

Legal Description:
Eastman Kodak Co. Parcel 1

All that tract or parcel of land situate in the Town of East Greenbush, County of Rensselaer and State of New York, bounded and described as follows:

Beginning at a concrete monument on the westerly line of lands of now or formerly of the Consolidated Rail Corp. recorded in Rensselaer County Clerk's Office in Book 163 Page 1401 and the northeast corner of Parcel 1 of lands now or formerly Eastman Kodak Company recorded in Book 7136 Page 210 as shown on a map titled "Environmental Easement Sterling Drug Site 3, Operable Unit No. 01, Site No. 442011", Sheet 1 of 5 prepared by Richard M. Rybinski, L.S. dated April 30, 2015; thence along the west line of said railroad lands on a portion of an arc of a curve to the left having a central angle of 01°00'02", a radius of 5812.50 feet, an arc length of 101.52 feet, a chord bearing of S. 03°33'08" W. a distance of 101.52 feet to the southeast corner of said Parcel 1 and the northeast corner of lands now or formerly of Niagara Mohawk Power Corp. recorded in Book 1133 page 269; thence along the northerly line of said Niagara Mohawk lands S. 73°04'37" W. a distance of 261.80 feet to a point; thence along the said northerly line N. 89°54'23" W. a distance of 195.96 feet to the southwesterly corner of Parcel 1 on the former east shore of Papscanee Creek (Papskences Kill or Creek) and east line of the State of New York per filed map "Boundary Survey of Lands Owned by Salvatore A. & Vincentia L. Graziano" in Drawer 1997 Map 7; thence along the easterly line of State of New York and said creek N. 16°12'31" W. a distance of 135.50 feet to a 30 inch maple stump and northwest corner of Parcel 1; thence along the northerly line of Parcel 1 N. 84°30'58" E. a distance of 492.79 feet to the point of beginning, containing 1.439 acres more or less.

Subject to a 12 foot easement for ingress and egress along the west line of said railroad and a 20 feet easement at the northeast corner of Parcel 1 easterly to Castleton Road to Harry J. Abele Jr., John J. Abele and Frances Schmitt, now or formerly per deed Book 1300 Page 659. Note: This easement is permanently barricaded at the railroad crossing near the northeast corner of Parcel 1.

Subject to a permanent right to cut, trim and remove brush and trees from Parcels 1 and 2 to said Niagara Mohawk per deed Page 1133 Book 269.

A permanent 25 feet right of way to cross said Niagara Mohawk lands per deed Book 1133 Page 269.

Together with an unwritten access easement to said Parcel 2 from Riverside Ave. Extension (American Oil Road) of a gravel road easement through Parcel A of "Minor 3 Lot Subdivision Property of Penn Central Transportation Co." recorded in Drawer 1988 Map 41 within the 125 feet Electric Transmission Easement to Niagara Mohawk Power Corp. recorded in Book 903 Page 23 used by Niagara Mohawk to access the said 125 feet Easement. The said road continues northeasterly through the lands of New York State across Papscanee Creek to Kodak Parcel 2.

Legal Description:
Kodak Parcel 2

All that tract or parcel of land situate in the Town of East Greenbush, County of Rensselaer and State of New York, bounded and described as follows:

Beginning at a point at the northwest corner of lands now or formerly Eastman Kodak Co. at the former east shore of Papscanee Creek (Papskences Kill or Creek) recorded in Rensselaer County Clerk's Office in Book 7136 Page 210 as Parcel 2 per filed map "Boundary Survey of Lands Owned by Salvatore A. & Vincentia L. Graziano" in Drawer 1997 Map 7 prepared by Smith & Mahoney, PC. recorded January 27, 1997 and also shown as Kodak Parcel 2 on a map titled "Environmental Easement Sterling Drug Site 3, Operable Unit No. 01, Site No. 442011", Sheet 2 of 5 prepared by Richard M. Rybinski, L.S. dated April 30, 2015 as Kodak Parcel 2; thence S. 89°54'23" E. a distance of 66.99 feet to a point; thence S. 00°05'37" W. a distance of 25.00 feet to a point; thence S. 89°54'23" E. a distance of 97.00 feet to a point; thence N. 73°04'37" E. a distance of 97.00 feet to a point; thence N. 16°55'23" W. a distance of 25.00 feet to a point; thence N. 73°04'37" E. a distance of 121.44 feet to a point on the west line of Consolidated Rail Corp.; thence along the west line of the said railroad on a portion of an arc of a curve to the left having a central angle of 06°20'24", a radius of 5812.50 feet, an arc length of 643.18 feet, a chord bearing of S. 02°43'11" E. a distance of 642.85 feet to a point; thence S. 05°53'23" E. along said railroad west line a distance of 90.85 feet to a point at the southeast corner of said Kodak Parcel 2; thence S. 84°06'37" W. a distance of 52.95 feet to a point on the former east shore of Papscanee Creek (Papskences Kill or Creek); thence northwesterly the following courses and distances along the former east shore of said creek: N. 29°01'58" W. a distance of 340.98 feet to a point; N. 23°56'04" W. a distance of 240.00 feet to a point; N. 31°39'31" W. a distance of 158.51 feet; N. 16°12'31" W. a distance of 24.24 feet to the point of beginning, containing 3.256 acres of land more or less.

Subject to a 12 foot easement for ingress and egress along the west line of said railroad through said Niagara Mohawk lands, Parcels 1 and 2 of said Kodak lands and a 20 feet easement easterly to Castleton Road to Harry J. Abele Jr., John J. Abele and Frances Schmitt, now or formerly per deed Book 1010 Page 498. Note: There is a permanent barrier near the northeast corner of Kodak Parcel 1 preventing access to the railroad track crossing to the said 20 feet easement to Castleton Road east of the railroad.

Subject to a permanent right to cut, trim and remove brush and trees from said Kodak Parcels 1 and 2 to said Niagara Mohawk per deed Page 1133 Book 269.

Together with a single 25 feet right of way to said Kodak Parcels 1 and 2 to cross said Niagara Mohawk lands per deed Book 1133 Page 269.

Together with an unwritten easement from Riverside Ave. Extension using the Niagara Mohawk gravel access road through Parcel A of the "Minor 3 Lot Subdivision Property of Penn Central Transportation Co." filed as Map 41 in Drawer 1988 and as described in the Niagara Mohawk 125 feet Electric Transmission Easement Book 903 Page 23 and continuing on said road northeasterly as an unwritten easement across Papscanee Creek and lands of New York State to said Kodak Parcel 2.

Legal Description of lands of
Eastman Kodak Company east of the Papscanee Creek
Filed April 9, 2014 in Book of Deeds 7136 Page 210
Document No. 2014-00454768

ALSO, ALL THAT TRACT OR PARCEL OF LAND situate, lying and being located easterly of Riverside Avenue Extension on the easterly side of lands now or formerly of the State of New York (Papscanee Creek), in the Town of East Greenbush, County of Rensselaer, State of New York, being more particularly bounded and described as follows:

BEGINNING at a point in the westerly right-of-way of lands now or formerly of Consolidated Rail Corporation (formerly Penn Central Railroad) at its intersection with the division line between lands now or formerly of Salvatore A. and Vincentia L. Graziano as described in Liber 1010 of Deeds at page 498 on the south and lands now or formerly of John J. Abele, Harry J. Abele, Jr., and Francis Schmidt as described in Liber

1300 of Deeds at page 659 and Liber 960 of Deeds at page 75 on the north; running thence southerly along the westerly right-of-way of lands now or formerly of Consolidated Rail Corporation (formerly Penn Central Railroad) as follows:

1. Along a portion of an arc of a curve to the left having a central angle of 10° 16' 47", a radius of 5812.50 feet, an arc length of 1042.86 feet, a chord bearing South 00° 42' 18" East 1041.46 feet to a point of tangency;

2. Thence South 05° 50' 42" East 58.56 feet to a point in the division line between lands now or formerly of Salvatore A. and Vincentia L. Graziano on the north and lands now or formerly of Harry & Irene Abele as described in Liber 960 of Deeds at page 75 on the south; thence westerly along said division line, North 86° 40' 09" West 47.00 feet to a point in the easterly line of lands now or formerly of the State of New York (Papscanee Creek); thence northerly along the easterly line of lands now or formerly of the State of New York (Papscanee Creek) the following four (4) courses and distances:

1) North 28°47'36" West 354.85 feet to a point; thence
2) North 23°4 1 '42" West 240.00 feet to a point; thence
3) North 31°25'09" West 158.51 feet to a point; thence
4) North 15°58'09" West 423.92 feet to a point in the division line between lands now or formerly of Salvatore A. and Vincentia L. Graziano on the south and lands now or formerly of John J. Abele, Harry J. Abele, Jr. and Francis Schmidt on the north; thence easterly along said division line North 86° 40' 09" East 495.60 feet to the point or place of beginning.

TOGETHER with a right-of-way for ingress and egress over an existing private road through lands now or formerly of Harry and Irene Abele from the northeasterly corner of the above described premises easterly to Castleton Road (N.Y.S. Route 9J) as described in Liber 10 10 of Deeds at page 498.

SUBJECT to an easement for ingress and agress to Harry and Irene Abele as described in Liber 1010 of Deeds at page 498 over a strip of land 12 feet in width running parallel with and adjacent to the westerly right-of-way of lands now or formerly of Consolidated Rail Corporation extending southerly from the lands now or formerly of John J. Abele, Harry J. Abele, Jr. and Francis Schmidt on the north to lands now or formerly of Harry and Irene Abele on the South.

EXCEPTING AND RESERVING therefrom the premises conveyed to Niagara Mohawk Power Corp. as described in Liber 1133 of Deeds at page 269 being more particularly bounded and described as follows:

COMMENCING at a point on the westerly right-of-way of lands now or formerly of Consolidated Rail Corporation (formerly Penn Central Railroad) at its intersection with the division line between lands now or formerly of Salvatore A. and Vincentia L. Graziano as described in Liber 1010 of Deeds at page 498 on the south and lands now or formerly of John J. Abele, Harry J. Abele, Jr. and Francis Schmidt as described in Liber 1300 of Deeds at page 659 and Liber 960 of Deeds at page 75 on the north; running thence southerly along the westerly right-of-way of lands now or formerly of Consolidated Rail Corporation (formerly Penn Central Railroad) and along a portion of an arc of a curve to the left having a central angle of 00° 45' 43", a radius of 5812.50 feet, an arc length of 77.30 feet, a chord bearing South 04° 03' 14" West 77.29 feet to the point or place of beginning for the herein described parcel; thence southerly along the westerly right-of-way of lands now or formerly of Consolidated Rail Corporation (formerly Penn Central Railroad) along a portion of an arc of a curve to the left having a central angle of 02° 36' 11" a radius of 5812.50 feet, an arc length of 264.08 feet, a chord bearing South 02° 22' 17" West 264.06 feet to a point in the southerly line of the parcel herein described; thence westerly along said southerly line the following six (6) courses and distances:

1) South 73°35' 12" West 109.95 feet to t a point; thence
2) South 16°24'48" East 25.00 feet to a point; thence
3) South 73°35'12" West 97.35 feet to a point; thence
4) North 89°27'48" West 97.35 feet to a point; thence
5) North 00°32'12" East 25.00 feet to a point; thence
6) North 89°27'48" West 84.17 feet to a point in the easterly line of lands now or formerly of the State of New York (Papscanee Creek); thence northerly along the easterly line of lands now or formerly of the State of New York (Papscanee Creek) North 15° 58' 09" West 260.74 feet to a point in the northerly line of the herein described parcel; thence easterly along said northerly line the following two (2) courses and distances:

1) South 89°27'48" East 214.62 feet; thence
2) North 73°35'12" East 251.36 feet to the point or place of beginning for the herein described parcel.

TOGETHER with a single 25 foot wide easement across lands of Niagara Mohawk Power Corp. as described in Liber 1133 of Deeds at page 269.

THIS CONVEYANCE is made and accepted subject to covenants, easements and restrictions of record, if any, affecting the above-described premises.

BEING AND HEREBY intending to describe the same premises conveyed to Grantor by Salvatore A. Graziano and Vincentia L. Graziano by deed dated November 12, 1996 and recorded January 27, 1997 in the Rensselaer County Clerk's Office in Book 52. at page 319; by Penn Central by Deed recorded on November 7, 1989 in the Rensselaer County Clerk's Office in Liber 1560 of Deeds at page 325; and by Sterling Drug, Inc. by Deed recorded on March 28, 2003 in the Rensselaer County Clerk's Office in Liber 415 of Deeds at Page 2322.

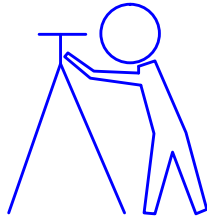
Tax Account Numbers: 165-1-25.1
165-1-25.2

SHEET 4 OF 5
ENVIRONMENTAL EASEMENT
STERLING DRUG SITE 3, OPERABLE UNIT No. 01
SITE No. 442011
RIVERSIDE AVE. EXTENSION (AMERICAN OIL ROAD)
TOWN OF EAST GREENBUSH
RENSSELAER COUNTY
NEW YORK

NOVEMBER 13, 2013

MAY 5, 2014

APRIL 30, 2015



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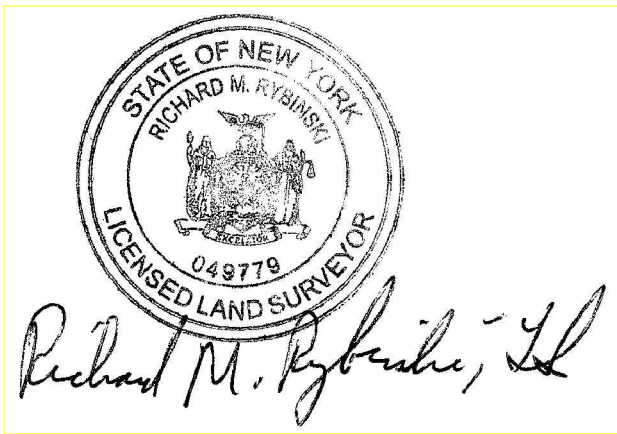
BK 15: 104-105 KD1504.dwg 10257 4 OF 5

2	4/30/15	GENERAL REVISIONS	RMR
1	5/5/14	UPDATE KODAK DEEDS	RMR
NO.	DATE	DESCRIPTION	BY

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be true copies."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors."



Richard M. Rybinski, L.S.
N.Y.S. License No. 49779

"This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Artical 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from the NYS Department of Environmental Conservation, Control Section, 625 Broadway, Albany, NY 12233 or at "derweb@dec.ny.gov".