

## Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 7/9/2015

Time Recorded: 10:11 AM

JILL S FELDMAN  
TITLE ASSOCIATES  
825 THIRD AVENUE 30TH FL  
NEW YORK, NY 10022

Document #: 02 2015 4059

Received From: STEWART TITLE INS

Grantor: INTERNATIONAL BUSINESS MACHINES CORP

Grantee: INTERNATIONAL BUSINESS MACHINES CORP

Recorded In: Deed

Tax District: East Fishkill

Instrument Type: DECLAR

### Examined and Charged As Follows :

Recording Charge: \$365.00

Transfer Tax Amount: \$0.00

Includes Mansion Tax: \$0.00

Transfer Tax Number: 6252

Number of Pages: 64

\*\*\* Do Not Detach This Page

\*\*\* This is Not A Bill

Red Hook Transfer Tax:

RP5217: N

TP-584: Y

County Clerk By: msp

Receipt #: 94461

Batch Record: 1957

Bradford Kendall  
County Clerk



0220154059



Rec'd 4/5  
5/5 (13)  
5  
365-  
04-40-96

**DECLARATION OF RESTRICTIONS, EASEMENTS AND COVENANTS**

This Declaration of Restrictions, Easements and Covenants (this "**Declaration**") is made as of this 17 day of June, 2015, by INTERNATIONAL BUSINESS MACHINES CORPORATION ("**Declarant**"), a New York corporation and having an address of One New Orchard Road, Armonk, New York. ✓

**WITNESSETH:**

WHEREAS, Declarant is the owner of certain land situated in the Town of East Fishkill, Dutchess County, New York, containing +/- 455 acres with the street address of 2070 Route 52, Hopewell Junction, New York, being designated as (i) Section 6.356, Block 4, Lot 980140 (being Dutchess County Tax Grid # 6356-04-980140), and (ii) Section 4.456, Block 3, Lot 116374 (being Dutchess County Tax Grid # 05-6456-03-116374-000), and being more particularly described in **EXHIBIT A** attached hereto (collectively, the "**Land**", and together with the improvements thereon, the "**Property**"), and which Property includes areas subject to efforts to remediate certain environmental conditions; ✓

WHEREAS, Declarant has certain obligations to perform groundwater remediation and monitoring as required by New York State Department of Environmental Conservation ("**NYSDEC**") Permit No. 3-1328-00025/00249, dated April 16, 2014, issued pursuant to 6 N.Y.C.R.R. Part 373, and as such Permit may be amended, supplemented, rescinded or replaced from time to time with an agreement or order or other instrument (the "**Work**");

WHEREAS, certain Environmental Remediation Activity and/or Utility Systems Work (as such terms are defined below) is and will be required on or at the Property in connection with environmental obligations, at the direction of a Governmental Body (as defined below) and/or as Declarant deems reasonably necessary, to study, investigate, monitor, assess, sample, test, remove, remediate, or otherwise address Hazardous Materials or to prevent or mitigate any Release or threatened Release of Hazardous Materials (as such terms are defined below);

WHEREAS, Declarant desires to reserve for itself a non-exclusive easement to access the Property to perform the Work, the Environmental Remediation Activity and/or the Utility Systems Work, subject to the conditions, obligations and rights set forth herein;

WHEREAS, Declarant desires and intends to reduce, eliminate and/or mitigate threats to human health and the environment presented by contamination that exists on the Property and to restrict the future use and development of the Property as hereinafter provided.

NOW THEREFORE, Declarant does hereby declare and agree that the Property shall hereafter be held, sold, transferred, conveyed, leased, and occupied subject to the restrictions, easements, covenants and obligations set forth in this Declaration.

1. Purpose. It is the purpose of this Declaration to provide access to the Property to Declarant and to restrict or prevent the use or development of the Property by any owner, operator or user of the Property in any manner that may increase threats to human health and the environment presented by contamination that currently exists on the Property.
2. Declaration of Restrictions, Easements and Covenants. Declarant hereby declares that the Property shall be held, sold, transferred, conveyed, leased, occupied or otherwise disposed of and used subject to the restrictions, easements, covenants and obligations set forth in this Declaration, which shall run with the Land and be binding on all successors, heirs, assigns, transferees, lessees and occupants of Declarant or of any of them, including any mortgagees, owners and/or users of the Property.
3. Duration. Except as otherwise provided herein, the provisions of this Declaration shall be deemed to be covenants running with the Land and the Property, and shall continue in perpetuity.
4. Access. Declarant, as the current owner of the Property, hereby reserves for itself, which shall include Declarant's employees, agents, operators, licensees, invitees, contractors and consultants (collectively, the "**Declarant Parties**" and individually, each a "**Declarant Party**"), a non-exclusive easement, together with rights of ingress, egress and access to, from, over and across the Property, for any and all access to the Property necessary and appropriate to conduct, complete or monitor the Work, the Environmental Remediation Activity and/or Utility Systems Work, subject to the conditions, obligations and rights set forth in this Declaration. Such non-exclusive easement shall remain in full force and effect, and owners, operators or users of the Property shall provide to Declarant Parties safe and unencumbered access to the Property, when such access is necessary and appropriate. For the removal of doubt, safe access to the Property means, among other things, that Work areas are free of exposure to asbestos-containing materials or other Hazardous Materials or conditions, where such exposure was created by the owners, operators or users of the Property. Subject to the provisions in Section 6(c) herein, the obligations and requirements of this Section 4 shall survive until such time as Declarant has met the cleanup objectives of all Governmental Bodies and received a no further action status (or a similar notification that the Work is complete) from NYSDEC; provided that, if based on subsequent information, NYSDEC determines that such standards have not been met, such obligations of this Section 4 shall be deemed to be in full force and effect.

5. Installation and Maintenance of Remediation Systems and/or Utility Systems.

- a. Declarant hereby reserves for the Declarant Parties a non-exclusive easement for the purposes of repairing, replacing, constructing, reconstructing, removing and maintaining the Work, the Environmental Remediation Activity and/or the Utility Systems Work and, subject to other provisions of this Declaration, the right to remove, trim, and cut trees, bushes, undergrowth, and other obstructions interfering with the location, construction, operation, repair and maintenance of the Work, the Environmental Remediation Activity and/or Utility Systems Work. For the removal of doubt, this easement grants the Declarant Parties the right to construct treatment buildings, pump houses and/or sub-slab depressurization systems, among other things, on the Property, and will allow reasonable access to and use of utilities or the construction of new rights of way for utilities, subject to notice and coordination with Owner.
- b. Owners, operators or users of the Property shall not remove, move or otherwise disturb, tamper with or damage any existing or future wells, conveyance piping, treatment buildings, including but not limited to B384, pump houses, sub-slab depressurization systems, vapor extraction systems or other equipment or facilities which are installed or may be installed at, in, on, from or under the Property by any Declarant Party associated with the Environmental Remediation Activity (collectively, the "**Remediation Systems**") and/or the Utility Systems Work, unless otherwise directed by a Governmental Body. Existing Remediation Systems are shown in **EXHIBIT B** attached hereto. Within 45 days after any future installation, removal or relocation within the Property of any Remediation Systems and/or Utility Systems Work by Declarant, Declarant shall prepare and the owner of the Property shall record a supplement to this Declaration which shall show the location(s) of Remediation Systems and/or Utility Systems Work existing at, in, on, from or under the Property as of the date of such supplement.

Subject to the terms of this Declaration, the owners, operators or users of the Property shall allow the Declarant Parties to install and maintain any Remediation Systems and/or Utility Systems Work reasonably necessary for Declarant to conduct any Environmental Remediation Activity at, in, on, from or under the Property; provided, however, that Declarant Parties shall locate such Remediation Systems and/or Utility Systems Work devices in a manner to avoid any unreasonable interference with operations at the Property.

- c. Upon the reasonable request of the owner of the Property and with the approval of all relevant Governmental Bodies, Declarant Parties shall use commercially reasonable efforts to relocate any Remediation Systems and/or Utility Systems Work placed at, in, on, from or under the Property by Declarant as necessary so as not to disrupt or encumber the operations at the Property of the owners, operators or users of the Property (including the modification, expansion or development of any facilities associated therewith) or the development of the Property by owners; provided that the relocation of any Remediation Systems and/or Utility Systems shall not impair the effectiveness of the Work or the EFK Remediation Action; provided further, owners, operators or users of the Property shall reimburse Declarant for (i) in the case the owners, operators or users of the Property requests that Declarant relocate previously installed or existing Remediation Systems and/or Utility Systems, the full cost of such relocation and (ii) in the case the owners, operators or users of the Property requests that Declarant relocate Remediation Systems and/or Utility Systems that Declarant is otherwise planning to install at a different location, the incremental cost to Declarant to install such Systems at the new requested location. Owners, operators or users of the Property shall bear the costs to prepare a supplement to this Declaration which shall show the new location(s) of Remediation Systems and/or Utility Systems Work, if necessary, and owners, operators or users of the Property shall bear the costs to record such supplement.
- d. Owners, operators or users of the Property shall, as soon as reasonably practicable, deliver to Declarant any written notice, information or other communication received from (or notify Declarant of any material oral communications with) any Governmental Body, in each case which relates to the Environmental Remediation Activity or the existing or future Remediation Systems associated with the Work. Declarant shall, as soon as reasonably practicable, deliver to the owner of the Property copies of any material written notice, material information or other material communication received from, or submitted to, (or notify the owner of the Property of any material oral communications with) any Governmental Body, in each case which relates to the Environmental Remediation Activity or the existing or future Remediation Systems associated with the Work; provided that, upon request of the owner of the Property, Declarant shall provide to the owner Declarant's relevant communications with any Governmental Body, which relates to the Environmental Remediation Activity or the existing or future Remediation Systems associated with the Work.

- e. Except as provided in Section 5(b), any existing or, to the extent installed by or on behalf of Declarant, future Remediation Systems and/or Utility Systems Work shall remain the property and in the control of Declarant.
- f. The obligations and requirements of this Section 5 shall survive until such time as Declarant met the cleanup objectives of all Governmental Bodies and received a no further action status (or a similar notification that the Work is complete) from the NYSDEC.

6. Obligations and Prohibitions.

- a. The owners, operators and users of all or any portion of the Property shall be obligated to comply with the following restrictions, covenants and obligations:
  - i. With respect to **groundwater underlying all or any portion of the Property**, the pumping or extraction of groundwater underlying the Property, other than in connection with the EFK Remedial Action, is prohibited; unless such pumping or extraction is affirmatively required by NYSDEC of the owners, operators or users of the Property under Environmental Law, and only then in consultation with Declarant. The use of groundwater for any purpose is prohibited; except to the extent such use is under the direction of and with the written approval of Declarant; provided that, under no circumstances is the use of groundwater for potable purposes allowed.
  - ii. With respect to **any future use of all or any portion of the Property**, any future change in use of the Property (other than those portions of the Property designated as Area A, the Core Area and the Landfill on **EXHIBIT C** attached hereto) that does not constitute Industrial Use (as defined herein) permitted hereunder must be approved, to the extent required, by NYSDEC and any other Governmental Body and the owners, operators or users of the Property must provide Declarant with reasonable advance written notice of such proposed future change in use. All costs associated with any future change in use of the Property permitted hereunder that requires development of any kind and/or requires remediation (other than the EFK Remedial Action), as determined by NYSDEC and any other Governmental Body, shall be paid by the owners or users of the Property. Notwithstanding the foregoing, in no case shall the owners, operators or users of the Property use, operate or develop, and shall prohibit the use, development or operation of the Property for any purpose other than Commercial Use or Industrial Use (as such terms are defined below).

- iii. With respect to **structures on all or any portion of the Property**, if at any time, any owners, operators or users of the Property elects, or is required, to demolish any structures (other than any equipment or facilities that are related to the EFK Remedial Action and that are owned by the Declarant) located on the Property, such owners, operators or users shall (i) pay the entire cost of such demolition and of the disposal of all debris in accordance with applicable law and (ii) provide Declarant with reasonable advance written notice. After such demolition is complete, the owners, operators or users of the Property shall allow the Declarant a reasonable period of time to investigate and remediate the demolished area in connection with the EFK Remedial Action. At any time after the date of this Declaration, for any new structures that are constructed on the Property, the owners, operators or users of the Property shall install, maintain and pay for the installation of vapor mitigation systems in such new structures sufficient to cause the air quality in such structures as reasonably necessary to comply with all requirements established by NYSDEC, to the extent applicable, and with all other applicable Laws. The owners, operators or users of the Property shall operate air handling, heating, ventilation and air conditioning (HVAC) systems in occupied spaces of all buildings in accordance with American Society of Heating, Refrigerating and Air Condition Engineers standards for the designated use(s) of such occupied spaces in the buildings; provided that HVAC systems in all occupied spaces shall be operated in a manner to avoid negative building air pressure relative to ambient outside air.
- iv. With respect to **all or any portion of the Property** during excavation of any soils thereon, if allowed under this Declaration, the owners, operators and users thereof shall sample, manage and dispose of such soils in accordance with the Site Management Plan, Environmental Laws and any other applicable regulatory requirements.
- v. With respect those portions of the Property designated as **Area A**, the **Core Area** and the **Landfill** on **EXHIBIT C** attached hereto, the owners, operators or users thereof shall not use, operate or develop, and shall prohibit the use, development or operation of Area A, the Core Area and the Landfill for any purposes other than Industrial Use (as the term is defined below).

- vi. With respect that portion of the Property designated as **Area A** on **EXHIBIT C** attached hereto, the owners, operators or users thereof shall not penetrate or excavate, and shall prohibit any third party from penetrating any building slabs that are in direct contact with the ground, or penetrate or excavate any soil; provided that, if, due to an emergency event, the owners, operators or users require access to infrastructure in the soil or beneath any building slabs in Area A, including utility or fire lines, the owners, operators or users shall notify Declarant within 24 hours of the event, shall notify NYSDEC and any other Governmental Body, as required, and as soon as possible and shall follow appropriate regulatory procedures to protect human exposure to contaminants; provided further that the penetration or excavation of soil shall be allowed for up to three (3) feet below existing grade for the purposes of planting or replacing trees and shrubs or other landscaping and repairing sidewalks and parking lots subject to compliance with Environmental Laws and the Site Management Plan (as defined herein). The owners, operators or users of Area A shall not disrupt or impair the operation of any vapor mitigation systems that have been installed or will be installed in any structures located in Area A.
  - vii. With respect to that portion of the Property designated as the **Landfill** on **EXHIBIT C** attached hereto, the owners, operators or users thereof shall not disturb, penetrate or excavate, and shall prohibit any third party from disturbing, penetrating or excavating, the soil or within the Landfill.
- b. The Declarant Parties shall be obligated to comply with the following restrictions, covenants and obligations:
- i. The Declarant Parties shall perform the Work, the Environmental Remediation Activity and the Utility Systems Work in compliance with all applicable Laws.
  - ii. The Declarant Parties shall obtain at their sole cost and expense all governmental permits and authorizations of whatever nature required by any and all applicable Governmental Bodies for the Work, the Environmental Remediation Activity and/or the Utility Systems Work.
- c. Upon request by the owner of the Property, Declarant and the owner of the Property shall use commercially reasonable efforts to terminate this Declaration, to the extent permitted by Law and the relevant



Governmental Bodies, with respect to any portion of the Property where Declarant, or another person or entity, has permanently met the cleanup objectives of all Governmental Bodies and received a no further action status (or a similar notification that the Work is complete) from NYSDEC; provided that, to effectuate such termination, Declarant shall prepare, and the owner of the Property shall record, a supplement to this Declaration indicating those areas of the Property that are no longer subject to the obligations and restrictions set forth in this Declaration.

7. Cooperation. Declarant and any owners, operators or users of the Property (including any transferees, lessees and occupants of such owners, operators or user) shall reasonably cooperate with each other to accomplish the requirements of, or to ensure compliance with, this Declaration; provided that, when performing the Work, Declarant will comply with the owner of the Property's health, safety, security and continuous operations requirements; provided further that such health, safety, security and continuous operations requirements are reasonable and are supplied to Declarant in advance of the Work. For the removal of doubt, reasonable cooperation may include, but is not limited to, Declarant's prior notice to, or consultation with, the owner of the Property regarding construction design in the event of planned, non-routine Environmental Remediation Activity and/or Utility Systems Work.
8. Successors. The covenants, terms and restrictions of this Declaration shall be binding upon and inure to the benefit of Declarant hereto and its successors, heirs and assigns.
9. Subsequent Transfers. The terms of this Declaration shall be incorporated by reference into any deed or other legal instrument by which Declarant or any successor owner of the Property divests itself by sale, exchange, devise or gift of all or any portion of the Property. Declarant shall be furnished with written notice of the transfer of any such interest, accompanied by a copy of the document utilized to affect such transfer, within thirty (30) days of the date of such transfer. Failure of any successor owner of the Property to perform any act required by this Section 9 shall not impair the validity of this Declaration or limit its enforceability in any way.
10. Recordation. Declarant shall record this instrument in the Official Records of the Dutchess County Clerk and shall pay all recording costs in connection therewith.
11. Notices. All notices, consents, approvals or other communications required under the provisions of this Declaration shall be in writing and shall be deemed properly given if hand delivered, sent by a nationally recognized overnight courier, or sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor in interest, at the addresses below:

a. For Declarant:

Manager, Environmental Remediation  
International Business Machines Corporation  
8976 Wellington Road  
Manassas, VA 20109  
(703) 257-2587

Environmental Counsel  
International Business Machines Corporation  
294 Route 100  
Somers, NY 10589  
(914) 766-2684

b. For current Property owner:

Environmental Manager  
2070 Route 52  
Hopewell Junction, NY 12533

Director, Global EHS  
GLOBALFOUNDRIES U.S. Inc.  
2600 Great America Way, Santa Clara, CA 95054

12. Remedies and Enforcement. Monetary damages would not be adequate or sufficient to compensate Declarant for a breach of any of the restrictions, covenants and/or obligations of this Declaration. Accordingly, in addition to any other remedies available to Declarant administratively, at law, in equity, by statute or otherwise under this Declaration or otherwise, Declarant may obtain a mandatory and/or prohibitory injunction compelling any owner or user of the Property from time to time of all or any portion of the Property and/or any of its successors, heirs, assigns, transferees, lessees and occupants, to specifically perform and observe the restrictions, covenants and obligations contained in this Declaration or to remedy any failure to perform or observe any such restriction, covenant or obligation. No right or remedy conferred upon Declarant in this Declaration is intended to be exclusive of any other right or remedy contained in this Declaration or at law or equity. Every such right or remedy shall be cumulative and shall be in addition to each other right and remedy contained in this Declaration or now or hereafter available to Declarant at law, in equity, by statute or otherwise.

13. Miscellaneous Provisions.

- a. Severability. If any provision of this Declaration or the application of it to any person or circumstance is found to be invalid, the remainder of the provisions of this Declaration and the application of the provisions to

persons or circumstances other than those as to which it is found to be invalid, shall not be affected by the invalid provision.

- b. Amendment. This Declaration may be modified by the mutual consent of the owner of the Property and Declarant, which consent shall not be unreasonably withheld.
- c. Controlling Law. The interpretation and performance of this Declaration shall be governed by the laws of the State of New York.
- d. Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.
- e. Definitions.
  - i. “**Commercial Use**” means the primary purpose of buying, selling or trading of merchandise or services. For the avoidance of doubt, Commercial Use does not include any uses that are residential, educational, religious or primarily recreational in nature, including but not limited to residences of any type, schools, churches, hospitals, child day care facilities, senior care facilities or centers, private or commercial stables or riding academies, camps or recreational developments.
  - ii. “**EFK Remedial Action**” means the ongoing Remedial Action at the Property required pursuant to the Part 373 Hazardous Waste Treatment, Storage and Disposal Facility Permit, No. 3-1328-00025/00249, dated April 16, 2014, or any subsequent replacement order or permit by or with NYSDEC, to address Releases of Hazardous Materials on or prior to the date of this Declaration.
  - iii. “**Environmental Law**” means any applicable Law in any way relating to the protection of human health and safety, the indoor or outdoor environment or natural resources or, to the extent relating to exposure to hazardous or toxic materials, human health and safety, including the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), the Hazardous Materials Transportation Act (49 U.S.C. App. § 1801 et seq.), the Resource Conservation and Recovery Act (42 U.S.C. § 6901 et seq.), the Clean Water Act (33 U.S.C. § 1251 et seq.), the Clean Air Act (42 U.S.C. § 7401 et seq.), the Toxic Substances Control Act (15 U.S.C. § 2601 et seq.) and the Federal Insecticide, Fungicide, and Rodenticide Act (7 U.S.C. § 136 et seq.), as each

has been or may be amended and the regulations promulgated pursuant thereto.

- iv. **“Environmental Remediation Activity”** means any response, removal, remedial or corrective action; any activity to clean up, detoxify, decontaminate, treat or contain any Hazardous Material; any actions to prevent, remediate or mitigate any Release or threatened Release of any Hazardous Material; and any investigation (including subsurface investigations), study, monitoring, assessment, sampling and testing (including soil and/or groundwater sampling activities) or laboratory or other analysis relating to any Hazardous Material, in each case, performed in connection with the Work.
- v. **“Governmental Body”** means any government or governmental or regulatory body thereof, or political subdivision thereof, whether foreign, federal, state, or local, or any agency, instrumentality or authority thereof, or any court, arbitrator or mediator (public or private), having jurisdiction over the Property.
- vi. **“Hazardous Materials”** means any substance, material or waste that is regulated, classified, or otherwise characterized under or pursuant to any Environmental Law as “hazardous,” “toxic,” “pollutant,” “contaminant,” “radioactive,” or words of similar meaning or effect, including petroleum and its by-products, asbestos, polychlorinated biphenyls, radon, mold or other fungi and urea formaldehyde insulation.
- vii. **“Industrial Use”** means the primary purpose of manufacturing, production, fabrication or assembly processes, information technology equipment siting and ancillary warehouse and office use. For the avoidance of doubt, Industrial Use does not include any uses that are residential, recreational, educational, or religious in nature, including but not limited to residences of any type, schools, churches, hospitals, child day care facilities, senior care facilities or centers, private or commercial stables or riding academies, camps or recreational developments, retail stores or gymnasiums.
- viii. **“Law” or “Laws”** means any foreign, federal, state or local law (including common law), statute, code, ordinance, rule, regulation, order or other legal requirement issued, promulgated or enforced by any Governmental Body.

- ix. **"Release"** means any release, spill, emission, leaking, pumping, pouring, injection, deposit, dumping, emptying, disposal, discharge, dispersal, leaching or migration into the outdoor environment or any intruding or emanating from the outdoor environment into the indoor environment.
- x. **"Site Management Plan"** means the document developed by Declarant with NYSDEC, in consultation with the owner of the Property, if not Declarant, at the time such Site Management Plan is agreed with NYSDEC, which details the components of the EFK Remedial Action and related requirements, as such document may be amended, supplemented, rescinded or replaced from time to time with an agreement or order or other instrument as approved by Declarant, NYSDEC and the owner of the Property owner, such approval not to be unreasonably withheld, conditioned or delayed.
- xi. **"Utility Systems Work"** means any installation, construction, operation, maintenance, repair, replacement of, or connection to any existing electric utility, telephone communication lines, water lines, and/or wastewater or storm water sewer lines, in connection with or related to the support of any Environmental Remediation Activity, including, without limitation, any activity concerning above-ground electricity lines and associated underground and above-ground apparatus, water lines, and above-ground or underground sewer lines and associated apparatus.

*[Signature on following page]*

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hands and seals on the day and year first above written.

INTERNATIONAL BUSINESS MACHINES CORPORATION

11/19 By: Nick D'Anniballe  
Name: **Nick D'Anniballe**  
Title: **Director, Real Estate Investments**

State of New York  
County of Westchester ss.:

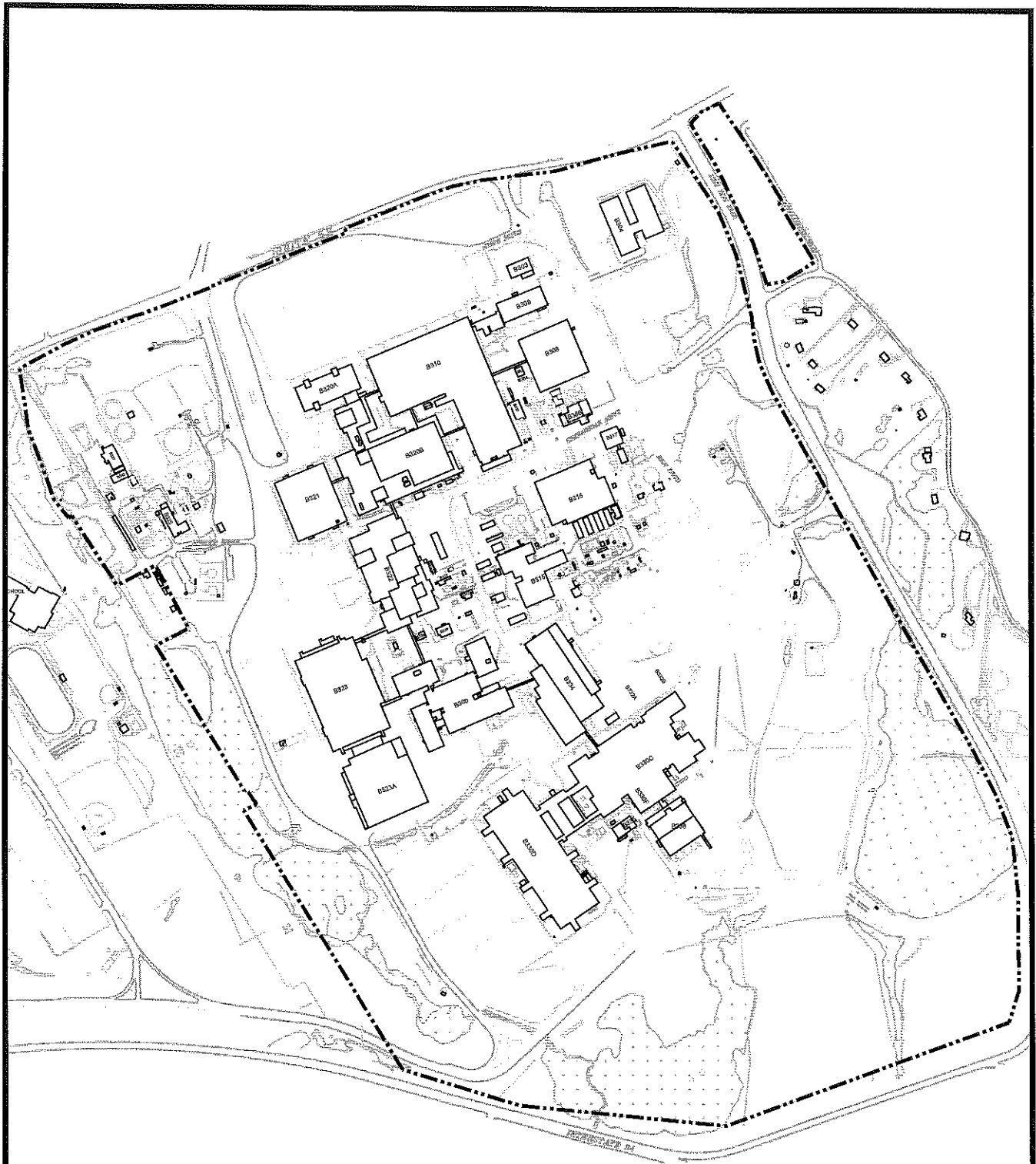
On the 17<sup>th</sup> day of June in the year 2015 before me, the undersigned, personally appeared Nick D'Anniballe, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to this instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Ann C. McEvily  
Notary Public- State of New York

ANN C. McEVILY  
NOTARY PUBLIC, State of New York  
No. 4929713  
Qualified in Westchester County  
Commission Expires August 8, 2018

✓

**Exhibit A**  
**Figure and Description of the Land**



LEGEND

----- - PROPERTY Line

Approximate

Scale

0 400' 800'



East Fishkill, New York

Exhibit A  
Figure of PROPERTY

DRAWN BY: MHM/JPB DATE: 6/24/15

CHECKED & APPROVED BY: DAB

DRAWING NO.

95007-094-A1



**GROUNDWATER SCIENCES CORPORATION**



# SURVEYORS PROPERTY DESCRIPTION

IBM East Complex

Parcel I

All that parcel of land situate in the Town of East Fishkill, County of Dutchess and State of New York, bounded and described as follows:

Beginning at a point on the southerly line of NYS Route 52 (SH 627) as widened in 1977 (L. 1455 P. 895) at its intersection with the division line between lands now or formerly of Consolidated Edison Co. of New York, Inc., on the west and lands now or formerly of International Business Machines Corporation on the east; thence along said line of said Route 52 the following two (2) courses and distances:

1. North 60° 19' 06" East 265.74 feet to a point located North 67° 23' 22" East 0.47 feet from a monument found and

2. North 64° 48' 16" East 214.08 feet; thence continuing along the southerly line of Route 52 as widened in 1987 (L. 1768 P. 749) the following seven (7) courses and distances:

3. North 69° 52' 05" East 159.00 feet

4. North 68° 28' 58" East 67.89 feet

5. North 73° 59' 43" East 45.68 feet

6. North 68° 41' 36" East 412.51 feet

7. North 21° 01' 44" West 6.00 feet

8. North 68° 08' 56" East 836.09 feet

9. North 22° 16' 05" West 24.21 feet; thence continuing along the southerly line of Route 52 the following six (6) courses and distances:

10. North 67° 43' 55" East 515.98 feet

11. North 69° 55' 35" East 133.68 feet

12. North 77° 48' 15" East 183.18 feet

13. North 82° 10' 05" East 220.08 feet

14. North 83° 11' 55" East 194.19 feet

15. North 73° 51' 05" East 331.64 feet to its intersection with the southerly line of the relocated Lime Kiln Road (CR 27) (L. 1884 P. 182 & P. 188); thence easterly and southerly along the last mentioned Lime Kiln Road the following five (5) courses and distances:

16. North 76° 54' 55" East 347.92 feet to a point located South 66° 02' 40" East 0.47 feet from a monument found

17. South 75° 34' 57" East 15.00 feet to a point located North 57° 34' 47" East 0.82 feet from a monument found

18. South 33° 19' 34" East 469.92 feet to a point located South 87° 13' 29" East 1.50 feet from a monument found

19. South 22° 17' 32" East 271.64 feet to a point located South 84° 38' 16" East 1.52 feet from a monument found

20. South 14° 06' 02" East 354.31 feet to a point located South 79° 05' 08" East 1.20 feet from a monument found and; thence continuing along the westerly line of Lime Kiln Road (L. 1268 P. 09 & L. 1270 P. 298) the following ten (10) courses and distances:

21. South 06° 40' 51" East 149.64 feet to a point located South 84° 22' 56" East 1.08 feet from a monument found

22. South 13° 32' 44" East 119.98 feet to a point marked by a highway monument found

23. South 23° 31' 55" East 178.65 feet to a point located South 16° 26' 02" West 0.15 feet from a remains of a monument found

24. South 29° 09' 25" East passing 0.60 feet southwesterly of a monument found, a distance of 943.17 feet, passing 0.22 feet southwesterly of another highway Monument found, a distance of 1,743.33 feet, for a total distance of 2,330.21 feet to a point located South 60° 54' 54" East 0.22 feet from a monument found
25. South 26° 29' 30" East 271.75 feet to a point being located North 29° 30' 15" East 0.62 feet from a highway monument found,
26. South 21 ° 06' 55" East 256.40 feet to a point located North 23° 31' 43" East 0.52 feet from a highway monument found,
27. South 05° 56' 15" East 317.32 feet to a point located South 49 ° 48' 04" East 0.93 feet from a highway monument found; thence continuing along the westerly and northerly lines of lands of the People of the State of New York, Interstate Route 84 the following seven (7) courses and distances:
28. South 00° 24' 10" East 563.39 feet to a point located North 26° 00' 15" West 0.31 feet from a highway monument found,
29. South 17° 59' 15" West 185.61 feet to a point located North 30° 15' 53" West 0.61 feet from a highway monument found,
30. South 70° 03' 25" West, passing 0.44 feet north of another highway monument found, a distance of 299.58 feet, for a total distance of 603.47 feet to a point located North 63° 14' 23" East 0.84 feet from a highway monument found,
31. South 69° 55' 16" West, passing 0.54 south of another highway monument found, a distance of 491.88 feet, for a total distance of 983.50 feet to a point located South 60° 31' 38" East 1.45 feet from a highway monument found,
32. South 70° 03' 25" West 109.24 feet to a point located South 40° 04' 47" East 1.32 feet from a highway monument found,
33. North 84° 25' 20" west 1,177.18 feet to a point located South 28° 48' 42" West 0.61 feet from a highway monument found,
34. North 73° 04' 15" West 695.36 feet to its intersection with the division line between lands now or formerly of said Consolidated Edison Co. of New York, Inc. on the west and lands now or formerly of International Business Machines Corporation on the east, the last mentioned point being located South 79° 38' 10" East 1.44 feet from a highway monument found: thence along the last mentioned division line,
35. North 31 ° 43' 30" West, 1,718.35 feet to its intersection with the division line between lands now or formerly of Central Hudson Gas and Electric Corporation on the north and lands now or formerly of International Business Machines Corporation on the south; thence easterly, northerly, and westerly the following three (3) courses and distances:
36. North 64° 33' 49" East crossing a stream, 80.27 feet
37. North 33° 48' 15" West 100.00 feet
38. South 58° 23' 55" West 14.71 feet to its intersection with said division line between lands now or formerly of Consolidated Edison Co. of New York, Inc. on the west and lands now or formerly of International Business Machines Corporation on the east; thence along the last mentioned division line
39. North 31 ° 29' 15" West 965.04 feet to its intersection with lands now or formerly of Central Hudson Gas and Electric Corp. on the north and lands now or formerly of International Business Machines Corporation on the south, thence easterly, northerly, and westerly along the last mentioned division line
40. North 62° 17' 11" East 208.56 feet
41. North 27° 42' 49" West 400.00 feet
42. South 62° 17' 11" West passing 0.37 feet northerly of a monument found at a distance of 235.13 feet for a total distance of 242.65 feet to its intersection with the division line between lands now or formerly of said Consolidated Edison Co. of New York, Inc. on the west and lands now or formerly of

International Business Machines Corporation on the east, said point being located South 74° 13' 44" West 0.28 feet from an iron rod found; thence along the last mentioned division line the following five (5) courses and distances:

43. North 32° 45' 15" West 460.67 feet to a point

44. South 63° 46' 45" West 22.00 feet to a point located North 06° 32' 49" West 0.12 feet from IBM Monument #54 found,

45. North 39° 23' 15" West 124.90 feet to a point located North 28° 23' 09" East 0.12 feet from IBM monument #55 found,

46. North 19° 28' 15" West, 419.69 feet to a point located South 26° 46' 38" East 0.89 feet from an IBM monument found disturbed,

47. North 08° 07' 15" West 349.96 feet to the point of beginning.

Containing: 458.62 acres of land more or less

July 28, 2014

Revised June 16, 2015

SURVEYORS PROPERTY DESCRIPTION  
IBM East Complex  
Parcel II

**ALL** that plot, piece or parcel of land situate and being in the Town of East Fishkill, County of Dutchess, State of New York bounded and described as follows:

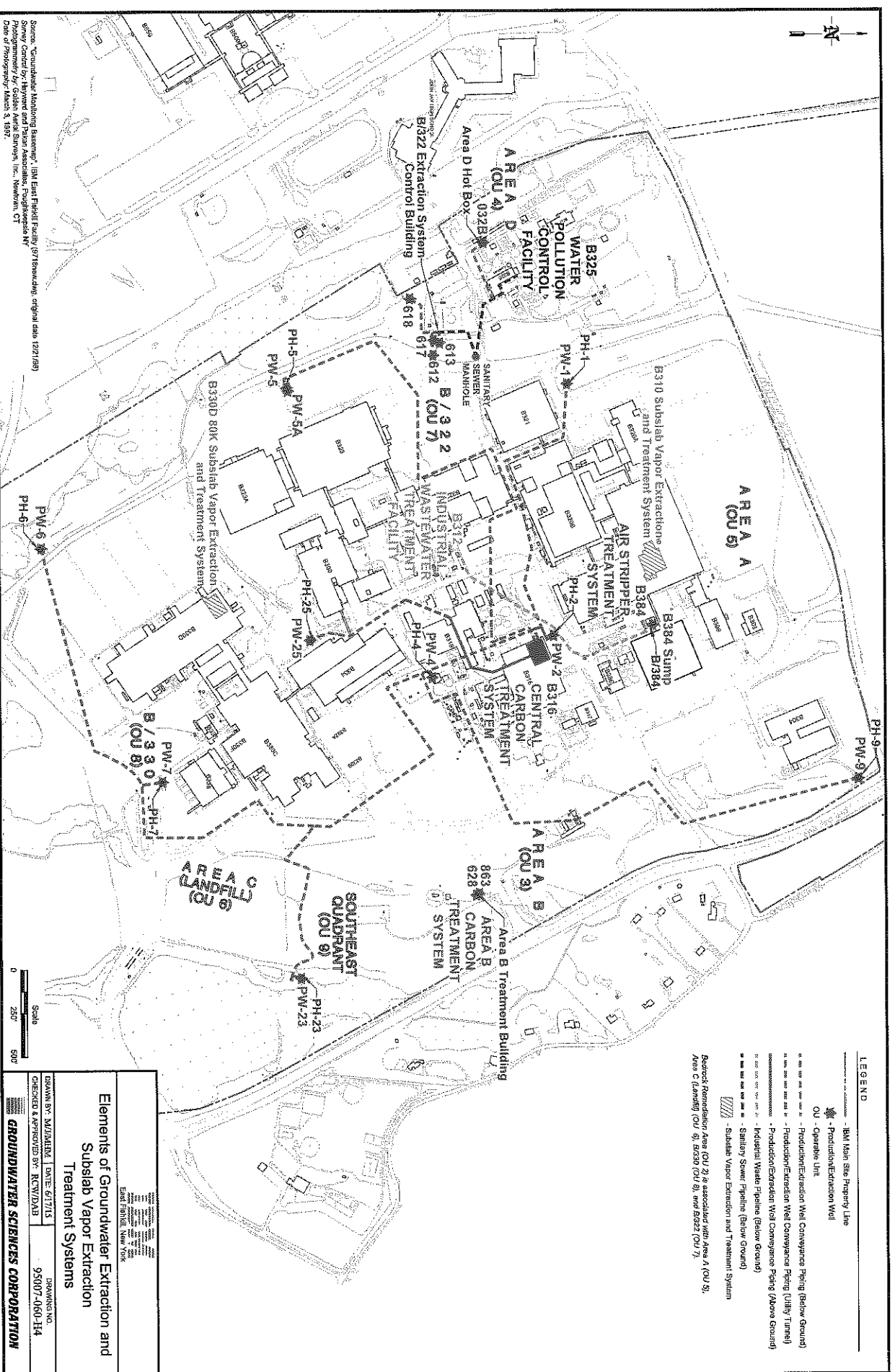
**BEGINNING** at a point at the intersection of the southerly side of New York State Route 52, (State Highway #627) with the easterly side of Lime Kiln Road, (County Route #27), said point being the northwesterly corner of the herein described parcel and said point being located N 52°18'50" E 0.25 feet from a concrete monument found; thence along the southerly side of New York State Route 52, N 40°13'44" E 85.03 feet and N 63°03'26" E 142.67 feet to a point at the intersection of the southerly side of New York State Route 52 with the approximate centerline of the former Shenandoah Road; thence along the approximate centerline of the former Shenandoah Road and also the existing approximate centerline of the Shenandoah Road; S 32°10'11" E 300.06 feet, S 32°04'31" E 200.00 feet and S 31°32'11" E 157.28 feet to a point; thence S 58°42'02" W 35.96 feet to a point on the westerly side of Shenandoah Road, said point being located N 69°21'01" E 0.47 feet from a concrete monument found; thence along the westerly side of Shenandoah Road, S 31°07'45" E 395.87 feet to the southeasterly corner of the herein described parcel, said point being located S 61°30'01" W 0.08 feet from a concrete monument found ; thence along the northerly side of the roadway that connects Shenandoah Road with Lime Kiln Road, S 57°59'29" W 210.05 feet to a point located S 86°34'19" W 0.20 feet from a concrete monument found; thence continuing along the northerly side of the roadway that connects Shenandoah Road with Lime Kiln Road, S 79°48'48" W 94.70 feet to the southwest corner of the herein described parcel; thence along the easterly side of Lime Kiln road, N 17°46'44" W 122.67 feet to a point located S 14°32'31" W 0.23 feet from a concrete monument found; thence continuing along the easterly side of Lime Kiln road, N 18°26'26" W 126.84 feet to a point located S 17°38'39" W 0.32 feet from a concrete monument found; thence continuing along the easterly side of Lime Kiln road, N 25°56'12" W 491.00 feet to a point located N 09°59'15" W 0.22 feet from a concrete monument found; thence continuing along the easterly side of Lime Kiln road, N 30°54'12" W 273.76 feet to the point or place of beginning.

**CONTAINING** 5.97 ACRES OF LAND MORE OR LESS.

June 16, 2015

**Exhibit B**  
**Existing Remediation System**

Source: "Groundwater Monitoring Basemap", 1100 East Third Street, 07102-4406, original date 12/21/89.  
 Survey Control by: "Hydrogeology and Geotechnical Associates, Inc.", 1000 Main Street, 07102-4406.  
 Date of Publication: March 3, 1992.

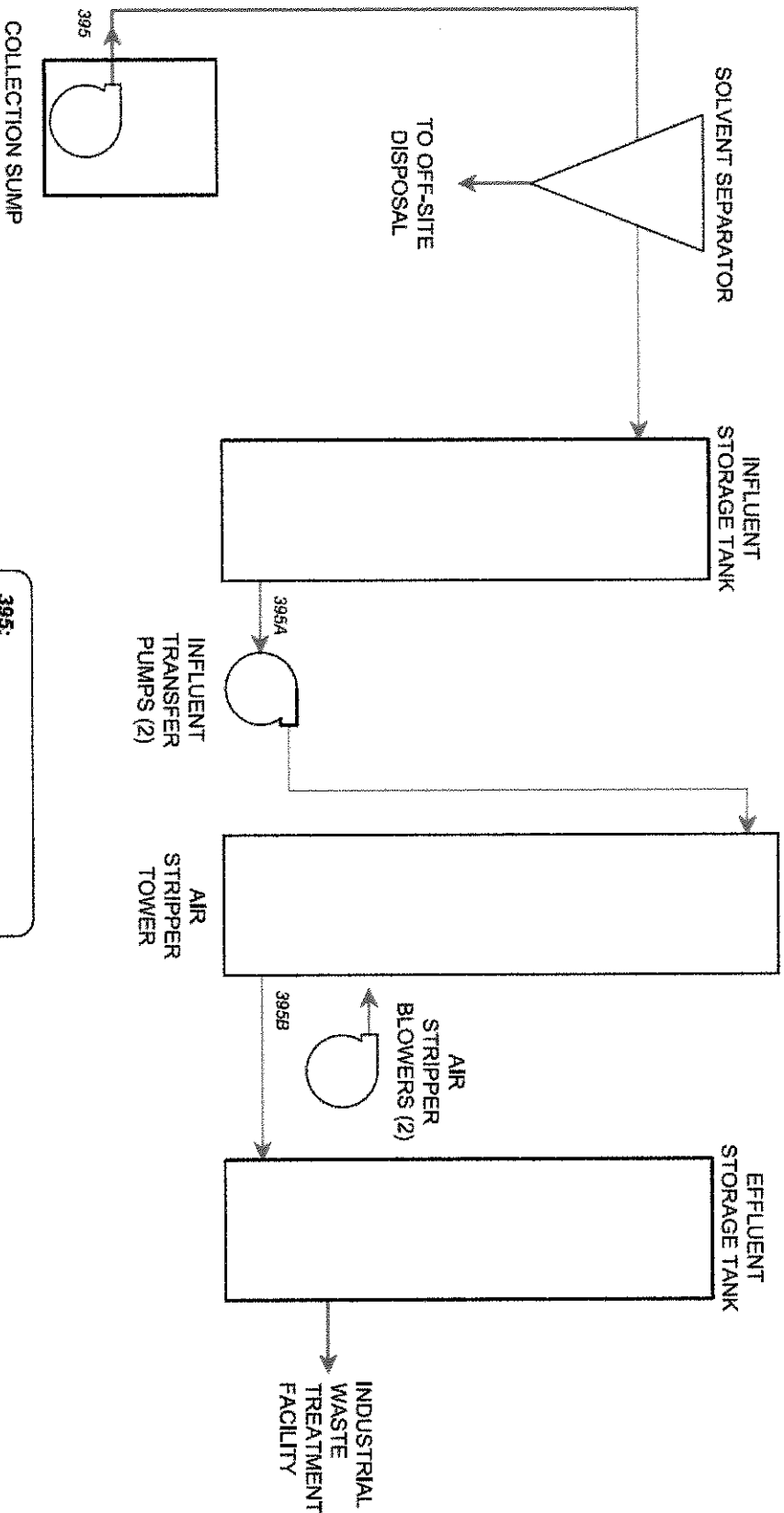


**GROUNDWATER SCIENCES CORPORATION**

<b>Elements of Groundwater Extraction and Subsidence Vapor Extraction Treatment Systems</b>	
DRAWN BY: MJD/MAL DATE: 07/15 CHECKED & APPROVED BY: KWD/DAB	DRAWING NO.: 95007-000-114



# B/384 Air Stripper Treatment System



Based on: "Area A Groundwater Treatment Process Schematic," IBM East Fishkill, (1-4-DWG, 8/8/92).

NOT TO SCALE

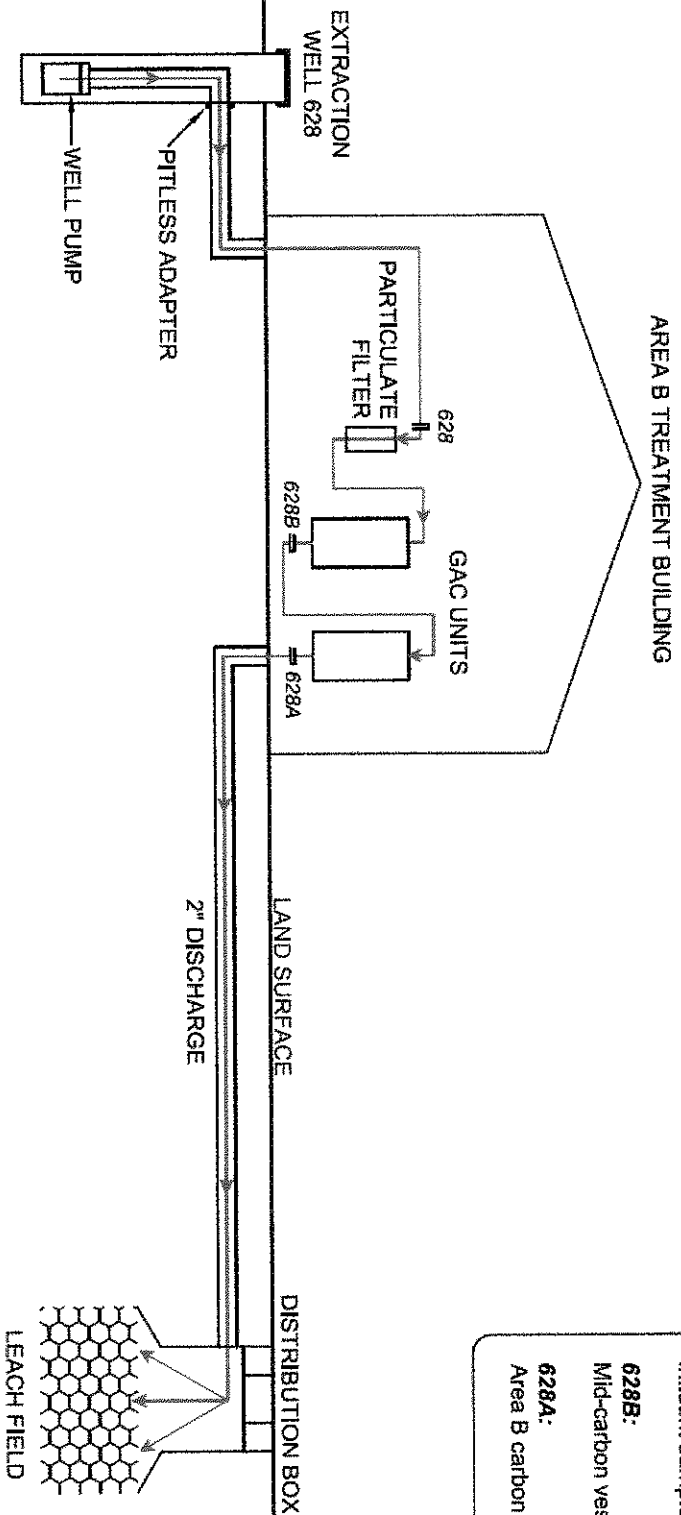
IBM  
 EAST FISHKILL, NEW YORK

## Area A Groundwater Treatment Process Schematic

DRAWN BY: M/J/MEH | DATE: 2/11/15 | DRAWING NO. 95007-073-A1  
 CHECKED & APPROVED BY: CBS

GROUNDWATER SCIENCES CORPORATION





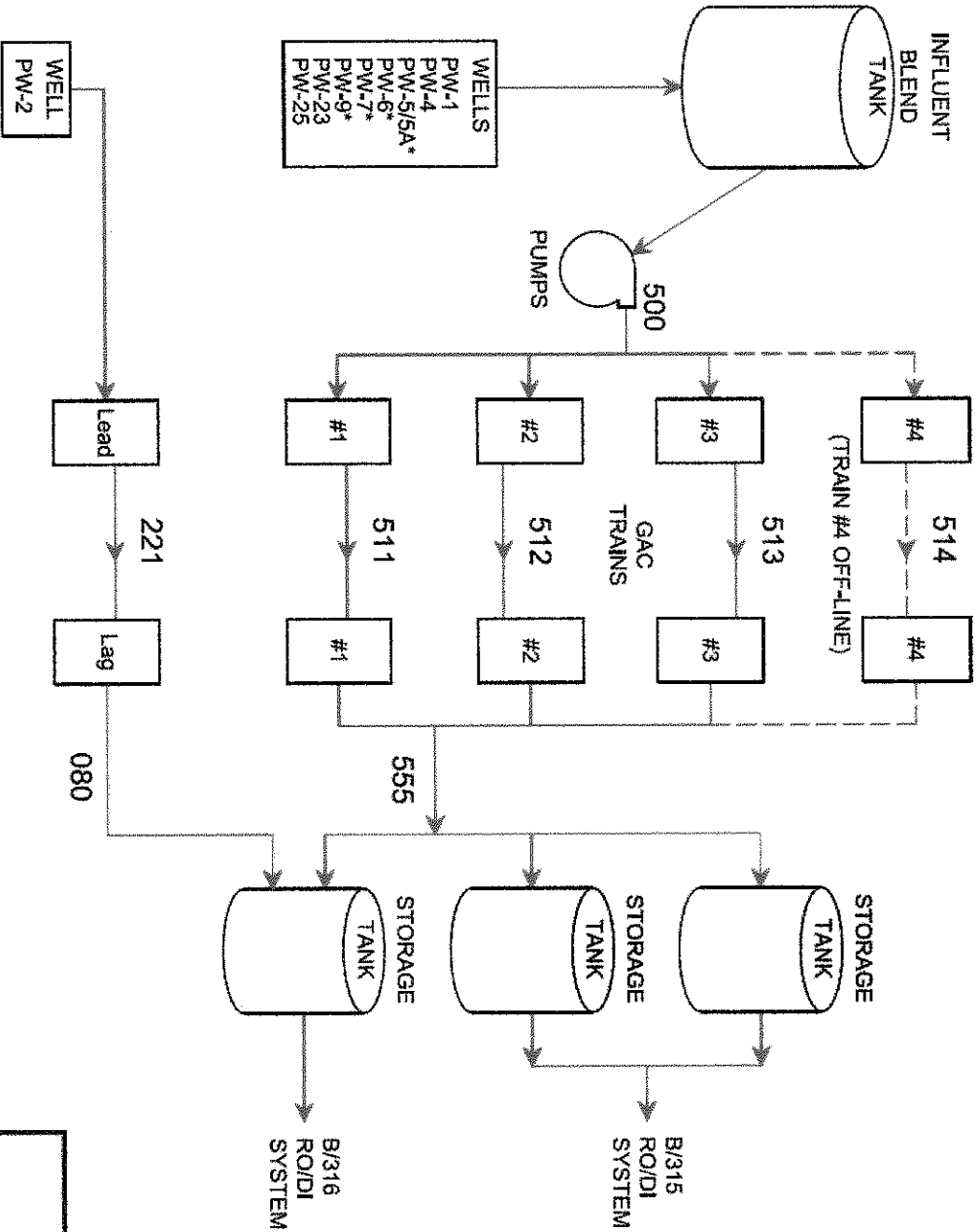
**628:**  
 Influent sample point  
**628B:**  
 Mild-carbon vessel sample point  
**628A:**  
 Area B carbon vessel effluent

# Area B Groundwater Treatment Process Schematic

DRAWN BY: M/J/MEH | DATE: 2/11/15 | DRAWING NO. 95007-074-A1  
 CHECKED & APPROVED BY: CES


**GROUNDWATER SCIENCES CORPORATION**

# B/316 Central Carbon Treatment System



500:  
Influent sample point  
221, 511, 512, 513, 514:  
Mid-carbon train sample point  
555:  
Combined effluent sample point  
080:  
PW-2 carbon train effluent point

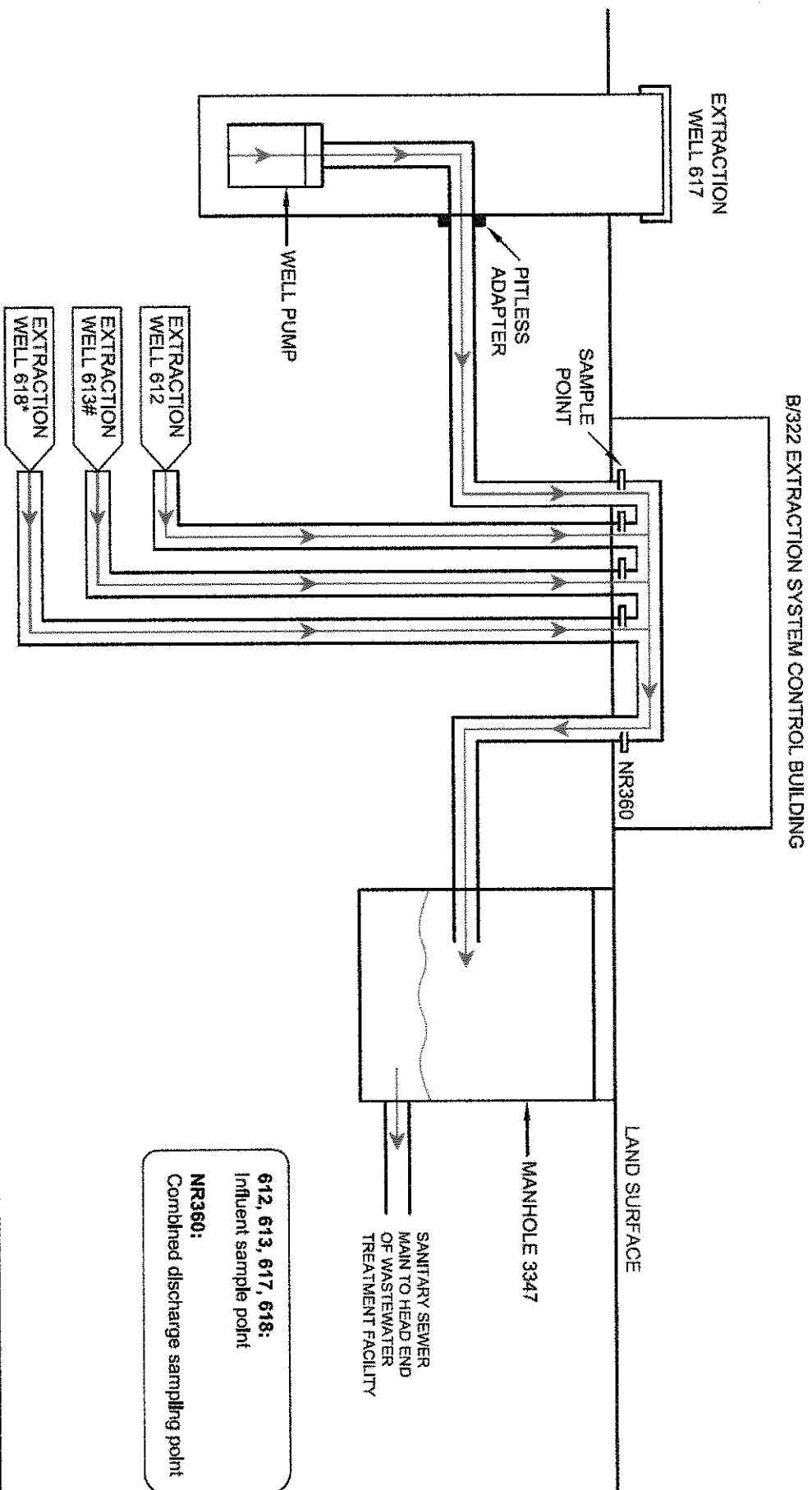
\* PW-5/5A, PW-6, and PW-7 are used for water-supply emergencies only beginning in the fourth quarter of 2014 (NYSDEC to IBM Environmental Engineering, October 29, 2014, GMP Modification for PW-5/5A, PW-6, PW-7). PW-9 is also used only for water supply emergencies; it has not been pumped since 2002.



East Fishkill, New York

## Central Carbon and PW-2 Systems Process Schematic

DRAWN BY: MIM DATE: 2/11/15 DRAWING NO. 95007-076-C1  
CHECKED & APPROVED BY: CES



# Extraction well 613 is a backup well that is currently not in operation.

\* Pumping was terminated in January 2014 at extraction well 618 with approval from NYSDEC (NYSDEC to IBM Environmental Engineering, January 15, 2014, Termination Petition, Extraction Well 618, B/322 Remediation Area).

Post-shutdown monitoring is scheduled to continue through the first quarter of 2017.

Based on: "Piping and Flow Schematic," B322 AOC Final Design Report, Fig. 3, Sanborn, Head Engineering, P.C. (Sept. 1998).

NOT TO SCALE

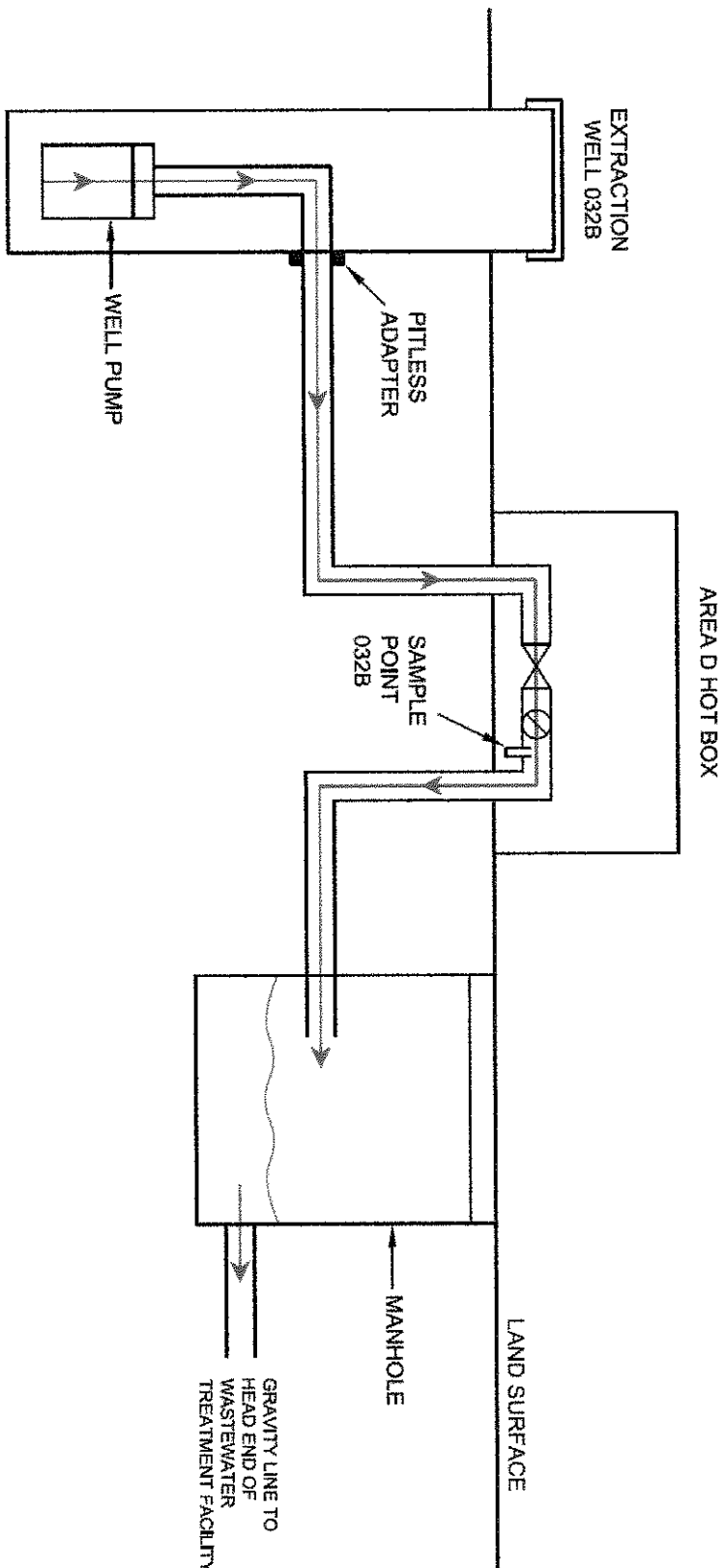


Earth Technology, Inc.

## B/322 Treatment System Process Schematic

DRAWN BY: MTHM	DATE: 2/11/15
CHECKED & APPROVED BY: CES	DRAWING NO. 95007-077-B1

**GROUNDWATER SCIENCES CORPORATION**



Based on: "Area D Groundwater Treatment Process Schematic," IBM East Fishkill, (1-6.DWG, 9/5/92).

NOT TO SCALE

PREPARED BY: CES  
 CHECKED BY: CES  
 DATE: 2/11/15  
 DRAWING NO. 95007-075-A1  
 EBER FISHER, NEW YORK

# Area D Groundwater Treatment Process Schematic

DRAWN BY: M/J/MEH  
 CHECKED & APPROVED BY: CES  
 DATE: 2/11/15  
 DRAWING NO. 95007-075-A1


**GROUNDWATER SCIENCES CORPORATION**

**Exhibit B - IBM Remediation Systems  
Equipment Assets  
East Fishkill, NY**

**Bedrock Production Wells**

Location	Influent	Effluent	Number	Equipment	Detail	Flow Meter	Notes
PW-1	Bedrock GW	Central Carbon B316	1	Submersible pump	75HP/480vac	Polysonic DCT6088	Active well, power for B350 is tapped from mains in RH-1, communications for B350 also run through building
PW-2	Bedrock GW	Central Carbon B316	1	Submersible pump	American Marsh SMLC-4, 50HP/480vac	Polysonic DCT6088	Active Well. Calibration by Malcom Industrial (Controls 9/24/14, 914-666-7146, Tool Box and Pipe Vise (Westech Owned)?
PW-4	Bedrock GW	Central Carbon B316	1	Submersible pump	40HP/480vac	Polysonic DCT6088	Active Well. Inside building with the suppression equipment
PW-5	Bedrock GW	Central Carbon B316	1	Turbine pump	75HP/480vac	Polysonic DCT6088	Inactive well.
PW-5A	Bedrock GW	Central Carbon B316	1	Submersible pump	Pleiger, 75HP/480vac	Polysonic DCT6088	Inactive well.
PW-6	Bedrock GW	Central Carbon B316	1	Submersible pump	25HP/480vac	Polysonic DCT6088	Inactive well.
PW-7	Bedrock GW	Central Carbon B316	1	Submersible pump	50HP/480vac	Polysonic DCT6088	Inactive well.
PW-9	Bedrock GW	Central Carbon B316	1	Turbine pump	75HP/480vac	Polysonic DCT6088	Inactive well.
PW-23	Bedrock GW	Central Carbon B316	1	Submersible pump	Goolds Model 55G530, 5HP/480vac	Polysonic DCT6088	Active well
PW-25	Bedrock GW	Central Carbon B316	1	Submersible pump	75HP/480vac	Polysonic DCT6088	Active well

**B316 Central Carbon Treatment System**

Location	Equipment	Number	Notes
B316	Carbon adsorption systems, 10-foot diameter, 20,000 lb capacity, five trains, 2 tanks per train.	10	Identified in the Tanks DBF as Tank numbers: 504, 505, 506, 507, 508, 509, 510, 511, 512, 513

**Exhibit B - IBM Remediation Systems  
Equipment Assets  
East Fishkill, NY**

**Stripper Treatment System B384**

Location	Influent	Effluent	Number	Equipment	Detail	Flow Meter	Notes
B384 Sump	GW Sump B384	B312 Industrial wastewater treatment system				1 1/2" Data Industrial Model 8410201-0022, Series 1500 display, Main sump pump	
			5	Submersible Pump Motors	Grundfos MS402, 0.5 HP, 3ph/208V, P/N 96465633	1" Data Industrial Model 8402200-0023, Series 1500 display, total from two sump pumps	Spare in Box
			1	Submersible Pump Motors	Franklin 1.5 HP, 200V, 3W, 3 PH, 23450423035	1 1/2" Data Industrial Model 8228PV1505-0023, Series 1500 display, Stripper Influent	Spare in Box
			1	Submersible Pump End	Goulds 7G5S10422C, 4"		Spare in Bubble Wrap
			4	Centrifugal Pumps	Ebara Model ACOU701713C, 0.75 HP, 3ph, 208/460V		Spare, Influent/Effluent
			1	Centrifugal Pumps	Flowserve Model STX, 0.75 HP, 3ph, 208/230/460V		Spare, Influent/Effluent
			4	Centrifugal Pumps	Flowserve Model STX, 0.75 HP, 3ph, 208/230/460V		Installed Influent/Effluent
			2	AOD Pumps	Sandpiper 1/2-SGN655		Installed Groundwater Collection Pumps
			2	AOD Pumps	Wilden M4-V-TF-TF-55		Sump to Int or Eff Pumps
			2	Blowers	GS Calcraft, model CMHB6 1585		Filterless stripper blowers
			1	Air Stripper	Delicate Model SPTTB-360, 325 CFM		
			1	Influent tank	5900 gallon, FRP		
			1	Effluent Tank	5900 gallon, FRP		

**Area B Carbon Treatment**

Location	Influent	Effluent	Number	Equipment	Detail	Notes
628	GW to carbon	surface discharge	1	Submersible pump	Goulds 7G5S10, 1.0 HP, 200vac 3ph	Active Well
			2	Cartridge Filters	Hannaco Hurricane HUR-90-HP Fiberglass, approx. 4.0 cu. ft. capacity each vessel	two (2) spare HC/90-5 cartridges in boxes
			2	Liquid Phase Carbon Filters		
863						Inactive well

**Exhibit B - IBM Remediation Systems**  
**Equipment Assets**  
**East Fishkill, NY**

Area D						
Location	Influent	Effluent	Number	Equipment	Detail	Notes
032B	GW	B325 Sanitary Wastewater Treatment Plant	1	Submersible pump	1/2hp, 115vac, 1DSQEDS-110	Active Well. Well stand alone, pitless to hotbox transfer enclosure

B322						
Location	Influent	Effluent	Number	Equipment	Detail	Notes
612	GW	B325 Sanitary Wastewater Treatment Plant	1	Submersible pump	Grundfos 550S-9	Active Well
613	GW	B325 Sanitary Wastewater Treatment Plant	1	Submersible pump	Grundfos 550S-9	Inactive Well
617	GW	B325 Sanitary Wastewater Treatment Plant	1	Submersible pump	Grundfos 550S-9	Active Well
618	GW	B325 Sanitary Wastewater Treatment Plant	1	Submersible pump	Grundfos 550S-9	Inactive Well

B310 SVE System						
Location	Influent	Effluent	Number	Equipment	Detail	Notes
B330D SVE System/Exterior, south side of B330D Mechanical Tower 7	sub-slab vapor	discharge after carbon into TMAH discharge stack	1	Moyno transfer pump	Model 33352, 1/2hp 1ph	Electrical source - QMR Panel PPM2-4
			1	Rotron Blower	DR 909, 15HP, 3ph	blower interlock with TMAH discharge stack
			1	Vapor Liquid Separator		
			1	Bisco Environmental Control Panel		
			1	Actuated Valve		Electrical source - EPPM2A-1-A6
			2	Vapor Phase Carbon Filters	VSC-1000	Rental from Evoqua

**Exhibit B - IBM Remediation Systems  
Equipment Assets  
East Fishkill, NY**

**B330D SVE System**

Location	Influent	Effluent	Number	Equipment	Detail	Notes
B330D SVE System/Exterior, south side of B330D Mechanical Tower 7	sub-slab vapor	discharge after carbon into TMAH discharge stack	1	Myron transfer pump	Model 33352, 1/2hp 1ph	Electrical source - QMR Panel PPM2-4
			1	Roton Blower	DR 909, 15HP, 3ph	blower interlock with TMAH discharge stack
			1	Vapor Liquid Separator		
			1	Bisco Environmental Control Panel		
			1	Actuated Valve		Electrical source - EPPM2A-1-A6
			2	Vapor Phase Carbon Filters	VSC-1000	Rental from Evoqua

**Area A SVE Pilot System**

Location	Influent	Effluent	Number	Equipment	Detail	Control
Area A SVE/Exterior/east side of B310, north of B310/308 Inlway	Soil vapor	discharge to atmosphere after carbon treatment	1	Comex enclosure	20' length	Electrical source - MCC-K2 1 position 201
			1	Vapor Liquid Separator		
			1	Goulds transfer pump	Model 1S1D5D4	
			1	FPZ Blower	SCL K08-M5, 7.5HP, 3ph	GF-Sigmet 2-8512-70 with 3-9900-1 display transmitter
			1	NES control panel		
			2	Vapor phase carbon vessels	VSC-1000	Rental from Evoqua



**Exhibit B - IBW Remediation Systems  
Structures  
East Fishkill, NY**

<b>Production Wells B316</b>						
Equipment	Structure	Structure Dimensions	Access	Housing		Location
PH-1/PW-1	Building	10'x24'x6' steel roof, concrete walls	Well roof hatch, man door - double steel 7'1" wide x 8'87" tall	Well Head, Pump, Local Controls, Electrical		West of B316 Central Carbon
PH-2/PW-2	Building	17' x 13' x 11' tall, steel flat roof, concrete walls	Well roof hatch, man door - double steel 7'2" wide x 8'87" tall	Well Head, Pump, Local Controls, Electrical		Between buildings south of the Storage Water Treatment Plant reactors on East Road (WTP)
PH-4	Building	22'x14'x10' steel roof, concrete walls	Well roof hatch, man door - double steel 7'1" wide x 8'87" tall	Well Head, Pump, Local Controls, Electrical		North of Bldg 504 near the northwest corner
PH-5/PW-5	Building	22'x14'x10' steel roof, concrete walls	Well roof hatch, man door - double steel 7'1" wide x 8'87" tall	Well Head, Pump, Local Controls, Electrical		Central west edge of site, west of B323
PH-6/PW-6	Building	10'x14'x10' steel roof, concrete walls, extension of PH-5	Well roof hatch, man door - double steel 7'1" wide x 8'87" tall	Well Head, Pump, Local Controls, Electrical		Southwest corner of site
PH-6/PW-6	Building	22'x14' 5'x10' 5' steel flat roof, concrete walls	Well roof hatch, man door - double steel 7'1" wide x 8'87" tall	Well Head, Pump, Local Controls, Electrical		Southwest corner of site
PH-7/PW-7	Building	22'x14'x10' steel flat roof, concrete walls	Well roof hatch, man door - double steel 7'1" wide x 8'87" tall	Well Head, Pump, Local Controls, Electrical		South east corner of site, south of B324
PH-9/PW-9	Building	10'x13'x10' steel flat roof, concrete walls	Well roof hatch, man door - double steel 7'1" wide x 8'87" tall	Well Head, Pump, Local Controls, Electrical		North east corner of site, north east of B304
PW-23	Building	7'7'x9' pre-cast concrete	man door - single steel 3'6" wide x 8'87" tall	Local Controls, Electrical		Southwest, south central area of the site
PW-25	Building	11'x15'x9' pre-cast concrete	man door - single steel 3'6" wide x 8'87" tall	Local Controls, Electrical, well head in toolbox		Center of site west of B344
<b>Stripper Treatment System B384</b>						
Equipment	Structure	Structure Dimensions	Access	Housing		Location
B384	Building	Steel, approx 20'x40'x20'	man door (2) - double steel 7'1" wide x 8'87" tall, man door (1) - single steel 3'6" wide x 8'87" tall	pumps, flow meters, tanks, stripping tower, blowers, controls, well/pump		West of B308
<b>Area B Carbon Treatment</b>						
Equipment	Structure	Structure Dimensions	Access	Housing		Location
C28	Building	Pre-cast concrete, 8'x8'x8'	man door - double steel 7'1" wide x 8'87" tall	Controls, carbon filters, cartridge filters		Eastern central edge of site
<b>Area D</b>						
Equipment	Structure	Structure Dimensions	Access	Housing		Location
C338	Pre-cast concrete enclosure	Aluminum, 8' x 8' x 8'	hinged lid	Removal of contaminants from "treatment"		Northwest corner of site, west of Sanitary Wastewater Treatment Plant
<b>B322</b>						
Equipment	Structure	Structure Dimensions	Access	Housing		Location
B322	Building	Pre-cast concrete	Steel, man door	Local Controls, Electrical		Northwest corner of site, south of Sanitary Wastewater Treatment Plant

**Exhibit B - IBM Remediation Systems  
Electrical Connections  
East Fishkill, NY**

**Production Wells B316**

Equipment	Discharge Piping	Estimated Discharge Piping Length	Power	Electrical Connection Location	Notes
PW-1	4" Steel through backflow preventer then 8" to underground conveyance to B316	1500 feet	200 Amp 480vac 3ph, 480V/208V/120V	Fed from MCC-04-SW-E-6, LOC B316 CO-1, Q-3	Notes Power for B350 is tapped from mains in PH-1, communications for B350 also run through building
PW-2	4" Stainless Steel through backflow preventer then 8" to underground conveyance to B316	250 feet	1200 Amp 480vac 3ph, TGI KCLU 50KVA power filter before VFD, GE Model 9721A15G3	Fed from MCC-04-SW-E-6, LOC B316 CO-1, Q-3	
PW-4	6" Iron well, 4" Steel through backflow preventer then 8" to underground conveyance to B316	775 feet	135VA dry type Transformer 480V/208V/120V, LP-B-1 (120/208V)	Fed from MCC-04-SW-E-6, LOC B316 CO-1, Q-3	
PW-5	6" Iron well, 4" Steel through backflow preventer then 8" to underground conveyance to B316	3575 feet	100 Amp 480vac 3ph	Fed from 100MCC-LE3 SECT 4, B3K1 4A	
PW-5A	6" Iron well, 4" Steel through backflow preventer then 8" to underground conveyance to B316	Same piping as PW-5	400 Amp, 480V main, 100MCC-LE3	Same power as PW-5	
PW-6	4" Iron well, 2" Steel through backflow preventer then 6" to underground conveyance to B316	5250 feet	Same power as PW-5, power switch installed	Same power as PW-5	
PW-7	2" Iron well, 2" Steel through backflow preventer then 8" to underground conveyance to B316	3625 feet	400 Amp, 480V main	Fed from PH-K12-S, B304	
PW-9	6" Steel through backflow preventer then 8" to underground conveyance to B316	4125 feet	Power 200 amp, 480V/15 KVA MPM, Power Center	Fed from PH-K12-S, B304	
PW-23	2" Stainless steel from well then 6" to underground conveyance to B316	3625 feet	400 Amp, 480V main	Fed from PH-K12-S, B304	
PW-25	6" HDPE inside 10" HDPE from well then 6" HDPE inside 10" HDPE underground conveyance to B316	900 feet buried, 700 feet on trestle	100 Amp 480vac 3ph	Fed from PH-2-K1A B394, Floor 2	

**Stripper Treatment System B384**

Equipment	Discharge Piping	Estimated Piping Length	Power	Electrical Connection Location	Notes
B384 Strip		1450 feet buried, 725 feet on trestle	Main Power 3 module MCC 799W GE 480V 8000 Lbms, CAT'S SKAM035L04		Notes for EXDN use spare CXT, GE 18E breaker type
			Transformer FE C2 MCC-0PM, ACME 480/208/120, 15 KVA		
			Subpanel (FE C2 MCC-0PM, D-Panel 120V)		
			MCC-EN68 (for control panel) FE MCC-0PM (PFE-2), LP-CXT 1A		

**Area B Carbon Treatment**

Equipment	Discharge Piping	Estimated Piping Length	Power	Electrical Connection Location	Notes
B383			480vac 100amp, 3ph, 45KVA transformer, 200amp, 120/208vac service to building	Fed from X17-EP-1, B351	

**Area D**

Equipment	Discharge Piping	Estimated Piping Length	Power	Electrical Connection Location	Notes
B382		275 feet			

**B322**

Equipment	Discharge Piping	Estimated Piping Length	Power	Electrical Connection Location	Notes
B32	Marble	500 feet	Main power - 600, 480 V 30 KVA transformer 120/208 MCHD Square D LP, 110/208V 3		
B33	Marble	375 feet			
B34	Marble	420 feet			
B35	Marble	550 feet			
B36	2" PVC				

Exhibit B - IBM Remediation Systems  
Main Site Monitoring Well Assets  
East Fishkill, NY

**Main Site Monitoring Wells**

Well ID	Northing	Easting	Comment
002	8518.014	4537.868	
003	8515.747	4538.284	
005	7772.055	6134.484	
006	7764.886	6126.095	
007	7592.128	5547.170	
008	8072.229	5042.508	
009	8067.344	5043.589	
010	8076.990	4661.237	
011	7831.768	4697.559	
012	7841.578	4717.249	
013	7630.268	4904.651	
014	7626.342	4906.258	
015	7622.508	4907.920	
016	7140.621	5083.247	
017	7133.611	5089.249	
018	7150.694	4924.310	
019	7155.420	4922.857	
020	6920.006	5024.650	
021	6918.169	5020.237	
022	6916.125	5015.190	
027	7204.062	3450.750	
028	7244.167	3358.706	
030	7531.247	2282.942	
031	7532.041	2279.179	
032B	6701.970	2690.670	
035	6773.709	3152.987	
038	6320.836	4765.408	
039	6322.183	4769.064	
044	6897.844	5984.595	
045	6902.566	5986.169	
046	6649.354	6428.358	
047	6651.918	6430.454	
048	5756.458	6897.932	
049	5256.598	6835.595	
050	5251.734	6838.602	
053	4965.757	6073.504	
054	4696.491	5978.780	
059	4833.049	3997.592	
060	4828.527	4000.564	
061	4136.068	4504.733	
062	4322.084	5469.567	
063	4320.995	5467.872	
064	7040.533	6596.366	
065	7055.103	6595.751	

## Exhibit B - IBM Remediation Systems

## Main Site Monitoring Well Assets

## Main Site Monitoring Wells

East Fishkill, NY

Well ID	Northing	Easting	Comment
066	6987.994	2265.582	
067	6463.455	2607.405	
068	6253.894	2982.574	MOSF well
069	4482.364	6084.653	
071	8789.620	6130.393	
072	8983.054	5995.630	
074	7618.145	4897.690	
075	7366.983	3317.645	
085	9058.705	5844.268	
086	9058.705	5844.268	
087	7832.757	6082.700	
088	7832.757	6082.700	
089	6001.388	7154.997	
090	6001.388	7154.997	
091	4806.212	7610.031	
092	4806.212	7610.031	
095	8066.420	5550.380	
096	8066.420	5550.380	
097	8070.910	5548.480	
098	8070.910	5548.480	
099	8383.665	4803.894	
100	8383.665	4803.894	
101	8384.262	4808.809	
102	8384.262	4808.809	
103	7422.942	5337.874	
104	7422.942	5337.874	
105	7426.962	5342.224	
106	7426.962	5342.224	
108	6742.206	5806.444	
109	6742.206	5806.444	
112	4285.998	7014.122	
113	4227.305	7004.293	
114	4227.305	7004.293	
115	7592.823	4812.621	
116	7581.103	4812.767	
117	7579.473	4816.285	
118	7579.473	4816.285	
119	8011.287	3547.146	
120	8011.287	3547.146	
121	8015.845	3544.898	
122	8015.845	3544.898	
127	6284.905	4655.414	
128	6284.905	4655.414	
129	6282.508	4651.089	

## Exhibit B - IBM Remediation Systems

## Main Site Monitoring Well Assets

East Fishkill, NY

## Main Site Monitoring Wells

Well ID	Northing	Easting	Comment
130	6282.508	4651.089	
133	7207.980	3392.558	
134	7207.980	3392.558	
135	7218.202	3369.305	
136	7188.085	3384.926	
140	4707.127	4752.644	
141	4707.127	4752.644	
142	4709.970	4756.984	
143	4709.770	4756.370	
144	4299.078	5494.313	
145	4301.093	5498.184	
146	4301.093	5498.184	
147	7663.575	2397.319	
148	7663.575	2397.319	
149	7659.624	2386.796	
150	7659.624	2386.796	
151	6279.506	3076.270	
152	6279.506	3076.270	
153	6280.491	3068.831	
154	4999.973	3797.404	
155	4999.973	3797.404	
156	5003.112	3793.197	
157	5009.063	3786.807	
158	4084.387	4549.216	
161	7206.137	3378.741	
168	6794.614	6318.692	
169	6794.614	6318.692	
170	6965.743	2292.464	
171	6965.743	2292.464	
172	6960.069	2282.810	
173	6960.069	2282.810	
174	5055.534	3731.979	
175	5055.534	3731.979	
178	5685.196	5758.662	
180	5035.183	5203.440	
181	4988.890	5242.059	
200	7694.652	4014.447	
201	7936.519	3918.934	
203	6791.579	4391.172	
204	6694.859	4521.394	
224	6741.816	3477.018	
225	6739.864	3484.393	
226	6151.658	3101.790	
227	6144.019	3108.542	

Exhibit B - IBM Remediation Systems  
Main Site Monitoring Well Assets  
East Fishkill, NY

**Main Site Monitoring Wells**

Well ID	Northing	Easting	Comment
500	7545.320	6326.260	
501	7580.570	6317.010	
502	6219.330	7079.510	
503	6183.280	7102.810	
504	6087.120	7153.830	
505	6087.120	7153.830	
506	6010.120	7146.450	
507	6014.130	7163.870	
508	6014.130	7163.870	
509	5912.440	7234.330	
510	5808.400	7224.900	
511	5812.890	7254.280	
512	5734.740	7337.260	
513	5717.960	7357.420	
514	5488.000	7183.300	
515	5486.400	7170.800	
516	5428.830	7424.550	
517	5445.700	7419.710	
518	5445.700	7419.710	
519	5182.090	7626.300	
526	4797.560	7658.790	
527	4770.130	7620.990	
528	4773.360	7625.630	
529	4773.360	7625.630	
530	4538.130	7213.110	
531	4549.280	7245.530	
532	4549.280	7245.530	
533	4566.230	7019.720	
534	4548.820	7051.260	
535	4555.640	7037.660	
536	5346.300	6788.300	
537	5324.500	6780.240	
538	5324.500	6780.240	
539	5478.760	6773.550	
540	6759.900	5136.800	
541	5711.500	6793.650	
542	5711.500	6793.650	
543	5956.040	6877.880	
544	5988.650	6843.350	
545	6143.040	6928.740	
546	6098.760	6897.090	
547	6140.200	6908.280	
548	5796.160	6945.380	
549	5833.700	6918.700	

**Exhibit B - IBM Remediation Systems**

**Main Site Monitoring Well Assets**

**Main Site Monitoring Wells**

East Fishkill, NY

Well ID	Northing	Easting	Comment
550	5833.700	6918.700	
551	5648.190	6900.200	
553	5510.740	6953.610	
554	5525.200	6942.580	
555	5342.750	6883.990	
556	5382.290	6916.300	
557	5304.090	6831.390	
558	5270.310	6223.150	
559	5251.530	6221.420	
560	5251.530	6221.420	
561	5445.740	6239.810	
562	5584.350	6294.510	
563	5584.350	6294.510	
564	5835.500	6318.800	
565	6081.080	6428.040	
566	6081.080	6428.040	
567	6656.400	6502.600	
568	6487.650	6526.560	
569	6491.880	6539.820	
570	6491.880	6539.820	
571	6274.080	6265.500	
572	4806.400	5115.400	
573	4805.600	5116.200	
574	5547.400	5776.000	
575	5689.700	5785.500	
576	5657.000	5807.900	
577	7043.390	2387.000	
578	8434.860	4112.480	
579	6219.930	3829.970	
580	6538.850	4344.560	
581	8381.000	4797.100	
600	5838.318	5989.885	
601	5833.022	5988.055	
602	4841.290	5230.675	
603	4493.647	5141.553	
604	4497.252	5144.622	
605	4931.463	4777.329	
606	6115.035	5326.621	
607	5020.203	5360.277	
608	5688.197	5270.023	
609	6188.755	5261.662	
610	5562.575	4953.575	
611	5433.000	4432.100	
612	6407.200	3337.800	

**Exhibit B - IBM Remediation Systems**

**Main Site Monitoring Well Assets**

**Main Site Monitoring Wells**

East Fishkill, NY

Well ID	Northing	Easting	Comment
613	6445.900	3265.700	
614	6719.000	2684.000	
615	6710.600	2688.600	
616	6692.800	2698.500	
617	6410.800	3250.200	
618	6276.600	3011.900	
619	6635.600	6432.000	
620	7232.300	3381.700	
621	6776.700	4356.100	
622	5752.000	5510.200	
623	5719.497	4864.655	
624	5592.540	4175.380	
627	6925.360	4251.830	
628	6642.200	6446.750	
629	7249.210	5173.910	
630	7340.130	5218.530	
631	7358.990	5381.920	
632	7436.660	5572.320	
633	7482.430	5426.900	
634	7623.100	4917.910	
635	7650.460	4927.550	
636	7586.120	4919.550	
637	7568.170	4944.990	
638	5281.515	4974.372	
639	5085.732	4644.769	
640	4792.669	4837.987	
700	7121.200	5605.400	
701	7124.900	5603.600	
702	7252.100	5584.800	
703	7255.900	5582.500	
704	7239.500	5591.700	
705	7651.700	5262.600	
706	7649.400	5260.000	
707	7722.600	5252.000	
708	7727.700	5249.900	
709	8017.500	5015.800	
710	7996.700	5047.200	
711	8023.400	5014.200	
712	8180.400	4989.600	
713	8063.600	4776.500	
714	8063.100	4772.200	
715	8008.800	4561.900	
716	7964.440	4457.970	
717	8063.080	5531.360	



## Exhibit B - IBM Remediation Systems

## Main Site Monitoring Well Assets

East Fishkill, NY

## Main Site Monitoring Wells

Well ID	Northing	Easting	Comment
718	8048.650	5496.710	
719	8076.750	5467.890	
720	8012.780	5463.900	
721	8290.600	5327.000	
722	8294.500	5330.900	
723	8653.200	5304.700	
724	8649.400	5298.500	
725	8775.600	5647.800	
726	8769.300	5650.200	
727	8779.800	5645.200	
728	8454.300	5785.900	MOSF well
729	8480.800	5776.200	
730	8448.000	5788.100	
731	7290.600	4521.900	
732	7294.800	4520.600	
733	7008.000	4663.800	
734	7004.400	4656.100	
735	6828.700	4210.900	
736	6831.800	4209.700	
737	6824.500	4211.700	
738	7235.100	3862.300	
739	7240.400	3863.800	
740	6685.900	3852.800	
741	6688.000	3856.500	
742	6687.600	3858.300	
743	7234.500	3862.800	
744	7887.200	5717.200	
745	7890.300	5716.300	
746	7731.800	5780.900	
747	8480.700	5057.300	
748	8152.000	4774.100	
749	8484.600	5544.700	MOSF well
750	8325.200	5779.300	MOSF well
751	6760.000	4728.100	MOSF well
752	6913.000	4791.600	MOSF well
753	6755.800	5125.000	MOSF well
754	6587.200	3187.000	MOSF well
755	6392.400	3029.900	MOSF well
756	5000.100	5501.900	MOSF well
757	6678.800	2706.900	
758	7896.780	5188.710	
759	7893.170	5179.772	
760	7897.478	4995.327	
761	8271.640	5101.240	

## Exhibit B - IBM Remediation Systems

## Main Site Monitoring Well Assets

## Main Site Monitoring Wells

East Fishkill, NY

Well ID	Northing	Easting	Comment
762	8402.719	4923.581	
763	8252.690	4640.574	
764	8162.886	4568.548	
765	8079.330	4487.300	
766	6501.571	3979.481	
767	6363.480	3913.980	
768	6506.100	3763.540	
769	6569.128	3624.668	
770	6469.710	3671.010	
771	6466.790	3664.890	
772	6208.100	3561.150	
773	6417.860	3323.160	
774	6089.045	3305.752	
775	5886.936	3333.238	
776	8431.465	4148.300	
777	8555.239	4540.041	
778	8497.717	4158.695	
779	8113.332	3177.082	
780	6076.239	3560.580	
781	6541.387	4343.833	
782	6868.581	2812.497	
783	4995.956	3803.820	
789	5542.741	3561.687	
790	5755.000	3687.600	
791	5736.641	3395.917	
792	5913.540	3607.460	
793	6174.694	3830.274	
794	6069.887	3998.143	
795	5733.244	4115.264	
797	5936.025	4165.257	
798	6143.451	4112.159	
799	4995.150	3809.957	
816	7821.917	4858.527	
817	7738.635	4893.319	
818	7728.867	4846.227	
819	7683.873	4739.418	
820	7587.709	4815.166	
821	7595.669	4883.064	
822	7611.786	4925.902	
823	7546.746	5030.185	
824	7533.202	4998.828	
826	7787.289	4717.390	
827	7838.292	4706.758	
828	5935.007	4416.150	

Exhibit B - IBM Remediation Systems

Main Site Monitoring Well Assets

Main Site Monitoring Wells

East Fishkill, NY

Well ID	Northing	Easting	Comment
830	6631.393	6507.576	
831	6631.393	6507.576	
832	6446.260	6390.277	
833	6446.260	6390.277	
835	5732.456	6298.291	
836	5732.456	6298.291	
837	5650.743	6266.199	
838	5053.607	6148.528	
839	6671.416	2869.429	
863	6658.536	6436.742	
864	7793.411	4822.753	
895	5420.504	7427.220	
896	5414.132	7431.928	
897	4934.338	6682.141	
898	4928.359	6679.239	
899	5649.460	6555.720	
900	5658.950	6554.370	
902	6196.074	7092.091	
903	6231.299	7073.207	
910	8404.686	5263.731	
913	5760.220	6897.705	
914	4444.094	7167.387	
921	5383.703	5909.176	
922	5370.449	5919.909	
923	5366.539	5900.128	
924	5382.716	5890.598	
928	4924.716	5240.517	
929	4924.716	5240.517	
930	4664.774	5357.051	
931	4697.190	5340.540	
932	4950.680	6078.512	
934	6719.264	4854.781	MOSF well
935	4921.320	5488.640	
936	4921.320	5488.640	
940	5339.839	5131.560	
941	5331.321	5137.291	
942	5093.254	4639.029	
943	4481.165	6103.694	
944	4488.497	6097.271	
945	6158.767	3815.646	
946	6172.939	3845.249	
947	6176.877	3837.508	
948	6170.128	3845.793	
949	6194.257	3939.047	

## Exhibit B - IBM Remediation Systems

## Main Site Monitoring Well Assets

## Main Site Monitoring Wells

East Fishkill, NY

Well ID	Northing	Easting	Comment
950	6073.259	3993.823	
951	6121.744	3696.270	
952	5869.760	3631.250	
953	5090.590	4671.000	
954	5627.761	5859.991	
955	5631.698	5865.731	
956	5636.339	5872.566	
957	5640.382	5878.574	
958	4786.231	7605.657	
959	5923.400	4432.322	
960	5938.559	4428.870	
961	6487.932	2594.687	
962	8425.917	4187.017	
963	6001.330	7144.318	
964	6001.330	7144.318	
965	6056.588	5582.108	
966	6064.807	5592.027	
967	5257.910	5484.861	
968	5257.910	5484.861	
974	7500.589	2691.449	
976	7274.448	2489.640	
980	7292.800	5019.300	
981	7533.000	4932.300	
983	5459.845	6315.578	
984	5459.845	6315.578	
985	5466.675	6322.653	
986	5466.675	6322.653	
987	6384.320	6988.373	
988	6379.532	6995.451	
989	6379.532	6995.451	
990	6361.989	6999.717	
991	6355.954	7002.989	
992	6355.954	7002.989	
993	7465.500	4029.200	
994	7274.400	4052.900	
995	7272.600	4048.900	
996	7338.000	4294.900	
997	7710.200	5463.800	
998	7789.600	5428.600	
999	7794.100	5426.400	
PW-8	4443.870	7190.387	
SD-1	6427.100	3228.900	
SD-2	6444.800	3261.400	
SD-3	6398.800	3287.900	

Exhibit B - IBM Remediation Systems  
Main Site Monitoring Well Assets  
East Fishkill, NY

**Main Site Monitoring Wells**

Well ID	Northing	Easting	Comment
SD-4	6403.600	3336.900	
SD-5	6367.900	3318.800	
SD-6	6478.400	3440.200	
SD-7	6379.300	3411.100	
SD-8	6262.200	3158.100	
SD-9	6242.250	3200.650	
SD-10	6227.180	3122.340	
SD-11	6195.640	3177.930	
SD-12	6204.097	3444.632	
SD-13	7713.450	4751.140	
SD-14	7701.680	4800.260	
SD-15	7643.300	4776.010	
SD-16	7659.450	4819.220	
SD-17	7623.010	4853.840	
SD-18	7581.970	4896.070	
SD-19	7645.940	4929.270	
SD-20	7561.080	4942.080	
SD-21	7565.280	5162.990	
SD-22	7955.230	4662.090	
SD-23	7941.260	4615.650	
SDV-1	7700.480	4813.410	
SDV-2	7696.360	4793.750	
SDV-3	7671.490	4745.350	
SDV-4	7674.630	4757.460	
SDV-5	7688.420	4758.880	
SDV-6	7703.200	4751.170	

Exhibit B - IBM Remediation Systems  
Main Site Production Well Assets  
East Fishkill, NY

**Main Site Production Wells**

Well ID	Northing	Easting	Comment
PW-1	7183.220	3504.870	
PW-2	7096.400	4954.600	
PW-4	6392.780	5193.370	
PW-5	5558.920	3520.550	
PW-5A	5565.750	3539.260	
PW-6	4139.370	4438.940	
PW-7	4823.440	5787.560	
PW-9	8846.920	5782.930	
PW-23	5627.580	6918.600	
PW-25	5686.600	4977.300	

## Exhibit B - IBM Remediation Systems

## Off Site Monitoring Well Assets

East Fishkill, NY

## Off Site Monitoring Wells

WELL	NORTHING	EASTING	Comment
182	5859.220	2687.226	John Jay High School
183	5859.220	2687.226	John Jay High School
184	5806.294	2718.375	John Jay High School
185	6481.471	2316.242	John Jay High School
186	6481.471	2316.242	John Jay High School
187	6458.458	2323.647	John Jay High School
188	6458.458	2323.647	John Jay High School
189	7144.321	1972.850	John Jay High School
190	7144.321	1972.850	John Jay High School
191	7123.366	1981.277	John Jay High School
192	7123.366	1981.277	John Jay High School
166	7422.875	6512.986	East of Lime Kiln Road
167	7422.875	6512.986	East of Lime Kiln Road
520	6648.150	6936.870	East of Lime Kiln Road
521	6688.820	6912.930	East of Lime Kiln Road
522	6713.370	6899.050	East of Lime Kiln Road
857	6655.420	6927.500	East of Lime Kiln Road
858	6639.380	6938.800	East of Lime Kiln Road
859	7312.421	7300.249	East of Lime Kiln Road
860	7298.574	7298.820	East of Lime Kiln Road
861	7826.369	7016.729	East of Lime Kiln Road
862	7816.150	7025.670	East of Lime Kiln Road
400	6939.843	1437.518	Former West Complex
401	6935.937	1437.490	Former West Complex
402	6315.556	1611.175	Former West Complex
403	5909.759	1848.452	Former West Complex
404	5905.340	1856.890	Former West Complex
405	4341.985	3409.956	Former West Complex
407	3941.830	1834.730	Former West Complex
415	5224.890	461.160	Former West Complex
416	5985.020	129.180	Former West Complex
418	5938.351	149.519	Former West Complex
163	6297.365	7605.548	Former Recreation Center
164	6299.089	7593.114	Former Recreation Center
165	6299.089	7593.114	Former Recreation Center
523	6108.470	8049.880	Former Recreation Center
524	6095.860	7992.490	Former Recreation Center
525	6106.720	8040.160	Former Recreation Center
626	5357.900	7953.800	Former Recreation Center
855	5839.970	8554.478	Former Recreation Center
856	5824.081	8548.398	Former Recreation Center

Exhibit B - IBM Remediation Systems  
Monitoring Equipment Assets  
East Fishkill, NY

**Monitoring Equipment**

Manufacturer	Item Description	Serial Number
Solinst	Levellogger Series Software 4	
Solinst	USB Optical Reader	248486
Solinst	Levellogger Model 3001 LT F100/M30	52040964
Solinst	Levellogger Model 3001 LT F100/M30	52040966
Solinst	Levellogger Model 3001 LT F100/M30	52040995
Solinst	Levellogger Model 3001 LT F100/M30	52040980
Solinst	Levellogger Model 3001 LT F100/M30	52040969
Solinst	Barologger Model 3001 LT 55/M15	12040631



Exhibit B - IBM Remediation Systems  
B/316 Sampling Area Equipment Assets  
East Fishkill, NY

**B/316 Sampling Area Equipment**

Manufacturer	Item Description	Serial Number
AIM	Logic 601 Gas Detector, Waterproof	
Armstrong	Bench vise	79147
Assorted	Cables for HydroLab	
Assorted	hand tools (wrenches, screw drivers, measurement tapes)	
Assorted	Repair, replacement parts, o-rings, clamps, fittings	
Baldor	Variable Frequency Drive, 240V, Style Flint & Walling	
Craftsman	Rolling tool chest and cabinet (2 pieces) plus assorted tools	
Dayton	Batter Charger, 60 amp, booster 3Z362A	
EMD	pH test strips (12 boxes)	
Flex O Lite	Sundowner, Safety Light (10 units)	
GasTech	GasTector, Model 1214	9249227
GeoTech	Battery pack, portable	
GeoTech	Control 2 for Bladder Pump	
GeoTech	Hose Reel, with bladder pump	
GeoTech	Hose Reel, with bladder pump	
Grundfos	Variable Frequency Drive, PN0094A01	H0509190095
Grundfos	Variable Frequency Drive, PN0095A00	T1335000209
HACH	Turbidimeter, Model 2100P	05110C014621
HACH	Turbidimeter, Model 2100P	050400038740
HACH	Turbidimeter, Model 2100P	054000035483
HACH	Turbidimeter, Model 2100P	050400038745
Honda	Generator , EB3000C	EZBP1150956
Honda	Generator, 5500	
Honda	Generator, EB3000C	EZBP1150958
Honda	Portable air compressor with Honda Generator, GC 160	GCAHA 5566701
HydroLab	HydroLab pH, temperature, conductivity sonde, 2 inch	
HydroLab	HydroLab pH, temperature, conductivity sonde, 2 inch	
HydroLab	HydroLab pH, temperature, conductivity sonde, 2 inch	
HydroLab	HydroLab pH, temperature, conductivity sonde, 2 inch	
HydroLab	HydroLab pH, temperature, conductivity sonde, 2 inch	
HydroLab	HydroLab pH, temperature, conductivity sonde, 2 inch	
HydroLab	HydroLab pH, temperature, conductivity sonde, 4 inch	25605
HydroLab	HydroLab pH, temperature, conductivity sonde, 4 inch	34640
HydroLab	HydroLab pH, temperature, conductivity sonde, 4 inch	37353
HydroLab	HydroLab pH, temperature, conductivity sonde, 4 inch	19345
HydroLab	HydroLab pH, temperature, conductivity sonde, 4 inch	19156
HydroLab	Quanta Handheld Display Unit	
HydroLab	Quanta Handheld Display Unit	
HydroLab	Quanta Handheld Display Unit	
HydroLab	Quanta Handheld Display Unit	
HydroLab	Quanta Handheld Display Unit	
HydroLab	Quanta Handheld Display Unit	
HydroLab	Scout 2 Handheld Display Unit	18789
HydroLab	Scout 2 Handheld Display Unit	19336
HydroLab	Scout 2 Handheld Display Unit	34631
HydroLab	Scout 2 Handheld Display Unit	30187
Karcher	Steam Cleaner, Model HDS600C	28309
Keck	Keck instruments, KIR-89	911
MasterFlex	E/S Portable Sampler, peristaltic pump, Model 7518-12	K02006039
MasterFlex	E/S Portable Sampler, peristaltic pump, Model 7518-12	F06007470
MasterFlex	E/S Portable Sampler, peristaltic pump, Model 7518-12	F06007486
MasterFlex	E/S Portable Sampler, peristaltic pump, Model 7518-12	H02005979
MasterFlex	E/S Portable Sampler, peristaltic pump, Model 7518-12	B02003764
MSA	Calibration Test System Model RP Check Kit	
MSA	Passport Personal Alarm	
QED	Well Wizard Control Unit, Model 3013	18405
QED	Well Wizard Control Unit, Model 3013	21464

Exhibit B - IBM Remediation Systems  
B/316 Sampling Area Equipment Assets  
East Fishkill, NY

**B/316 Sampling Area Equipment**

Manufacturer	Item Description	Serial Number
QED	Well Wizard Control Unit, Model 3013	18446
QED	Well Wizard Control Unit, Model 3013	21465
QED	Well Wizard Controller 3013	18406
RAE Systems	MiniRAE 2000	103853
RAE Systems	MiniRAE Plus Classic calibration kit	
RAE Systems	MiniRAE Plus Classic Model PGM-761S	103853
RAE Systems	MiniRAE Plus Classic Model PGM-761S	103844
Redi-Flo	RediFlo Pump on reel	Unknown
Redi-Flo	RediFlo Pump on reel	
Redi-Flo	RediFlo Pump on reel	
Redi-Flo	RediFlo Pump on reel	
Redi-Flo	RediFlo Pump on reel	
Redi-Flo	RediFlo Pump on reel	
Redi-Flo	RediFlo Pump on reel	
Redi-Flo	RediFlo Pump on reel	
Redi-Flo	VFD	190225
Redi-Flo	VFD	151135
Royer	8.75 well caps (4 caps)	
Slope Indicator	M-scope Water Level Indicator	15897
Slope Indicator	M-scope Water Level Indicator	1019
Slope Indicator	M-scope Water Level Indicator, 300 ft	14158
Slope Indicator	M-scope Water Level Indicator, 300 ft	14154
Solinst	Interface Meter, Model 122	122 001440-1
Solinst	Water Level Indicator, Model 101	41402
Solinst	Water Level Indicator, Model 101	35993
Solinst	Water Level Indicator, Model 101	32211
Solinst	Water Level Indicator, Model 101	43468
Solinst	Water Level Indicator, Model 101	30459
Solinst	Water Level Indicator, Model 101	2224
Solinst	Water Level Indicator, Model 101	101300
Solinst	Water Level Indicator, Model 102	206019
Solinst	Water Level Indicator, with teflon coated stainless steel cable	39331
Solinst	Water Level Meter	34958
Solinst	Water Level Meter	29066
Solinst	Water Level Meter, RediFlo pump wire extension	39086
Solinst	Waterra Pump	HL0720
Stenner Pump Co	Peristaltic Pump, Model 85MHP5, 85MJH1A1STAA	040208 11243
Thomas	Pneumatic Compressor, portable	
Thomas	Pneumatic Compressor, portable	
Thomas	Pneumatic Compressor, portable	
Thomas	Pneumatic Compressor, portable	
Unknown	Bench Grinder, Model 27341K	
Unknown	Red cable reel with teflon coated stainless steel cable	
VWR	Infrared thermometer and temperature probe	P869131
Water Mark	Small Water Level Meter, 75 ft	13185
Water Mark	Small Water Level Meter, 75 ft	13187
Water Mark	Water Level Indicator, 300 ft	30418
Water Mark	Water Level Indicator, 300 ft	30417
Waterra	Assorted bailer parts, check valves, stopcocks	
Well Wizard	Well Wizard Control Unit, Model 3013	1871
WPI	Well Wizard Water Analyzer, FC4000	192083R
WPI	Well Wizard Water Analyzer, FC4000	192084R
Yamaha	EF5000 Generator, blue	
Yamaha	EF5000 Generator, blue	
	Bailer holders, aluminum (4 units)	
	Bolt cutters, 3 ft, large, red (2 units)	

Exhibit B - IBM Remediation Systems  
B/316 Sampling Area Equipment Assets  
East Fishkill, NY

**B/316 Sampling Area Equipment**

Manufacturer	Item Description	Serial Number
	Gasoline driven compressor	
	Portable air compressor with Honda Generator	
	Water Level Indicator, orange reel	

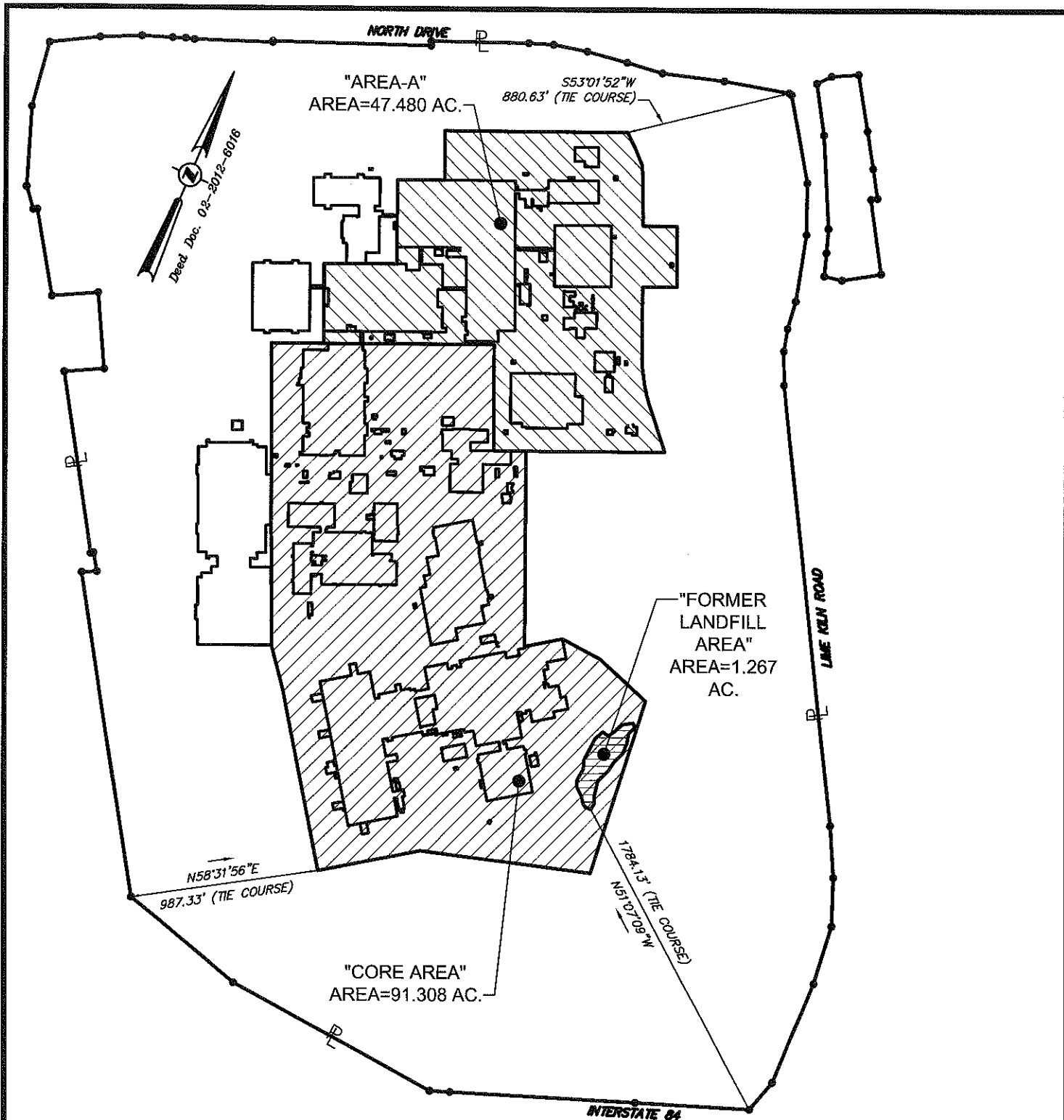
Exhibit B - IBM Remediation Systems  
 B/316 Office Area Equipment Assets  
 East Fishkill, NY

B/316 Office Area Equipment

Manufacturer	Item Description	Serial Number	Notes
Hewlett Packard	LaserJet 6MP		
Jackson-Hirsch	Laminator, Model 7200		
Samsung	Monitor	V89IH4LC601030L	
Steelcase	Steel 5-drawer locking filing cabinets		office equipment, key 5112
Steelcase	Steel 5-drawer locking filing cabinets		office equipment, key 7N56
Steelcase	Steel 5-drawer locking filing cabinets		office equipment, key 8N45
TAB	Steel 5-drawer lateral locking filing cabinet		IBM 3537921
TAB	Steel 5-drawer lateral locking filing cabinet		IBM 35479A
	Desk, steel, gray		IBM 317156A
	Desk, steel, tan		IBM 639436A
	Desk, modern, tan		
	ThinkCentre Desktop	8SS550D0405FWH38702PN	
	Chairs, Rolling office (5 units)		
	Table		

**Exhibit C**

**Figures and Descriptions of Area A, the Core Area and the Landfill**



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**IBM EAST COMPLEX - 2070 ROUTE 52**

**MAP OF  
USE RESTRICTION PARCELS  
OVERVIEW WITH TIE COURSES  
LANDS OF IBM CORPORATION**

**TOWN OF EAST FISHKILL, DUTCHESS COUNTY, NEW YORK**

drawn FJM	checked SJA
date 06/18/15	scale 1"=700'
project no. 51519.00	sheet no. <b>SV1</b>

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**SURVEY DESCRIPTION**  
**PROPERTY RESTRICTIVE USE PARCEL CORE AREA**

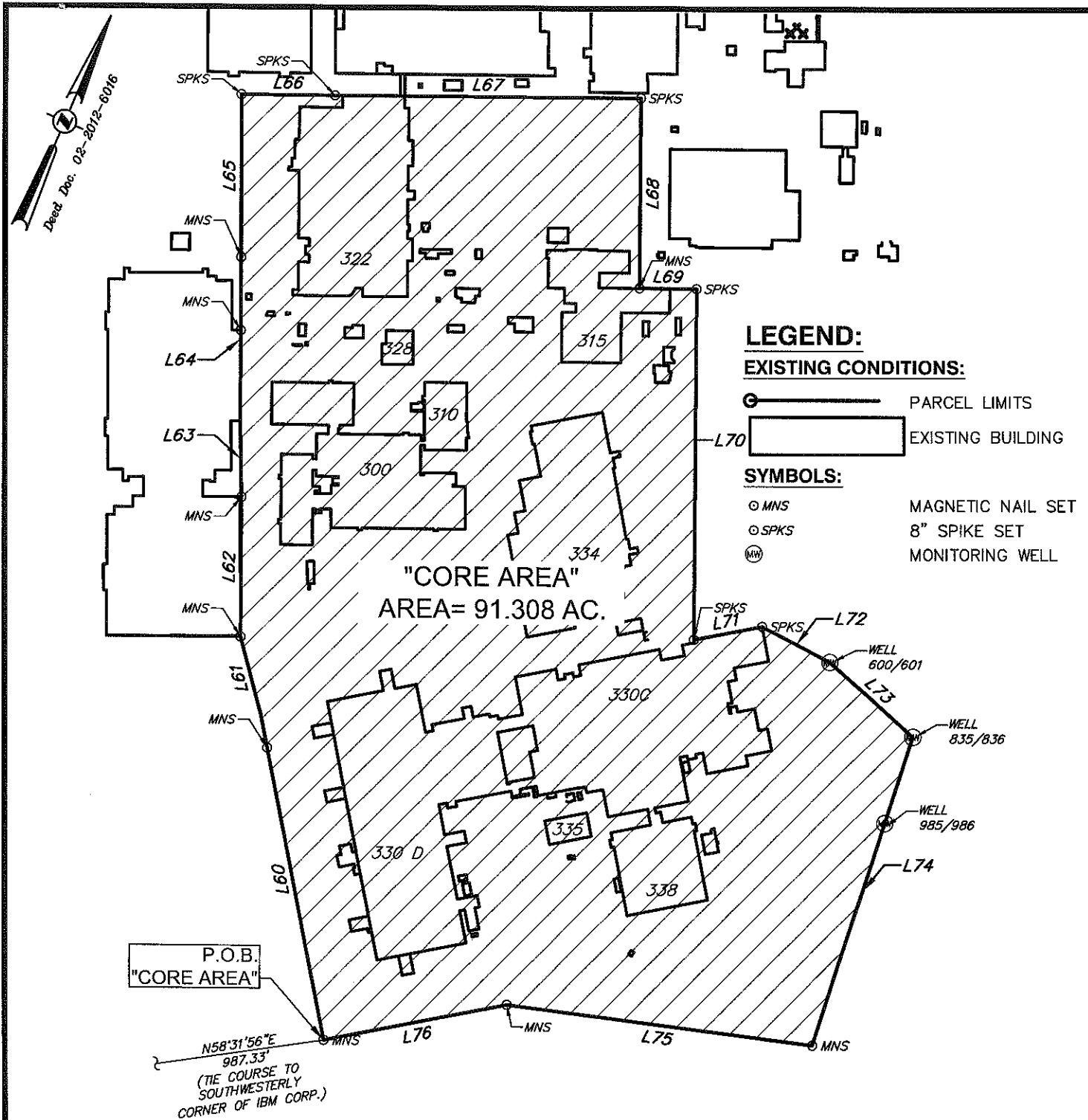
All that plot, piece or parcel of land situate and being in the Town of East Fishkill, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at a mag nail set at the southwesterly corner of the herein described parcel, said point being located N 58°31'56" E 987.33 feet from the southwesterly corner of the lands now or formerly of the International Business Machines Corporation as described in Deed document #02-2012-6016 and as shown on a map entitled "Map of Property Use Restriction Parcels", prepared by Chazen Engineering, Land Surveying and Landscape Architecture Co., D.P.C., dated June 22, 2015; thence through said lands now or formerly of the International Business Machines Corporation, N 34°13'10" W 970.42 feet to a mag nail set; thence N 38°00'00" W 234.46 feet to a mag nail set; thence N 23°00'28" W 407.32 feet to a mag nail set; thence N 24°10'12" W 222.24 feet to a mag nail set; thence N 23°00'28" W 481.48 feet to a mag nail set; thence N 23°19'12" W 477.63 feet to a spike set; thence N 67°01'50" E 275.38 feet to a spike set; thence in part along the northerly face of building 322, N 66°55'07" E 903.12 feet to a spike set; thence S 22°55'06" E 558.20 feet to a mag nail set; thence N 67°15'31" E 169.00 feet to a spike set; thence S 22°51'51" E 1027.46 feet to a spike set at the northerly face of building 330C; thence along the northerly face of building 330C, N 55°49'18" E 205.10 feet to a spike set at the northeasterly corner of said building; thence S 85°48'51" E 226.40 feet to the center of monitoring well 600/601; thence S 71°00'03" E 326.04 feet to the center of monitoring well 835/836; thence S 05°14'30" E 951.31 feet to a mag nail set; thence S 74°07'09" W 910.99 feet to a mag nail set; thence S 55°46'50" W 548.70 feet to the point or place of beginning.

CONTAINING: 91.308 acres of land more or less.

February 10, 2015

Revised: June 22, 2015



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IBM EAST COMPLEX - 2070 ROUTE 52  
**MAP OF  
USE RESTRICTION PARCELS  
"CORE AREA"  
LANDS OF IBM CORPORATION**

TOWN OF EAST FISHKILL, DUTCHESS COUNTY, NEW YORK

drawn FJM	checked SJA
date 06/18/15	scale 1"=400'
project no. 51519.00	
sheet no. <b>SV2</b>	

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Core Area Parcel		
Line Table		
Line #	Direction	Length
L60	N34°13'10"W	970.42'
L61	N38°00'00"W	234.46'
L62	N23°00'28"W	407.32'
L63	N24°10'12"W	222.24'
L64	N23°00'28"W	481.48'
L65	N23°19'12"W	477.63'
L66	N67°01'50"E	275.38'
L67	N66°55'07"E	903.12'
L68	S22°55'06"E	558.20'
L69	N67°15'31"E	169.00'
L70	S22°51'51"E	1027.46'
L71	N55°49'18"E	205.10'
L72	S85°48'51"E	226.40'
L73	S71°00'03"E	326.04'
L74	S05°14'30"E	951.31'
L75	S74°07'09"W	910.99'
L76	S55°46'50"W	548.70'

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**IBM EAST COMPLEX - 2070 ROUTE 52**  
**MAP OF**  
**USE RESTRICTION PARCELS**  
**"CORE AREA" LINE TABLE**  
**LANDS OF IBM CORPORATION**

TOWN OF EAST FISHKILL, DUTCHESS COUNTY, NEW YORK

drawn FJM	checked SJA
date 06/18/15	scale NA
project no. 51519.00	
sheet no. <b>SV3</b>	

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**SURVEY DESCRIPTION**  
**PROPERTY RESTRICTIVE USE PARCEL AREA A**

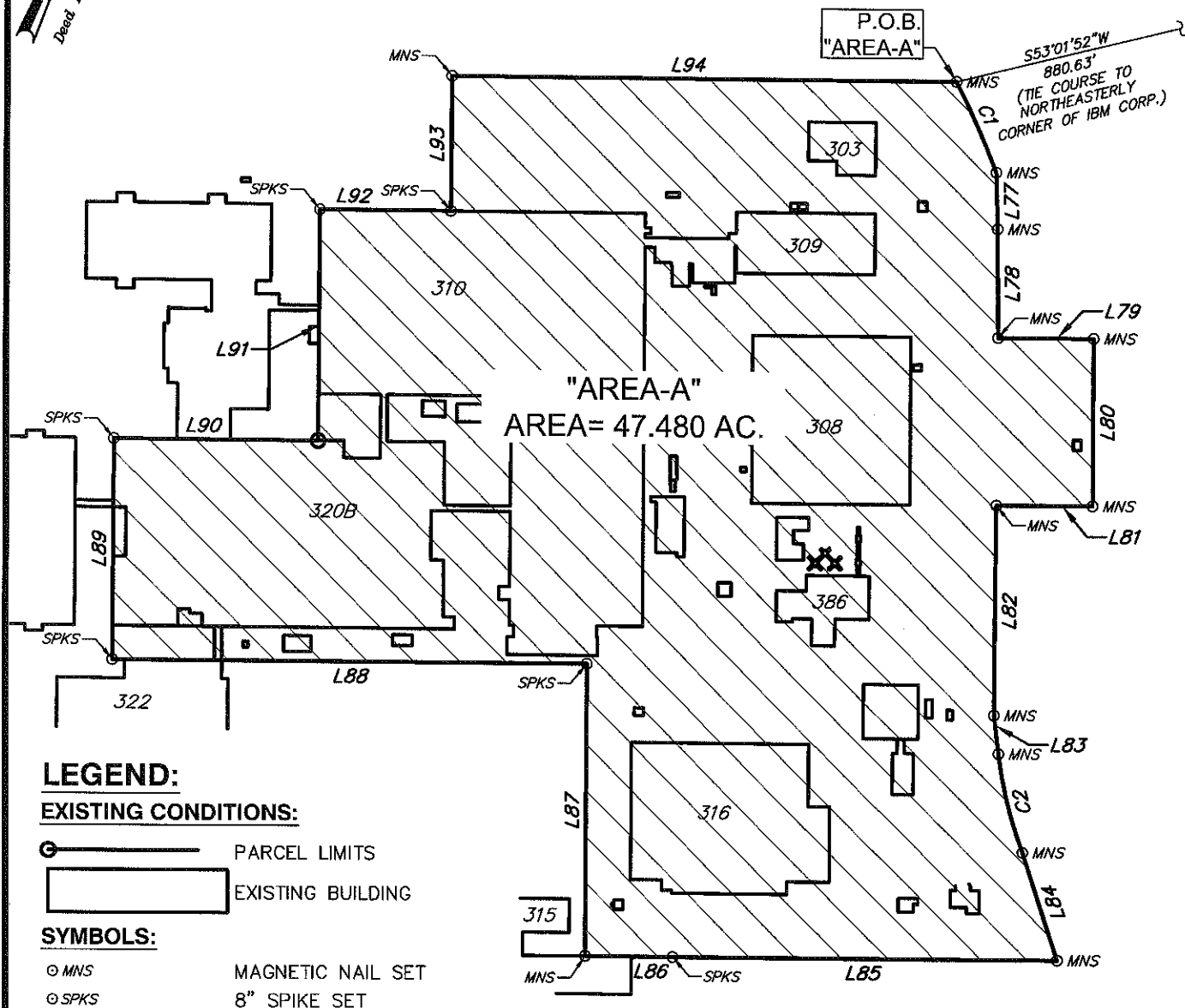
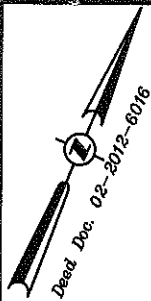
All that plot, piece or parcel of land situate and being in the Town of East Fishkill, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at a mag nail set at the northeasterly corner of the herein described parcel, said point being located S 53°01'52" W 880.63 feet from the northeasterly corner of the lands now or formerly of the International Business Machines Corporation as described in Deed document #02-2012-6016 and as shown on maps entitled "Map of Property Use Restriction Parcels", prepared by Chazen Engineering, Land Surveying and Landscape Architecture Co., D.P.C., dated June 18, 2015; thence through said lands now or formerly of the International Business Machines Corporation, southerly along a non-tangent curve to the right having a radius of 1600.00 feet, an arc length of 190.18 feet and a chord bearing of S 47°12'56" E 190.07 feet to a mag nail set; thence continuing through said lands now or formerly of the International Business Machines Corporation, S 24°48'44" E 108.55 feet to a mag nail set; thence S 23°35'41" E 208.05 feet to a mag nail set; thence N 66°59'17" E 182.09 feet to a mag nail set; thence S 23°00'43" E 320.40 feet to a mag nail set; thence S 66°59'17" W 183.51 feet to a mag nail set; thence S 22°42'03" E 399.19 feet to a mag nail set; thence S 30°09'23" E 74.24 feet to a mag nail set at the point of curvature of a curve to the left having a radius of 834.80 feet; thence southerly along said curve having an arc length of 194.95 feet and a chord bearing of S 36°50'48" E 194.51 feet to the point of tangency of said curve and a mag nail set; thence continuing through said lands now or formerly of the International Business Machines Corporation, S 41°00'54" E 216.50 feet to a mag nail set; thence S 67°04'22" W 738.15 feet to a nail set; thence in part along the northerly face of building 315, S 67°15'31" W 169.00 feet to a mag nail set; thence N 22°55'06" W 558.20 feet to a spike set; thence in part along the northerly face of building 322, S 66°55'07" W 903.12 feet to a spike set; thence in part along the west face of building 320B, N 22°59'35" W 419.19 feet to a spike set at the corner of building 320B; thence along the north face of building 320B, N 67°00'25" E 384.98 feet to a point; thence in part along the west face of building 310, N 22°59'35" W 441.81 feet to a spike set at the northwesterly corner of building 310; thence along the north face of building 310, N 67°00'25" E 250.03 feet to a spike set; thence N 22°59'35" W 258.45 feet to a mag nail set; thence N 67°00'25" E 971.46 feet to the point or place of beginning.

CONTAINING: 47.480 acres of land more or less.

February 10, 2015.

Revised June 22, 2015



## LEGEND:

### EXISTING CONDITIONS:

- PARCEL LIMITS
- EXISTING BUILDING

### SYMBOLS:

- MNS MAGNETIC NAIL SET
- SPKS 8" SPIKE SET

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IBM EAST COMPLEX - 2070 ROUTE 52

## MAP OF USE RESTRICTION PARCELS "AREA-A" LANDS OF IBM CORPORATION

TOWN OF EAST FISHKILL, DUTCHESS COUNTY, NEW YORK

drawn FJM	checked SJA
date 06/18/15	scale 1"=300'
project no. 51519.00	
sheet no. <b>SV4</b>	

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Area-A Parcel			
Curve Table			
Curve #	Radius	Length	CHORD
C1	1600.00'	190.18'	S47°12'56"E 190.07'
C2	834.80'	194.95'	S36°50'48"E 194.51'

Area-A Parcel		
Line Table		
Line #	Direction	Length
L77	S24°48'44"E	108.55'
L78	S23°35'41"E	208.05'
L79	N66°59'17"E	182.09'
L80	S23°00'43"E	320.40'
L81	S66°59'17"W	183.51'
L82	S22°42'03"E	399.19'
L83	S30°09'23"E	74.24'
L84	S41°00'54"E	216.50'
L85	S67°04'22"W	738.15'
L86	S67°15'31"W	169.00'
L87	N22°55'06"W	558.20'
L88	S66°55'07"W	903.12'
L89	N22°59'35"W	419.19'
L90	N67°00'25"E	384.98'
L91	N22°59'35"W	441.81'
L92	N67°00'25"E	250.03'
L93	N22°59'35"W	258.45'
L94	N67°00'25"E	971.46'

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IBM EAST COMPLEX - 2070 ROUTE 52

**MAP OF  
USE RESTRICTION PARCELS  
"AREA-A" LINE TABLES  
LANDS OF IBM CORPORATION**

TOWN OF EAST FISHKILL, DUTCHESS COUNTY, NEW YORK

drawn FJM	checked SJA
date 06/18/15	scale NA
project no. 51519.00	
sheet no. <b>SV5</b>	

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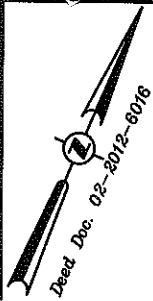
**SURVEY DESCRIPTION**  
**PROPERTY RESTRICTIVE PARCEL-FORMER LANDFILL**

All that plot, piece or parcel of land situate and being in the Town of East Fishkill, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at the southeasterly corner of the herein described parcel, said point being located within the Lands now or formerly of the International Business Machines Corporation as described in Deed document #02-2012-6016 and said point being located N 51°07'09" W 1784.13 feet from the southeasterly corner of said lands and as shown on a map entitled "Map of Property Use Restriction Parcels", prepared by Chazen Engineering, Land Surveying and Landscape Architecture Co., D.P.C., dated June 22, 2015; thence through said Lands of the International Business Machines Corporation, S 86°07'47" W 32.30 feet, N 52°30'46" W 23.40 feet, N 35°05'27" W 33.76 feet, N 48°09'00" W 58.80 feet, N 23°01'26" W 35.73 feet, N 06°44'01" E 68.16 feet, N 19°14'36" W 48.47 feet, N 05°14'45" E 69.31 feet, N 04°54'34" E 56.15 feet, N 26°17'04" E 54.80 feet, S 76°52'30" E 36.19 feet, N 29°55'06" E 42.56 feet, N 25°30'04" E 51.68 feet, N 57°48'27" E 58.93 feet, S 43°05'59" E 24.43 feet, S 21°23'45" W 47.18 feet, S 13°43'00" E 52.34 feet, S 00°04'12" W 56.76 feet, S 22°25'24" W 61.19 feet, S 10°28'06" W 58.93 feet, S 23°02'58" W 75.78 feet, S 09°51'00" E 79.16 feet, S 22°48'27" E 43.28 feet, S 10°38'07" W 35.16 feet to the point or place of beginning.

CONTAINING: 1.267 acres of land more or less.

June 10, 2015,  
Revised: June 22, 2015



"FORMER LANDFILL AREA"  
AREA=1.267 AC.

P.O.B.  
"FORMER LANDFILL"

N51°07'09"W  
1784.13' (TIE COURSE TO  
SOUTHEASTERLY CORNER  
OF IBM CORP.)

### LEGEND:

#### EXISTING CONDITIONS:

—●— PARCEL LIMITS

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IBM EAST COMPLEX - 2070 ROUTE 52

## MAP OF USE RESTRICTION PARCELS "FORMER LANDFILL" LANDS OF IBM CORPORATION

TOWN OF EAST FISHKILL, DUTCHESS COUNTY, NEW YORK

drawn FJM	checked SJA
date 06/18/15	scale 1"=80'
project no. 51519.00	
sheet no. <b>SV6</b>	

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Former Landfill Area		
Line Table		
Line #	Direction	Length
L95	S86°07'47"W	32.30'
L96	N52°30'46"W	23.40'
L97	N35°05'27"W	33.76'
L98	N48°09'00"W	58.80'
L99	N23°01'26"W	35.73'
L100	N06°44'01"E	68.16'
L101	N19°14'36"W	48.47'
L102	N05°14'45"E	69.31'
L103	N04°54'34"E	56.15'
L104	N26°17'04"E	54.80'
L105	S76°52'30"E	36.19'
L106	N29°55'06"E	42.56'

Former Landfill Area		
Line Table		
Line #	Direction	Length
L107	N25°30'04"E	51.68'
L108	N57°48'27"E	58.93'
L109	S43°05'59"E	24.43'
L110	S21°23'45"W	47.18'
L111	S13°43'00"E	52.34'
L112	S00°04'12"W	56.76'
L113	S22°25'24"W	61.19'
L114	S10°28'06"W	58.93'
L115	S23°02'58"W	75.78'
L116	S09°51'00"E	79.16'
L117	S22°48'27"E	43.28'
L118	S10°38'07"W	35.16'

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**IBM EAST COMPLEX - 2070 ROUTE 52**  
**MAP OF**  
**USE RESTRICTION PARCELS**  
**"FORMER LANDFILL" LINE TABLE**  
**LANDS OF IBM CORPORATION**

TOWN OF EAST FISHKILL, DUTCHESS COUNTY, NEW YORK

drawn FJM	checked SJA
date 06/18/15	scale NA
project no. 51519.00	
sheet no. <b>SV7</b>	

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