

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

December 27, 2024

Northside Junction, LLC
Jason Camporese
One Civic Center Plaza, Suite 200
Poughkeepsie, NY 12601
jcamporese@scenichudson.org

Re: Certificate of Completion
Standard Gage & Coal Storage Site
Poughkeepsie, Dutchess County
Site No. C314131

Dear Jason Camporese,

Congratulations on having satisfactorily completed the remedial program at the Standard Gage & Coal Storage Site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) 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 the Notice of Certificate of Completion 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 the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to NYSDEC's project manager. Please return the hard copy of the proof of recording to:

Mark Domaracki, Bureau C, Section B
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233



- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop the 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 NYSDEC-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 NYSDEC 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 NYSDEC in April 2026.

If you have any questions, please do not hesitate to contact Mark Domaracki, NYSDEC's project manager, at 518-402-9832.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Emily Hague, Scenic Hudson, ehague@scenichudson.org
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Chris Brown, PVE, cbrown@pve-llc.com
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ec w/o enc.:

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NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Northside Junction, LLC

Address

One Civic Center Plaza, Suite 200, Poughkeepsie, NY 12601

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 10/6/20 **Agreement Execution:** 10/8/20

Agreement Index No.: C314131-10-20

Application Amendment Approval: none

Agreement Amendment Execution: none

SITE INFORMATION:

Site No.: C314131 **Site Name:** Standard Gage & Coal Storage Site

Site Owner: Northside Junction, LLC

Street Address: 58 Parker Avenue & 164 Garden Street

Municipality: Poughkeepsie **County:**

DEC Region: 3

Dutchess Site Size: 2.465 Acres

Tax Map Identification Number(s): 131300-6162-54-177385-0000, 131300-6162-62-148369-0000

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):

For a 0.55-acre area – See Exhibits A and B

Allowable Uses Under the BCP: Restricted Residential, Commercial, and Industrial

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

Tax Credit Provisions: Tangible Property Credit is 15%. Comprised of 10% Base, 5% EnZone.

For a 1.915-acre area – See Exhibits A and B

Allowable Uses Under the BCP: Commercial and Industrial

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

Tax Credit Provisions: Tangible Property Credit is 15%. Comprised of 10% Base, 5% EnZone.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24%.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Dutchess County as Document No. 02 2024 1840 and Document No. 02 2024 3689.

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 finding any of the following:

- (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; or
- (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.

Sean Mahar
Interim Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/27/2024

Andrew O. Guglielmi, Director
Division of Environmental Remediation

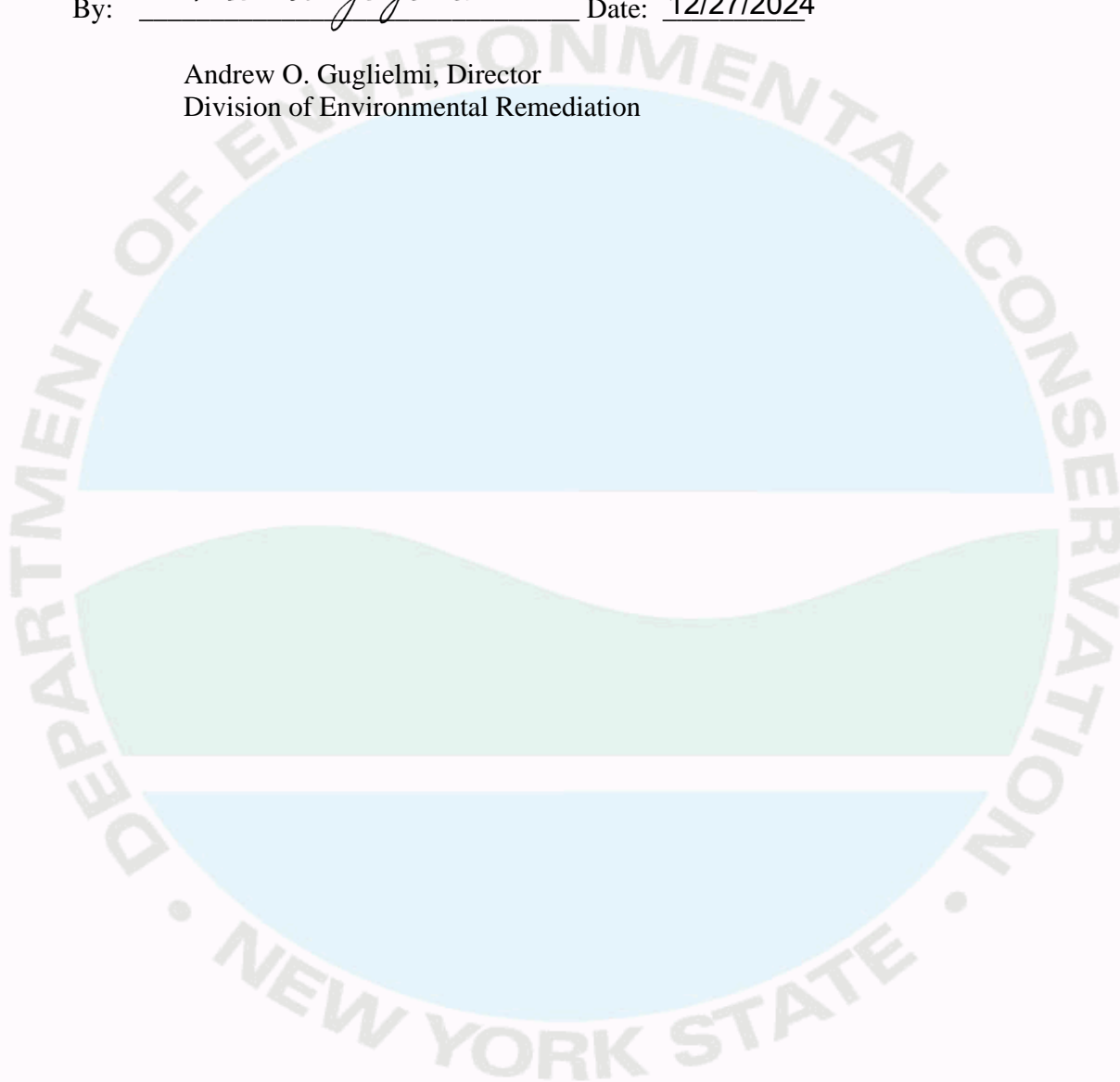


Exhibit A
Site Description

7. Pursuant to Section 8 of the Easement Agreement, the Department agrees to amend the Easement Agreement in the manner prescribed by Article 9 of the Real Property Law.

AMENDMENT OF ENVIRONMENTAL EASEMENT

- A. The above recitals are hereby incorporated into this Amendment of Environmental Easement.
- B. The Department and Grantor hereby agree that Paragraph 2(A)(1) of the Environmental Easement is hereby amended to read as follows:
- (1) The Controlled Property may be used for:

- a. **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)(2)(iv) as for the following area:**

Track 4(b) - Restricted Residential Use Legal Description

All that tract or parcel of land situate at 58 Parker Avenue, City of Poughkeepsie, County of Dutchess, New York State, bounded and described as follows:

Beginning at a rebar set at the intersection of the Southerly boundary of Parker Avenue and the westerly boundary of lands of the County of Dutchess as recorded as document 02-2019-8080 in the Dutchess County Clerk's Office.

Thence along said westerly boundary of lands of Dutchess County on a curve to the right having a length of 251.35 feet, a radius of 890 feet and chord of South 61° 10' 38" East, 250.52 feet to a rebar set in the northwest boundary of Garden Street. Thence along said northwest boundary of Garden Street South 15° 10' 46" West 15.05 feet. Thence along the boundary of track 4(a) the following three bearings and distances:

- 1) A curve to the left having a length of 154.03 feet, a radius of 214.79 feet and a chord of North 73° 34' 01" West, 150.75 feet
- 2) A curve to the left having a length of 135.11 feet, a radius of 526.05 feet, and a chord of South 77° 49' 03" West, 134.74 feet
- 3) South 69° 04' 43" West, 67.73 feet

Thence along the building line of the former Standard Gage building the following seven bearings and distances:

- 1) North 20° 49' 41" West, 13.27 feet
- 2) North 69° 12' 34" East, 13.87 feet
- 3) North 20° 58' 12" West, 17.72 feet
- 4) South 69° 11' 06" West, 12.86 feet
- 5) North 20° 43' 29" West, 44.60 feet
- 6) North 69° 30' 05" East, 27.99 feet
- 7) North 20° 27' 29" West, 17.74 feet to the northeast building corner of the former Standard Gage building.

Thence along said Southerly boundary of Parker Avenue North 69° 47' 07" East, 138.43 feet to the point of beginning.

ACERAGE: 0.550

- b. 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)(2)(iv) as for the following area:**

Track 4(a)- Restricted Commercial Use Legal Description

All that tract or parcel of land situate at 58 Parker Avenue, City of Poughkeepsie, County of Dutchess, New York State, bounded and described as follows:

Beginning at a monument found at the northeast corner of lands of Simsons, LTD as recorded as document# 02-2012-5135 in the Dutchess County Clerk's Office. The point of beginning is also located in the southerly boundary of Parker Avenue.

Thence along said southerly boundary of Parker Avenue North $69^{\circ} 47' 07''$ East, 217.09 feet to the northeast corner of the former Standard Gage building. Thence along the walls of said building the following seven bearings and distances:

- 1) South $20^{\circ} 27' 29''$ East, 17.74 feet
- 2) South $69^{\circ} 30' 05''$ West, 27.99 feet
- 3) South $20^{\circ} 43' 29''$ East, 44.60 feet
- 4) North $69^{\circ} 11' 06''$ East, 12.86 feet
- 5) South $20^{\circ} 58' 12''$ East, 17.72 feet
- 6) South $69^{\circ} 12' 34''$ West, 13.87 feet
- 7) South $20^{\circ} 49' 41''$ East, 13.27 feet

Thence through an open yard the following three bearings and distances:

- 1) North $69^{\circ} 04' 43''$ East, 67.73 feet
- 2) A curve to the right having a length of 135.11 feet, a radius of 526.05 feet, and a chord of North $77^{\circ} 49' 03''$ East, 134.74 feet
- 3) Another curve to the right having a length of 154.03 feet, a radius of 214.79 feet and a chord of South $73^{\circ} 34' 01''$ East, 150.75 feet to a point in the northwest sidewalk of Garden Street

Thence South $15^{\circ} 10' 46''$ West 7.80 feet to a magnetic nail found in said sidewalk. Thence along the lands of Concrete Rocks LLC (doc. 02-2020-1176) the following five bearings and distances:

- 1) A curve to the left having a length of 63.66 feet, a radius of 922.37 feet and a chord of North $55^{\circ} 01' 25''$ west, 63.65 feet to a rebar set
- 2) South $85^{\circ} 21' 19''$ West, 158.50 feet
- 3) South $20^{\circ} 12' 53''$ East, 85.97 feet
- 4) South $69^{\circ} 47' 07''$ West, 30.00 feet
- 5) South $20^{\circ} 12' 53''$ East, 45.31 feet

Thence along the north boundary of Brookside Avenue the following two bearings and distances:

- 1) A curve to the left having a length of 89.90 feet, a radius of 251.01 feet and a chord of South $81^{\circ} 41' 43''$ West, 89.43 feet
- 2) South $56^{\circ} 51' 57''$ West, 205.19 feet to a rebar found

Thence along the east boundary of Grace Smith House, Inc (doc. 02-2016-6524) and said Simsons LTD, North $20^{\circ} 12' 53''$ West, 271.70 feet to the point of beginning.

ACERAGE: 1.555

Track 4(C) - Restricted Commercial Use Area Legal Description

164 GARDEN ST.

All that tract or parcel of land situate in the City of Poughkeepsie County of Dutchess, New York State, bounded and described as follows:

Beginning at the intersection of the South boundary of Parker Avenue and the West boundary of Garden Street. Thence along said West boundary of Garden Street south 13° 07' 04" West, 183.01 feet to a steel rebar set vertically in the ground. Thence along the Northeast line of lands of the County of Dutchess as recorded in the Dutchess County Clerk's Office as Document 02-2019-8080 on a curve to the left having a length of 190.93 feet, a radius of 933.00 feet, and a chord of North 60° 39' 55" West, 190.60 feet to another rebar set. Thence along said south boundary of Parker Avenue North 70° 04' 34" East, 146.55 feet and North 63° 27' 44" East, 78.15 feet to the Point of Beginning.

ACERAGE: 0.36

C. The Department and Grantor hereby agree that Paragraph 2(B) of the Environmental Easement is hereby amended to read as follows:

B. The Controlled Property shall not be used for:

(1) Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i) for the following area:

Track 4(b) - Restricted Residential Use Legal Description

All that tract or parcel of land situate at 58 Parker Avenue, City of Poughkeepsie, County of Dutchess, New York State, bounded and described as follows:

Beginning at a rebar set at the intersection of the Southerly boundary of Parker Avenue and the westerly boundary of lands of the County of Dutchess as recorded as document 02-2019-8080 in the Dutchess County Clerk's Office.

Thence along said westerly boundary of lands of Dutchess County on a curve to the right having a length of 251.35 feet, a radius of 890 feet and chord of South 61° 10' 38" East, 250.52 feet to a rebar set in the northwest boundary of Garden Street. Thence along said northwest boundary of Garden Street South 15° 10' 46" West 15.05 feet. Thence along the boundary of track 4(a) the following three bearings and distances:

- 1) A curve to the left having a length of 154.03 feet, a radius of 214.79 feet and a chord of North 73° 34' 01" West, 150.75 feet
- 2) A curve to the left having a length of 135.11 feet, a radius of 526.05 feet, and a chord of South 77° 49' 03" West, 134.74 feet
- 3) South 69° 04' 43" West, 67.73 feet

Thence along the building line of the former Standard Gage building the following seven bearings and distances:

- 1) North 20° 49' 41" West, 13.27 feet

- 2) North 69° 12' 34" East, 13.87 feet
- 3) North 20° 58' 12" West, 17.72 feet
- 4) South 69° 11' 06" West, 12.86 feet
- 5) North 20° 43' 29" West, 44.60 feet
- 6) North 69° 30' 05" East, 27.99 feet
- 7) North 20° 27' 29" West, 17.74 feet to the northeast building corner of the former Standard Gage building.

Thence along said Southerly boundary of Parker Avenue North 69° 47' 07" East, 138.43 feet to the point of beginning.

ACERAGE: 0.550

- (2) Residential or Restricted Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i) and (ii) for the following area:

Track 4(a)- Restricted Commercial Use Legal Description

All that tract or parcel of land situate at 58 Parker Avenue, City of Poughkeepsie, County of Dutchess, New York State, bounded and described as follows:

Beginning at a monument found at the northeast corner of lands of Simsons, LTD as recorded as document# 02-2012-5135 in the Dutchess County Clerk's Office. The point of beginning is also located in the southerly boundary of Parker Avenue.

Thence along said southerly boundary of Parker Avenue North 69° 47' 07" East, 217.09 feet to the northeast corner of the former Standard Gage building. Thence along the walls of said building the following seven bearings and distances:

- 1) South 20° 27' 29" East, 17.74 feet
- 2) South 69° 30' 05" West, 27.99 feet
- 3) South 20° 43' 29" East, 44.60 feet
- 4) North 69° 11' 06" East, 12.86 feet
- 5) South 20° 58' 12" East, 17.72 feet
- 6) South 69° 12' 34" West, 13.87 feet
- 7) South 20° 49' 41" East, 13.27 feet

Thence through an open yard the following three bearings and distances:

- 1) North 69° 04' 43" East, 67.73 feet
- 2) A curve to the right having a length of 135.11 feet, a radius of 526.05 feet, and a chord of North 77° 49' 03" East, 134.74 feet
- 3) Another curve to the right having a length of 154.03 feet, a radius of 214.79 feet and a chord of South 73° 34' 01" East, 150.75 feet to a point in the northwest sidewalk of Garden Street

Thence South 15° 10' 46" West 7.80 feet to a magnetic nail found in said sidewalk. Thence along the lands of Concrete Rocks LLC (doc. 02-2020-1176) the following five bearings and distances:

- 1) A curve to the left having a length of 63.66 feet, a radius of 922.37 feet and a chord of North 55° 01' 25" west, 63.65 feet to a rebar set
- 2) South 85° 21' 19" West, 158.50 feet
- 3) South 20° 12' 53" East, 85.97 feet
- 4) South 69° 47' 07" West, 30.00 feet
- 5) South 20° 12' 53" East, 45.31 feet

Thence along the north boundary of Brookside Avenue the following two bearings and distances:
1) A curve to the left having a length of 89.90 feet, a radius of 251.01 feet and a chord of South 81° 41' 43" West, 89.43 feet
2) South 56° 51' 57" West, 205.19 feet to a rebar found

Thence along the east boundary of Grace Smith House, Inc (doc. 02-2016-6524) and said Simsons LTD, North 20° 12' 53" West, 271.70 feet to the point of beginning.

ACERAGE: 1.555

Track 4(C) - Restricted Commercial Use Area Legal Description
164 GARDEN ST.

All that tract or parcel of land situate in the City of Poughkeepsie County of Dutchess, New York State, bounded and described as follows:

Beginning at the intersection of the South boundary of Parker Avenue and the West boundary of Garden Street. Thence along said West boundary of Garden Street south 13° 07' 04" West, 183.01 feet to a steel rebar set vertically in the ground. Thence along the Northeast line of lands of the County of Dutchess as recorded in the Dutchess County Clerk's Office as Document 02-2019-8080 on a curve to the left having a length of 190.93 feet, a radius of 933.00 feet, and a chord of North 60° 39' 55" West, 190.60 feet to another rebar set. Thence along said south boundary of Parker Avenue North 70° 04' 34" East, 146.55 feet and North 63° 27' 44" East, 78.15 feet to the Point of Beginning.

ACERAGE: 0.36

- (3) and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.
- D. The Department and Grantor hereby agree that the Schedule "A" Property Description of the Environmental Easement is hereby amended to the Schedule "A" Property Description attached hereto.
- E. All other terms of the June 12, 2024 Environmental Easement shall remain in effect.
- F. This Amendment of Environmental Easement inures to and binds the parties hereto and their respective successors and assigns.
- G. This Amendment of Environmental Easement shall be governed by and interpreted in accordance with the laws of the State of New York.

Exhibit B

Site Survey

ENVIRONMENTAL EASEMENT SURVEY

"This property is subject to an environmental easement held by the New York State Department of environmental Conservation pursuant to Title 36 of Article 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 NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov."

- NOTES:
- ELEVATION BASED ON NGS BENCHMARK "14 1524" (ELEV. = 129.54').
 - NORTH ARROW AS PER DOC. 02-2019-2457.
 - REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY ORDER NNY106765248YR. TITLE NO. 231161616C.

TOP SITE/ENVIRONMENTAL EASEMENT AREA LEGAL DESCRIPTION:
DEED DESCRIPTION OF 58 PARKER AVENUE, TAX ID 144309;
TRACT 4, PARCEL 6

ALL THAT TRACT OR PARCELS OF LAND SITUATED AT THE CITY OF Poughkeepsie, COUNTY OF DUTCHESS, NEW YORK STATE, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A MONUMENT FOUND AT THE NORTHWEST CORNER OF THE PARCELS HEREIN DESCRIBED AND THE NORTHWEST CORNER OF LANDS OF ORIGINAL L.D. AS RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS DOCUMENT 02-2012-5135, THE POINT OF BEGINNING IS ALSO LOCATED TO THE SOUTH BOUNDARY OF PARKER AVENUE AND IS 1114.17 FEET EASTERLY OF THE EAST BOUNDARY OF WASHINGTON AVENUE, THENCE ALONG SAID SOUTH BOUNDARY OF PARKER AVENUE NORTH 47° 07' 07" EAST, 355.52 FEET TO A STEEL REBAR SET VERTICALLY IN THE GROUND, THENCE ALONG LANDS OF THE COUNTY OF DUTCHESS (DOC. 02-2019-408) ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.15 FEET, AN ARC OF 108.81 FEET, AND A CHORD OF SOUTH 81° 1' 0" WEST, 255.52 FEET TO A STEEL REBAR SET VERTICALLY IN THE GROUND, THENCE ALONG THE WEST BOUNDARY OF GARDEN STREET SOUTH 15° 1' 0" WEST, 22.85 FEET TO A MAGNETIC NAIL FOUND, THENCE ALONG THE LANDS OF HOME HEALTH CORP. (DEED 989 PAGE 452) THE FOLLOWING BEARINGS AND DISTANCES:

- A CURVE TO THE LEFT HAVING A LENGTH OF 43.66 FEET, A RADIUS OF 802.37 FEET, AND A CHORD OF NORTH 55° 01' 23" WEST, 43.66 FEET TO A REBAR SET.
- SOUTH 85° 21' 19" WEST, 158.50 FEET
- SOUTH 20° 12' 53" EAST, 85.97 FEET
- SOUTH 69° 47' 07" WEST, 30.00 FEET ALONG AN AGREEMENT LINE
- SOUTH 20° 12' 53" EAST, 45.31 FEET

THENCE ALONG THE NORTH BOUNDARY OF BROOKSIDE AVENUE ON A CURVE TO THE LEFT HAVING A LENGTH OF 84.90 FEET, A RADIUS OF 250.10 FEET, AND A CHORD OF SOUTH 87° 47' 07" WEST, 84.90 FEET, THENCE CONTINUING ALONG SAID NORTH BOUNDARY OF BROOKSIDE AVENUE SOUTH 54° 51' 57" WEST, 205.19 FEET TO A REBAR SET, THENCE ALONG THE EAST LINE OF LANDS OF GRACE SMITH HOUSE, INC. (DOC. 02-2016-6524) AND THE EAST LINE OF SAID LANDS OF SIMONS LTD. (DOC. 02-2012-5135) 270.70 FEET TO THE POINT OF BEGINNING.

FOR INFORMATION ONLY: CONTAINING 2.106 ACRES OF LAND.

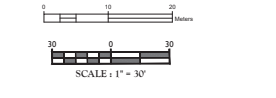
EXCLUDING THEREFROM ALL THAT CERTAIN PLOTS, PIECE OR PARCELS OF LAND DESIGNATED AS C&U UTILITY CORRIDOR (PARCELS # 13300-4162-423300) DESCRIBED AS FOLLOWS:
BEGINNING AT A REBAR AND CAP SET IN THE SOUTH BOUNDARY OF PARKER AVENUE LOCATED 224.70 FEET WEST OF THE INTERSECTION OF SAID SOUTH BOUNDARY OF PARKER AVENUE AND THE WEST BOUNDARY OF GARDEN STREET, THENCE ALONG THE WEST BOUNDARY OF LANDS OF STANDARD GAGE & COAL STORAGE SITE NUMBER C34131 (THIS PARCEL TYPED) ON A CURVE TO THE RIGHT HAVING A RADIUS OF 243 FEET, A LENGTH OF 108.81 FEET, AND A CHORD OF SOUTH 60° 38' 55" EAST, 108.80 FEET TO A REBAR AND CAP SET, THENCE ALONG THE WEST BOUNDARY OF GARDEN STREET SOUTH 15° 1' 0" WEST, 48.85 FEET TO A REBAR AND CAP SET, THENCE ALONG THE EAST BOUNDARY OF STANDARD GAGE & COAL STORAGE SITE NUMBER C34131 (THIS PARCEL TYPED) ON A CURVE TO THE LEFT HAVING A RADIUS OF 800 FEET, A LENGTH OF 25.15 FEET, AND A CHORD OF NORTH 80° 12' 38" WEST, 255.52 FEET TO A REBAR AND CAP SET, THENCE ALONG SAID SOUTH BOUNDARY OF PARKER AVENUE NORTH 40° 47' 07" EAST, 43.66 FEET TO THE POINT OF BEGINNING.

DEED DESCRIPTION OF 164 GARDEN ST, TAX ID 177386;
TRACT 2

ALL THAT TRACT OR PARCELS OF LAND SITUATED IN THE CITY OF Poughkeepsie, COUNTY OF DUTCHESS, NEW YORK STATE, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH BOUNDARY OF PARKER AVENUE AND THE WEST BOUNDARY OF GARDEN STREET, THENCE ALONG SAID WEST BOUNDARY OF GARDEN STREET SOUTH 15° 01' 04" WEST, 145.00 FEET TO A STEEL REBAR SET VERTICALLY IN THE GROUND, THENCE ALONG THE NORTHWEST LINE OF LANDS OF THE COUNTY OF DUTCHESS AS RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS DOCUMENT 02-2019-4080 ON A CURVE TO THE LEFT HAVING A RADIUS OF 108.81 FEET, A LENGTH OF 108.81 FEET, AND A CHORD OF NORTH 60° 39' 55" WEST, 108.80 FEET TO ANOTHER REBAR SET, THENCE ALONG SAID SOUTH BOUNDARY OF PARKER AVENUE NORTH 70° 04' 54" EAST, 146.55 FEET AND NORTH 63° 27' 44" EAST, 78.15 FEET TO THE POINT OF BEGINNING.

FOR INFORMATION ONLY: CONTAINING 0.26 ACRE OF LAND.

TOTAL AREA OF BROWNFIELD CLEAN PROPERTIES: 2.468 ACRES



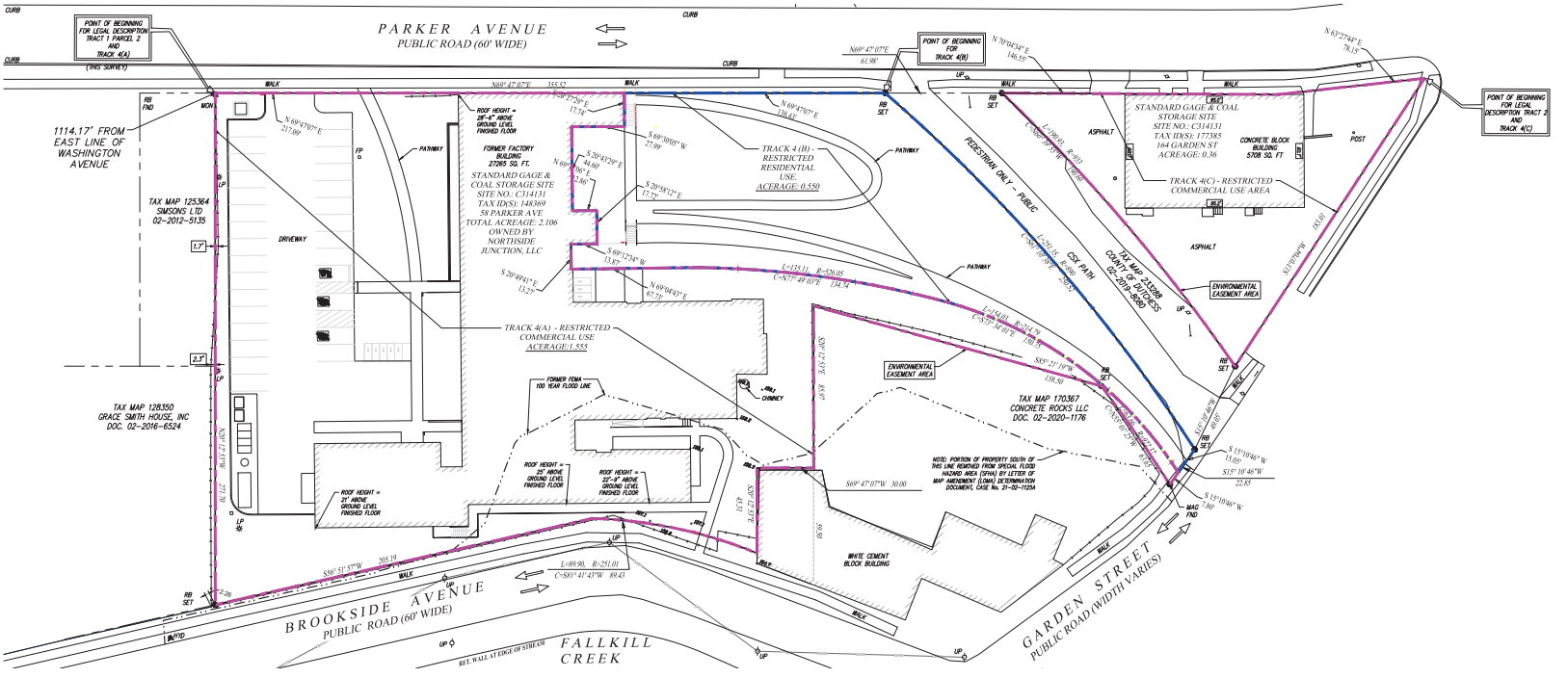
- LEGEND
- MONUMENT
 - IRON PIPE/STEEL REBAR
 - FIRE HYDRANT
 - MAL BOX
 - LIGHT POLE
 - UTILITY POLE
 - GUY WIRE
 - FLAG POLE
 - FP
 - ELEVATION NOTATION
 - OVERHEAD WIRE
 - CHAIN LINK FENCE
 - ENVIRONMENTAL EASEMENT AREA
 - BUILDING
 - RESTRICTED COMMERCIAL USE AREA
 - RESTRICTED RESIDENTIAL USE AREA

THENCE ALONG THE NORTH BOUNDARY OF Brookside Avenue the following two bearings and distances:

- A curve to the left having a length of 80.00 feet, a radius of 251.01 feet and a chord of SOUTH 81° 41' 43" WEST, 80.43 feet
- SOUTH 56° 51' 57" WEST, 205.19 feet to a rebar found

THENCE ALONG THE EAST BOUNDARY OF Grace Smith House, Inc. (doc. 02-2016-6524) and said Simons LTD, North 20° 12' 53" WEST, 271.70 feet to the point of beginning.

ACERAGE: 1.555



TRACK 4(A) - RESTRICTED COMMERCIAL USE AREA LEGAL DESCRIPTION
PORTION OF 58 PARKER AVE

All that tract or parcel of land situated at 58 Parker Avenue, City of Poughkeepsie, County of Dutchess, New York State, bounded and described as follows:
Beginning at a monument found at the northeast corner of lands of Simons, LTD as recorded in document 02-2012-5135 in the Dutchess County Clerk's Office. The point of beginning is also located in the easterly boundary of Parker Avenue.

THENCE ALONG SAID SOUTHWESTLY BOUNDARY OF Parker Avenue North 69° 47' 07" East, 217.00 feet to the northeast corner of the former Standard Gage building.

- THENCE ALONG THE WALK OF SAID BUILDING THE FOLLOWING BEARINGS AND DISTANCES:
- South 27° 27' 29" East, 17.74 feet
 - South 46° 30' 55" West, 179.89 feet
 - South 27° 43' 29" East, 44.80 feet
 - North 69° 11' 08" East, 12.88 feet
 - South 27° 52' 12" East, 17.72 feet
 - South 69° 12' 34" West, 13.87 feet
 - South 20° 49' 47" East, 15.27 feet

THENCE THROUGH AN OPEN SPACE THE FOLLOWING BEARINGS AND DISTANCES:

- North 69° 04' 45" East, 67.73 feet
- A curve to the right having a length of 135.11 feet, a radius of 528.05 feet, and a chord of North 77° 49' 03" East, 134.74 feet
- Another curve to the right having a length of 164.03 feet, a radius of 514.79 feet and a chord of South 75° 34' 01" East, 160.79 feet to a point in the northeast sidewalk of Garden Street

THENCE SOUTH 15° 10' 46" WEST 7.80 feet to a magnetic nail found in said sidewalk. THENCE ALONG THE LANDS OF Concrete Blocks LLC (doc. 02-2020-1178) THE FOLLOWING BEARINGS AND DISTANCES:

- A curve to the left having a length of 63.66 feet, a radius of 822.37 feet and a chord of North 59° 01' 29" WEST, 63.65 feet to a rebar set
- South 87° 21' 19" WEST, 158.50 feet
- South 20° 12' 53" EAST, 85.97 feet
- South 69° 47' 07" WEST, 30.00 feet
- South 20° 12' 53" EAST, 45.31 feet

THENCE ALONG THE NORTH BOUNDARY OF Brookside Avenue the following two bearings and distances:

- A curve to the left having a length of 80.00 feet, a radius of 251.01 feet and a chord of SOUTH 81° 41' 43" WEST, 80.43 feet
- SOUTH 56° 51' 57" WEST, 205.19 feet to a rebar found

THENCE ALONG THE EAST BOUNDARY OF Grace Smith House, Inc. (doc. 02-2016-6524) and said Simons LTD, North 20° 12' 53" WEST, 271.70 feet to the point of beginning.

ACERAGE: 1.555

TRACK 4(B) - RESTRICTED RESIDENTIAL USE AREA LEGAL DESCRIPTION
PORTION OF 58 PARKER AVE

All that tract or parcel of land situated at 58 Parker Avenue, City of Poughkeepsie, County of Dutchess, New York State, bounded and described as follows:
Beginning at a rebar set at the intersection of the Southwesterly boundary of Parker Avenue and the westerly boundary of lands of the County of Dutchess as recorded in document 02-2016-6524 in the Dutchess County Clerk's Office.

THENCE ALONG SAID WESTERLY BOUNDARY OF lands of Dutchess County on a curve to the right having a length of 251.35 feet, a radius of 892 feet and a chord of South 61° 10' 38" East, 250.52 feet to a rebar set in the northwest boundary of Garden Street. THENCE ALONG SAID NORTHWEST BOUNDARY OF Garden Street South 15° 10' 46" WEST 153.00 feet. THENCE ALONG THE BOUNDARY OF TRACK 4(A) THE FOLLOWING BEARINGS AND DISTANCES:

- A curve to the left having a length of 154.03 feet, a radius of 214.79 feet and a chord of North 72° 34' 01" WEST, 150.75 feet
- A curve to the left having a length of 135.11 feet, a radius of 528.05 feet, and a chord of North 77° 49' 03" WEST, 134.74 feet
- South 69° 04' 45" WEST, 67.73 feet

THENCE ALONG THE BUILDING LINE OF THE FORMER STANDARD GAGE BUILDING THE FOLLOWING BEARINGS AND DISTANCES:

- North 69° 04' 45" WEST, 15.27 feet
- North 69° 12' 34" EAST, 13.87 feet
- North 30° 58' 12" WEST, 17.72 feet
- South 69° 11' 08" WEST, 12.88 feet
- North 20° 42' 29" WEST, 44.80 feet
- North 69° 09' 05" EAST, 27.88 feet
- North 20° 27' 29" WEST, 17.74 feet to the northeast building corner of the former Standard Gage building.

THENCE ALONG SAID SOUTHWESTLY BOUNDARY OF Parker Avenue North 69° 47' 07" East, 138.43 feet to the point of beginning.

ACERAGE: 0.550

TRACK 4(C) - RESTRICTED COMMERCIAL USE AREA LEGAL DESCRIPTION
164 GARDEN ST.

All that tract or parcel of land situated in the City of Poughkeepsie County of Dutchess, New York State, bounded and described as follows:
Beginning at the intersection of the South boundary of Parker Avenue and the West boundary of Garden Street. Thence along said West boundary of Garden Street south 15° 01' 04" WEST, 145.00 feet to a steel rebar set vertically in the ground. Thence along the Northwest line of lands of the County of Dutchess as recorded in the Dutchess County clerk's office as document 02-2019-4080 on a curve to the left having a length of 100.00 feet, a radius of 333.00 feet, and a chord of North 61° 38' 53" WEST, 100.00 feet to another rebar set. Thence along said South boundary of Parker Avenue North 70° 04' 54" EAST, 146.55 feet and North 63° 27' 44" EAST, 78.15 feet to the Point of Beginning.

- ACERAGE: 0.336

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

SURVEY OF LANDS OF NORTHSIDE JUNCTION, LLC
LOCATED AT 58 PARKER AVENUE & 164 GARDEN STREET
PREPARED FOR **THE SCENIC HUDSON LAND TRUST, INC**
CITY OF Poughkeepsie, DUTCHESS COUNTY, NEW YORK
SURVEYED BY **CARNEY RHINEVAULT**

UNAUTHORISED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 2209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW

REV. 12/13/04
REV. 10/4/23
REV. 3/7/23

6 Main Street
Hyde Park, NY 12520
TEL: (845) 828-8258

10/24/22 SCALE: AS SHOWN PROJ. NO. 22-200 SHEET 1 OF 1

ENVIRONMENTAL EASEMENT SURVEY

"This property is subject to an environmental easement held by the New York State Department of environmental Conservation pursuant to Title 36 of Article 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 NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov."

- NOTES:
- ELEVATION BASED ON NGS BENCHMARK "LX 1524" (ELEV. = 179.54').
 - NORTH ARROW AS PER DOC. 02-2019-7457.
 - REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY ORDER NNY10676524SYR, TITLE NO. 2213-5163EC.

BCP SITE/ENVIRONMENTAL EASEMENT AREA LEGAL DESCRIPTION:
DEED DESCRIPTION OF 58 PARKER AVENUE, TAX ID 148369:
TRACT 1, PARCEL 1:
ALL THAT TRACT OR PARCEL OF LAND SITUATED AT THE CITY OF Poughkeepsie, COUNTY OF DUTCHESS, NEW YORK STATE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT FOUND AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND THE NORTHEAST CORNER OF LANDS OF SIMONS, LTD AS RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS DOCUMENT 02-2012-5135. THE POINT OF BEGINNING IS ALSO LOCATED IN THE SOUTH BOUNDARY OF PARKER AVENUE AND IS 1114.17 FEET EASTERLY OF THE EAST BOUNDARY OF WASHINGTON AVENUE. THENCE ALONG SAID SOUTH BOUNDARY OF PARKER AVENUE NORTH 69° 47' 07" EAST, 355.52 FEET TO A STEEL REBAR SET VERTICALLY IN THE GROUND. THENCE ALONG LANDS OF THE COUNTY OF DUTCHESS (DOC. 02-2019-8080) ON A CURVE TO THE RIGHT HAVING A LENGTH OF 251.35 FEET A RADIUS OF 890.00 FEET, AND A CHORD OF SOUTH 61° 1' 0" 38" EAST, 250.52 FEET TO A REBAR SET. THENCE ALONG THE WEST BOUNDARY OF GARDEN STREET SOUTH 15° 10' 46" WEST, 22.85 FEET TO A MAGNETIC NAIL FOUND. THENCE ALONG THE LANDS OF NORFE REALTY CORP. (LIBER 999 PAGE 552) THE FOLLOWING BEARINGS AND DISTANCES:

- A CURVE TO THE LEFT HAVING A LENGTH OF 63.66 FEET, A RADIUS OF 922.37 FEET, AND A CHORD OF NORTH 55° 01' 23" WEST, 63.65 FEET TO A REBAR SET.
- SOUTH 85° 21' 19" WEST, 158.50 FEET
- SOUTH 20° 12' 53" EAST, 85.97 FEET
- SOUTH 69° 47' 07" WEST, 30.00 FEET ALONG AN AGREEMENT LINE
- SOUTH 20° 12' 53" EAST, 45.31 FEET

THENCE ALONG THE NORTH BOUNDARY OF BROOKSIDE AVENUE ON A CURVE TO THE LEFT HAVING A LENGTH OF 89.90 FEET, A RADIUS OF 251.01 FEET, AND A CHORD OF SOUTH 81° 41' 43" WEST, 89.43 FEET THENCE CONTINUING ALONG SAID NORTH BOUNDARY OF BROOKSIDE AVENUE SOUTH 56° 51' 57" WEST, 205.19 FEET TO A REBAR SET THENCE ALONG THE EAST LINE OF LANDS OF GRACE SMITH HOUSE, INC. (DOC. 02-2016-6524) AND THE EAST LINE OF SAID LANDS OF SIMONS NORTH 20° 12' 53" WEST, 271.70 FEET TO THE POINT OF BEGINNING.

FOR INFORMATION ONLY: CONTAINING 2.106 ACRES OF LAND.

EXCLUDING THEREFROM ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND DESIGNATED AS CSX UTILITY CORRIDOR (PARCEL # 131300-6162-62-233288) DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR AND CAP SET IN THE SOUTH BOUNDARY OF PARKER AVENUE LOCATED 224.70 FEET WEST OF THE INTERSECTION OF SAID SOUTH BOUNDARY OF PARKER AVENUE AND THE WEST BOUNDARY OF GARDEN STREET. THENCE ALONG THE WEST BOUNDARY OF LANDS OF STANDARD GAGE & COAL STORAGE SITE NUMBER C314131 (TAX PARCEL 177385) ON A CURVE TO THE RIGHT HAVING A RADIUS OF 933 FEET, A LENGTH OF 190.93 FEET, AND A CHORD OF SOUTH 80° 39' 55" EAST, 190.80 FEET TO A REBAR AND CAP SET. THENCE ALONG SAID WEST BOUNDARY OF GARDEN STREET SOUTH 15° 10' 46" WEST, 49.05 FEET TO A REBAR AND CAP SET. THENCE ALONG THEN EAST BOUNDARY OF STANDARD GAGE & COAL STORAGE SITE NUMBER C314131 (TAX PARCEL 148369) ON A CURVE TO THE LEFT HAVING A RADIUS OF 890 FEET, A LENGTH OF 251.35 FEET, AND A CHORD OF NORTH 61° 10' 38" WEST, 250.52 FEET TO A REBAR AND CAP SET. THENCE ALONG SAID SOUTH BOUNDARY OF PARKER AVENUE NORTH 69° 47' 07" EAST, 61.98 FEET TO THE POINT OF BEGINNING.

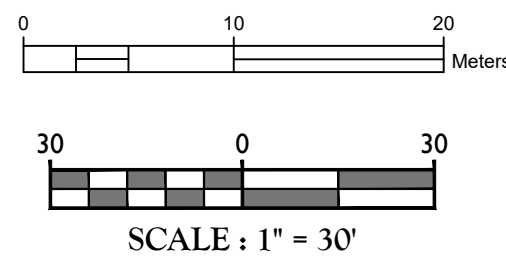
DEED DESCRIPTION OF 164 GARDEN ST, TAX ID 177385:
TRACT 2:

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF Poughkeepsie COUNTY OF DUTCHESS, NEW YORK STATE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH BOUNDARY OF PARKER AVENUE AND THE WEST BOUNDARY OF GARDEN STREET. THENCE ALONG SAID WEST BOUNDARY OF GARDEN STREET SOUTH 13° 07' 04" WEST, 183.01 FEET TO A STEEL REBAR SET VERTICALLY IN THE GROUND. THENCE ALONG THE NORTHEAST LINE OF LANDS OF THE COUNTY OF DUTCHESS AS RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS DOCUMENT 02-2019-8080 ON A CURVE TO THE LEFT HAVING A LENGTH OF 190.93 FEET, A RADIUS OF 893.00 FEET, AND A CHORD OF NORTH 60° 39' 55" WEST, 190.80 FEET TO ANOTHER REBAR SET. THENCE ALONG SAID SOUTH BOUNDARY OF PARKER AVENUE NORTH 70° 04' 34" EAST, 146.55 FEET AND NORTH 63° 27' 44" EAST, 78.15 FEET TO THE POINT OF BEGINNING.

FOR INFORMATION ONLY: CONTAINING 0.36 ACRE OF LAND.

TOTAL ACREAGE OF BROWNFIELD CLEANUP PROPERTIES: 2.466 ACRES



LEGEND

- MONUMENT
- IRON PIPE/STEEL REBAR
- ⊕ FIRE HYDRANT
- ⊕ MAIL BOX
- ⊕ LIGHT POLE
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- ⊕ FLAG POLE
- ⊕ 158.1 ELEVATION NOTATION
- OVERHEAD WIRE
- CHAIN LINK FENCE
- ENVIRONMENTAL EASEMENT AREA
- ▨ BUILDING
- ▨ RESTRICTED COMMERCIAL USE AREA
- ▨ RESTRICTED RESIDENTIAL USE AREA

TRACK 4(A) - RESTRICTED COMMERCIAL USE AREA LEGAL DESCRIPTION

PORTION OF 58 PARKER AVE

All that tract or parcel of land situate at 58 Parker Avenue, City of Poughkeepsie, County of Dutchess, New York State, bounded and described as follows: Beginning at a monument found at the northeast corner of lands of Simons, LTD as recorded as document# 02-2012-5135 in the Dutchess County Clerk's Office. The point of beginning is also located in the southerly boundary of Parker Avenue.

Thence along said southerly boundary of Parker Avenue North 69° 47' 07" East, 217.09 feet to the northeast corner of the former Standard Gage building. Thence along the walls of said building the following seven bearings and distances:

- South 20° 27' 29" East, 17.74 feet
- South 69° 30' 05" West, 27.99 feet
- South 20° 43' 29" East, 44.60 feet
- North 69° 11' 06" East, 12.86 feet
- South 20° 58' 12" East, 17.72 feet
- South 69° 12' 34" West, 13.87 feet
- South 20° 49' 41" East, 13.27 feet

Thence through an open yard the following three bearings and distances:

- North 69° 04' 43" East, 67.73 feet
- A curve to the right having a length of 135.11 feet, a radius of 526.05 feet, and a chord of North 77° 49' 03" East, 134.74 feet
- Another curve to the right having a length of 154.03 feet, a radius of 214.79 feet and a chord of South 73° 34' 01" East, 150.75 feet to a point in the northwest sidewalk of Garden Street

Thence South 15° 10' 46" West 7.80 feet to a magnetic nail found in said sidewalk. Thence along the lands of Concrete Rocks LLC (doc. 02-2020-1176) the following five bearings and distances:

- A curve to the left having a length of 63.66 feet, a radius of 922.37 feet and a chord of North 55° 01' 25" west, 63.65 feet to a rebar set
- South 85° 21' 19" West, 158.50 feet
- South 20° 12' 53" East, 85.97 feet
- South 69° 47' 07" West, 30.00 feet
- South 20° 12' 53" East, 45.31 feet

Thence along the north boundary of Brookside Avenue the following two bearings and distances:

- A curve to the left having a length of 89.90 feet, a radius of 251.01 feet and a chord of South 81° 41' 43" West, 89.43 feet
- South 56° 51' 57" West, 205.19 feet to a rebar found

Thence along the east boundary of Grace Smith House, Inc (doc. 02-2016-6524) and said Simons LTD, North 20° 12' 53" West, 271.70 feet to the point of beginning.

ACERAGE: 1.555

TRACK 4(B) - RESTRICTED RESIDENTIAL USE AREA LEGAL DESCRIPTION

PORTION OF 58 PARKER AVE

All that tract or parcel of land situate at 58 Parker Avenue, City of Poughkeepsie, County of Dutchess, New York State, bounded and described as follows: Beginning at a rebar set at the intersection of the southerly boundary of Parker Avenue and the westerly boundary of lands of the County of Dutchess as recorded as document 02-2019-8080 in the Dutchess County Clerk's Office.

Thence along said westerly boundary of lands of Dutchess County on a curve to the right having a length of 251.35 feet, a radius of 890 feet and chord of North 61° 10' 38" East, 250.52 feet to a rebar set in the northwest boundary of Garden Street. Thence along said northwest boundary of Garden Street South 15° 10' 46" West 15.05 feet. Thence along the boundary of track 4(a) the following three bearings and distances:

- A curve to the left having a length of 154.03 feet, a radius of 214.79 feet and a chord of North 73° 34' 01" West, 150.75 feet
- A curve to the left having a length of 135.11 feet, a radius of 526.05 feet, and a chord of South 77° 49' 03" West, 134.74 feet
- South 69° 04' 43" West, 67.73 feet

Thence along the building line of the former Standard Gage building the following seven bearings and distances:

- North 20° 49' 41" West, 13.27 feet
- North 69° 12' 34" East, 13.87 feet
- North 20° 58' 12" West, 17.72 feet
- South 69° 11' 06" West, 12.86 feet
- North 20° 43' 29" West, 44.60 feet
- North 69° 30' 05" East, 27.99 feet
- North 20° 27' 29" West, 17.74 feet to the northeast building corner of the former Standard Gage building.

Thence along said Southerly boundary of Parker Avenue North 69° 47' 07" East, 138.43 feet to the point of beginning.

ACERAGE: 0.550

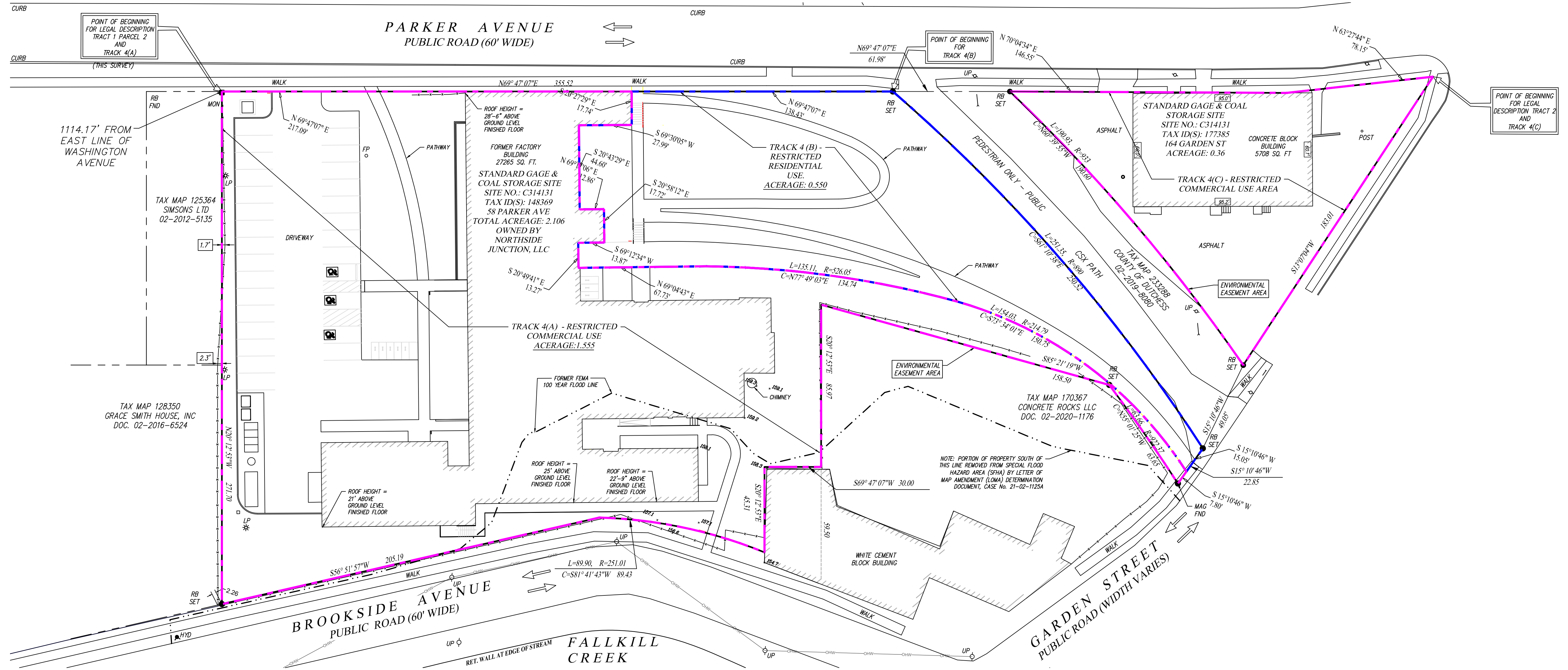
TRACK 4(C) - RESTRICTED COMMERCIAL USE AREA LEGAL DESCRIPTION

164 GARDEN ST.

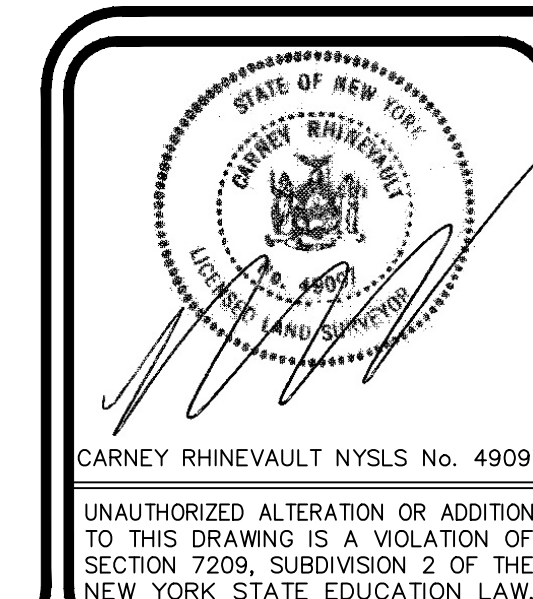
All that tract or parcel of land situate in the City of Poughkeepsie County of Dutchess, New York State, bounded and described as follows:

Beginning at the intersection of the South boundary of Parker Avenue and the West boundary of Garden Street. Thence along said West boundary of Garden Street south 13° 07' 04" West, 183.01 feet to a steel rebar set vertically in the ground. Thence along the Northeast line of lands of the County of Dutchess as recorded in the Dutchess county clerk's office as document 02-2019-8080 on a curve to the left having a length of 190.93 feet, a radius of 933.00 feet, and a chord of North 60° 39' 55" West, 190.80 feet to another rebar set. Thence along said south boundary of Parker Avenue North 70° 04' 34" East, 146.55 feet and North 63° 27' 44" East, 78.15 feet to the Point of Beginning.

ACERAGE: 0.36



THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC



SURVEY OF LANDS OF
NORTHSIDE JUNCTION, LLC
LOCATED AT
58 PARKER AVENUE & 164 GARDEN STREET
PREPARED FOR
THE SCENIC HUDSON LAND TRUST, INC
CITY OF POUGHKEEPSIE,
DUTCHESS COUNTY, NEW YORK
SURVEYED BY CARNEY RHINEVAULT

0 Main Street
Hyde Park, NY 12538
TEL (845) 289-8225

REV: 12/13/24
REV: 10/4/23
REV: 3/7/23

10/24/22 SCALE: AS SHOWN PROJ NO. 22-200 SHEET 1 OF 1

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

Standard Gage & Coal Storage Site, Site ID No. C314131
58 Parker Avenue & 164 Garden Street, Poughkeepsie, Dutchess County, 12601
City of Poughkeepsie, Dutchess County, Tax Map Identification Numbers:
131300-6162-62-148369-0000, 131300-6162-54-177385-0000

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Northside Junction, LLC for a parcel approximately 2.465 acres located at 58 Parker Avenue & 164 Garden Street in Poughkeepsie, Dutchess County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC 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 0.55-acre area of 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.

PLEASE TAKE NOTICE, the remedial program for the 1.915-acre area of 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.

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 NYSDEC as not inconsistent with the remedy.

PLEASE TAKE NOTICE, 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 Document Nos. 02 2024 1840 and 02 2024 3689.

Standard Gage & Coal Storage Site, C314131
58 Parker Avenue & 164 Garden Street, Poughkeepsie, NY, 12601

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved Site Management Plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to NYSDEC'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 NYSDEC 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 South Putt Corners Road, New Paltz, NY 12561, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C314131/>

WHEREFORE, the undersigned has signed this Notice of Certificate

Northside Junction, LLC

By: _____

Title: _____

Date: _____

Standard Gage & Coal Storage Site, C314131
58 Parker Avenue & 164 Garden Street, Poughkeepsie, NY, 12601

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:
Northside Junction, LLC
85 Civic Center Plaza, Suite 300
Poughkeepsie, NY 12601



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
 12/20/2024



SITE DESCRIPTION

SITE NO.: C314131
 SITE NAME: Standard Gage & Coal Storage Site
 SITE ADDRESS: 58 Parker Avenue & 164 Garden Street ZIP CODE: 12601
 CITY/TOWN: Poughkeepsie
 COUNTY: Dutchess
 ALLOWABLE USE: Restricted Residential, Commercial, Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	■	□
Monitoring Plan	■	□
Operation and Maintenance (O&M) Plan	■	□

Periodic Review Frequency: once a year
 Periodic Review Report Submitted Date: 06/27/2026

Description of Institutional Control

Northside Junction, LLC
 1 Civic Center Plaza
164 Garden Street
 Environmental Easement
 Block: 54
 Lot: 177385
 Sublot:
 Section: 6162
 Subsection:
 S_B_L Image: 131300-6162-54-177385-0000
 Building Use Restriction
 Ground Water Use Restriction
 IC/EC Plan
 Land Use Restriction
 Monitoring Plan
 Site Management Plan
 Soil Management Plan

58 Parker Avenue

Environmental Easement

Block: 62

Lot: 148369

Sublot:

Section: 6162

Subsection:

S_B_L Image: 131300-6162-62-148369-0000

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Land Use Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

Northside Junction, LLC

1 Civic Center Plaza

164 Garden Street

Environmental Easement

Block: 54

Lot: 177385

Sublot:

Section: 6162

Subsection:

S_B_L Image: 131300-6162-54-177385-0000

Cover System

58 Parker Avenue

Environmental Easement

Block: 62

Lot: 148369

Sublot:

Section: 6162

Subsection:

S_B_L Image: 131300-6162-62-148369-0000

Air Sparging/Soil Vapor Extraction

Cover System

Vapor Mitigation