

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

Mr. Steve Rosenberg
The Scenic Hudson Land Trust, Inc.
One Civic Center Plaza, Suite 200
Poughkeepsie, NY 12601

APR 10 2017

Beacon Waterfront, LLC.
One Civil Center Plaza, Suite 200
Poughkeepsie, NY 12601

Re: Certificate of Completion
Site No. C314112
Site: Long Dock Beacon Site
City of Beacon, Dutchess County

Dear Mr. Rosenberg,

Congratulations on having satisfactorily completed the remedial program at the Long Dock Beacon 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:

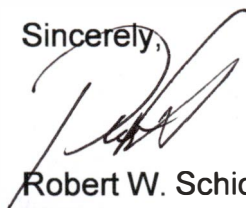
- If you are the site owner, you must record a notice of the COC in the recording office for the County (or Counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of 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;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in August 2018.

If you have any questions regarding any of these items, please contact William Bennett at (518) 402-9659.

Sincerely,



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

ec w/ enclosure:

S. Rosenberg, The Scenic Hudson Land Trust, Inc.

(srosenberg@scenichudson.org)

A. Friedrichsen, The Scenic Hudson Land Trust, Inc.

(afriedrichsen@scenichudson.org)

M. Rasmussen, The Scenic Hudson Land Trust, Inc.

(mrasmussen@scenichudson.org)

P. Ciminello, Ecosystems Strategies, Inc. (paul@ecosystemsstrategies.com)

P. Setaro, Morris Associates, PLLC (psetaro@morrisengineers.com)

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

The Scenic Hudson Land Trust, Inc.

Address

One Civic Center Plaza, Suite 200, Poughkeepsie, NY

BROWNFIELD CLEANUP AGREEMENT:

Execution: 5/11/06 **Agreement Index No.:** W3-1038-04-12

Application Approval Amendment: 8/30/2016

Agreement Execution Amendment: 1/16/2013

SITE INFORMATION:

Site No.: C314112 **Site Name:** Long Dock Beacon

Site Owner: The Scenic Hudson Land Trust, Inc.
Beacon Waterfront, LLC.

Street Address: 8 and 23 Long Dock Road

Municipality: Beacon **County:** Dutchess **DEC Region:** 3

Site Size: 6.440 Acres

Tax Map Identification Number(s): 5954-32-481840, 5954-32-490828, 5954-41-537725

Percentage of site located in an EnZone: 100 %

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: Restricted-Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(iv) for Parcels 4 and 5 of the Controlled Property as described in Exhibit A, and Commercial and Industrial but not Restricted-Residential use for Parcels 1, 2, and 3 of the Controlled Property as described in Exhibit A.

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

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 20 %.

Tangible Property Credit Component Rate is 20 %.

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

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 18 %.

Tangible Property Credit Component Rate is 18 %.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and Environmental Easements granted pursuant to ECL Article 71, Title 36 which have been duly recorded in the Recording Office for Dutchess County as 02-2016-9041 and 02-2016-9042.

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

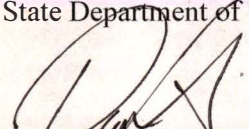
This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (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;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

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:


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

Date: April 10, 2017

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

Long Dock Beacon, Site ID No. C314112
23 Long Dock Road, Beacon, NY 12508
City of Beacon, Dutchess County, Tax Map Identification Number 5954-32-490828

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 The Scenic Hudson Land Trust, Inc. for two parcels approximately 3.86 and 1.54 acres in size located at 23 Long Dock Road in the City of Beacon, Dutchess 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 for Parcel 2 (3.86 acres) on Lot 5954-32-490828:

- 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.

PLEASE TAKE NOTICE, the remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses for Parcel 5 (1.54 acres) on Lot 5954-32-490828:

- 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.

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

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Dutchess County as County Recording Identifier 02-2016-9041.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified

Long Dock Beacon Site, Site ID No. C314112, 23 Long Dock Road, Beacon, NY 12508

reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in 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.

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

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

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 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 3 Office located at 21 S Putt Corners Road, New Paltz, NY 12561, by contacting the Regional Environmental Remediation Engineer.

Long Dock Beacon Site, Site ID No. C314112, 23 Long Dock Road, Beacon, NY 12508

WHEREFORE, the undersigned has signed this Notice of Certificate

Beacon Waterfront, LLC.

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF DUTCHESS)

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:
Steve Rosenberg
The Scenic Hudson Land Trust, Inc.
One Civic Center Plaza, Suite 200
Poughkeepsie, NY 12601

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

Long Dock Beacon, Site ID No. C314112
8 Long Dock Road, Beacon, NY 12508

City of Beacon, Dutchess County, Tax Map Identification Numbers 5954-32-481840, 5954-41-537725

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 The Scenic Hudson Land Trust Inc. for three parcels approximately 0.41, 0.30, and 0.33 acres in size located at 8 Long Dock Road in the City of Beacon, Dutchess 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 for Parcel 1 (0.41 acres) on Lot 5954-32-481480 and Parcel 3 (0.30 acres) on Lot 5954-41-537725:

- 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.

PLEASE TAKE NOTICE, the remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses for Parcel 4 (0.33 acres) on Lot 5954-32-481480:

- 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.

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

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Dutchess County as County Recording Identifier 02-2016-9041.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may

Long Dock Beacon Site, Site ID No. C314112, 8 Long Dock Road, Beacon, NY 12508

include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in 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.

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

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

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 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 3 Office located at 21 S Putt Corners Road, New Paltz, NY 12561, by contacting the Regional Environmental Remediation Engineer.

Long Dock Beacon Site, Site ID No. C314112, 8 Long Dock Road, Beacon, NY 12508

WHEREFORE, the undersigned has signed this Notice of Certificate

The Scenic Hudson Land Trust, Inc.

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF DUTCHESS)

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:
Steve Rosenberg
The Scenic Hudson Land Trust, Inc.
One Civic Center Plaza, Suite 200
Poughkeepsie, NY 12601

Exhibit A – Description of Property

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT PARCEL OF LAND SITUATE IN THE CITY OF BEACON, COUNTY OF DUTCHESS AND STATE OF NEW YORK BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL 1

HEREIN DESCRIBED PARCEL IS FOR THE ENVIRONMENTAL & COMMERCIAL USE EASEMENT FOR THE SCENIC HUDSON LAND TRUST INC.

BEGINNING AT A POINT ON THE WESTERLY ROAD BOUNDARY OF RED FLYNN DRIVE, SAID POINT BEING THE DIVISION LINE BETWEEN LANDS OF NOW OR FORMERLY OF THE SCENIC HUDSON LAND TRUST INC. (L. 22000 PG. 9142) TO THE SOUTH AND THE LANDS NOW OR FORMERLY OF CITY OF BEACON (L.1186 PG. 13) TO THE NORTH; THENCE RUNNING WESTERLY ON THE AFOREMENTIONED DIVISION LINE NORTH 84°-55'-09" WEST, A DISTANCE OF 374.18 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE TURNING SOUTHERLY ALONG THE DIVISION LINE BETWEEN PARCEL 1 & 4 THROUGH THE LAND OF THE AFOREMENTIONED SCENIC HUDSON PROPERTY, SOUTH 03°-39'-45" EAST, A DISTANCE OF 61.69 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF HEREIN DESCRIBED PARCEL; THENCE TURNING WESTERLY ALONG THE DIVISION LINE BETWEEN PARCEL 1 & 2 THROUGH THE AFOREMENTIONED SCENIC HUDSON PROPERTY THE FOLLOWING (3) THREE COURSES AND DISTANCES:

1. NORTH 81°-46'-11" WEST, A DISTANCE OF 479.95 FEET TO A POINT;
2. SOUTH 08°-14'-15" WEST, A DISTANCE OF 117.53 FEET TO A POINT;
3. NORTH 81°-45'-21" WEST, A DISTANCE OF 75.41 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED PARCEL; THENCE NORTHERLY AND EASTERLY ALONG THE LANDS NOW AND FORMERLY OF THE SCENIC HUDSON LAND TRUST INC. (L. 2000 PG. 13) THE FOLLOWING (11) ELEVEN COURSES AND DISTANCES:

1. NORTH 00°-09'-52" EAST, A DISTANCE OF 10.80 FEET TO A POINT;
2. NORTH 88°-01'-32" EAST, A DISTANCE OF 11.34 FEET TO A POINT;
3. NORTH 02°-38'-43" EAST, A DISTANCE OF 45.15 FEET TO A POINT;
4. NORTH 36°-46'-55" EAST, A DISTANCE OF 54.57 FEET TO A POINT;
5. NORTH 74°-24'-36" EAST, A DISTANCE OF 51.17 FEET TO A POINT;
6. SOUTH 87°-10'-58" EAST, A DISTANCE OF 46.94 FEET TO A POINT;
7. SOUTH 85°-21'-36" EAST, A DISTANCE OF 54.58 FEET TO A POINT;
8. SOUTH 70°-18'-38" EAST, A DISTANCE OF 56.09 FEET TO A POINT;
9. SOUTH 85°-55'-40" EAST, A DISTANCE OF 23.16 FEET TO A POINT;
10. SOUTH 81°-59'-30" EAST, A DISTANCE OF 153.56 FEET TO A POINT;
11. NORTH 19°-44'-03" EAST, A DISTANCE OF 46.86 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE EASTERLY ON THE AFOREMENTIONED DIVISION LINE BETWEEN CITY OF BEACON TO THE NORTH AND THE SCENIC HUDSON TRUST LAND INC. TO THE

County: Dutchess Site No: C314112 Brownfield Cleanup Agreement Index : W3-1038-04-
12 as amended July 20, 2012

SOUTH, SOUTH 84°-55'-09" EAST, A DISTANCE OF 122.54 FEET TO THE POINT OR
PLACE OF BEGINNING.

CONTAINING 0.41 ACRES MORE OR LESS.

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT PARCEL OF LAND SITUATE IN THE CITY OF BEACON, COUNTY OF DUTCHESS AND STATE OF NEW YORK BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL 2

HEREIN DESCRIBED PARCEL IS FOR THE ENVIRONMENTAL & COMMERCIAL USE EASEMENT FOR THE BEACON WATERFRONT, LLC.

BEGINNING AT A POINT ON THE WESTERLY ROAD BOUNDARY OF RED FLYNN DRIVE, SAID POINT BEING THE DIVISION LINE BETWEEN LANDS OF NOW OR FORMERLY OF THE SCENIC HUDSON LAND TRUST INC. (L. 22000 PG. 9142) TO THE SOUTH AND THE LANDS NOW OR FORMERLY OF CITY OF BEACON (L.1186 PG. 13) TO THE NORTH; THENCE RUNNING WESTERLY ON THE AFOREMENTIONED DIVISION LINE NORTH 84°-55'-09" WEST, A DISTANCE OF 374.18 FEET TO A POINT; THENCE LEAVING THE AFOREMENTIONED DIVISION LINE TURNING SOUTHERLY ON THE DIVISION LINE BETWEEN PARCEL 1 & 4 SOUTH 03°-39'-45" EAST, A DISTANCE OF 61.69 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE RUNNING SOUTHERLY ALONG THE DIVISION LINE BETWEEN PARCEL 2 & 5 THROUGH THE AFOREMENTIONED SCENIC HUDSON PROPERTY AND THE LANDS NOW OR FORMERLY BEACON WATERFRONT, LLC (L. 22008, PG. 1052) THE FOLLOWING (7) SEVEN COURSES AND DISTANCES:

1. SOUTH 03°-39'-45" EAST, A DISTANCE OF 57.39 FEET TO A POINT;
2. NORTH 87°-17'-34" EAST, A DISTANCE OF 103.01 FEET TO A POINT;
3. SOUTH 40°-19'-54" EAST, A DISTANCE OF 94.24 FEET TO A POINT;
4. SOUTH 66°-15'-23" EAST, A DISTANCE OF 29.08 FEET TO A POINT;
5. SOUTH 04°-42'-00"EAST, A DISTANCE OF 26.32 FEET TO A POINT;
6. SOUTH 34°-12'-01" WEST, A DISTANCE OF 24.38 FEET TO A POINT;
7. SOUTH 30°-07'-43" WEST, A DISTANCE OF 77.12 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE TURNING WESTERLY ON THE DIVISION LINE OF THE AFOREMENTIONED BEACON WATERFRONT PROPERTY TO THE NORTH AND THE LANDS NOW OR FORMERLY OF THE SCENIC HUDSON LAND TRUST INC. (L. 1993 PG. 126) TO THE SOUTH, SOUTH 85°-41'-40" WEST, A DISTANCE OF 107.75 FEET TO A POINT; THENCE RUNNING ALONG THE DIVISION LINE BETWEEN PARCEL 2 & 3 THROUGH THE AFOREMENTIONED BEACON WATERFRONT PROPERTY THE FOLLOWING (3) THREE COURSES AND DISTANCE:

1. NORTH 45°-01'-33" WEST, A DISTANCE OF 78.23 FEET TO A POINT;
2. NORTH 81°-45'-48" WEST, A DISTANCE OF 145.40 FEET TO A POINT;
3. SOUTH 06°-13'-06" WEST, A DISTANCE OF 92.42 FEET TO A POINT; THENCE RUNNING WESTERLY AND NORTHERLY THROUGH THE AFOREMENTIONED BEACON WATERFRONT PROPERTY AND THE SCENIC HUDSON PROPERTY (L. 22000 PG. 9142) THE FOLLOWING (14) FOURTEEN COURSES AND DISTANCE:

1. SOUTH 85°-41'-40" WEST, A DISTANCE OF 33.45 FEET TO A POINT;
2. NORTH 80°-55'-29" WEST, A DISTANCE OF 65.70 FEET TO A POINT;
3. NORTH 75°-47'-18" WEST, A DISTANCE OF 103.86 FEET TO A POINT;
4. SOUTH 84°-15'-24" WEST, A DISTANCE OF 25.66 FEET TO A POINT;
5. NORTH 89°-43'-11" WEST, A DISTANCE OF 31.80 FEET TO A POINT;
6. SOUTH 71°-17'-04" WEST, A DISTANCE OF 103.00 FEET TO A POINT;
7. NORTH 20°-47'-15" WEST, A DISTANCE OF 37.30 FEET TO A POINT;
8. NORTH 56°-59'-04" EAST, A DISTANCE OF 104.49 FEET TO A POINT;
9. NORTH 00°-43'-04" EAST, A DISTANCE OF 17.88 FEET TO A POINT;
10. NORTH 27°-33'-52" WEST, A DISTANCE OF 32.62 FEET TO A POINT;
11. NORTH 84°-00'-22" WEST, A DISTANCE OF 47.11 FEET TO A POINT;
12. NORTH 15°-37'-26" WEST, A DISTANCE OF 48.55 FEET TO A POINT;
13. NORTH 88°-37'-21" WEST, A DISTANCE OF 39.63 FEET TO A POINT;
14. NORTH 00°-09'-52" EAST, A DISTANCE OF 46.99 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBE PARCEL; THENCE TURNING EASTERLY ALONG THE DIVISION LINE BETWEEN PARCEL 2 & 1 THROUGH THE AFOREMENTIONED SCENIC HUDSON PROPERTY THE FOLLOWING (3) THREE COURSES AND DISTANCES:

1. SOUTH 81°-45'-21" EAST, A DISTANCE OF 75.41 FEET TO A POINT;
2. NORTH 08°-14'-15" EAST, A DISTANCE OF 117.53 FEET TO A POINT;
3. SOUTH 81°-46'-11" EAST, A DISTANCE OF 479.95 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 3.86 ACRES MORE OR LESS.

PARCEL 3

HEREIN DESCRIBED PARCEL IS FOR THE ENVIRONMENTAL & COMMERCIAL USE EASEMENT FOR THE SCENIC HUDSON LAND TRUST INC.

BEGINNING AT A POINT ON THE WESTERLY ROAD BOUNDARY OF RED FLYNN DRIVE, SAID POINT BEING THE DIVISION LINE BETWEEN LANDS OF NOW OR FORMERLY OF THE SCENIC HUDSON LAND TRUST INC. (L. 22000 PG. 9142) TO THE SOUTH AND THE LANDS NOW OR FORMERLY OF CITY OF BEACON (L.1186 PG. 13) TO THE NORTH; THENCE RUNNING SOUTHERLY ON THE WESTERLY ROAD BOUNDARY OF RED FLYNN DRIVE THE FOLLOWING (2) TWO COURSES AND DISTANCE:

1. SOUTH 07°-46'-49" EAST, A DISTANCE OF 183.98 FEET TO A POINT;
2. SOUTH 44°-34'-57" EAST, A DISTANCE OF 99.85 FEET TO A POINT; SAID POINT BEING ON THE DIVISION LINE LANDS NOW OR FORMERLY OF BEACON WATERFRONT, LLC (L. 22008 PG. 1052) TO THE NORTH AND THE LANDS NOW OR FORMERLY OF THE SCENIC HUDSON LAND TRUST INC. (L. 1993 PG. 126) TO THE SOUTH, THENCE TURNING WESTERLY ON THE AFOREMENTIONED DIVISION LINE SOUTH 85°-41'-40" WEST, A DISTANCE OF 428.51 FEET TO A POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE RUNNING ALONG THE AFOREMENTIONED DIVISION LINE SOUTH 85°-41'-40" WEST, A DISTANCE OF 209.84 FEET TO A POINT; THENCE TURNING NORTHERLY ALONG THE DIVISION LINE BETWEEN PARCEL 3 & 2 THROUGH THE AFOREMENTIONED BEACON WATERFRONT PROPERTY THE FOLLOWING (3) THREE COURSES AND DISTANCES:

1. NORTH 06°-13'-06" EAST, A DISTANCE OF 92.42 FEET TO A POINT;
2. SOUTH 81°-45'-48" EAST, A DISTANCE OF 145.40 FEET TO A POINT;
3. SOUTH 45°-01'-33" EAST, A DISTANCE OF 78.23 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 0.30 ACRES MORE OR LESS.

PARCEL 4

HEREIN DESCRIBED PARCEL IS FOR THE ENVIRONMENTAL & RESTRICTED RESIDENTIAL USE EASEMENT FOR THE SCENIC HUDSON LAND TRUST INC.

BEGINNING AT A POINT ON THE WESTERLY ROAD BOUNDARY OF RED FLYNN DRIVE, SAID POINT BEING THE DIVISION LINE BETWEEN LANDS OF NOW OR FORMERLY OF THE SCENIC HUDSON LAND TRUST INC. (L. 22000 PG. 9142) TO THE SOUTH AND THE LANDS NOW OR FORMERLY OF CITY OF BEACON (L.1186 PG. 13) TO THE NORTH; THENCE RUNNING WESTERLY ON THE AFOREMENTIONED DIVISION LINE NORTH 84°-55'-09" WEST, A DISTANCE OF 66.86 FEET TO A POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE LEAVING THE AFOREMENTIONED DIVISION LINE TURNING SOUTHWESTERLY ALONG THE DIVISION LINE BETWEEN PARCEL 4 & 5 THROUGH THE AFOREMENTIONED SCENIC HUDSON PROPERTY THE FOLLOWING (4) FOUR COURSES AND DISTANCE:

1. SOUTH 74°-39'-59" WEST, A DISTANCE OF 128.97 FEET TO A POINT;
2. SOUTH 03°-55'-41" EAST, A DISTANCE OF 16.55 FEET TO A POINT;
3. SOUTH 83°-09'-46" WEST, A DISTANCE OF 36.59 FEET TO A POINT;
4. NORTH 81°-46'-11" WEST, A DISTANCE OF 144.08 FEET TO A POINT; THENCE TURNING NORTHERLY ALONG THE DIVISION LINE BETWEEN PARCEL 4 & 1, NORTH 03°-39'-45" WEST, A DISTANCE OF 61.69 FEET TO A POINT; THENCE TURNING EASTERLY ALONG THE AFOREMENTIONED DIVISION LINE BETWEEN CITY OF BEACON TO THE NORTH AND THE SCENIC HUDSON PROPERTY TO THE SOUTH, SOUTH 84°-55'-09" EAST, A DISTANCE OF 307.32 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 0.33 ACRES MORE OR LESS.

PARCEL 5

HEREIN DESCRIBED PARCEL IS FOR THE ENVIRONMENTAL & RESTRICTED RESIDENTIAL USE EASEMENT FOR BEACON WATERFRONT, LLC.

BEGINNING AT A POINT ON THE WESTERLY ROAD BOUNDARY OF RED FLYNN DRIVE, SAID POINT BEING THE DIVISION LINE BETWEEN LANDS OF NOW OR FORMERLY OF THE SCENIC HUDSON LAND TRUST INC. (L. 22000 PG. 9142) TO THE SOUTH AND THE LANDS NOW OR FORMERLY OF CITY OF BEACON (L.1186 PG. 13) TO THE NORTH; THENCE RUNNING SOUTHERLY ALONG THE WESTERLY ROAD LINE OF RED FLYNN DRIVE THE FOLLOWING (2) TWO COURSES AND DISTANCES:

1. SOUTH 07°-46'-49" EAST, A DISTANCE OF 183.98 FEET TO A POINT;
2. SOUTH 44°-34'-57" EAST, A DISTANCE OF 99.85 FEET TO A POINT; SAID POINT BEING THE DIVISION LINE LANDS NOW OR FORMERLY OF BEACON WATERFRONT, LLC (L. 22008 PG. 1052) TO THE NORTH AND LANDS NOW OR FORMERLY OF THE SCENIC HUDSON LAND TRUST INC. (L. 1993 PG.126) TO THE SOUTH; THENCE TURNING WESTERLY ON THE AFOREMENTIONED DIVISION LINE SOUTH 85°-41'-40" WEST, A DISTANCE OF 320.76 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED PARCEL; THENCE TURNING NORTHERLY LEAVING AFOREMENTIONED DIVISION LINE ALONG THE DIVISION LINE BETWEEN PARCEL 5 & 2 THROUGH THE AFOREMENTIONED LANDS OF BEACON WATERFRONT, LLC AND THE SCENIC HUDSON PROPERTY THE FOLLOWING (7) SEVEN COURSES AND DISTANCES:

1. NORTH 30°-07'-43" EAST, A DISTANCE OF 77.12 FEET TO A POINT;
2. NORTH 34°-12'-01" EAST, A DISTANCE OF 24.38 FEET TO A POINT;
3. NORTH 04°-42'-00" WEST, A DISTANCE OF 26.32 FEET TO A POINT;
4. NORTH 66°-15'-23" WEST, A DISTANCE OF 29.08 FEET TO A POINT;
5. NORTH 40°-19'-54" WEST, A DISTANCE OF 94.24 FEET TO A POINT;
6. SOUTH 87°-17'-34" WEST, A DISTANCE OF 103.01 FEET TO A POINT;
7. NORTH 03°-39'-45" WEST, A DISTANCE OF 57.39 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE TURNING EASTERLY THE FOLLOWING (4) FOUR COURSES AND DISTANCES:

1. SOUTH 81°-46'-11" EAST, A DISTANCE OF 144.08 FEET TO A POINT;
2. NORTH 83°-09'-46" EAST, A DISTANCE OF 36.59 FEET TO A POINT;
3. NORTH 03°-55'-41" WEST, A DISTANCE OF 16.55 FEET TO A POINT;
4. NORTH 74°-39'-59" EAST, A DISTANCE OF 128.97 FEET TO A POINT; SAID POINT BEING ON THE AFOREMENTIONED DIVISION LINE BETWEEN CITY OF BEACON TO THE NORTH AND THE SCENIC HUDSON LAND TRUST, INC. TO THE SOUTH; THENCE RUNNING ALONG THE SAID DIVISION LINE SOUTH 84°-55'-09" EAST, A DISTANCE OF 66.86 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 1.54 ACRES MORE OR LESS.

Exhibit B – Site Survey



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
 3/9/2017



SITE DESCRIPTION

SITE NO. C314112

SITE NAME Long Dock Beacon

SITE ADDRESS: 8 and 23 Long Dock Road ZIP CODE: 12508-

CITY/TOWN: Beacon

COUNTY: Dutchess

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Monitoring Plan		
Operation and Maintenance (O&M) Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Periodic Review Frequency: once a year YES NO

Periodic Review Report Submitted Date: 07/31/2018

Description of Institutional Control

Beacon Waterfront, LLC.

One Civic Center Plaza, Suite 200

Long Dock Rd

Environmental Easement

Block: 32

Lot: 490828

Sublot:

Section: 5954

Subsection:

S_B_L Image: 5954-32-490828-0000

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

The Scenic Hudson Land Trust Inc.

One Civic Center Plaza, Suite 200

Long Dock Rd

Environmental Easement

Block: 32

Lot: 481840

Sublot:

Section: 5954

Subsection:

S_B_L Image: 5954-32-481840-0000

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

The Scenic Hudson Land Trust, Inc.

One Civic Center Plaza, Suite 200

Long Dock Rd

Environmental Easement

Block: 41

Lot: 537725

Sublot:

Section: 5954

Subsection:

S_B_L Image: 5954-41-537725

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

Beacon Waterfront, LLC.

One Civic Center Plaza, Suite 200

Long Dock Rd

Environmental Easement

Block: 32

Lot: 490828

Sublot:

Section: 5954

Subsection:

S_B_L Image: 5954-32-490828-0000

Cover System

The Scenic Hudson Land Trust Inc.

One Civic Center Plaza, Suite 200

Long Dock Rd

Environmental Easement

Block: 32

Lot: 481840

Sublot:

Section: 5954

Subsection:

S_B_L Image: 5954-32-481840-0000

Cover System

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Cover System