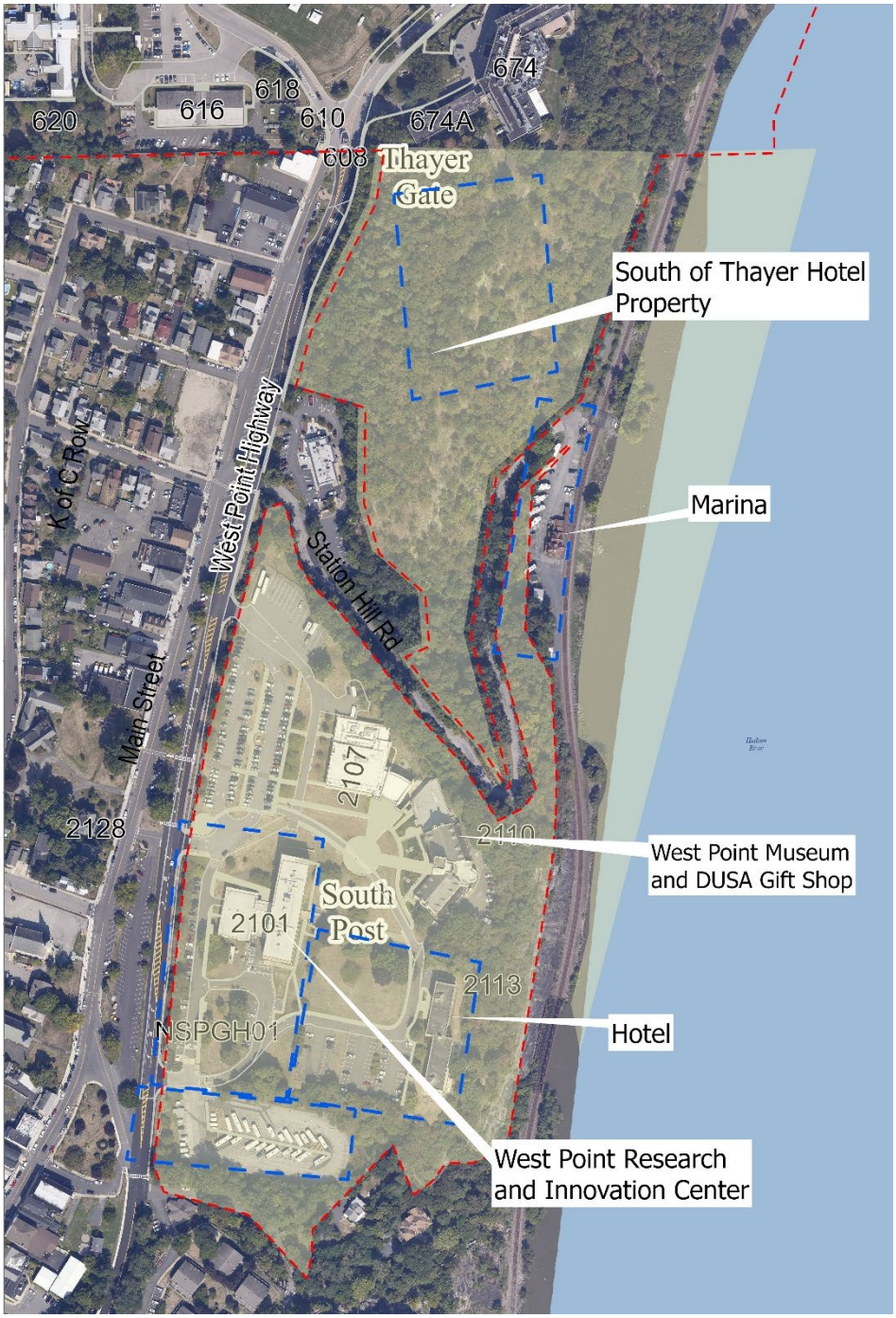
Parcel Identifier	Acres
Parcel A (South Post Commercial District)	8.6
Parcel B (Morgan Farm)	262.0
Parcel C (South Post Marina)	6.9
Total	277.5

Maps Identifying the Properties:
Detailed maps and aerial imagery for each of the three sites are included in the corresponding EUL briefing documents. These maps outline the specific boundaries and areas of consideration for each development opportunity.

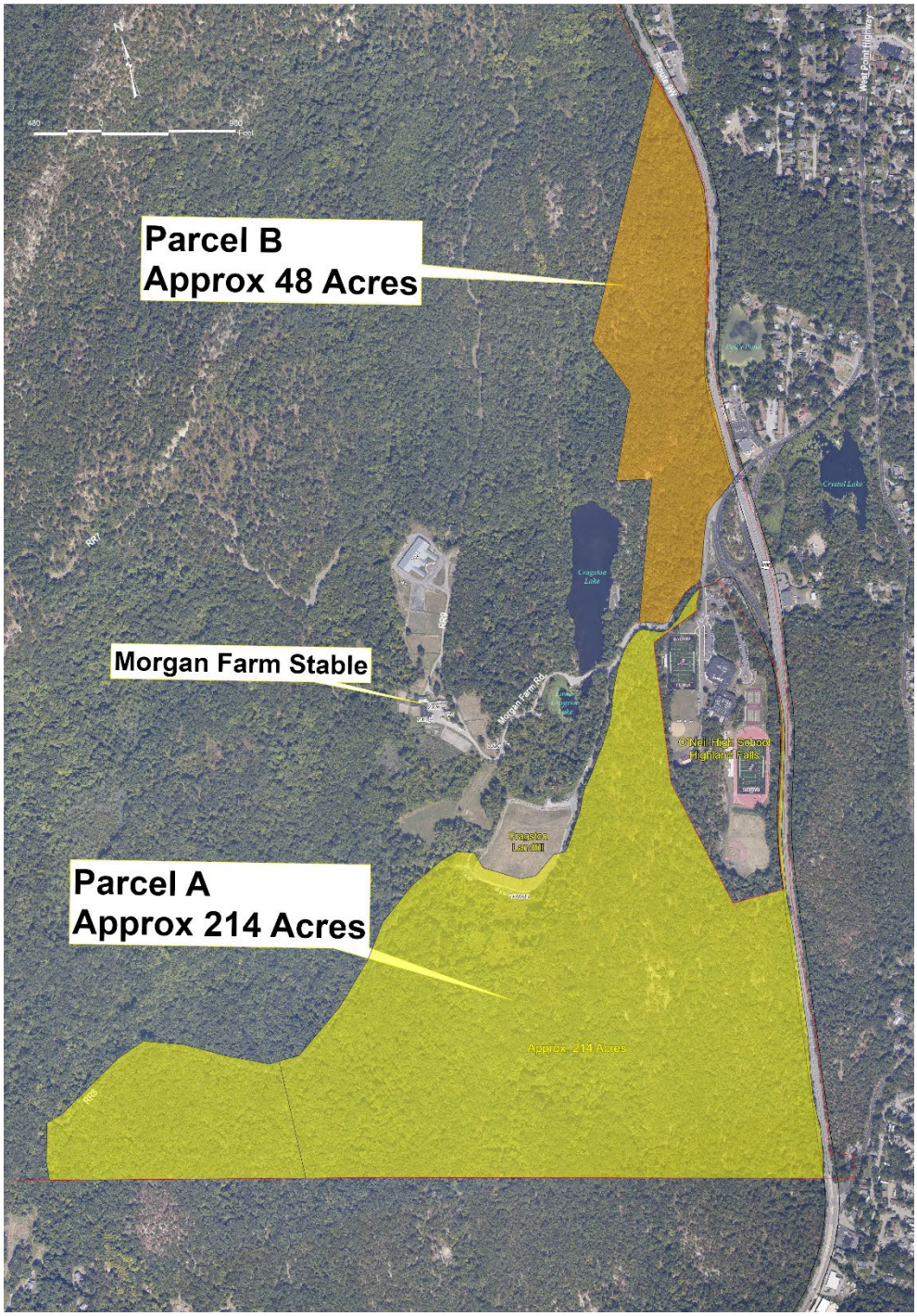
Installation Boundary Overview:



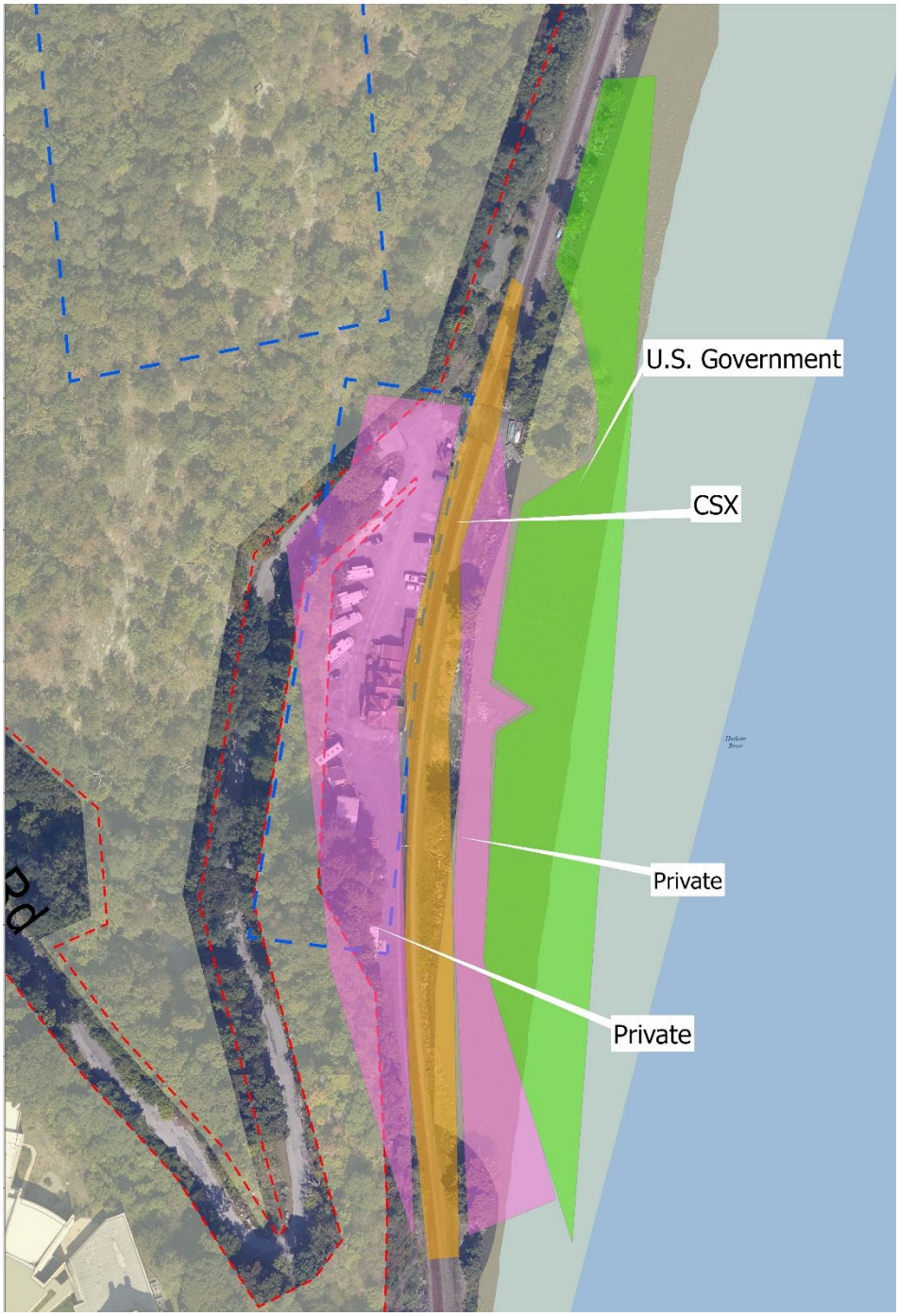
Parcel A (South Post Commercial District): 8.6 acres located outside Thayer Gate, adjacent to the Village of Highland Falls.



Parcel B (Morgan Farm): 262 acres consisting of two adjacent parcels (214 acres and 48 acres).



Parcel C (South Post Marina): 6.9 acre waterfront area along the Hudson River.



Land Usage of the Properties:

Parcel A (South Post Commercial District): Parcel A is the site of the former Ladycliff College and is currently underutilized. It is located at the Installation's southern edge, directly adjacent to the Village of Highland Falls.

Parcel B (Morgan Farm): Parcel B is largely undeveloped.

Parcel C (South Post Marina): Parcel C is situated to connect the Town of Highland Falls to the Hudson River corridor. It is currently undeveloped.

Utilities at U.S. Army Garrison West Point:
The three parcels are situated adjacent to or in close proximity to the developed areas of USAG West Point and the surrounding civilian communities of Highland Falls and Fort Montgomery. It is anticipated that access to municipal and regional utilities—including electricity, natural gas, water, wastewater, and fiber optic communications—is feasible. Specific capacity, connection points, and any required infrastructure upgrades will be determined by the selected Offeror as part of their due diligence.

Environmental Considerations for the Properties:
The identified parcels are not known to have significant environmental contamination from past Army operations. However, as part of any EUL award, the Army will require comprehensive environmental studies in accordance with the National Environmental Policy Act (NEPA) and other applicable regulations. The selected Offeror(s) will be responsible for conducting all required environmental and cultural resources compliance actions prior to lease executing and commencing development.

Legislative Jurisdiction of West Point:
The property is subject to concurrent federal legislative jurisdiction. Both state and federal laws are applicable in a concurrent legislative jurisdiction area. Both federal and state governments may enforce their respective laws and punish an offender for an offense committed in the area. The state, subject to the exemption of the federal government, retains its right to tax the lessee's interest in the land, which is a principal goal of this EUL initiative. The regulatory powers of the state may be exercised in the area, but not in such a manner as to interfere with federal functions.