

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 23 2015

Cornwall Shopping LLC
Attn: Mr. Phillip Pilevsky
c/o Philips International Holding Corp.
295 Madison Avenue
New York, NY 10017

Re: Certificate of Completion
Site Name: Cornwall Plaza
Site No.: C336070
City of Cornwall, Orange County

Dear Mr. Pilevsky:

Congratulations on having satisfactorily completed the remedial program at the Cornwall Plaza Site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (DEC) 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 DEC'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. DEC 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; and

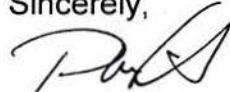


Department of
Environmental
Conservation

- Implement the DEC-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 DEC 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 DEC in April 2017.

If you have any questions regarding any of these items, please contact the project manager for this site, John Miller at (518) 402-9662.

Sincerely,



Robert W. Schick, P.E.

Director

Division of Environmental Remediation

Enclosures

cc: Krista Anders, DOH
Anthony Perretta, DOH
Michael Ryan, DEC
George Heitzman, DEC
John Miller, DEC
Gardiner Cross, DEC
Edward Moore, DEC
Rosalie Rusinko, DEC
Dolores Tuohy, DEC
Andrew Guglielmi, DEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Cornwall Shopping LLC

Address

c/o Philips International Holding Corp., New York, NY

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 9/22/06 **Agreement Execution:** 12/4/06 **Agreement Index** A3-0564-0906

Application Approval Amendment: 4/6/15

Agreement Execution Amendment: 4/6/15

SITE INFORMATION:

Site No.: C336070 **Site Name:** Cornwall Plaza

Site Owner: Cornwall Shopping LLC

Street Address: 19-45 Quaker Avenue

Municipality: Cornwall **County:** Orange **DEC Region:** 3

Site Size: 3.793 Acres

Tax Map Identification Number(s): 23-3-4

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: Commercial and Industrial

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 12 %.

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 10 %.

Tangible Property Credit Component Rate is 10 %.

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 Orange County as 20150051805.

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

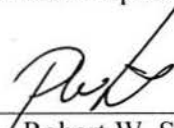
This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (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 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
Acting Commissioner
New York State Department of Environmental Conservation

By:



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

Date: December 23, 2015

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

Cornwall Plaza Site, Site ID No. Site ID C336070
Site Address: 19-45 Quaker Avenue, Cornwall, NY, 12518
Town of Cornwall, Orange County, Tax Map Identification Number(s) Tax ID# 23-3-4

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 Cornwall Shopping, LLC for a parcel approximately 3.79 acres located at the 19-45 Quaker Avenue in the Town of Cornwall, Orange 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):

✓ *Check all that apply*

- ☐ 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 Orange County as 20150051805.

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 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

Cornwall Plaza Site, Site # C336070, 19-45 Quaker Avenue, Cornwall, NY 12518

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at DEC's Region 3 office located at 21 South Putt Corners Road, New Paltz, NY, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

Cornwall Shopping 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:
Cornwall Shopping LLC
c/o Philips International Holding Corp.
295 Madison Avenue
New York, NY 10017



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/17/2015



SITE DESCRIPTION

SITE NO. C336070

SITE NAME Cornwall Plaza

SITE ADDRESS: 19-45 Quaker Avenue **ZIP CODE:** 12518-2111

CITY/TOWN: Cornwall

COUNTY: Orange

ALLOWABLE USE: Commercial and 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: 04/13/2017

Description of Institutional Control

Cornwall Shopping LLC

295 Madison Avenue

19-45 Quaker Avenue

Environmental Easement

Block: 3

Lot: 4

Sublot:

Section: 23

Subsection:

S_B_L Image: 23-3-4

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Description of Engineering Control

Cornwall Shopping LLC

295 Madison Avenue

19-45 Quaker Avenue

Environmental Easement

Block: 3

Lot: 4

Sublot:

Section: 23

Subsection:

S_B_L Image: 23-3-4

Cover System

Vapor Mitigation

Exhibit A

Site Description

TAX LOT 23-3-4 *State of New York, County of Orange, Town of Cornwall.*

BEGINNING AT A POINT IN THE SOUTHERLY BOUNDS OF QUAKER AVENUE, A/K/A COUNTY HIGHWAY NO. 107, AT THE NORTHWESTERLY CORNER OF THE LANDS N/F OF THE BOARD OF FIRE COMMISSIONERS OF THE CANTERBURY FIRE DISTRICT, LIBER 1842, PAGE 775 AND THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND.

FROM SAID POINT OF BEGINNING AND ALONG THE WESTERLY BOUNDS OF THE BOARD OF FIRE COMMISSIONERS OF THE CANTERBURY FIRE DISTRICT THE FOLLOWING TWO [2] COURSES AND DISTANCES:

[1] S 00-32-30 W, 265.30 FEET; THENCE,

[2] S 58-18-40 E, 117.70 FEET TO THE WESTERLY BOUNDS OF ANGOLA ROAD, A/K/A COUNTY HIGHWAY NO. 9; THENCE, ALONG THE WESTERLY BOUNDS OF ANGOLA ROAD, A/K/A COUNTY HIGHWAY NO. 9, S 28-06-52 W, 49.44 FEET TO THE NORTHERLY BOUNDS OF WARREN COURT.

THENCE, ALONG THE NORTHERLY BOUNDS OF WARREN COURT AND THE NORTHERLY BOUNDS OF THE LANDS N/F OF RICHARD T. LAFERERA AND IRIS G. THOMSON, LIBER 11732, PAGE 257, N 89-27-30 W, 517.85 FEET TO A FOUND PIPE AT THE EASTERLY BOUNDS OF THE SAID LANDS N/F OF LAFERERA AND THOMSON;

THENCE, ALONG THE EASTERLY BOUNDS OF SAID LANDS N/F OF LAFERERA AND THOMSON AND THE EASTERLY BOUNDS OF PARCEL II [TAX LOT 23-3-51.2], N 00-32-30 E, PASSING OVER A FOUND PIPE AT A DISTANCE OF 45.00 FEET, FOR A TOTAL DISTANCE OF 356.25 FEET TO THE SOUTHERLY BOUNDS OF QUAKER AVENUE, A/K/A COUNTY HIGHWAY NO. 107;

THENCE, ALONG THE SOUTHERLY BOUNDS OF QUAKER AVENUE, A/K/A COUNTY HIGHWAY NO. 107, THE FOLLOWING EIGHT [8] COURSES AND DISTANCES:

[1] N 89-35-21E, 73.27 FEET; THENCE,

[2] N 89-24-45 E, 106.48 FEET; THENCE,

[3] S 89-25-35 E, 53.03 FEET; THENCE,

[4] S 89-29-55 E, 56.13 FEET, THENCE,

[5] S 89-29-00 E, 79.04 FEET; THENCE,

[6] N 87-40-00 E, 20.75 FEET; THENCE,

[7] N 77-28-00 E, 41.33 FEET; THENCE,

[8] S 89-27-02 E, 11.10 FEET TO THE PLACE OF BEGINNING.

CONTAINING 3.793 ACRES MORE OR LESS.

Exhibit B

Site Survey

ALL THAT CERTAIN PARCEL OF LAND, WITH THE IMPROVEMENTS ERECTED THEREON, SITUATE 19-45 QUAKER AVENUE, a/k/a COUNTY HIGHWAY No.107, TOWN OF CORNWALL, COUNTY OF ORANGE AND STATE OF NEW YORK. SAID PARCEL BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY BOUNDS OF QUAKER AVENUE, a/k/a COUNTY HIGHWAY No.107 AT THE NORTHWESTERLY CORNER OF THE LANDS N/F OF BOARD OF FIRE COMMISSIONERS OF THE CANTERBURY FIRE DISTRICT, LIBER 1842~PAGE 775 AND THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND.

FROM SAID POINT OF BEGINNING AND ALONG THE WESTERLY AND SOUTHERLY BOUNDS OF THE LANDS N/F OF BOARD OF FIRE COMMISSIONERS OF THE CANTERBURY FIRE DISTRICT THE FOLLOWING TWO [2] COURSES AND DISTANCES:

[1] S 00°-32'-30" W, 265.30 FEET; THENCE,
[2] S 58°-18'-40" E, 117.70 FEET TO THE WESTERLY BOUNDS OF ANGOLA ROAD, a/k/a COUNTY HIGHWAY No.9; THENCE, ALONG THE WESTERLY BOUNDS OF ANGOLA ROAD, a/k/a COUNTY HIGHWAY No.9, S 28°-06'-52" W, 49.44 FEET TO THE NORTHERLY BOUNDS OF WARREN COURT; THENCE, ALONG THE NORTHERLY BOUNDS OF WARREN COURT AND THE NORTHERLY BOUNDS OF THE LANDS N/F OF LAWRENCE P. and SANDRA K. KIRWAN, LIBER 12528~PAGE 1700, N 89°-27'-30" W, 517.85 FEET TO A FOUND PIPE ON THE EASTERLY BOUNDS OF SAID LANDS N/F OF KIRWAN; THENCE, ALONG THE EASTERLY BOUNDS OF THE LANDS N/F OF KIRWAN AND THE EASTERLY BOUNDS OF OTHER LANDS N/F OF CORNWALL SHOPPING LLC, LIBER 12110~PAGE 502, N 00°-32'-30" E, PASSING OVER A FOUND PIPE AT A DISTANCE OF 45.00 FEET, FOR A TOTAL DISTANCE OF 356.25 FEET TO THE SOUTHERLY BOUNDS OF QUAKER AVENUE, a/k/a COUNTY HIGHWAY No.107; THENCE, ALONG THE SOUTHERLY BOUNDS OF QUAKER AVENUE, a/k/a COUNTY HIGHWAY No.107 THE FOLLOWING EIGHT [8] COURSES AND DISTANCES:

[1] N 89°-35'-21" E, 73.27 FEET; THENCE,
[2] N 89°-24'-45" E, 106.48 FEET; THENCE,
[3] S 89°-25'-35" E, 53.03 FEET; THENCE,
[4] S 89°-29'-55" E, 56.13 FEET; THENCE,
[5] S 89°-29'-00" E, 79.04 FEET; THENCE,
[6] N 87°-40'-00" E, 20.75 FEET; THENCE,
[7] N 77°-28'-00" E, 41.33 FEET; THENCE,
[8] S 89°-27'-02" E, 11.10 FEET TO THE PLACE OF BEGINNING. CONTAINING 3.793 ACRES MORE OR LESS.

BEARINGS REFER TO NORTH AS PER DEED LIBER 12110~PAGE 502. SUBJECT TO RIGHT OF WAY AND EASEMENT FOR NY TELEPHONE COMPANY AS PER DEED LIBER 4827~PAGE 265.

SUBJECT TO 20 FOOT WIDE UTILITY EASEMENT AS PER FILED MAP No. 6313.

SUBJECT TO A UTILITY EASEMENT AS PER DEED LIBER 4543~PAGE 1. SUBJECT TO A 30 FOOT WIDE UTILITY EASEMENT TO CENTRAL HUDSON GAS & ELECTRIC CORP. AS PER DEED LIBER 1760~PAGE 334.

SUBJECT TO PEDESTRIAN AND VEHICULAR TRAFFIC FOR INGRESS AND EGRESS AND VEHICULAR PARKING AS PER DEED LIBER 4616~PAGE 113. SUBJECT TO GRANTS AND EASEMENTS OF RECORD, IF ANY.

NOTES:

TAX PARCELS 4 and 51.2 SUBJECT TO A RECIPROCAL EASEMENT FOR THE PURPOSES OF PEDESTRIAN AND VEHICULAR TRAFFIC FOR INGRESS AND EGRESS TO AND FROM QUAKER AVENUE ONLY and FOR VEHICULAR PARKING, AS PER DEED LIBER 4616, PAGE 113.

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 MORE DETAIL 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

THE ENVIRONMENTAL EASEMENT ENCOMPASSES THE ENTIRE PROPERTY: SECTION 23~BLOCK 3~LOT 4. SITE No. C336070

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SEC. 7008, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND DEPRIVE THE PUBLIC LICENSED LAND SURVEYORS. OR OTHERS, SHALL NOT ALTER SURVEY MAPS, PLANS OR PLATS PREPARED BY OTHERS.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP, MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE STATE OF NEW YORK ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, ENVIRONMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

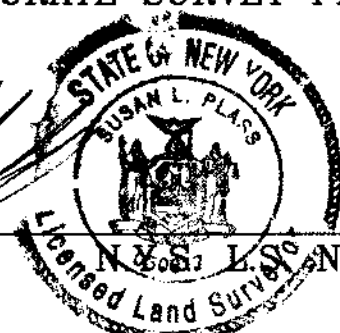
THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OR RECORD AN ABSTRACT OF TITLE MAY DISCLOSE.

SURFACE STRUCTURES AND/OR UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THIS SURVEY MAY NOT BE SHOWN.

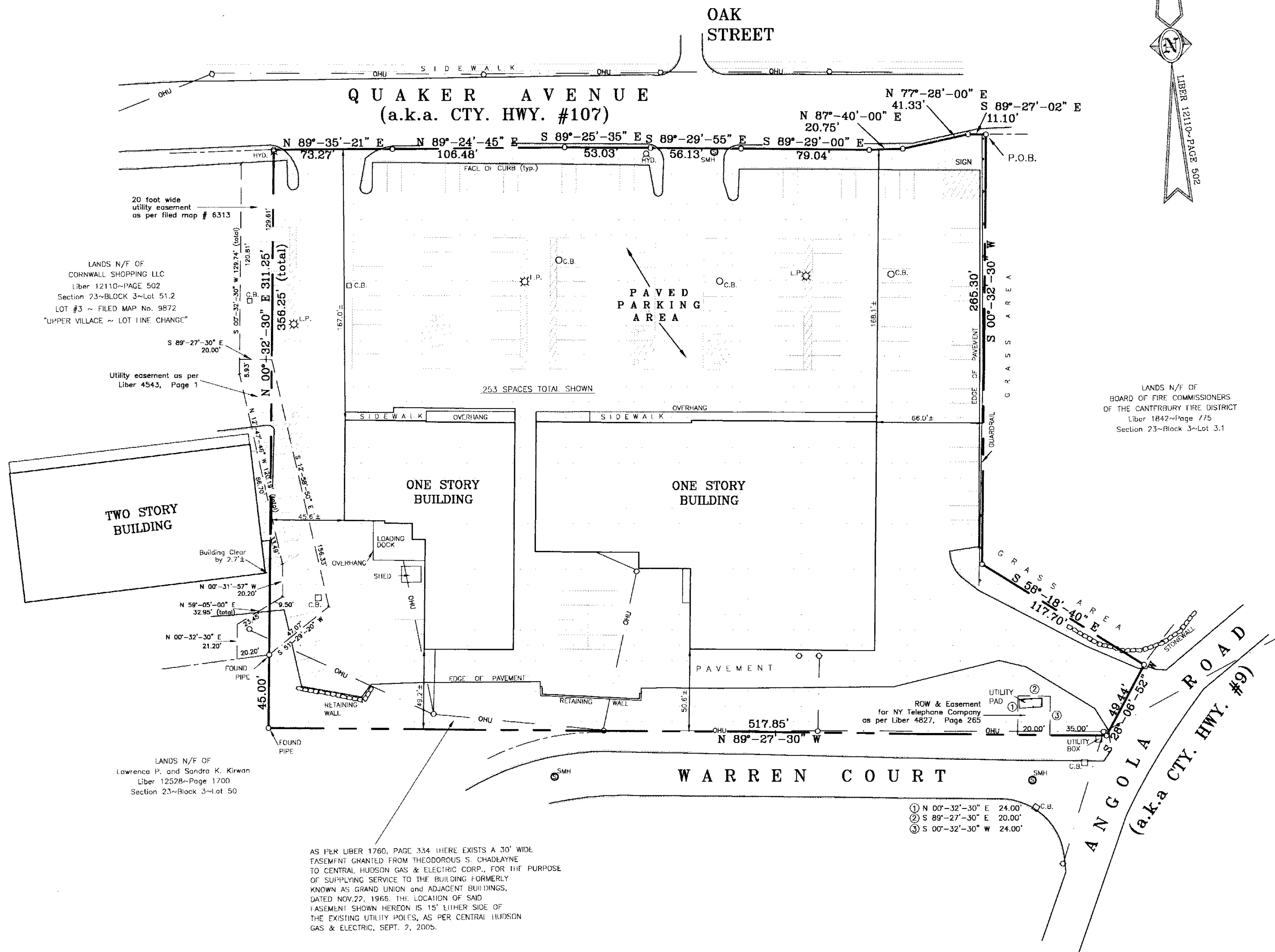
APRIL 17, 2015

I HEREBY CERTIFY TO CORNWALL SHOPPING LLC, STEWART TITLE INSURANCE COMPANY THAT THIS IS A TRUE AND ACCURATE SURVEY PERFORMED IN THE FIELD.

SUSAN L. PLASS,



50317



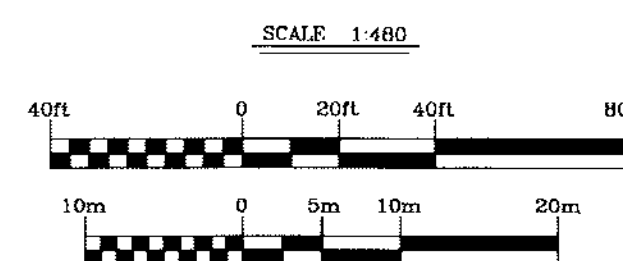
LEGEND:

- ENVIRONMENTAL EASEMENT AREA
- CONCRETE CURBING
- EDGE OF PAVEMENT
- NO PARKING AREA
- HANDICAP PARKING
- WOOD RETAINING WALL
- STONE RETAINING WALL
- OVERHEAD UTILITY LINES
- UTILITY POLE
- FIRE HYDRANT
- SEWER MANHOLE
- STORM CATCH BASIN
- LIGHTPOLE

AREA:
3.793 Acres±

EASEMENT AREA:
3.793 Acres±

TAX MAP REFERENCE:
TOWN OF CORNWALL
SECTION 23~BLOCK 3~LOT 4



11
3
C



LEO J. CARROLL, P.E., L.S.
& ASSOCIATES
83 Cemetery Rd. Middletown, NY 10940 (845) 343-7994

PROPERTY SURVEY

CORNWALL SHOPPING LLC
19-45 QUAKER AVENUE
SITE No. C336070
TOWN OF CORNWALL
ORANGE COUNTY, NEW YORK

REVISED:
2-16-06
3-2-06
3-11-10
10-18-11
4-16-15
5-11-15
SCALE:
1" = 40'
DATE:
8-30-05
DRAWN:
J.E.S.
CHECKED:
S.L.P.
SHEET NO.
1