

# New York State Department of Environmental Conservation

## Division of Environmental Remediation

Office of the Director, 12th Floor

625 Broadway, Albany, New York 12233-7011

Phone: (518) 402-9706 • Fax: (518) 402-9020

Website: [www.dec.ny.gov](http://www.dec.ny.gov)

OCT 30 2013



Joe Martens  
Commissioner

To: Remedial Parties for the Hazardous Waste Disposal Site  
(See the attached distribution list)

Re: Certificate of Completion and Registry Reclassification  
Site Name: Hazardous Waste Disposal  
Site No. 152113  
Town of Babylon, Suffolk County

Dear Applicants:

Congratulations on having satisfactorily completed the remedial program at the Hazardous Waste Disposal site. Enclosed please find an original, signed Certificate of Completion. The New York State Department of Environmental Conservation (DEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the Certificate of Completion (COC) to be issued for the above-referenced site. This also results in the reclassification of the site on the Registry of Inactive Hazardous Waste Disposal Sites ("Registry").

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record a notice of the COC in the recording office for the County (or Counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter.
- Place the Notice of COC in the document repository for this site within ten days.
- Implement the DEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program. You must report the results of these activities to DEC in a Periodic Review Report (PRR) which also includes any required IC/EC certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to DEC in December, 2014.

If you have any questions regarding any of these items, please contact Robert Corcoran, the project manager for this site, at (518) 402-9625.

Sincerely,

Robert W. Schick, P.E., Director  
Division of Environmental Remediation

Enclosures

ec: Krista Anders, NYSDOH  
Sharon McLelland, NYSDOH  
Michael Ryan, DEC  
Ben Conlon, DEC  
Andrew Guglielmi, DEC  
Jim Harrington, DEC  
John Swartwout, DEC  
Robert Corcoran, DEC  
Walter Parish, DEC  
Alali Tamuno, DEC

Remedial Parties for Site # 152113, Hazardous Waste Disposal:

Name	Address
Crown Beverage Packaging, Inc. for Continental Can	1 Crown Way, Philadelphia, PA 19154-4599
Hauck Manufacturing Company	100 North Harris Street, Lebanon, PA 17046
Pioneer Plastics Inc.	1000 Eaton Blvd., Beachwood, OH 44122
Ber-Mar Corp.	110 Third Avenue, Brooklyn, NY 11217
Newsday, Inc.	1111 Stewart Avenue, Bethpage, NY 11714
Poly-Pak Industries, Inc. (Regal Poly-Pak)	125 Spagnoli Road, Melville, NY 11747
George Lawrence	131 Oakside Drive, Smithtown, NY 11787-1135
Hudson Tool & Die Company, Inc.	1327 North Us Highway 1, Ormond Beach, FL 32174
Tellabs Operations Inc (Coherent Comm. Systems)	1415 W. Diehl Road, Naperville, IL 60563
The Glidden Company	15885 West Sprague Road, Strongsville, OH 44136
JPD United I, LLC as successor to Little Joseph	1637 Broadhollow Rd., Farmingdale, NY 11735
All American Metal Company	200 Buffalo Avenue Extension, Freeport, NY 11520
Electronic Devices Inc.	21 Gray Oaks Avenue, Yonkers, NY 10710
Thrift Auto Painting Co., Inc.	2864B Route 112, Medford, NY 11763
EMD Millipore Corporation (Millipore Corporation)	290 Concord Road, Billerica, MA 01821
Northrop Grumman Corp C/O Northrop Grumman	2980 Fairview Park Drive, Falls Church, VA 22042-4511
NCR Corporation	3095 Satellite Boulevard, Deluth, GA 30096
General Electric Company	3135 Easton Turnpike, Fairfield, CT 06828
Dri-Print Foils, Inc.	329 New Brunswick Avenue, Rahway, NJ 07065
Gould Electronics, Inc. (successor to Gould Inc.)	34929 Curtis Boulevard, Suite 100, East Lake, OH 44095
J. Josephson, Inc.	35 Horizon Boulevard, South Hackensack, NJ 07606
Innovative Plastics Corp.	400 Route 303, Orangeburg, NY 10962
Konica Imaging USA, Inc (Konica Minalta Graphic)	4031 Woodland Creek Drive, Apt. 302, Kentwood, MI 49512
Rexam, Inc.	4201 Congress Street, Suite 340, Charlotte, NC 28209
American Biltrite Inc.	57 River Street, Suite 302, Wellesley Hills, MA 02481
Vishay GSI, Inc.	63 Lancaster Ave., Malvern, PA 19355
Standard Microsystems Corporation	80 Arkay Drive, Hauppauge, NY 11788
Metal Improvement Company, LLC	80 Route 4 East, Suite 310, Paramus, NJ 07652
Unisys Corporation	801 Lakeview Drive, Blue Bell, PA 19422
Avery Dennison Corporation (PAXAR Americas	8080 Norton Parkway, Mentor, OH 44060
K. Sidrane, Inc.	843 South Ocean Avenue, Freeport, NY 11520
Amcor Tobacco Inc. (Alcan Packaging) for Paquett	8770 West Bryn Mawr Avenue, Chicago, IL 60631-3657
Cyprus AMAX Minerals Company for U.S. Metals	9100 East Mineral Circle, Englewood, CO 80112
CCP Composites US LLC (Cook Composites)	P.O. Box 419369, Kansas City, MO 64141-6389
CCP Composites US LLC on behalf of CJ Osborn	P.O. Box 419369, Kansas City, MO 64141-6389
CCP Composites US LLC on behalf of Superior	P.O. Box 419369, Kansas City, MO 64141-6389

NYSDEC STATE SUPERFUND PROGRAM (SSF)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

<b>Name</b>	<b>Address</b>
Crown Beverage Packaging, Inc. for Continental Can	1 Crown Way, Philadelphia, PA 19154-4599
Hauck Manufacturing Company	100 North Harris Street, Lebanon, PA 17046
Pioneer Plastics Inc.	1000 Eaton Blvd., Beachwood, OH 44122
Ber-Mar Corp.	110 Third Avenue, Brooklyn, NY 11217
Newsday, Inc.	1111 Stewart Avenue, Bethpage, NY 11714
Poly-Pak Industries, Inc. (Regal Poly-Pak)	125 Spagnoli Road, Melville, NY 11747
George Lawrence	131 Oakside Drive, Smithtown, NY 11787-1135
Hudson Tool & Die Company, Inc.	1327 North Us Highway 1, Ormond Beach, FL 32174
Tellabs Operations Inc (Coherent Comm. Systems)	1415 W. Diehl Road, Naperville, IL 60563
The Glidden Company	15885 West Sprague Road, Strongsville, OH 44136
JPD United I, LLC as successor to Little Joseph	1637 Broadhollow Rd., Farmingdale, NY 11735
All American Metal Company	200 Buffalo Avenue Extension, Freeport, NY 11520
Electronic Devices Inc.	21 Gray Oaks Avenue, Yonkers, NY 10710
Thrift Auto Painting Co., Inc.	2864B Route 112, Medford, NY 11763
EMD Millipore Corporation (Millipore Corporation)	290 Concord Road, Billerica, MA 01821
Northrop Grumman Corp c/o Northrop Grumman	2980 Fairview Park Drive, Falls Church, VA 22042-4511
NCR Corporation	3095 Satellite Boulevard, Deluth, GA 30096
General Electric Company	3135 Easton Turnpike, Fairfield, CT 06828
Dri-Print Foils, Inc.	329 New Brunswick Avenue, Rahway, NJ 07065
Gould Electronics, Inc. (successor to Gould Inc.)	34929 Curtis Boulevard, Suite 100, East Lake, OH 44095
J. Josephson, Inc.	35 Horizon Boulevard, South Hackensack, NJ 07606
Innovative Plastics Corp.	400 Route 303, Orangeburg, NY 10962
Konica Imaging USA, Inc (Konica Minalta Graphic)	4031 Woodland Creek Drive, Apt. 302, Kentwood, MI 49512
Rexam, Inc.	4201 Congress Street, Suite 340, Charlotte, NC 28209
American Biltrite Inc.	57 River Street, Suite 302, Wellesley Hills, MA 02481
Vishay GSI, Inc.	63 Lancaster Ave., Malvern, PA 19355
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Metal Improvement Company, LLC	80 Route 4 East, Suite 310, Paramus, NJ 07652
Unisys Corporation	801 Lakeview Drive, Blue Bell, PA 19422
Avery Dennison Corporation (PAXAR Americas)	8080 Norton Parkway, Mentor, OH 44060
K. Sidrane, Inc.	843 South Ocean Avenue, Freeport, NY 11520
Amcort Tobacco Inc. (Alcan Packaging) for Paquett	8770 West Bryn Mawr Avenue, Chicago, IL 60631-3657
Cyprus AMAX Minerals Company for U.S. Metals	9100 East Mineral Circle, Englewood, CO 80112
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CCP Composites US LLC on behalf of Superior	P.O. Box 419369, Kansas City, MO 64141-6389

**SITE INFORMATION**

**Site No.:** 152113 **Site Name:** Hazardous Waste Disposal

**Order on Consent: Index No.** W1-0728-05-07 **Order Execution Date:** July 10, 2007

**Site Owner:** Broad Properties LLC  
Hollow Properties LLC  
JPD United I LLC

**Street Address:** 11-A Picone Boulevard

**Municipality:** Farmingdale **County:** Suffolk **DEC Region:** 1

**Site Size:** 0.500 Acres

**Tax Map Identification Number(s):** Section 35, Block 1, Lots 19, 25, and 31.4

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

### **CERTIFICATE ISSUANCE**

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to 6 NYCRR §375-1.9.

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Order on Consent as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the Environmental Conservation Law (ECL) and 6NYCRR Part 375 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses:

**Allowable Uses under the SSF:** Commercial and Industrial

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Suffolk County with recording identifier Liber D00012673, Page 588.

### **LIABILITY LIMITATION**

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in 6NYCRR §375-2.9. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in 6NYCRR §375-2.9(d). The liability limitation shall be subject to all rights reserved to the State by ECL §27-1321 and any other applicable provision of law.

## CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by 6NYCRR §375-1.9(f)-(g).


## CERTIFICATE MODIFICATION/REVOCATION

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with 6NYCRR §375-1.9(e)(2) upon a finding that:

- (1) the remedial party has failed to manage the controls or monitoring in full compliance with the terms of the approved remedial program;
- (2) there has been a failure to comply with the terms and conditions of the order;
- (3) there was a misrepresentation of a material fact tending to demonstrate that the cleanup levels were reached;
- (4) the terms and conditions of any environmental easement have been intentionally violated or found to be not protective or enforceable;
- (5) for good cause;
- (6) environmental contamination at, on, under, or emanating from the site if, in light of such conditions, the site is no longer protective of public health or the environment, and the remedial party is not in good faith negotiating, and/or following its approval by the Department, implementing a work plan to achieve conditions at the site which are protective of public health and the environment;
- (7) non-compliance with the terms of the order, the remedial work plan, site management plan, or the certificate of completion after notice of the failure and reasonable opportunity to cure has been afforded to the remedial party by the Department as provided for at paragraph 375-1.9(e)(2);
- (8) fraud related to the remedial program for the site committed by the certificate holder;
- (9) a finding by the Department that a change in an environmental standard, factor, or criterion upon which the remedial work plan was based renders the remedial program implemented at the site no longer protective of public health or the environment, and the remedial party is not in good faith negotiating, and/or following its approval by the Department, implementing a work plan to achieve conditions at the site which are protective of public health and the environment; or
- (10) a change in the site's use subsequent to the Department's issuance of the certificate of completion, unless additional remediation is undertaken which shall meet the standard for protection of the public health and environment that applies to this site.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Joseph J. Martens  
Commissioner  
New York State Department of Environmental Conservation

By:  Date: October 30, 2013  
Robert W. Schick, P.E., Director  
Division of Environmental Remediation

**NOTICE OF CERTIFICATE OF COMPLETION  
Inactive Hazardous Waste Disposal Site Program  
Pursuant to 6 NYCRR Part 375-1.9(d)**

**Hazardous Waste Disposal, Site ID No. 152113  
11-A Picone Blvd, E. Farmingdale, NY 11735  
Town of Babylon, Suffolk County**

**Tax Map Identification Numbers: 100-35-1-25, 100-35-1-19 and 100-35-1-31.4**

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to 6 NYCRR Part 375 to The HWD Group for a parcel approximately 0.5 acre located at 11-A Picone Blvd in the Village of East Farmingdale, Suffolk County.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Order on Consent, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 13 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

**PLEASE TAKE NOTICE**, the remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- X Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- X Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- X Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- X Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

**PLEASE TAKE NOTICE**, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Suffolk County on October 11, 2011 as D00012673, Page 588.

**PLEASE TAKE NOTICE**, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

**PLEASE TAKE NOTICE**, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in 6 NYCRR Part 375-2.9. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in 6 NYCRR Part 375-2.9. The liability limitation shall be subject to all rights reserved to the State by 6 NYCRR Part 375-2.9 and any other applicable provision of law.

**Hazardous Waste Disposal, 152113, 11-A Picone Blvd, E. Farmingdale, NY 11735**

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

**PLEASE TAKE NOTICE**, the Certificate may be only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

**PLEASE TAKE NOTICE**, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

**PLEASE TAKE NOTICE**, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC Region 1 office located at SUNY at Stony Brook, 50 Circle Road, Stony Brook, NY 11790-3409, by contacting the Regional Environmental Remediation Engineer at (631) 444-0345.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

(Remedial Party)

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF NEW YORK        ) SS:  
COUNTY OF                )

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
Signature and Office of individual  
taking acknowledgment

**Please record and return to:**

(Remedial Party) \_\_\_\_\_

(Remedial Party address) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

12/03/09





**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Form**  
 10/17/2013



**SITE DESCRIPTION**

**SITE NO.** 152113  
**SITE NAME** Hazardous Waste Disposal  
**SITE ADDRESS:** 11-A Picone Boulevard **ZIP CODE:** 11735  
**CITY/TOWN:** Farmingdale  
**COUNTY:** Suffolk  
**ALLOWABLE USE:** Commercial and Industrial

**SITE MANAGEMENT DESCRIPTION**

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Monitoring Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Operation and Maintenance (O&M) Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Periodic Review Frequency: 1 year  
 Periodic Review Report Submittal Date: 12/17/2014

**Description of Institutional Control**

**LITTLE JOSEPH RLTY INC**  
 11-A Picone Blvd  
 Environmental Easement  
 Block: 1  
 Lot: 31  
 Sublot: 4  
 Section: 35  
 Subsection:  
 S\_B\_L Image: 03500000010310040000  
 Ground Water Use Restriction  
 Landuse Restriction  
 Site Management Plan

**Description of Engineering Control**

**LITTLE JOSEPH RLTY INC**

11-A Picone Blvd

Environmental Easement

Block: 1

Lot: 31

Sublot: 4

Section: 35

Subsection:

S\_B\_L Image: 03500000010310040000

Vapor Mitigation

# EXHIBIT A

**WINDMILL ABSTRACT AGENCY**  
as Agent for  
Fidelity National Title Insurance Company Of New York

SCHEDULE A (Description)

Title Number: W-11S1002FCH

**DESCRIPTION**

**SCHEDULE A1**

100-35-1-25

All that certain plot, piece or parcel of land situate, lying and being in East Farmingdale, Town of Babylon, Suffolk County and State of New York known and designated as Lot 25 Block 1 Section 35 District 100 on the Suffolk County Tax Map and more particularly bounded and described as follows:

BEGINNING at a point South 76°51'30" East 357.10 feet along the North side of Picone Boulevard from the intersection of East side of Broadhollow Road – NYS Rt. 110 (as widened) and the North side of Picone Boulevard (40' R.O.W.)

RUNNING THENCE the following 3 courses and distances

1. North 13°08'30" East 130.09 feet
2. South 60°10'50" East 539.66 feet
3. South 27°04'59" West 123.08 feet to a point on the North side of Picone Boulevard

THENCE North 60°10'50" West 122.48 feet along the North side of Picone Boulevard to a point

THENCE the following 3 courses and distances

1. North 29°49'10" East 99.97 feet
2. North 60°15'13" West 200.25 feet
3. South 29°49'10" West 99.71 feet to a point on the North side of Picone Boulevard

THENCE the following 2 courses and distances along the North side of Picone Boulevard

1. North 60°10'50" West 179.86 feet
2. North 76°51'30" West 5.86 feet to the point or place of beginning.

**WINDMILL ABSTRACT AGENCY**  
as Agent for  
Fidelity National Title Insurance Company Of New York

SCHEDULE A (Description)

Title Number: W-11S1002FCH

DESCRIPTION

SCHEDULE A1

100-35-1-19

All that certain plot, piece or parcel of land situate, lying and being in East Farmingdale, Town of Babylon, Suffolk County and State of New York known and designated as Lot 19 Block 1 Section 35 District 100 on the Suffolk County Tax Map and more particularly bounded and described as follows:

BEGINNING at a point on the South side of Sherwood Avenue, 682.30 feet East of the Easterly end of a curve connecting the East side of Broadhollow Road – NYS Rt. 110 and the South side of Sherwood Avenue

RUNNING THENCE the following 2 courses and distances along the South side of Sherwood Avenue:

4. Northeasterly along a curve bearing to the left having a Radius of 160.00 feet and an arc Length of 92.24 feet to a point of tangency
5. North 60°34'05" East 107.57 feet to a point

THENCE the following 4 courses and distances

1. South 29°25'55" East 214.09 feet
2. South 26°49'25" West 350.26 feet
3. North 60°10'50" West 118.65 feet
4. North 4°08'21" West 367.81 feet to a point on the South side of Sherwood Avenue and the point or place of beginning.

**WINDMILL ABSTRACT AGENCY**  
as Agent for  
Fidelity National Title Insurance Company Of New York

SCHEDULE A (Description)

Title Number: W-11S1002FCH

DESCRIPTION

SCHEDULE A1

100-35-1-31.4

All that certain plot, piece or parcel of land situate, lying and being in East Farmingdale, Town of Babylon, Suffolk County and State of New York known and designated as Lot 31.4 Block 1 Section 35 District 100 on the Suffolk County Tax Map and more particularly bounded and described as follows:

BEGINNING at a point the following 2 courses and distances from the intersection of the South side of Picone Boulevard (40' R.O.W.) and the East side of Broadhollow Road - N.Y.S. Rt. 110 (street line as widened):

1. South 76°51'30" East 356.86 feet along the South side of Picone Boulevard
2. South 60°10'50" East 383.52 feet still along the South side of Picone Boulevard to the true point or place of beginning.

RUNNING THENCE South 60°10'50" East 115.12 feet along the South side of Picone Boulevard to a point, THENCE the following 3 courses and distances:

6. North 27°04'59" East 163.12 feet
7. North 26°49'25" East 518.63 feet
8. South 6°06'58" East 979.42 feet to a point on the North side of the Long Island Railroad (MTA)

THENCE South 83°54'40" West 637.89 feet along the North side of the Long Island Railroad (MTA) to a point.

THENCE the following 3 courses and distances:

1. North 27°04'59" East 203.14 feet
2. North 62°22'24" West 114.98 feet
3. North 27°04'50" East 288.10 feet to a point on the South side of Picone Boulevard and the point or place of beginning.

**WINDMILL ABSTRACT AGENCY**  
as Agent for  
Fidelity National Title Insurance Company Of New York

SCHEDULE A (Description)

Title Number: W-11S1002FCH

DESCRIPTION

SCHEDULE A1

100-35-1-36.1

All that certain plot, piece or parcel of land situate, lying and being in East Farmingdale, Town of Babylon, Suffolk County and State of New York known and designated as Lot 36.1 Block 1 Section 35 District 100 on the Suffolk County Tax Map and more particularly bounded and described as follows:

BEGINNING at a point on the East side of Broadhollow Road – NYS Rt. 110 (as widened) and the North Side of Picone Boulevard (40' R.O.W.)

RUNNING THENCE the following 3 courses and distances along and thru said Picone Boulevard:

9. South 76°51'30" East 357.10 feet

10. South 13°08'30" West 40.00 feet

11. North 76°51'30" West 356.86 feet to a point on the East side of Broadhollow Road – NYS Rt. 110 (as widened)

THENCE along the East side of Broadhollow Road – NYS Rt. 110 (as widened) North 12°47'54" East 40.00 feet to the point or place of beginning.

## EXHIBIT B



**JPD UNITED, INC. SITE 2 PARCEL 1-EE  
EAST FARMINGDALE**

DESCRIPTION  
SCHEDULE A-1  
PART OF ENVIRONMENTAL EASEMENT  
SITE NUMBER 1-52-113  
100-35-1-PQ-25

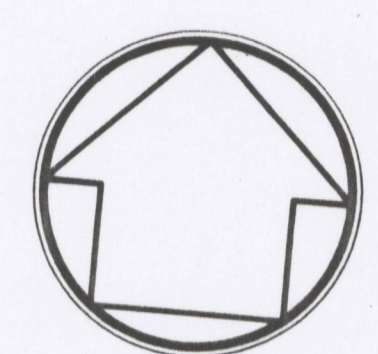
All that certain plot, piece or parcel of land situate, lying and being in East Farmingdale, Town of Babylon, Suffolk County and State of New York known and designated as Part of Lot 25 Block 1 Section 35 District 100 on the Suffolk County Tax Map and more particularly bounded and described as follows:

BEGINNING at a point the following three courses and distances from the intersection of the East side of Broadhollow Road - N.Y.S. Rt. 110 (street line as widened) and the North side of Picone Boulevard (40' R.O.W.)

1. South 76°51'30" East 362.96 feet along the North side of Picone Boulevard
2. South 60°10'50" East 477.45 feet still along the North side of Picone Boulevard
3. North 31°30'04" East 5.30 to the true point or place of beginning.

RUNNING THENCE the following 5 courses and distances:

1. North 31°30'04" East 101.33 feet
2. North 31°22'29" East 16.35 feet
3. South 60°10'50" East 15.69 feet
4. South 27°04'59" West 116.78 feet
5. North 62°28'29" West 24.70 feet to the point or place of beginning.



BROADHOLLOW ROAD - NYS RT 110

BROADHOLLOW ROAD  
NYS RT 110 ROAD

DESCRIPTION  
100-35-1-25

All that certain plot, piece or parcel of land situate, lying and being in East Farmingdale, Town of Babylon, Suffolk County and State of New York known and designated as Lot 25 Block 1 Section 35 District 100 on the Suffolk County Tax Map and more particularly bounded and described as follows:

BEGINNING at a point South 76°51'30" East 357.10 feet along the North side of Picone Boulevard from the intersection of East side of Broadhollow Road - NYS Rt. 110 (as widened) and the North side of Picone Boulevard (40' R.O.W.)

RUNNING THENCE the following 3 courses and distances:

1. North 13°08'30" East 130.09 feet
2. South 60°10'50" East 539.66 feet
3. South 27°04'59" West 123.08 feet to a point on the North side of Picone Boulevard

THENCE North 60°10'50" West 122.48 feet along the North side of Picone Boulevard to a point

THENCE the following 3 courses and distances:

1. North 29°49'10" East 99.97 feet
2. North 60°15'13" West 206.25 feet
3. South 29°49'10" West 99.71 feet to a point on the North side of Picone Boulevard

THENCE the following 2 courses and distances along the North side of Picone Boulevard:

1. North 60°10'50" West 179.86 feet
2. North 76°51'30" West 5.86 feet to the point or place of beginning.

DESCRIPTION  
100-35-1-19

All that certain plot, piece or parcel of land situate, lying and being in East Farmingdale, Town of Babylon, Suffolk County and State of New York known and designated as Lot 19 Block 1 Section 35 District 100 on the Suffolk County Tax Map and more particularly bounded and described as follows:

BEGINNING at a point on the South side of Sherwood Avenue, 682.30 feet East of the Easterly end of a curve connecting the East side of Broadhollow Road - NYS Rt. 110 and the South side of Sherwood Avenue

RUNNING THENCE the following 2 courses and distances along the South side of Sherwood Avenue:

1. Northeasterly along a curve bearing to the left having a Radius of 160.00 feet and an arc Length of 92.24 feet to a point of tangency
2. North 60°34'05" East 107.57 feet to a point

THENCE the following 4 courses and distances:

1. South 29°25'55" East 214.09 feet
2. South 26°49'25" West 350.26 feet
3. North 60°10'50" West 118.65 feet
4. North 4°08'21" West 367.81 feet to a point on the South side of Sherwood Avenue and the point or place of beginning.

DESCRIPTION  
SCHEDULE A  
ENVIRONMENTAL EASEMENT  
SITE NUMBER 1-52-113  
100-35-1-PQ-19, 25, 31.4

All that certain plot, piece or parcel of land situate, lying and being in East Farmingdale, Town of Babylon, Suffolk County and State of New York known and designated as Part of Lots 19, 25 and 31.4 Block 1 Section 35 District 100 on the Suffolk County Tax Map and more particularly bounded and described as follows:

BEGINNING at a point the following three courses and distances from the intersection of the East side of Broadhollow Road - N.Y.S. Rt. 110 (street line as widened) and the North side of Picone Boulevard (40' R.O.W.)

1. South 76°51'30" East 362.96 feet along the North side of Picone Boulevard
2. South 60°10'50" East 477.45 feet still along the North side of Picone Boulevard
3. North 31°30'04" East 5.30 to the true point or place of beginning.

RUNNING THENCE the following 10 courses and distances:

1. North 31°30'04" East 101.33 feet
2. North 31°22'29" East 16.35 feet
3. South 60°10'50" East 15.69 feet
4. South 27°04'59" East 116.78 feet
5. North 62°28'29" East 24.70 feet
6. South 1°52'06" East 24.30 feet
7. South 84°53'19" West 88.99 feet
8. South 9°58'44" East 149.56 feet
9. North 62°37'22" West 92.02 feet
10. North 62°28'29" West 95.18 feet to the point or place of beginning.

**SITE NUMBER 1-52-113  
ENVIRONMENTAL EASEMENT  
(SEE SHEET 2 OF 2 FOR ACCESS EASEMENT DESCRIPTION)**

**ENVIRONMENTAL EASEMENT NOTES**

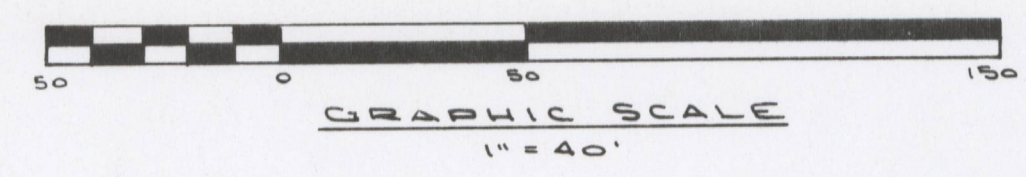
1. SIZE AND POSITION OF ENVIRONMENTAL EASEMENT TAKEN FROM INFORMATION PROVIDED BY CRA INFRASTRUCTURE & ENGINEERING, INC.
2. SITE MAP PROVIDED BY ABOVE SHOWS CONTROL POINTS "A" AND "B" WHICH WERE FOUND AND USED IN MAPPING THE UNDERGROUND INFORMATION PROVIDED.
3. XPLAPPROX LINE APPEARS TO BE THE SAME LINE INDICATED AS SITE BOUNDARY LOCATION (11A PICONE BOULEVARD).

**EASEMENTS IN TITLE REPORT**

1. L 3606 P 241: 15' GAS EASEMENT TO LONG ISLAND LIGHTING CO.
2. L 3606 P 245: 10' ELECTRIC EASEMENT TO LONG ISLAND LIGHTING CO.
3. L 3451 P 177: APPEARS TO BE PART OF AREA COVERED BY L 2 ABOVE (L 3606 P 241; P 245) BUT THESE ARE MANU INACCURACIES IN THE DESCRIPTIONS TO BE CORRECTED. ALSO TO LONG ISLAND LIGHTING CO.
4. L 6981 P 325: 10' GAS AND ELECTRIC EASEMENT TO LONG ISLAND LIGHTING CO.
5. THE BALANCE OF THE EASEMENTS ARE GENERAL IN NATURE OR NOT PART OF SUBJECT PARCELS.
6. L 8253 P 508: TAX LOT 19 DECLARATION OF COVENANTS:
  1. NO STORAGE OF TRACTORS, TRAILERS, BOATS OR EQUIPMENT TO BE LEASED.
  2. CAN BE USED ONLY FOR VEHICLES OF THE LEASEE OF THE PROPERTY.
  3. ABSOLUTELY NO OTHER VEHICLES OR TYPE CAN BE STORED.

**NOTES**

1. NO RIGHT OF WAY AND/OR EASEMENTS OF RECORD WERE FOUND BY TITLE COMPANY FOR THE ENVIRONMENTAL EASEMENT AREA.
2. UNDERGROUND UTILITIES, IF ANY, NOT SHOWN. NOT GUARANTEED.
3. O INDICATED SUFFOLK COUNTY TAX LOT NUMBER.
4. LIMITED INFORMATION OUTSIDE OF PROPERTY LINES IS FOR ORIENTATION ONLY.
5. OVERHEAD WIRES CONNECTING SYMBOL DOES NOT REPRESENT AMOUNT OF OVERHEAD WIRES OR THEIR EXACT LOCATION. MOST POLES HAVE MULTIPLE WIRES.
6. AREA OF ENVIRONMENTAL EASEMENT ONLY IS 24,430 SQ. FT. OR 0.561 ACRES.
7. UNDERGROUND UTILITIES SHOWN ARE FROM PREVIOUS MARK-OUTS BY OTHERS.



**SURVEY  
OF  
ENVIRONMENTAL EASEMENT  
FOR  
SITE NUMBER 1-52-113**

DISTRICT 100 SECTION 35 BLOCK 1 PLOTS 19, 25 & 31.4  
SUFFOLK COUNTY TAX MAP  
EAST FARMINGDALE  
TOWN OF BABYLON, SUFFOLK COUNTY, NEW YORK

© BY **ROBERT B. HOLZMAN**, L.S. 2010  
LICENSED LAND SURVEYOR, N.Y.S. LIC. NO. 49176  
1029 WILLIAM FLOYD PARKWAY, SUITE 3, SHIRLEY, NY 11967  
PHONE: (631) 281-0162 FAX: (631) 281-0292

DATE: MARCH 17, 2010 SCALE: 1"=40' FILE: 100-35-1-31.4 SHEET 1 OF 2

- LEGEND**
- CHAIN LINK FENCE
  - STOCKADE FENCE
  - POST AND RAIL FENCE
  - WIRE FENCE
  - PLASTIC/WAX FENCE
  - METAL FENCE
  - OVERHEAD WIRES
  - WATER
  - SEWER
  - TELEPHONE
  - GAS
  - ELECTRIC
  - TREELINE
  - GUIDE RAIL
  - UTILITY POLE
  - GUY WIRE
  - LIGHT POLE
  - HYDRANT
  - GAS VALVE
  - GAS METER
  - GAS RISER
  - VENT PIPE
  - MONITOR WELL

- BOLLARD
- WATER VALVE
- WATER METER
- WATER SERVICE
- WATER MANHOLE
- MANHOLE
- ORANGE MANHOLE
- SMART M
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- DRAIN
- CATCH BASIN
- TOP OF CURB
- BOTTOM OF CURB
- TOP OF CATCH BASIN
- BOTTOM OF CATCH BASIN
- BACK OF WALK / BOTTOM OF WALL
- TOP OF WALL
- DROP CURB
- SIGN
- PARKING SPACES
- TRANSFORMER ON CONC. PAD
- REFUSE ENCLOSURE
- HANDICAP SPACE

**ENVIRONMENTAL EASEMENT  
SCHEDULE A - OVERALL**

**DETAIL**  
SCALE: 1" = 30'

DESCRIPTION  
SCHEDULE A-2  
PART OF ENVIRONMENTAL EASEMENT  
SITE NUMBER 1-52-113  
100-35-1-PQ-19

All that certain plot, piece or parcel of land situate, lying and being in East Farmingdale, Town of Babylon, Suffolk County and State of New York known and designated as Part of Lot 19 Block 1 Section 35 District 100 on the Suffolk County Tax Map and more particularly bounded and described as follows:

BEGINNING at a point the following four courses and distances from the intersection of the East side of Broadhollow Road - N.Y.S. Rt. 110 (street line as widened) and the North side of Picone Boulevard (40' R.O.W.)

1. South 76°51'30" East 362.96 feet along the North side of Picone Boulevard
2. South 60°10'50" East 477.45 feet still along the North side of Picone Boulevard
3. North 31°30'04" East 106.63 feet
4. North 31°22'29" East 16.35 feet to the true point or place of beginning.

RUNNING THENCE the following 5 courses and distances:

1. North 31°22'29" East 59.50 feet
2. South 58°37'31" East 109.98 feet
3. South 26°49'25" West 59.25 feet
4. North 60°10'50" West 15.69 feet to the point or place of beginning.

All that certain plot, piece or parcel of land situate, lying and being in East Farmingdale, Town of Babylon, Suffolk County and State of New York known and designated as Part of Lot 31.4 Block 1 Section 35 District 100 on the Suffolk County Tax Map and more particularly bounded and described as follows:

BEGINNING at a point the following three courses and distances from the intersection of the East side of Broadhollow Road - N.Y.S. Rt. 110 (street line as widened) and the North side of Picone Boulevard (40' R.O.W.)

1. South 76°51'30" East 362.96 feet along the North side of Picone Boulevard
2. South 60°10'50" East 502.59 feet still along the North side of Picone Boulevard
3. North 27°04'59" East 6.29 to the true point or place of beginning.

RUNNING THENCE the following 10 courses and distances:

1. North 27°04'59" East 116.78 feet
2. North 26°49'25" East 59.25 feet
3. South 58°37'31" East 23.11 feet
4. South 72°04'04" East 31.09 feet
5. South 68°17'37" East 82.79 feet
6. South 1°52'06" East 24.30 feet
7. South 84°53'19" West 88.99 feet
8. South 9°58'44" East 149.56 feet
9. North 62°37'22" West 92.02 feet
10. North 62°28'29" West 70.48 feet to the point or place of beginning.

**CERTIFIED ONLY TO**  
NEW JERSEY TITLE INSURANCE COMPANY  
WINDMILL ABSTRACT AGENCY, LLC, TITLE No. W-151002FCH  
THE PEOPLE OF THE STATE OF NEW YORK  
ACTING THROUGH ITS COMMISSIONER OF  
THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

1-52-113 REVISED  
3-12-11, UPRD# 31066, 300 AND 1100, CERTIFICATIONS, DESCRIPTIONS  
4-8-10, 88-130

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