

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 | F: (518) 402-9020
www.dec.ny.gov

DEC 19 2019

Irma C. Pollack LLC
Attn: Peter Pollack
205 East 69th Street
New York, NY 10021

Michael Berfield
PTMA 5200 Kings Highway LLC
c/o Bridges Development Group
150 E. 58th St 15th Floor
New York, NY 10155

Re: Certificate of Completion
Kristal Auto Mall
5200 Kings Highway, Brooklyn, Kings
Site Code: C224140

Dear Messrs. Pollack and Berfield:

Congratulations on having satisfactorily completed the remedial program at the Kristal Auto Mall site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

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

- If you are the site owner, you must record a notice of the COC in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of the date that you acquire the site. A copy of the recorded notice should be provided to the Department's project manager. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter. Please return the proof of recording to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- Provide the notice of the COC to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;

If you have any questions regarding any of these items, please contact Hasan Ahmed at (718) 482-6405.

Sincerely,



Michael J. Ryan, P.E.
Director
Division of Environmental Remediation

ec w/ enclosure:

J. Brooks, jbrooks@freeborn.com
C. Werle, cwerle@rouxinc.com
C. McGuckin, cmcguckin@rouxinc.com
C. Vooris, christine.vooris@health.ny.gov
A. Ghosh, arunesh.ghosh@health.ny.gov
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

H. Ahmed, hasan.ahmed@dec.ny.gov
N. Crawford, nigel.crawford@dec.ny.gov
J. O'Connell, jane.oconnell@dec.ny.gov
G. Burke, gerard.burke@dec.ny.gov
R. Seebacher, rachel.seebacher@dec.ny.gov
K. Lewandowski, kelly.lewandowski@dec.ny.gov
D. Tuohy, dolores.tuohy@dec.ny.gov

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	Address
PTMA 5200 Kings Highway LLC	150 E. 58th St 15th Floor, New York, NY 10155
Irma C. Pollack LLC	205 East 69th Street, New York, NY 10021

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 2/27/12 **Agreement Execution:** 5/1/12
Agreement Index No.: C224140-02-12

Application Approval Amendment: 3/23/18 **Agreement Execution Amendment:** 3/26/18

SITE INFORMATION:

Site No.: C224140 **Site Name:** Kristal Auto Mall
Site Owner: PTMA 5200 Kings Highway LLC
Street Address: 5200 KINGS HIGHWAY
Municipality: BROOKLYN **County:** Kings **DEC Region:** 2
Site Size: 2.283 Acres
Tax Map Identification Number(s): 7969-9
Percentage of site located in an EnZone: 0 - 49 %

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

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

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

Allowable Uses under the BCP: Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial
Cleanup Track: Track 1: Unrestricted use (2.01 acres) – See Exhibit A and Area 1 (Identified as "Track 1" on Exhibit B)

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.
Tangible Property Credit Component Rate is 14 %.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.
Tangible Property Credit Component Rate is 12 %.

Allowable Uses under the BCP: Residential, Restricted-Residential, Commercial, and Industrial
Cleanup Track: Track 2: Residential use (0.273 acres) – See Exhibit A and Area 2 (Identified as “Track 2-Parcel 1, Track 2-Parcel 2, Track 2-Parcel 3” on Exhibit B)

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.
Tangible Property Credit Component Rate is 12 %.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.
Tangible Property Credit Component Rate is 10 %.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder’s successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder’s successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

CERTIFICATE MODIFICATION/REVOCATION

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (1) either the Applicant or the Applicant’s successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant’s successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation.

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

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By: 
Michael J. Ryan, P.E., Director
Division of Environmental Remediation

Date: 12/19/15

NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)

Kristal Auto Mall, Site ID No. C224140
5200 Kings Highway, Brooklyn, NY 11234
Brooklyn, Kings, Tax Map Identification Number: 7969-9

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Irma C. Pollack LLC and PTMA 5200 Kings Highway LLC for a parcel approximately 2.283 acres located at 5200 Kings Highway, Brooklyn, NY 11234 in Kings County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

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

- Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

except for the portion of the property consisting of 0.273 acres described as Track 2 – Parcels 1 Through 3 on Exhibit A of the Certificate, which may be used for Residential, Restricted Residential, Commercial and Industrial Uses, but not Unrestricted use.

PLEASE TAKE NOTICE, provided that the Certificate is complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

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

PLEASE TAKE NOTICE, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6 NYCRR Part

Kristal Auto Mall, Site # C224140
5200 Kings Highway, Brooklyn, NY 11234

375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 located at 47-40 21st Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

PTMA 5200 Kings Highway LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

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

Signature and Office of individual
taking acknowledgment

Please record and return to:
Michael Berfield
PTMA 5200 Kings Highway LLC
150 East 58th Street, 15th Floor
New York, NY 10155

Exhibit A



2865 US Route 1
North Brunswick, NJ 08902
Tele: 732-422-6700
Fax: 732-940-8786
www.gallassurvey.com

DECEMBER 4, 2019
GSG PROJECT NO. G16268

METES & BOUNDS DESCRIPTION
TRACK 1
LOT 9, BLOCK 7969
BOROUGH OF BROOKLYN
KINGS COUNTY, CITY & STATE OF NEW YORK

BEGINNING AT A POINT ON THE EASTERLY SIDE OF UTICA AVENUE, DISTANT 200 FEET NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF UTICA AVENUE AND THE NORTHERLY SIDE OF GLENWOOD ROAD;

1. ALONG SAID SOUTHERLY SIDE OF FORMER FOLGER PLACE PER DEED (ALSO BEING THE SOUTHERLY LINE OF LOT 9, BLOCK 7969), EASTERLY, TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 61.50 FEET TO A POINT, THENCE;
2. NORTHERLY TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 18.42 FEET TO A POINT, THENCE;
3. EASTERLY, TURNING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 66.77 FEET TO A POINT, THENCE;
4. NORTHERLY, TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 70.00 FEET TO A POINT, THENCE;
5. EASTERLY, TURNING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – SECONDS, A DISTANCE OF 40.00 FEET TO A POINT, THENCE;
6. SOUTHERLY, TURNING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 35.00 FEET TO A POINT, THENCE;
7. EASTERLY, TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 80.00 FEET TO A POINT, THENCE;
8. SOUTHERLY, TURNING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 35.00 FEET TO A POINT, THENCE;
9. WESTERLY, TURNING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 6.77 FEET TO A POINT, THENCE;
10. SOUTHERLY TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 18.42 FEET TO A POINT, THENCE;



11. EASTERLY TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 121.06 FEET TO A POINT ON THE WESTERLY SIDE OF KINGS HIGHWAY (VARIABLE RIGHT OF WAY), THENCE;
12. NORTHEASTERLY CONTINUING ALONG SAID WESTERLY SIDE OF KINGS HIGHWAY TURNING AN INTERIOR ANGLE OF 122 DEGREES – 32 MINUTES – 06 SECONDS, A DISTANCE OF 63.36 FEET TO A POINT, THENCE;
13. WESTERLY, TURNING AN INTERIOR ANGLE OF 57 DEGREES – 27 MINUTES – 54 SECONDS, A DISTANCE OF 28.36 FEET TO A POINT, THENCE;
14. NORTHERLY, TURNING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 35.00 FEET TO A POINT, THENCE;
15. EASTERLY TURNING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 40.00 FEET TO A POINT, THENCE;
16. SOUTHERLY TURNING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 16.76 FEET TO A POINT ON THE WESTERLY SIDE OF KINGS HIGHWAY (VARIABLE RIGHT OF WAY), THENCE;
17. NORTHEASTERLY CONTINUING ALONG SAID WESTERLY SIDE OF KINGS HIGHWAY TURNING AN INTERIOR ANGLE OF 32 DEGREES – 32 MINUTES – 06 SECONDS, A DISTANCE OF 144.42 FEET TO A POINT, THENCE;
18. WESTERLY, TURNING AN INTERIOR ANGLE OF 57 DEGREES – 27 MINUTES – 54 SECONDS, A DISTANCE OF 37.67 FEET TO A POINT, THENCE;
19. NORTHERLY, TURNING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 35.00 FEET TO A POINT, THENCE;
20. WESTERLY, TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 448.28 FEET TO A POINT IN THE SAID EASTERLY SIDE OF UTICA AVENUE, THENCE;
21. SOUTHERLY CONTINUING ALONG SAID EASTERLY SIDE OF UTICA AVENUE TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 228.42 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 87,538 SQUARE FEET OR 2.0096 ACRE



2865 US Route 1
North Brunswick, NJ 08902
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Fax: 732-940-8786
www.gallassurvey.com

MAY 31, 2019
REVISED: JULY 22, 2019
REVISED: OCTOBER 10, 2019
REVISED DECEMBER 4, 2019
GSG PROJECT NO. G16268

METES & BOUNDS DESCRIPTION
ENVIRONMENTAL TRACK 2 – PARCELS 1 THROUGH 3
LOT 9, BLOCK 7969
BOROUGH OF BROOKLYN
KINGS COUNTY, CITY & STATE OF NEW YORK

TRACK 2 - PARCEL 1

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF FORMER FOLGER PLACE PER DEED (ALSO BEING THE SOUTHERLY LINE OF LOT 9, BLOCK 7969), SAID POINT BEING DISTANT THE FOLLOWING THREE (3) COURSES FROM THE INTERSECTION OF THE WESTERLY SIDE OF KINGS HIGHWAY (VARIABLE WIDTH) WITH THE NORTHERLY SIDE OF GLENWOOD ROAD (80' WIDE):

- A) NORTHERLY, ALONG SAID WESTERLY SIDE OF KINGS HIGHWAY, A DISTANCE OF 201.34 FEET TO A POINT, THENCE;
 - B) CONTINUING NORTHERLY ALONG SAID WESTERLY SIDE OF KINGS HIGHWAY, A DISTANCE OF 51.75 FEET TO A POINT ON SAID SOUTHERLY LINE OF LOT 9, BLOCK 7969, THENCE;
 - C) ALONG SAID SOUTHERLY SIDE OF FORMER FOLGER PLACE PER DEED (ALSO BEING THE SOUTHERLY LINE OF LOT 9, BLOCK 7969), WESTERLY, TURNING AN EXTERIOR ANGLE OF 122 DEGREES – 32 MINUTES – 06 SECONDS, A DISTANCE OF 121.06 FEET TO THE POINT AND PLACE OF BEGINNING AND FROM SAID BEGINNING POINT RUNNING, THENCE;
1. NORTHERLY TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 18.42 FEET TO A POINT, THENCE;
 2. EASTERLY, TURNING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 6.77 FEET TO A POINT, THENCE;
 3. NORTHERLY, TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 35.00 FEET TO A POINT, THENCE;
 4. WESTERLY, TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 80.00 FEET TO A POINT, THENCE;
 5. NORTHERLY, TURNING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 35.00 FEET TO A POINT, THENCE;
 6. WESTERLY, TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 40.00 FEET TO A POINT, THENCE;



7. SOUTHERLY, TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 70.00 FEET TO A POINT, THENCE;
8. WESTERLY, TURNING AN EXTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 66.77 FEET TO A POINT, THENCE;
9. SOUTHERLY, TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 18.42 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY SIDE OF FORMER FOLGER PLACE PER DEED (ALSO BEING THE SOUTHERLY LINE OF LOT 9, BLOCK 7969), THENCE;
10. EASTERLY, ALONG SAID FORMER FOLGER PLACE PER DEED (ALSO BEING THE SOUTHERLY LINE OF LOT 9, BLOCK 7969), TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 180.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 8,915 SQUARE FEET OR 0.2047 ACRE

TRACK 2 - PARCEL 2

BEGINNING AT A POINT ON THE WESTERLY SIDE OF KINGS HIGHWAY (VARIABLE WIDTH ROW), SAID POINT BEING DISTANT THE FOLLOWING TWO (2) COURSES FROM THE INTERSECTION OF SAID WESTERLY SIDE OF KINGS HIGHWAY WITH THE NORTHERLY SIDE OF GLENWOOD ROAD (80' WIDE):

- A) NORTHERLY, ALONG SAID WESTERLY SIDE OF KINGS HIGHWAY, A DISTANCE OF 201.34 FEET TO A POINT, THENCE;
- B) CONTINUING NORTHERLY ALONG SAID WESTERLY SIDE OF KINGS HIGHWAY, A DISTANCE OF 115.11 FEET TO THE POINT AND PLACE OF BEGINNING AND FROM SAID BEGINNING POINT RUNNING, THENCE;
1. NORTHERLY, CONTINUING ALONG SAID WESTERLY SIDE OF KINGS HIGHWAY, A DISTANCE OF 21.64 FEET TO A POINT, THENCE;
2. NORTHERLY, TURNING AN INTERIOR ANGLE OF 147 DEGREES – 27 MINUTES – 54 SECONDS, A DISTANCE OF 16.76 FEET TO A POINT, THENCE;
3. WESTERLY, TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 40.00 FEET TO A POINT, THENCE;
4. SOUTHERLY, TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 35.00 FEET TO A POINT, THENCE;



5. EASTERLY, TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 28.36 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,294 SQUARE FEET OR 0.0297 ACRE

TRACK 2 - PARCEL 3

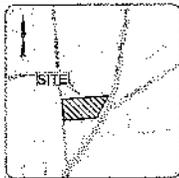
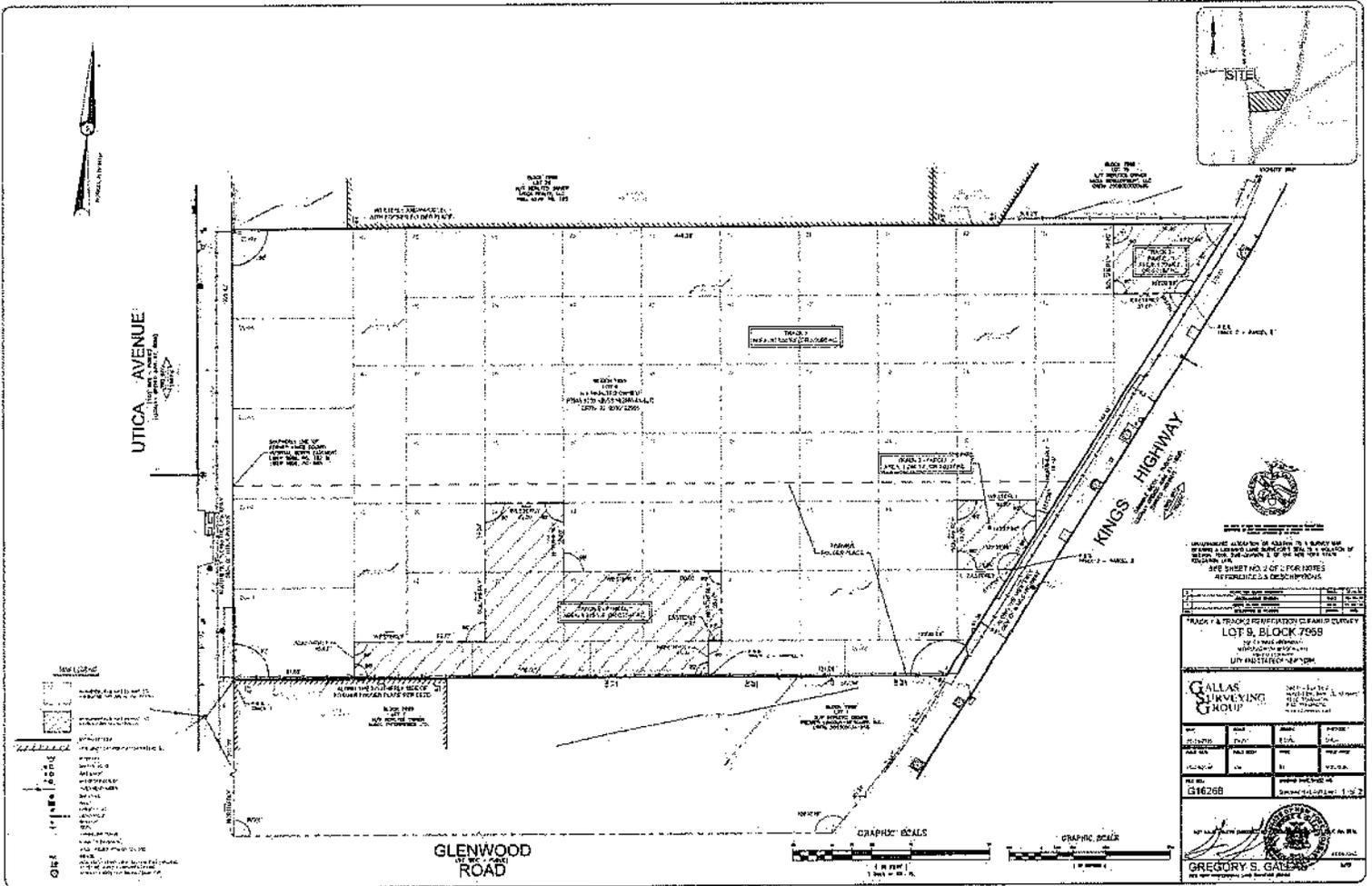
BEGINNING AT A POINT ON THE WESTERLY SIDE OF KINGS HIGHWAY (VARIABLE WIDTH ROW), SAID POINT BEING DISTANT THE FOLLOWING TWO (2) COURSES FROM THE INTERSECTION OF SAID WESTERLY SIDE OF KINGS HIGHWAY WITH THE NORTHERLY SIDE OF GLENWOOD ROAD (80' WIDE):

- A) NORTHERLY, ALONG SAID WESTERLY SIDE OF KINGS HIGHWAY, A DISTANCE OF 201.34 FEET TO A POINT, THENCE;
- B) CONTINUING NORTHERLY ALONG SAID WESTERLY SIDE OF KINGS HIGHWAY, A DISTANCE OF 281.17 FEET TO THE POINT AND PLACE OF BEGINNING AND FROM SAID BEGINNING POINT RUNNING, THENCE;
1. CONTINUING NORTHERLY ALONG SAID WESTERLY SIDE OF KINGS HIGHWAY, A DISTANCE OF 41.52 FEET TO A POINT, THENCE;
2. WESTERLY, TURNING AN INTERIOR ANGLE OF 57 DEGREES – 27 MINUTES – 54 SECONDS, A DISTANCE OF 60.00 FEET TO A POINT, THENCE;
3. SOUTHERLY, TURNING AN INTERIOR ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 35.00 FEET TO A POINT, THENCE;
4. EASTERLY, TURNING AN ANGLE OF 90 DEGREES – 00 MINUTES – 00 SECONDS, A DISTANCE OF 37.67 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,709 SQUARE FEET OR 0.0392 ACRE

ALL THREE (3) TRACK 2 - PARCELS
CONTAINING A TOTAL AREA OF 11,918 SQUARE FEET OR 0.2736 ACRE

Exhibit B



STATE OF NEW YORK
 DEPARTMENT OF TAXATION AND FINANCE
 OFFICE OF REAL PROPERTY SERVICES
 STATE OF NEW YORK
 DEPARTMENT OF TAXATION AND FINANCE
 OFFICE OF REAL PROPERTY SERVICES

TRACK 1 & TRACK 2 REFORMATION CLAIM OF EASEMENT
 LOT 8, BLOCK 7658
 CITY OF ALBANY
 COUNTY OF ALBANY
 CITY AND COUNTY OF ALBANY

GALLAS SURVEYING GROUP
 100 N. 10th St., Albany, NY 12207
 518-862-1111
 www.gallasurveying.com

NO.	DATE	BY	FOR
1	10/1/10	GS	PLAN
2	10/1/10	GS	PLAN
3	10/1/10	GS	PLAN
4	10/1/10	GS	PLAN
5	10/1/10	GS	PLAN
6	10/1/10	GS	PLAN
7	10/1/10	GS	PLAN
8	10/1/10	GS	PLAN
9	10/1/10	GS	PLAN
10	10/1/10	GS	PLAN

NO. 10
 G16268
 SHEET NO. 1 OF 2

GREGORY S. GALLAS
 LICENSED PROFESSIONAL SURVEYOR
 STATE OF NEW YORK
 LICENSE NO. 10000