Shaw Building L.P.
Brownfield Cleanup Program Application
Shaw Factory Edward Street Site
24-42 Johnes Street Newburgh, NY 12550



Legal & Consulting Team:
Knauf Shaw LLP & SESI
September 2026

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September 21, 2026

VIA ELECTRONIC MAIL

New York State Department of Environmental Conservation
Division of Environmental Remediation - Site Control Section
Attn: Jenn Hathaway
625 Broadway, 12th Floor
Albany, NY 12233-7015

RE: Brownfield Cleanup Program – Second Submission
BCP Applicant: Shaw Building L.P.
Shaw Factory Edward Street Site; BCP Site No. C336103

To Whom It May Concern:

On behalf of Shaw Building L.P., a revised Brownfield Cleanup Program ("BCP") application, in response to a Letter of Incomplete Application received via email from the NYS Department of Environmental Conservation (the "Department") on August 20, 2026, has been uploaded to the provided Site Control Direct Link. Responses to each comment are provided below.

Section I: Property Information

- Item 15 – Site Description – Past Use of Site – please elaborate on the past uses of the site and identify possible sources of contamination.

  RESPONSE: The Site Description has been revised to include details pertaining to the Site's past uses as lumber storage and staging associated with molding and planing mill operations, dress manufacturing, and plumbing supply operations, as well as other industrial and commercial uses. The section now includes information on potential sources of contamination associated with past historical uses.

Section V: Current and Historical Property Owner and Operator Information

- Please provide phone numbers for the more recent property owners.

  RESPONSE: The Previous and Current Owners and Operators List has been updated to include additional phone numbers for the more recent property owners where such information was available.

Project Manager's Comments

Section I: Property Information

- Item 14 — Environmental Assessment – F – Commercial and residential soil exceedances should be described separately.

  RESPONSE: The Environmental Assessment section has been revised so the commercial and residential soil exceedances are now described separately.

Section VI: Property's Environmental History

- Tables: Tables should indicate the total number of samples obtained for each media. Include a column or foot note beneath the tables.

  RESPONSE: The tables have been updated to include the total number of samples obtained for each media in footnotes.

General:

- Considering the proposed BCP site boundary does not match the meets and bounds of property boundary, the use of "property boundary," or any version thereof should not be used interchangeably with "BCP site boundary," or any version thereof. Revise all descriptions in the text and figures where/as necessary.

  RESPONSE: The text and figures referencing "property boundary" or other similar terminology have been updated to the phrase "BCP Site Boundary" throughout the application materials.

- Figures: Groundwater flow direction should be indicated on all figures displaying any groundwater data.

  RESPONSE: The groundwater figures in the Groundwater Spider Map and in the RIWP have been updated to depict groundwater flow directions.

- Figures: Screened interval depths, soil sampling depths, and soil vapor depths should always be indicated on the appropriate figures.

  RESPONSE: The figures have been updated to depict interval depths, soil sampling depths, and soil vapor depths where applicable.

- It is not clear why all soil vapor data is not included on the figure. Although the report states that all soil vapor data is not included on the figure, describe why the data was left out, include a separate figure if necessary, or include the data on the figure appropriately.

RESPONSE: There were four on-Site soil vapor samples taken on the proposed BCP Site during the 2025 and 2026 sampling events, with NYSDOH compounds and all US EPA TO-15 compound detections now noted and reflected in the narrative chart , soil vapor Section I.14.F exceedance summary and in the soil vapor spider map in Exhibit I from both of these on-Site sampling events. Some soil vapor data, which appeared in the prior BCP chart but not in the prior spider map, inadvertently included the due diligence soil vapor data the Volunteer implemented before acquisition at the adjacent Shaw factory building site, which is now not included in the soil vapor figures or the narrative. In sum, all soil vapor data from the Site is now in the application narrative and the soil vapor figure attached in Exhibit I and in the draft RIWP.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

Enclosures

ec: R. Richard, Project Manager, Region 3
M. Rego, Project Attorney, NYSDEC – OGC
S. Saucier, Director, Remedial Bureau C
S. McCague, RHWRE, Region 3
K. McCarthy, NYSDEC – OGC, Remediation Bureau
A. Johnson, Regional Attorney, Region 3
K. Lewandowski, Chief, Site Control Section
Jake Chai, Requestor's Representative (jake@manatreellc.com)
Michael Engels, Requestor's Representative (mengels@aceme.ca)
Linda Shaw, Esq., Requestor's Attorney (lshaw@nyenvlaw.com)
Fuad Dahan, PE, Requestor's Consultant (fd@sesi.org)

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
   a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
   b. one individual file (PDF) of each previous environmental report; and,
   c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.
   Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.
   a. VIA SITE CONTROL DROPBOX:
      - Request an invitation to upload files to the Site Control submittal dropbox.
      - In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
      - After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
      - Application packages submitted through third-party file transfer services will not be accepted.
   a. VIA GROUND MAIL:
      - Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
      - Mail the external storage device to the following address:
        Chief, Site Control Section
        Division of Environmental Remediation
        625 Broadway, 12th Floor
        Albany, NY 12233-7015

SITE NAME: Shaw Factory Edward Street Site		
Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments. If yes, provide existing site number: _____	○ **Yes**	◉ **No**
Is this a revised submission of an incomplete application? If yes, provide existing site number: C336103	◉ **Yes**	○ **No**

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME Shaw Factory Edward Street Site					
ADDRESS/LOCATION 24-42 Johnes Street					
CITY/TOWN Newburgh			ZIP CODE 12550		
MUNICIPALITY (LIST ALL IF MORE THAN ONE) City of Newburgh					
COUNTY Orange			SITE SIZE (ACRES) 0.550		
LATITUDE			LONGITUDE		
41 °	29 ‘	44.4114 “	-74 °	0 ‘	36 “

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting “p/o” in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.
ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
24-42 Johnes Street	46	2	p/o 1	0.55

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	○	◉
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	◉	○
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See *DEC’s website* for more information) If yes, identify census tract: _____ Percentage of property in En-zone (check one): ◉ 0% ○ 1-49% ○ 50-99% ○ 100%	○	◉
4. Is the project located within a disadvantaged community? See application instructions for additional information.	◉	○
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	○	◉
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	○	◉

SECTION I: Property Information (continued)	Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	○	◉
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	○	◉
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ___	○	◉
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder — Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type — Issuing Agency — Description	○	◉
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	◉	○

Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.

	Y	N
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	○	○
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	○	○
17. If you have answered *YES* to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?	○	○

NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.
Initials of each Requestor:

_____ _____ _____ _____ _____ _____

SECTION II: Project Description

1. The project will be starting at: (●) Investigation ( ) Remediation

If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see *DER-10, Technical Guidance for Site Investigation and Remediation* for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

( ) Yes ( ) No (●) N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

[✓] RIWP [ ] RAWP [ ] IRM [ ] No

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).
Is this information attached? (●) Yes ( ) No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.

Is this information clearly identified in the BCP project schedule? (●) Yes ( ) No ( ) N/A

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see *DER-31, Green Remediation*). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.

Is this information attached? (●) Yes ( ) No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

( ) Yes (●) No

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?	(●)	( )
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	( )	(●)
3. Is/are there a/any Contaminant(s) of Ecological Concern?	( )	(●)

If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? N/A ( )	( )	(●)

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? Downtown Neighborhood		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential ☑ Commercial ☑ Industrial ☐		
3. Current use (select all that apply): Residential ☐ Commercial ☑ Industrial ☐ Recreational ☐ Vacant ☐		
	Y	**N**
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	◉	○
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☑ Commercial ☐ Industrial ☐		
If residential, does it qualify as single-family housing? N/A ○	○	◉
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	◉	○
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	○	◉
8. Do current and/or recent development patterns support the proposed use?	◉	○
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	◉	○
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	◉	○

SECTION V: Current and Historical Property Owner and Operator Information			
CURRENT OWNER Shaw Building L.P.			
CONTACT NAME Jake Chai and Michael Engels			
ADDRESS 303 Mill Street			
CITY Poughkeepsie		STATE NY	ZIP CODE 12601
PHONE (514) 777-1770	EMAIL jake@manatreellc.com; mengels@aceme.ca		
OWNERSHIP START DATE 12/31/2020			
CURRENT OPERATOR Same as above; site is used for tenant parking for adjacent Shaw Factory building			
CONTACT NAME			
ADDRESS			
CITY		STATE	ZIP CODE
PHONE	EMAIL		
OPERATION START DATE			

SECTION VI: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit information requested in this section in electronic format ONLY***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (*ASTM E1903*). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☐	☐	☑
Chlorinated Solvents	☐	☐	☑
Other VOCs	☐	☐	☐
SVOCs	☑	☑	☐
Metals	☑	☑	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☐	☐
1,4-dioxane	☐	☑	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected:

3. For each impacted medium above, include a site drawing indicating:
   - Sample location
   - Date of sampling event
   - Key contaminants and concentration detected
   - For soil, highlight exceedances of reasonably anticipated use
   - For groundwater, highlight exceedances of 6 NYCRR part 703.5
   - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application? ◉ YES ○ NO

4. Indicate Past Land Uses (check all that apply):

☐ Coal Gas Manufacturing	☑ Manufacturing	☐ Agricultural Co-Op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: Molding and planing mill, lumber yard, plumbing supply shop.

SECTION VII: Requestor Information			
NAME Shaw Building L.P.			
ADDRESS 303 Mill Street			
CITY/TOWN Poughkeepsie		STATE NY	ZIP CODE 12601
PHONE (514) 777-1770	EMAIL jake@manatreellc.com; mengels@aceme.ca		

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	◉	○
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the *NYS Department of State's Corporation & Business Entity Database.* A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?	◉	○
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A ◉	○	○
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? **Documents that are not properly certified will not be approved under the BCP.**	◉	○

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Jake Chai and Michael Engels			
ADDRESS 303 Mill Street			
CITY Poughkeepsie		STATE NY	ZIP CODE 12601
PHONE (514) 777-1770	EMAIL jake@manatreellc.com; mengels@aceme.ca		
REQUESTOR'S CONSULTANT (CONTACT NAME) Fuad Dahan, PE			
COMPANY SESI Consulting Engineers			
ADDRESS 959 Route 46E Floor 3, Suite 300			
CITY Parsippany		STATE NJ	ZIP CODE 07054
PHONE (973) 808-9050	EMAIL fd@sesi.org		
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 2600 Innovation Square, 100 South Clinton Avenue			
CITY Rochester		STATE NY	ZIP CODE 14604
PHONE (585) 546-8430	EMAIL lshaw@nyenvlaw.com		

SECTION IX: Program Fee		
Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of $50,000. Requestors may apply for a fee waiver with supporting documentation.		
	Y	**N**
1. Is the requestor applying for a fee waiver?	○	◉
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information. Is the appropriate documentation included with this application? N/A ◉	○	○

SECTION X: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	Y	**N**
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	○	◉
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	○	◉
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	○	◉
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	○	◉
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	○	◉
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	○	◉
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	○	◉
11. Are there any unregistered bulk storage tanks on-site which require registration?	○	◉

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

PARTICIPANT ☐	VOLUNTEER ☑
A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. **If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.**

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

◉ Yes ○ No ○ N/A

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

○ Previous Owner ◉ Current Owner ○ Potential/Future Purchaser ○ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an environmental easement on the site.

Is this proof attached? ○ Yes ○ No ◉ N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION XI: Property Eligibility Information		
	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	○	◉
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	○	◉
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	○	◉
4. If the answer to question 2 or 3 above is *YES*, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A ○	○	◉
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	○	◉
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	○	◉

SECTION XII: Site Contact List

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23: Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

Docusign Envelope ID: 77305357-D442-8BD8-8163-852F972A9242

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am partner (title) of Shaw Building L.P. (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 7/30/2026 Signature: Signed by: Jake Chai DB177D0FD6DA4E4...

Print Name: Jacob Chai

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY
Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.
BCP App Rev 17

Please respond to the questions below and provide additional information and/or documentation as required. *Please refer to the application instructions.*	**Y**	**N**
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	◯	◯
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	◯	◯
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	◯	◯
4. Is the property upside down or underutilized as defined below?		
Upside down	◯	◯
Underutilized	◯	◯

From ECL 27-1405(31):
"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(l) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application)**:**
375-3.2:

(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
  (1) the proposed use is at least 75 percent for industrial uses; or
  (2) at which:
    (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
    (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
    (iii) one or more of the following conditions exists, as certified by the applicant:
      (a) property tax payments have been in arrears for at least five years immediately prior to the application;
      (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
      (c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review).
   Check appropriate box below:

   ◯ Project is an Affordable Housing Project – regulatory agreement attached

   ◯ Project is planned as Affordable Housing, but agreement is not yet available

   ◯ This is not an Affordable Housing Project

From 6 NYCRR 375-3.2(a) as of August 12, 2016:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

   ◯ Yes – planned renewable energy facility site with documentation

   ◯ Pending – planned renewable energy facility awaiting documentation
   *Selecting this option will result in a "pending" status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ◯ No – not a planned renewable energy facility site

   If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

   ◯ Yes - *Selecting this option will result in a "pending" status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ◯ No

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

BCP APPLICATION SUPPORT DOCUMENT

Exhibit List

Exhibit A Site Location Map, Base Map, and Street Map

Exhibit B Tax Boundary Map and Survey Map

Exhibit C Brownfield Opportunity Area ("BOA") Map, Disadvantaged Communities Area Map ("DCM"), and En-Zone Map

Exhibit D Flood Map

Exhibit E Zoning Map

Exhibit F Previous and Current Owners and Operators List

Exhibit G Deed

Exhibit H Partnership Organization Chart

Exhibit I Site Drawing Spider Maps

Exhibit J NYS DOS Entity Information

Exhibit K Written Consent

Exhibit L Site Contact List

Exhibit M Repository Letter

Exhibit N Site Photos

Exhibit O Project Letters of Support

ENVIRONMENTAL REPORTS:

1. December 2020 Phase I Environmental Site Assessment prepared by PVE Engineering for Requestor;
2. December 2020 Phase II Environmental Site Assessment prepared by PVE Engineering for Requestor;
3. September 2024 Phase I Environmental Site Assessment prepared by PVE Engineering for Requestor;
4. September 2025 Supplemental Subsurface Investigation Report prepared by PVE Engineering for Requestor via consultant Spring 11; and
5. July 2026 Remedial Investigation Work Plan by SESI for the Requestor.

SECTION I – PROPERTY INFORMATION

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.	Acreage
24 – 42 Johnes Street	Portion of 46-2-1	0.55

The Site located in Newburgh, New York 12550 ("Site" or "BCP Site"). The Site Location Map, Base Map and Street Map are in Exhibit A. The metes & bounds legal description and acreage are depicted on the attached survey map in Exhibit B.

1. Site Boundary and Tax Parcel Information

The Site boundary does not correspond to the tax boundary. The Tax Boundary Map and a BCP Site Boundary Survey Map are provided in Exhibit B. The Survey Map depicts the BCP Site Boundary for the 0.55 acre portion of Tax Lot 46-2-1 that constitutes the proposed BCP Site Boundary.

2. Property Map

The Site Location Map, Base Map and Street Map are in Exhibit A. The Tax Boundary Map and proposed BCP Site Boundary Survey Map are in Exhibit B.

3-5. BOA, Disadvantaged Communities, EJ and En-Zone Designations

The Site BOA, Disadvantaged Communities, and En-Zone Maps are in Exhibit C. The Site is not located in an En-Zone or a BOA. The Site is located in a disadvantaged community area. According to the New York State Disadvantaged Communities Map, the Site is located on Census Tract 36071000502, which has an environmental burden higher than 97.81 % of Census Tracts statewide and a population vulnerability higher than 98.83 % percent of Census Tracts statewide.

6-11. Please refer to the BCP Application Form.

12. Easements and Existing Right of Ways

There are no Easements or Existing Right-of-Ways located on the Site.

13. Please refer to BCP Application Form.

14. Property Description and Environmental Assessment

A. <u>Site Location</u>

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.
24 – 42 Johnes Street Newburgh, NY 12550	Portion of 46-2-1

The closest body of water to the Site is the Hudson River, which is approximately 0.20 miles from the Site. However, the Site is not located in a flood zone and is connected to downtown sewers. See Exhibit D – Flood Map. The Site is located approximately 1.46 miles southwest from the Beacon MTA Metro-North Railroad Station.

B. Site Features

The Site is currently a parking lot that services an adjacent occupied single two-story 1880 commercial warehouse building known as the former Shaw Factory building. Only approximately 10 vehicles use the parking lot which is not accessible to the public.

C. Current Zoning and Land Use

The Site is located in the Newburgh Downtown Neighborhood District. See Exhibit E - Zoning Map. The City of Newburgh is a form-based code, but this District generally allows for residential, commercial, and mixed uses. The Site is currently still used for parking of about ten vehicles. See current Site Photos in Exhibit N. The surrounding properties are predominately residential; although, some commercial uses exist including a boat propeller repair shop to the east and an automotive repair shop to the northwest. The nearest residential area is directly adjacent to and east of the Site. The City of Newburgh has approved the proposed project. Letters of support are included in Exhibit O.

D. Past Use of the Site

The Site historically formed part of the larger 24-42 Johnes Street industrial property. Beginning in approximately 1884, the BCP Site was used for lumber storage and staging associated with molding and planing mill operations. Historical mapping identifies a lumber yard and lumber sheds within the area of the current BCP Site, with associated mill operations on the larger tax parcel including painting, sawing and planing, a dry kiln room, fuel room, and waste vault. By approximately 1957, the property was used for dress manufacturing and plumbing supply operations, including exterior storage and pipe-fitting bins along the eastern portion of the BCP Site. Thereafter, the BCP Site was used primarily for parking by commercial tenants of the adjacent Shaw Factory building.

Potential sources of contamination associated with these historical uses include releases from the storage, handling, use, and/or disposal of petroleum products, paints, solvents, metals, and other materials associated with former industrial and commercial operations. Historic fill associated with development of the Site is also a potential source of PAHs and metals in soil. The Site has been used as a planning and moulding laydown area for the former adjacent Shaw mill factory, as a dress factory, and a plumbing supply office. The historical owners and operators associated with the Site are further described below and in Exhibit F - Previous Owners and Operators List.

E. Site Geology and Hydrogeology

According to the Cornwall on Hudson, New York, Wappingers Falls, New York, West Point, New York and Newburgh, New York USGS topographic map, the Site is approximately 84 feet above mean sea level. The soil is predominantly contaminated urban historic fill soil.

Based on regional topography, groundwater beneath the Site is presumed to flow eastward, toward the Hudson River.

F. Environmental Assessment

In soil, SVOCs were detected in exceedance of the Restricted Residential Soil Cleanup Objectives (RRSCOs) including at shallow and intermediate depths in the northern and western portion of the site for: benzo(a)anthracene (max of 7.99 mg/kg exceeding the RRSCOs of 1.4 mg/kg), benzo(a)pyrene (max of 7.91 mg/kg exceeding the RRSCOs of 1 mg/kg), benzo(b)fluoranthene (max of 6.92 mg/kg exceeding the RRSCOs of 1.4 mg/kg) indeno(1,2,3-cd)pyrene (max of 5.14 mg/kg exceeding the RRSCOs of 1.4 mg/kg), and phenanthrene (max of 11.1 mg/kg exceeding the RRSCOs of 4.9 mg/kg). At shallow and intermediate depth in the northern portion of the site for: chrysene (max of 7.78 mg/kg exceeding the RRSCOs of 4.9 mg/kg); and at shallow depth in the northern portion of the site for benzo(k)fluoranthene (max of 5.93 mg/kg exceeding the RRSCOs of 4.9 mg/kg), benzo(g,h,i)perylene (max of 5.14 mg/kg exceeding the RRSCOs of 4.9 mg/kg) and dibenzo(a,h)anthracene (max of 1.92 mg/kg exceeding the RRSCOs of 0.33 mg/kg).

Two contaminants were detected at concentrations exceeding Commercial Soil Cleanup Objectives (CSCOs). Benzo(a)pyrene was detected at a maximum concentration of 7.91 mg/kg, exceeding the CSCO of 3.7 mg/kg, and mercury was detected at a maximum concentration of 1.23 mg/kg, exceeding the CSCO of 1.1 mg/kg.

Chrysene and benzo(a)anthracene had four exceedances of the PGWSCO, benzo(b)fluoranthene had two exceedances of the PGWSCO, and benzo(k)fluoranthene had one exceedance of the PGWSCO. The metals lead and mercury each had one exceedance of the PGWSCO.

In groundwater, SVOCs were detected exceeding the Ambient Water Quality Standards (AWQS) in two locations, both in the southwest portion of the site, and the center of the site for Benzo(a)anthracene, (max of 0.17 µg/L exceeding the AWQS of 0.002 µg/L), and, in the southwest portion of the site for Benzo(a)pyrene (max of 0.17 µg/L exceeding the AWQS of 0 µg/L), Benzo(b)fluoranthene (max of 0.12 µg/L exceeding the AWQS of 0.002 µg/L), Benzo(k)fluoranthene (max of 0.15 µg/L exceeding the AWQS of 0.002 µg/L), Chrysene (max of 0.17 µg/L exceeding the AWQS of 0.002 µg/L), Indeno(1,2,3-cd)pyrene (max of 0.1 µg/L exceeding the AWQS of 0.002 µg/L), and 1,4-Dioxane (max of 0.66 µg/L exceeding the AWQS of 0.35 µg/L).

In soil vapor samples for this Site, chlorinated solvents and petroleum-related VOCs were detected within the 3 samples collected from the Site including 1,2,4-trimethylbenzene (max of 72 µg/m3), 1,3,5-trimethylbenzene (max of 21 µg/m3), 1,3-butadiene (max of 12 µg/m3), 2,2,4-trimethylpentane (max of 100 µg/m3), 2-hexanone (max of 26 µg/m3), acetone (max of 160

µg/m3), acrylonitrile (max of 47 µg/m3), benzene (max of 25 µg/m3), bromodichloromethane (max of 110 µg/m3), carbon disulfide (max of 17 µg/m3), carbon tetrachloride (max of 0.53 µg/m3), chloroethane (max of 6 µg/m3), chloroform (max of 380 µg/m3), chloromethane (max of 4.1 µg/m3), cyclohexane (max of 27 µg/m3),dibromochloromethane (max of 21 µg/m3), dichlorodifluoromethane (max of 2.56 µg/m3), ethyl acetate (max of 220 µg/m3), ethylbenzene (max of 200 µg/m3), isopropanol (max of 20.2 µg/m3), m,p-xylene (max of 490 µg/m3), 2-Butanone (max of 23 µg/m3), 4-Methyl-2-pentanone (max of 200 µg/m3), methylene chloride (max of 7.1 µg/m3), heptane (max of 59.4 µg/m3), n-hexane (max of 110 µg/m3), o-xylene (max of 230 µg/m3), propylene (max of 210 µg/m3), styrene (max of 8.5 µg/m3), tetrahydrofuran (max of 11 µg/m3), toluene (max of 150 µg/m3),trichlorofluoromethane (max of 7.2 µg/m3), vinyl acetate (max of 3.9 µg/m3), vinyl chloride (max of 0.723 µg/m3), total xylenes (max of 780 µg/m3).

15-17. Regarding Questions 15-17 on the BCP Application Form:

There are no responses to question 15-17 on the BCP Application Form since this Site is not located in New York City.

SECTION II: PROJECT DESCRIPTION

1-3. Please refer to the BCP Application Form.

4. Short Project Description

The planned redevelopment of the Site entails the construction of a new 4-story residential building plus mezzanine along Edward Street. The residential only project will create 37 residential units including 5 units designated as affordable at 80% area median income.

Schedule – Commencement through COC

A Remedial Investigation (RI) Work Plan (RIWP) is being submitted with the application and will hopefully be approved shortly after full Brownfield Cleanup Agreement execution by the end of 2026. Remedial Investigation is expected to be completed on the Site by first quarter 2027. The Remedial Action Work Plan (RAWP) will be completed in the second quarter and any required remediation would be implemented in third quarter and be completed by the end of 2027. The Certificate of Completion is anticipated to be issued on or before the end of 2027 or early 2028. There are no financing deadlines applicable in this schedule.

5. Green and Sustainable Remediation (GSR)

Remedial Investigation Report/Alternatives Analysis: GSR will be incorporated into RI project planning, including the application of the proposed environmental footprint analysis tool, and how climate resiliency will be included. A discussion about the plan to implement GSR will be included in the RIR. Specifically during the RI implementation, the consultant will:

- Evaluate sensitive, local human and ecological receptors which require protection from contaminants of concern, traffic, noise, dust and odors during the implementation. An

enhanced Community Air Monitoring Plan will be implemented.

- Identify vendors with operation centers local to the Site to minimize fuel consumption associated with travel to and from the Site.
- Salvage organic debris that is uncontaminated and free of pests or disease, for use as supplemental infill, mulch or compost.
- Salvage uncontaminated objects with potential recycle, resale, donation or onsite infrastructure value, such as steel, concrete and granite.
- Designate collection points for recycling single-use items such as metal, plastic and glass containers; paper and cardboard; and other consumable items.
- Advise contractors to avoid idling vehicles while on the BCP Site.

Remedial Design & Remedial Action: Green remediation principles and techniques will be implemented to the extent feasible in the design and implementation of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term and specify chemicals or agents, where applicable, that are not harmful or hazardous to aquatic environments and the subsurface, are readily biodegradable, and/or can help to improve site geochemical conditions;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, including that any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction. (see below)

An environmental footprint analysis will be completed, which will use an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWiseTM (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool and construction considerations should reference NYSDEC standard specification 01 89 29-Green Remediation Practice and the associated Form A – Summary of Green Remediation Metrics will be used to track actual metrics for the footprint analysis. Contractors will also pay attention to the carbon emissions used in the material generation and transportation to reduce the carbon footprint and recycling applicability where possible. This extends to the use of drilling fluids that are biodegradable and chemicals that are not harmful or hazardous during site operations. Contractors will reference the ISS Factsheet provided by the NYSDEC when selecting materials, methods and general operations for this work.

Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Site Management: GSR will be incorporated into Site Management, including use of DEC's SMP template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within Periodic Review Reports (PRRs). Further, progress with respect to green and sustainable remediation metrics will be tracked, and reported in PRRs, as part of the Site Management program, and opportunities to further reduce the environmental footprint of the project will be identified as appropriate.

Redevelopment: The following measures will be incorporated into the project: green lighting, energy star fixtures and appliances, thermal envelope (consisting of insulation for walls, floors, and roof and low window U factors-preventing heat from escaping and insulating), green mechanical equipment focusing on sustainability (high energy efficiency and low emissions), green conveying systems (through integration of either energy-efficient motors, intelligent automation, or sustainable materials), plantings, permeable surfaces and wood framing.

6. Climate Change Screening or Vulnerability Assessment

The Site is entering the program at the investigation Stage, therefore, a Climate Change Screening or Vulnerability Assessment is not required at this time. The remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the Site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities. The closest body of water to the Site is the Hudson River, which is approximately 0.20 miles from the Site. However, the Site is not located in a flood zone and any potential for off-site run off is addressed by local sewers. See Exhibit D – Flood Map.

SECTION III: ECOLOGICAL CONCERNS

1-3. Please refer to the BCP Application Form

4. Fish and Wildlife Resources Impact Analysis Part I (FWRIA Part I).

The DEC Environmental Resource Mapper, located at the link below, does not identify any significant natural communities or rare plants or animals in the vicinity of the Site.
https://gisservices.dec.ny.gov/gis/erm/?_gl=1*faquhx*_ga*MTA0MDU5ODAxMi4xNjk2NTEw

OTc0*_ga_QEDRGF4PYB*MTc0MTExNDEwMy4xNTkuMS4xNzQxMTE1MzUxLjAuMC4w

Nevertheless a FWRIA Part I, pursuant to DER-10 Section 3.10.1 will be included in the Remedial Investigation Report because even though this is located in an urbanized downtown area, the Hudson River is located within 0.2 miles from the Site even though it is not in a floodplain and any impacts from the Site are highly unlikely to be able to impact the River given the surrounding sewer system that services the Site.

SECTION IV: LAND USE FACTORS

1. Current Zoning

The Site is within the Downtown Neighborhood District. See Exhibit E - Zoning Map.

2. Allowed Uses

The Downtown Neighborhood district allows for commercial, residential, and mixed uses.

3-4. Current Use

This Site is currently occupied by a commercial parking lot use.

5. Intended Use Post Remediation

The planned redevelopment of the Site entails residential use.

6. Post Remediation Use

The planned redevelopment of the Site entails the construction of a new 4-story residential building plus mezzanine along Edward Street. The residential only project will create 37 residential units including 5 units designated as affordable at 80% area median income.

7. Renewable Energy Facility

The proposed post-remediation use is not a renewable energy facility.

8. Do current historical and/or recent development patterns support the proposed use?

Yes, current, historical and/or recent development patterns support the proposed use. The City of Newburgh is in full support of the Project. See Letters of Support in Exhibit O.

9. Is the proposed use consistent with applicable zoning laws/maps?

Yes, the project is consistent with the City of Newburgh zoning laws and map.

10. Consistent with the Master Plan?

Yes, the project is consistent with the City of Newburgh Master Plan, which intends to have the mechanisms in place that allow for a continuum of housing choices that meet the needs of the community. This continuum includes the goal of having downtown housing located in a walkable, safe neighborhood. The Site is situated within walking distance to the downtown Riverfront and the City of Newburgh, which is in critical need of additional housing. The planned project has been fully vetted with the City and local community. See Letters of Support in Exhibit O.

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The owners of the Site are listed in the table below.

Parcel Address	Owner	Ownership Start Date
24 – 42 Johnes Street	Shaw Building L.P.	12/31/2020

Requestor is the owner of the Site. See Exhibit G - Deed for additional information.

The Previous Owner and Operator list is attached in Exhibit F. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). Exhibit F also includes the prior operators' use of the Site.

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

The following is the list of environmental reports for the Site separately attached:

a) December 2020 Phase I Environmental Site Assessment prepared by PVE Engineering for Requestor;
b) December 2020 Phase II Environmental Site Assessment prepared by PVE Engineering for Requestor;
c) September 2024 Phase I Environmental Site Assessment prepared by PVE Engineering for Requestor;
d) September 2025 Supplemental Subsurface Investigation Report prepared by PVE Engineering for Requestor via consultant Spring 11; and
e) July 2026 Remedial Investigation Work Plan prepared by SESI for the Requestor.

2. Sampling Data

See Exhibit I – Site Drawing Spider Maps which include sampling data summaries.

3. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are SVOCs and metals in soil, SVOCs, metal and 1-4-dioxane in groundwater and chlorinated VOCs, other VOCs and petroleum-related VOCs in soil vapor. See Exhibit I - Site Drawing Spider Maps.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Detections > CSCOs	Detections > PGWSCOs	Maximum Detection (mg/kg)	RRSCO (mg/kg)	CSCO (mg/kg)	PGWSCO (mg/kg)	Max Detection Boring Location	Depth (ft-bgs)[1]
SVOCs									
Benzo(a)anthracene	4	0	4	7.99	1.4	37	1	SB-9	0.5 – 1
Benzo(a)pyrene	4	1	0	7.91	1	3.7	22	SB-9	0.5 – 1
Benzo(b)fluoranthene	4	0	2	6.92	1.4	37	2.1	SB-9	0.5 – 1
Benzo(g,h,i)perylene	1	0	0	5.14	4.9	47	1000	SB-9	0.5 – 1
Benzo(k)fluoranthene	1	0	1	5.93	4.9	47	2	SB-9	0.5 – 1
Chrysene	1	0	4	7.78	4.9	47	1	SB-9	0.5 – 1
Dibenz(a,h)anthracene	1	0	0	1.92	0.33	3.7	1000	SB-9	0 – 1
Indeno(1,2,3-cd)pyrene	1	0	0	5.14	1.4	37	6.6	SB-9	0 – 1
Phenanthrene	2	0	0	11.1	4.9	47	1000	SB-14	2-6
Metals									
Lead	1	0	1	497	400	1,000	450	SB-9	0 – 1
Mercury	1	1	1	1.23	0.3	1.1	0.73	SB-7	2 - 3

[1] There were eight soil boring locations from which one sample each was taken in connection with the 2020 Phase II investigation, 6 additional boring locations from which one sample each was taken in connection with the 2025 Supplemental Phase II investigation, and 4 additional boring locations from which one sample each was taken in connection with a Draft April 2026 Phase II investigation. This is a total of 18 boring locations for a total of 18 samples from the proposed BCP Site.

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)	Sample ID[2]	Max Detection Date
SVOCs					
Benzo(a)anthracene	2	0.17	0.002	TMW-1	12/21/2020
Benzo(a)pyrene	1	0.17	0	TMW-1	12/21/2020
Benzo(b)fluoranthene	1	0.12	0.002	TMW-1	12/21/2020
Benzo(k)fluoranthene	1	0.15	0.002	TMW-1	12/21/2020
Chrysene	1	0.17	0.002	TMW-1	12/21/2020
Indeno(1,2,3-cd)pyrene	1	0.1	0.002	TMW-1	12/21/2020
1,4-Dioxane	1	0.66	0.35	TMW-4	4/15/2026
Metals					
Iron	1	59,400	300	TMW-4	4/15/2026
Lead	1	40.8	25	TMW-4	4/15/2026
Magnesium	1	39,100	35000	TMW-4	4/15/2026
Manganese	1	2666	300	TMW-4	4/15/2026
Selenium	1	14.1	10	TMW-4	4/15/2026
Sodium	1	30,300	20000	TMW-4	4/15/2026

Soil Vapor:

Analytes	Total Detections[3]	Max Detection ($\mu g/m^3$)	Type
VOCs			
1,2,4-Trimethylbenzene	4	72	Soil vapor
1,3,5-Trimethylbenzene	3	21	Soil vapor
1,3-Butadiene	3	12	Soil vapor
2,2,4-Trimethylpentane	3	100	Soil vapor
2-Hexanone	1	26	Soil vapor
Acetone	4	160	Soil vapor
Acrylonitrile	1	47	Soil vapor
Benzene	4	25	Soil vapor

[2] There were three temporary groundwater monitoring wells installed in connection with the 2020 Phase II investigation, one additional groundwater monitoring well installed in connection with the 2025 Supplemental Phase II investigation, and two additional groundwater monitoring wells installed in connection with the Draft April 2026 investigation. This is a total of six groundwater monitoring wells installed in connection with the proposed BCP Site.

[3] There were four on-site soil vapor samples taken on the proposed BCP site during the 2025 and 2026 sampling events, with NYSDOH compounds and all US EPA TO-15 compound detections now noted and reflected in this chart and in the soil vapor in Section I.14.F exceedance summary above and in the soil vapor spider map in Exhibit I from both of these on-Site sampling events. Some soil vapor data, which appeared in the prior BCP chart but not in the prior spider map, inadvertently included the due diligence soil vapor data the Volunteer implemented before acquisition at the adjacent Shaw factory building site, which is now not included in the soil vapor figures or the chart above.

Bromodichloromethane	2	110	Soil vapor
Carbon disulfide	3	17	Soil vapor
Carbon tetrachloride	1	0.53	Soil vapor
Chloroethane	1	6	Soil vapor
Chloroform	2	380	Soil vapor
Chloromethane	3	4.1	Soil vapor
Cyclohexane	4	27	Soil vapor
Dibromochloromethane	2	21	Soil vapor
Dichlorodifluoromethane	2	2.56	Soil vapor
Ethyl acetate	1	220	Soil vapor
Ethylbenzene	4	200	Soil vapor
Isopropanol	4	20.2	Soil vapor
m,p-Xylene	4	490	Soil vapor
2-Butanone	2	23	Soil vapor
4-Methyl-2-pentanone	4	200	Soil vapor
Methylene chloride	1	7.1	Soil vapor
Heptane	4	59.4	Soil vapor
n-Hexane	4	110	Soil vapor
o-Xylene	4	230	Soil vapor
Propylene	3	210	Soil vapor
Styrene	2	8.5	Soil vapor
Tetrahydrofuran	1	11	Soil vapor
Toluene	4	150	Soil vapor
Trichlorofluoromethane	4	7.2	Soil vapor
Vinyl acetate	1	3.9	Soil vapor
Vinyl chloride	2	0.25	Soil vapor
Total xylenes	3	780	Soil vapor

4. Past Land Use

1. Past Use of the Site

The Site's known use began in 1884 when it was occupied by Shaw's Son's Moulding and Planing Mill, comprised of a lumber yard, two-story lumber sheds, and a two-story commercial building. Inside the commercial building were offices, moulding and turning, moulding storage and painting, sawing and planing, a sash and blind department, an engine room, a fuel room, and a storage room. The Site was used as the staging area for the industrial operations in the adjacent Shaw Factory building. By 1913, the operation had been taken over by Newburgh Planing Mill Company, which replaced a storage room with a dry kiln room and replaced a fuel room with a waste vault. By 1957, the two-story commercial structure had been converted into a dress factory alongside plumbing supply offices, three un-labeled storage structures, and "pipe fitting bins" along the eastern edge of the Site. This configuration remained through 1971, which is the last year for which a fire insurance map was available. Thereafter, the Site was used by various commercial tenants located in the Shaw Factory building for parking.

2. Past Investigations Related to Uses and Environmental Conditions that Led to the Submission of this Application.

A Phase I Environmental Site Assessment Report dated December 11, 2020, by PVE on behalf of Shaw Building L.P. The following RECs were identified on the Subject Property as part of the Phase 1 ESA which required additional investigation:

REC-1: Historical Operations – Historical Site uses included molding and planing mill operations, painting and sawing activities, lumber yard operations with lumber sheds, a dry kiln room, a waste vault, and dress factory operations. These historical uses have the potential to have impacted soil, groundwater, and soil vapor quality at the Site.
Two (2) additional RECs were identified outside of the boundaries of the Subject Property, which include the following:

REC-2: Adjacent Property Historical Release (NYSDEC Spill #9902373): - The property located at 7-11 Johnes Street, approximately 233 feet southwest of the Site, was identified with a closed NYSDEC spill listing and listings associated with the New York Environmental Restoration Program and United States Brownfields database. The property reportedly formerly operated as a dry-cleaning business and had three underground storage tanks removed, including tanks reportedly containing No. 2 fuel oil, acetylene, and solvents. Dry-cleaning solvents were reportedly encountered in soil. Based on the proximity of this release to the Site and the potential for impacts to soil, groundwater, and soil vapor, PVE identified this condition as a recognized environmental concern.

REC-3: Adjacent Property Historical Operations – Historical uses of adjoining and nearby properties included auto repair, molding and planing mill operations, an oxide factory, a soap factory, clothing manufacturing, a Chinese laundry, and dry-cleaning facilities. These historical uses have the potential to have impacted soil, groundwater, and soil vapor quality at the Site.

In December 2020, PVE Engineering also prepared a Phase II Environmental Site Assessment ("ESA") for the Site and the adjacent Shaw Factory before property acquisition. Soil testing during this investigation consisted of 8 soil borings, with 1 sample taken from each boring. SVOCs and metals were detected in two samples at concentrations exceeding RRSCOs, and benzo(a)pyrene was detected in one sample exceeding its CSCO. Urban fill consisting of brick, coal, and/or coal ash was observed in 4 of the 8 soil borings. Groundwater samples taken from the 3 temporary groundwater monitoring wells revealed multiple SVOCs exceeding Class GA AWQS. Selenium likewise exceeded Class GA AWQS. Soil vapor sampling consisted of three soil vapor samples and one indoor ambient air sample, but this did not reveal any chlorinated VOCs at concentrations requiring further action.

In September 2024, PVE Engineering completed a Phase I ESA for the Site. This Phase I ESA identified one (1) recognized environmental condition ("REC") for the Site. The single REC was the historical use of the Site as a dress factory and the component uses related to the moulding and planing mill: painting and sawing, lumber storage, dry kiln operations, and maintenance of a waste vault. These processes entailed use of chemicals that may have been mishandled or released.

PVE then completed a Supplemental Subsurface Investigation Report for the Site in September 2025 to supplement their previous investigation in December 2020. Six soil samples were collected from six soil borings. Multiple SVOCs exceeding RRSCOs were detected in 3 of these samples, including benzo(a)pyrene, which was detected at a concentration also exceeding its CSCO. Lead was detected in 1 soil sample above its RRSCO. One groundwater sample was collected, and the lone SVOC detected did not exceed Class GA AWQS. Three outdoor soil vapor samples were collected from the Site, and petroleum-related VOCs were detected at concentrations warranting mitigation.

On April 14 and 15, 2026 SESI completed a supplemental Phase II investigation through soil, groundwater and soil vapor sampling at the Site. Analytical results were compared to applicable NYSDEC and NYSDOH criteria. A separate report was not generated but the results were incorporated into the Remedial Investigation Work Plan submitted with the application. Soil analytical results identified metals in select samples at concentrations exceeding Unrestricted Use Soil Cleanup Objectives (USCOs). Groundwater analytical results identified 1,4-dioxane, PAHs, and metals at concentrations exceeding the AWQS. Soil vapor analytical results identified elevated VOC concentrations above applicable NYSDOH soil vapor intrusion decision matrices, including 1,2,4-trimethylbenzene at 72 µg/m³, 2,2,4-trimethylpentane at 100 µg/m³, o-xylene at 230 µg/m³, and ethylbenzene at 200 µg/m³. The 2026 Phase II ESA results further support the need to complete an RI to delineate the nature and extent of impacts in soil, groundwater, and soil vapor at the Site.

In July 2026 a Remedial Investigation Work Plan (RIWP) was prepared on behalf of Shaw Building L.P. for the property to: 1) complete the horizontal and vertical delineation of the nature and extent of contamination on the Site, 2) identify any potential source areas of contamination; 3) identify actual or potential migration of contaminants in soil, groundwater, and soil vapor; 4) collect data necessary to evaluate potential exposure pathways and support a qualitative human health exposure assessment; 5) determine the remedial action needed to protect human health and the environment; and 6) collect sufficient data to advance the remediation of the Site.

Soil borings, soil vapor borings, and groundwater monitoring wells are proposed based on the following rationale to complete the nature and extent delineation of contaminated soil, groundwater and soil vapor on the Site. The proposed RI scope was developed based on historical Site operations, prior soil exceedances consisting primarily of SVOCs/PAHs and metals, prior groundwater exceedances consisting of SVOCs/PAHs, metals, and 1,4-dioxane, and prior elevated VOC concentrations in soil vapor. The proposed RI is also intended to address data gaps from prior investigations, including limited groundwater recharge, incomplete groundwater analytical data from select temporary monitoring wells, and the absence of a Site-specific groundwater flow direction based on permanent monitoring wells. A Fish and Wildlife Impact Analysis (FWIA) Decision Key will be completed as part of the RI and summarized in the Remedial Investigation Report to determine if a FWIA is needed. An Environmental Footprint Analysis (EFA) will be completed prior to the remedial work as part of the feasibility study, remedial design and updated throughout remedial construction to ensure contributions to the remedial footprint are being identified, monitored and addressed. The Site is entering the program at the investigation stage, therefore, remedy-specific Climate Change Vulnerability Assessment will not be completed as

part of this RIWP because a remedy has not yet been selected.

SECTION VII: REQUESTOR INFORMATION

The Requestor is Shaw Building L.P., a New York limited partnership, located at 303 Mill Street, Poughkeepsie, NY 12601. Shaw Building L.P. is authorized to do business in the State of New York. See Exhibit J - NYSDOS Entity Information and Exhibit H organizational chart for the list of partners in this Limited Partnership.

The Written Consent provides partner Jacob Chai with authority to sign all Brownfield Cleanup Program documents on behalf of the Requestor Shaw Building L.P. See Exhibit K - Written Consent.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Please refer to the BCP Application Form.

SECTION X: REQUESTOR ELIGIBILITY

1-11. Please refer to BCP Application Form.

REQUESTOR CERTIFICATION

The Requestor is a Volunteer because the Limited Partnership performed due diligence not only in the form of a Phase I before Site acquisition along with the adjacent Shaw Factory building parcel but also a Phase II to ensure that occupancy of the adjacent building was safe for the then planned continued commercial use, which included this Site. Even though the Shaw Factory building is not part of the Site, the Requestor will perform an additional soil vapor investigation before occupancy to ensure that no soil vapor mitigation measures are needed now that this building is being converted to a residential use at the request of the City of Newburgh.

The Requestor has also performed due care of the BCP Site parking lot portion of the property acquired during ownership by preventing public access through a gate and only using that paved lot for minimal parking. The Site is paved preventing any access to subsurface contaminated soil/ Moreover, as the adjacent Shaw Factory building has been getting vacated, there are only a few remaining tenants using the parking area. Tenants cannot be getting exposed to any vapors because the parking lot area is open air. See Site Photos in Exhibit N.

SECTION XI: PROPERTY ELIGIBILITY INFORMATION

Please refer to the responses to the Questions 1-6 on the BCP Application Form, which

confirms the site is not ineligible for the BCP.

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site's eligibility for the BCP.

The Site meets the definition of an eligible "brownfield site" in Environmental Conservation Law § 27-1405(2) as "any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations." Environmental investigation results show evidence of impact from the Site's previous commercial and industrial uses, which can be linked to and caused Site contamination above the applicable cleanup standards. See Environmental Reports separately attached and the Spider Maps in Exhibit I, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law § 27-1405(2).

SECTION XII: SITE CONTACT LIST

See Exhibit L - Site Contact List. See Exhibit M - Repository Letter.

EXHIBIT A

BASE MAP

Shaw Factory Edward Street Site
24-42 Johnes Street
Newburgh, NY 12550

Legend:

Site Boundary

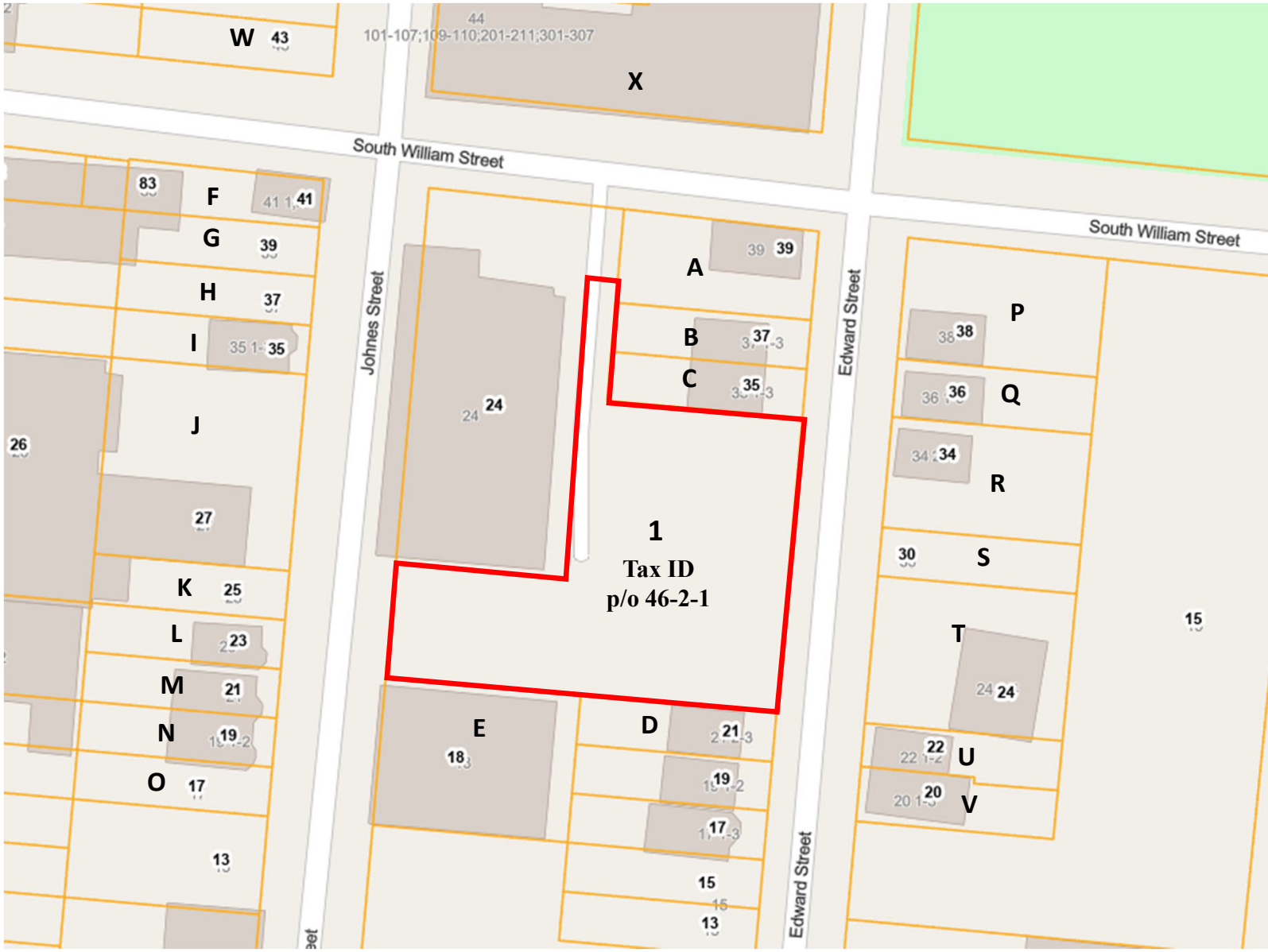
Corresponding page
lists adjacent property owners by
letter A – X

N

True North

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with associated Application and Support Information, and should not be relied upon as a survey for planning and other activities.

July 2026
Source: Orange County GIS



Number	Property Owner(s) Name(s)	Property Address	Section-Block-Lot
1	Shaw Building L.P.	24 Johnes Street	p/o 46-2-1

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	City of Newburgh	39 Edward Street	46-2-2
B	Newburgh SHG 68 LLC	37 Edward Street	46-2-3
C	Chris Park	35 Edward Street	46-2-4
D	Anthony Burrows	21 Edward Street	46-2-5
E	Favata's LLC	18 Johnes Street	46-2-14
F	Cherie Bell	41 Johnes Street	46-1-3
G	Liberty Kings LLC	39 Johnes Street	46-1-4
H	Liberty Kings LLC	37 Johnes Street	46-1-5
I	Edris Davis	35 Johnes Street	46-1-6
J	27 Johnes Street LLC	27 Johnes Street	46-1-7
K	Kenneth Cummings	25 Johnes Street	46-1-8
L	Kenneth Cummings	23 Johnes Street	46-1-9
M	Alicia Vaughn	21 Johnes Street	46-1-10
N	Kenneth Cummings	19 Johnes Street	46-1-11
O	Camco Properties, Inc.	17 Johnes Street	46-1-12
P	Mary Hammett	38 Edward Street	46-3-1
Q	Newburgh SHG 67 LLC	36 Edward Street	46-3-2
R	32-34 Edward Street LLC	34 Edward Street	46-3-3
S	Precision Propeller Repair Inc.	30 Edward Street	46-3-4
T	24 Edward LLC	24 Edward Street	46-3-5
U	Sergio Gonzales	22 Edward Street	46-3-6
V	Newburgh SHG 64 LLC	20 Edward Street	46-3-7
W	Ping Properties, LLC	43 Johnes Street	40-6-7
X	The Foundry at Washington	70 Johnes Street	58-1-1

SITE LOCATION MAP

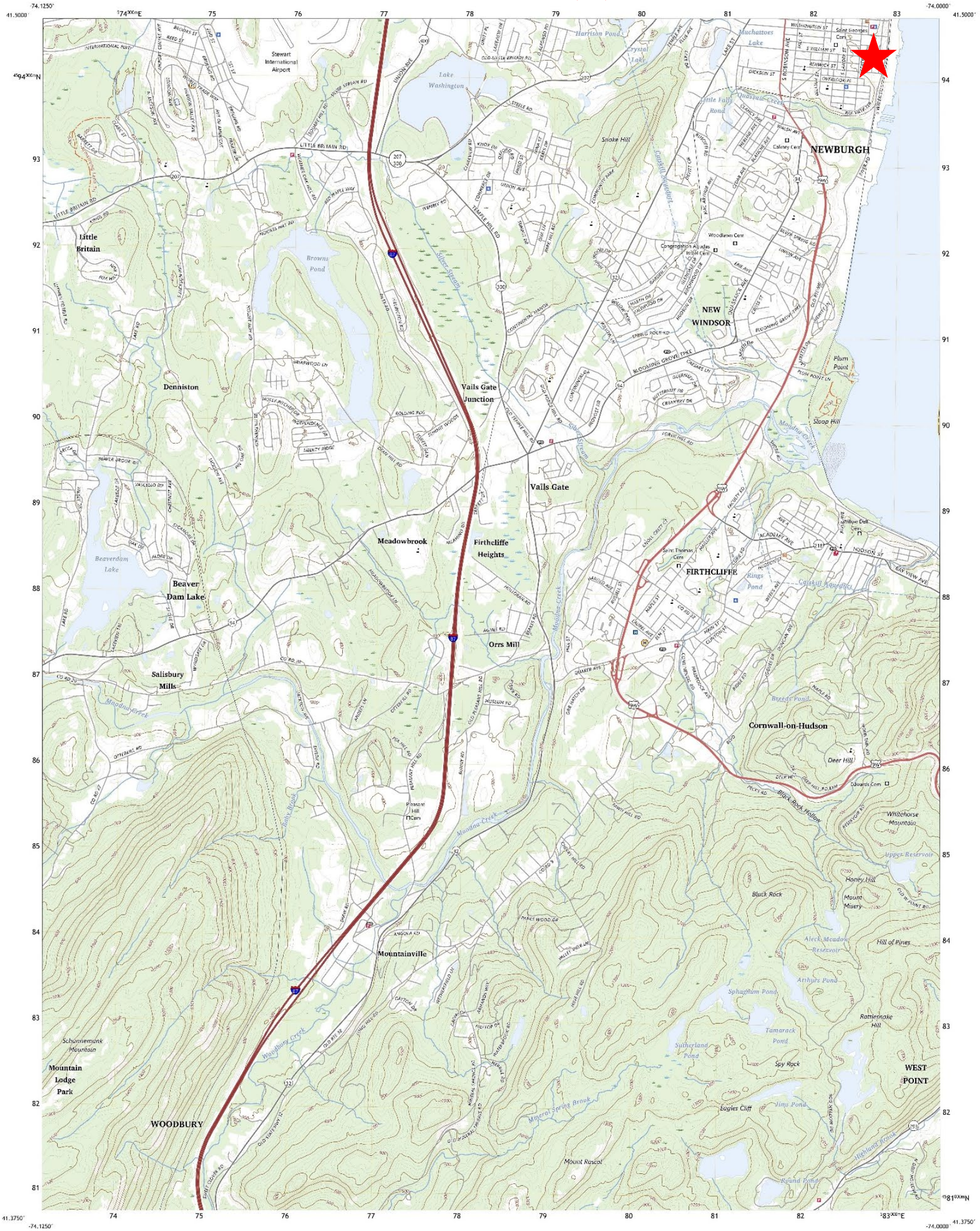
USGS science for a changing world

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

CORNWALL-ON-HUDSON QUADRANGLE
NEW YORK
7.5-MINUTE SERIES

★ BCP Site Location



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 18T

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery	NAIP,	August 2017 -	December 2017
Roads	U.S.	Census Bureau,	2016
Names		GNIS, 1980 -	2023
Hydrography	National	Hydrography Dataset, 2003 -	2021
Contours	National	Elevation Dataset,	2016
Boundaries	Multiple	sources; see metadata file 2020 -	2022
Wetlands	FWS	National Wetlands Inventory 1984 -	2011

UTM GRID AND 2023 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
18TXM - in Square ID
WL
Grid Zone Designation

SCALE 1:24 000

KILOMETERS 0 0.5 1 2
METERS 0 500 1000 2000
MILES 0 0.5 1
FEET 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

QUADRANGLE LOCATION

ADJOINING QUADRANGLES
1 Walden
2
3 Newburgh
4 Wappingers Falls
5 Maybrook
6 West Point
7 Monroe
8 Popolopen Lake
9 Peekskill

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

CORNWALL-ON-HUDSON, NY
2023

STREET MAP

Shaw Factory Edward Street Site
24-42 Johnes Street
Newburgh, NY 12550

Legend:

Site Boundary



July 2026
Source: Google Earth

EXHIBIT B

REFERENCES:

1. CITY OF NEWBURGH TAX MAP SECTION 46.
2. DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:
   L.14898 P.1641 L.14679 P.144
   L.14443 P.86 L.12004 P.671
   L.15027 P.272 L.11383 P.653
3. FEMA FLOOD MAPPING – PANEL 36071C0332E – DATED OCTOBER 2020

LEGEND

——— - ———	DENOTES EXISTING OVERHEAD WIRES
⌀	DENOTES EXISTING UTILITY POLE
—o—o—o—	DENOTES EXISTING OLD METAL FENCE
—X—X—X—	DENOTES EXISTING CHAIN LINK FENCE
———GS———	DENOTES EXISTING GAS SERVICE
——— G ———	DENOTES EXISTING GAS MAIN
———WS———	DENOTES EXISTING WATER SERVICE
——— W ———	DENOTES EXISTING WATER MAIN
GV	DENOTES EXISTING GAS VALVE
WV	DENOTES EXISTING WATER VALVE

PROPOSED BCP SITE BOUNDRY
LOCATED ON A PORTION OF TAX LOT 46-2-1

All that certain plot, piece or parcel of land lying in the City of Newburgh, County of Orange, State of New York; bounded and described as follows:

BEGINNING at the intersection of the easterly bounds of Johnes Street and the northwesterly corner of lands of Favatas LLC (Tax lot 46-2-14); thence,

North 14 degrees 37 minutes 00 seconds East 64.01 feet along the easterly bounds of Johnes Street; thence,

Through the lands of Tax lot 46-2-1 the following three (3) courses:
South 75 degrees 23 minutes 00 seconds East 84.71 feet; thence,
North 14 degrees 37 minutes 00 seconds East 147.91 feet; thence,
South 75 degrees 23 minutes 00 seconds East 15.55 feet; thence,

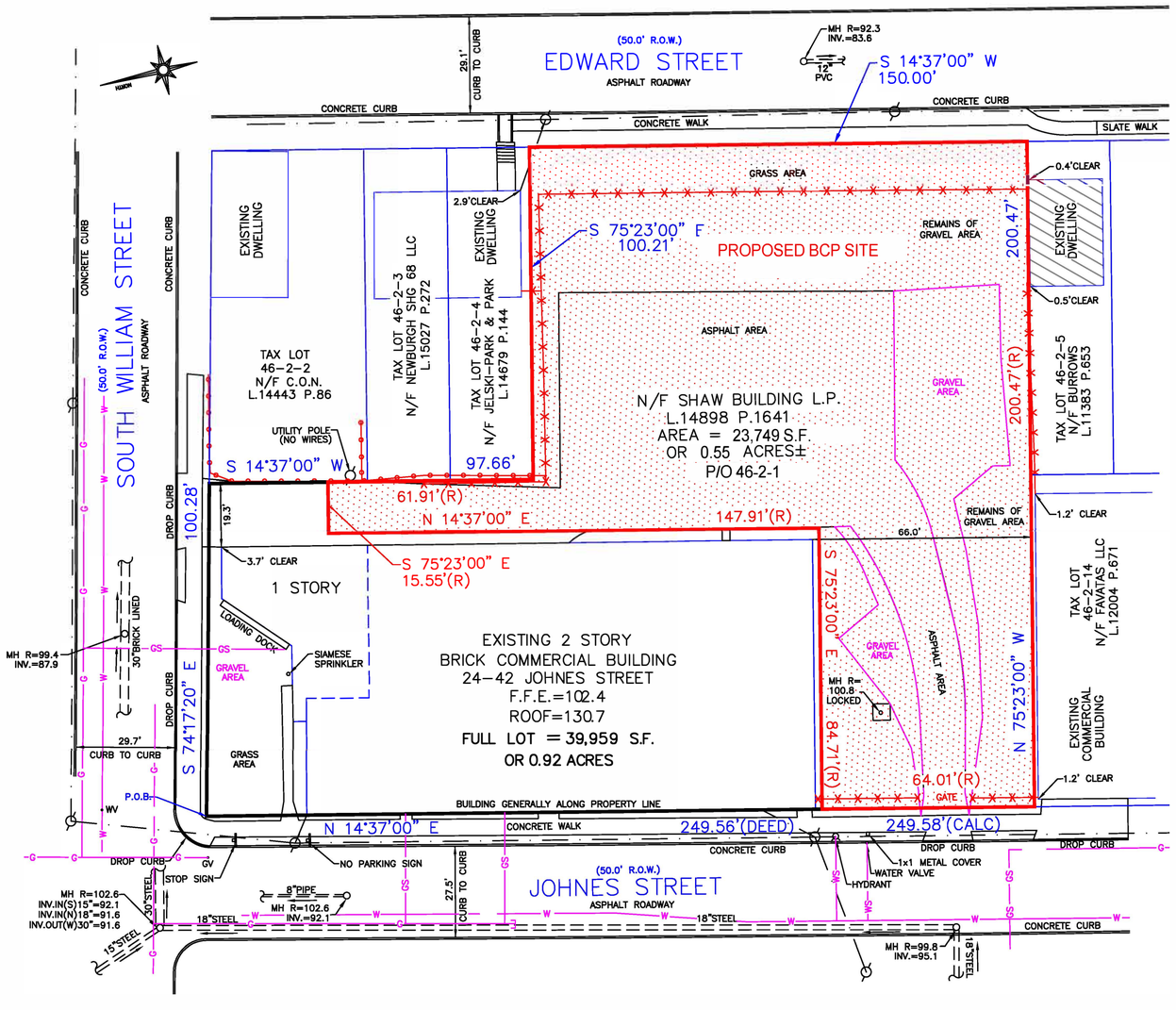
South 14 degrees 37 minutes 00 seconds West 61.91 feet along the westerly bounds of lands of City of Newburgh (Tax lot 46-2-2), Newburgh SHG 68 LLC (Tax lot 46-2-3) and lands of Jelski-Park & Park (Tax lot 46-2-4); thence,

South 75 degrees 23 minutes 00 seconds East 100.21 feet along the southerly bounds of Jelski-Park & Park (Tax lot 46-2-4); thence,

South 14 degrees 37 minutes 00 seconds West 150.00 feet along the westerly bounds of Edward Street; thence,

North 75 degrees 23 minutes 00 seconds West 200.47 feet along the northerly bounds of lands of Burrows (Tax lot 46-2-5) and lands of Favatas LLC (Tax lot 46-2-14) to the point of BEGINNING.

Containing 23,749 square feet or 0.55 acres of land, more or less.



I HEREBY CERTIFY THAT:
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

STATE OF NEW YORK · DARREN J STRIDIRON · 050487 · LICENSED LAND SURVEYOR

Darren Stridiron

DARREN J. STRIDIRON, P.L.S.
NEW YORK STATE LICENSE No. 050487

PROPOSED REMEDIATION AREA SURVEY
LOCATED ON A PORTION OF TAX LOT 46-2-1

24-42 JOHNES STREET

CITY OF NEWBURGH
ORANGE COUNTY NEW YORK

HERITAGE LAND SURVEYING, P.C.
155 PRESSLER ROAD, WALLKILL, NY 12589 (845)234-2310

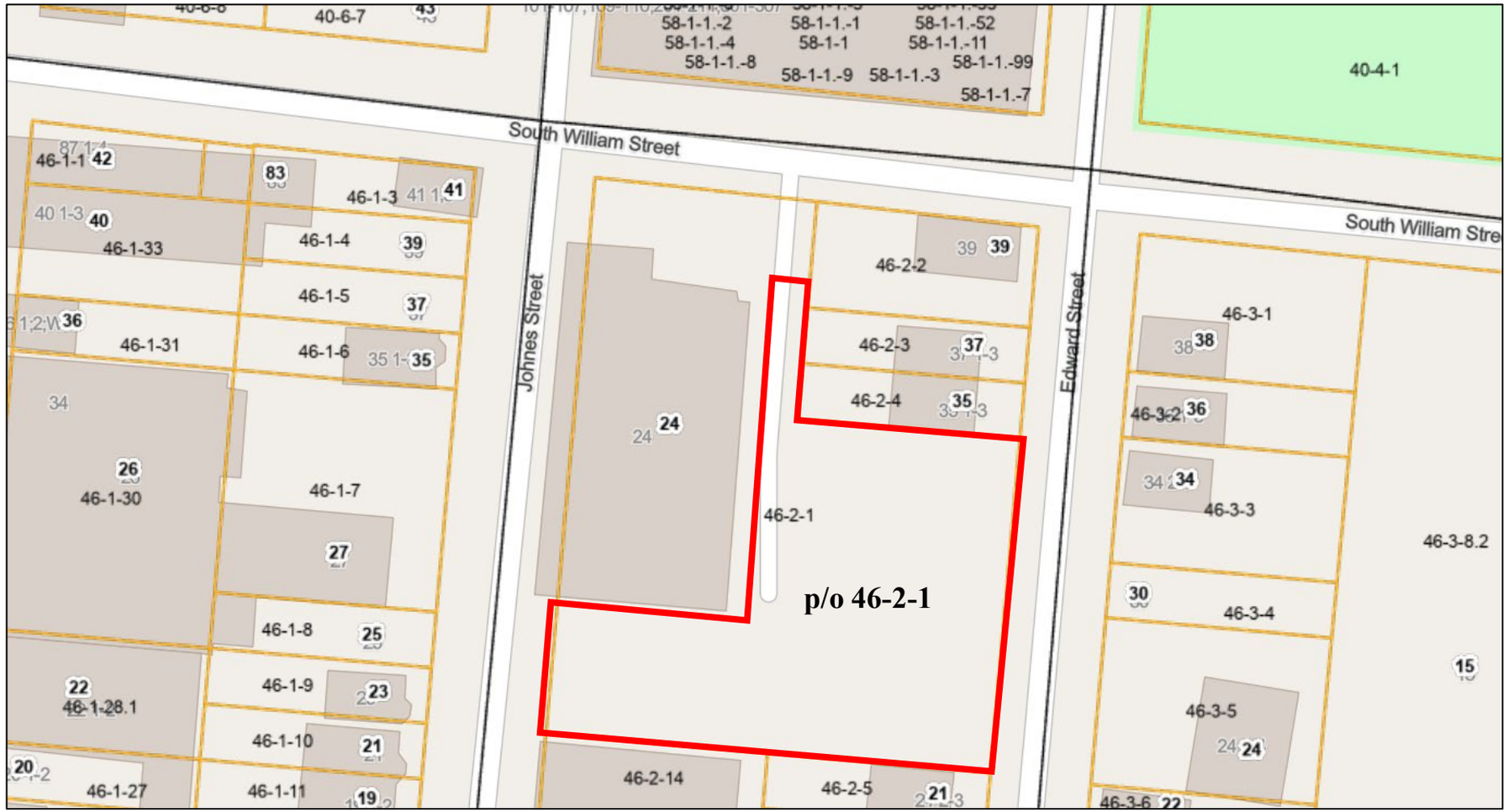
TAX LOT: PORTION OF 46-2-1
AREA: AS SHOWN
DATE: 7/17/26
SCALE: 1" = 30'
JOB NO. 2024-JOHNES

TAX MAP

Shaw Factory Edward Street Site
24-42 Johnes Street
Newburgh, NY 12550

Legend:

Site Boundary





All feature locations are approximate. This map is intended as a schematic to be used in conjunction with associated Application and Support Information, and should not be relied upon as a survey for planning and other activities.

July 22, 2026

Roads

CLASS

Interstate or Federal

State or County

Local

Other

Address Points

Municipal Boundaries

Parcel IDs

Parcel Boundaries

N

1:1,128

0 0 0.01 0.02

Miles

July 2026
Source: Orange County GIS

CREDITS: Orange County, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors, Orange County, NY, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc,

DISCLAIMER: This map is a product of Orange County GIS Division. The data depicted here have been developed with extensive cooperation from other County departments, as well as other Federal, State and Local government agencies. Orange County make no representations as to the accuracy of the information in the mapping data, but rather, provide said information as is. Orange County expressly disclaim responsibility for damages or liability that may arise from the use of this map.

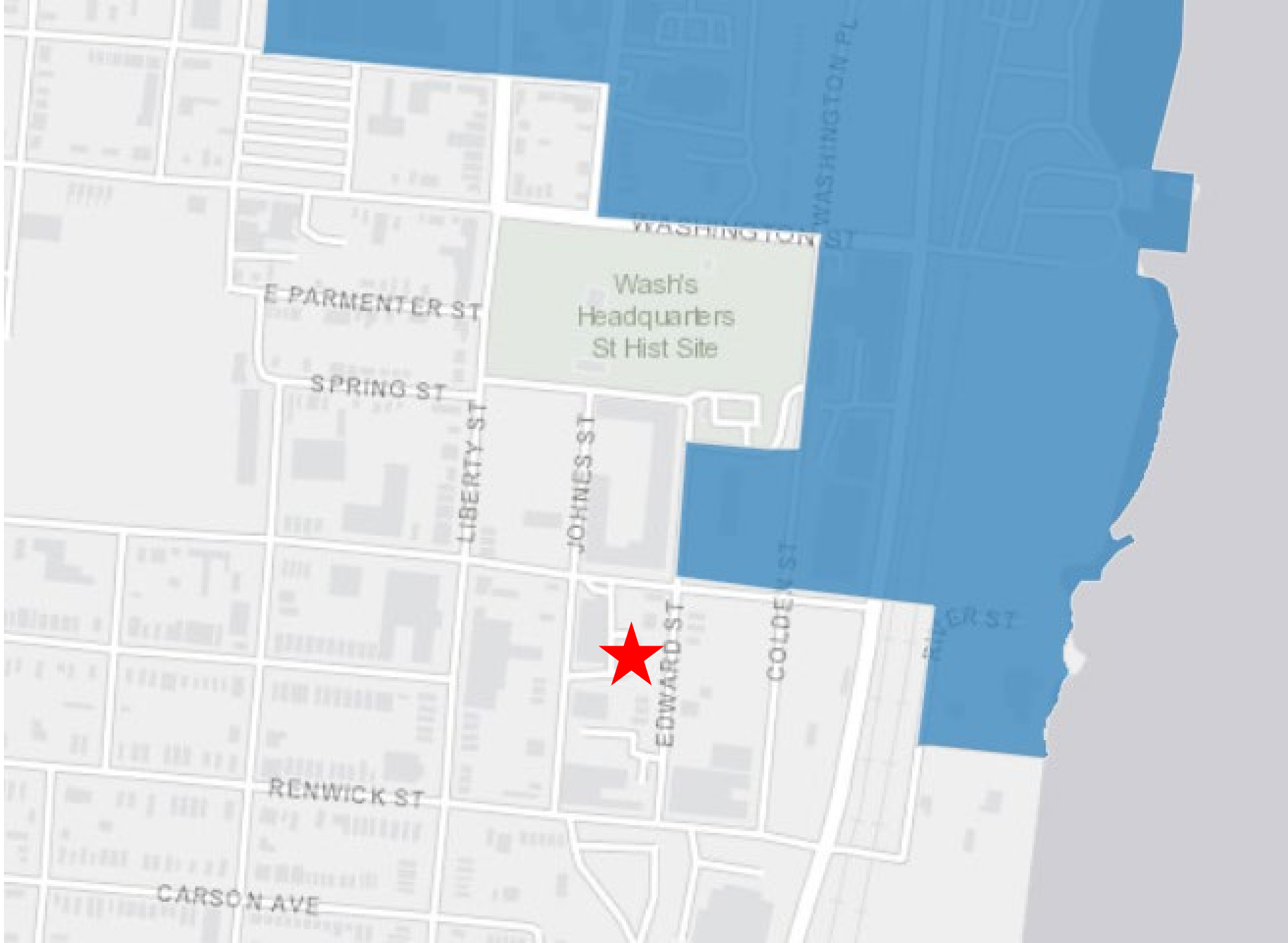
EXHIBIT C

BOA Map

Shaw Factory Edward Street Site
24-42 Johnes Street
Newburgh, NY 12550

Legend:

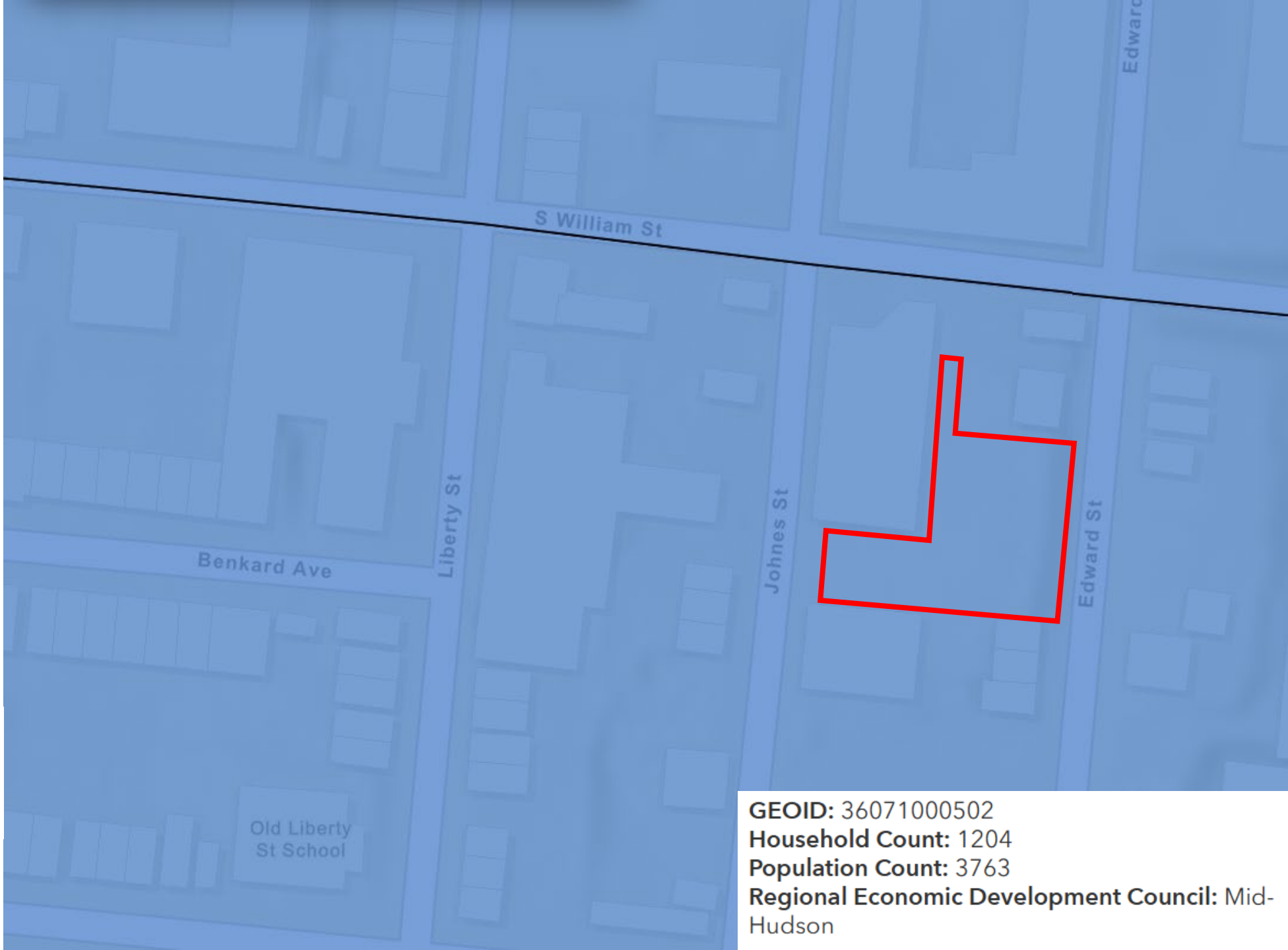
★ Site Location



July 2026
Source: NYS GIS Clearinghouse

Disadvantaged Communities Map

Shaw Factory Edward Street Site
24-42 Johnes Street
Newburgh, NY 12550



Legend:

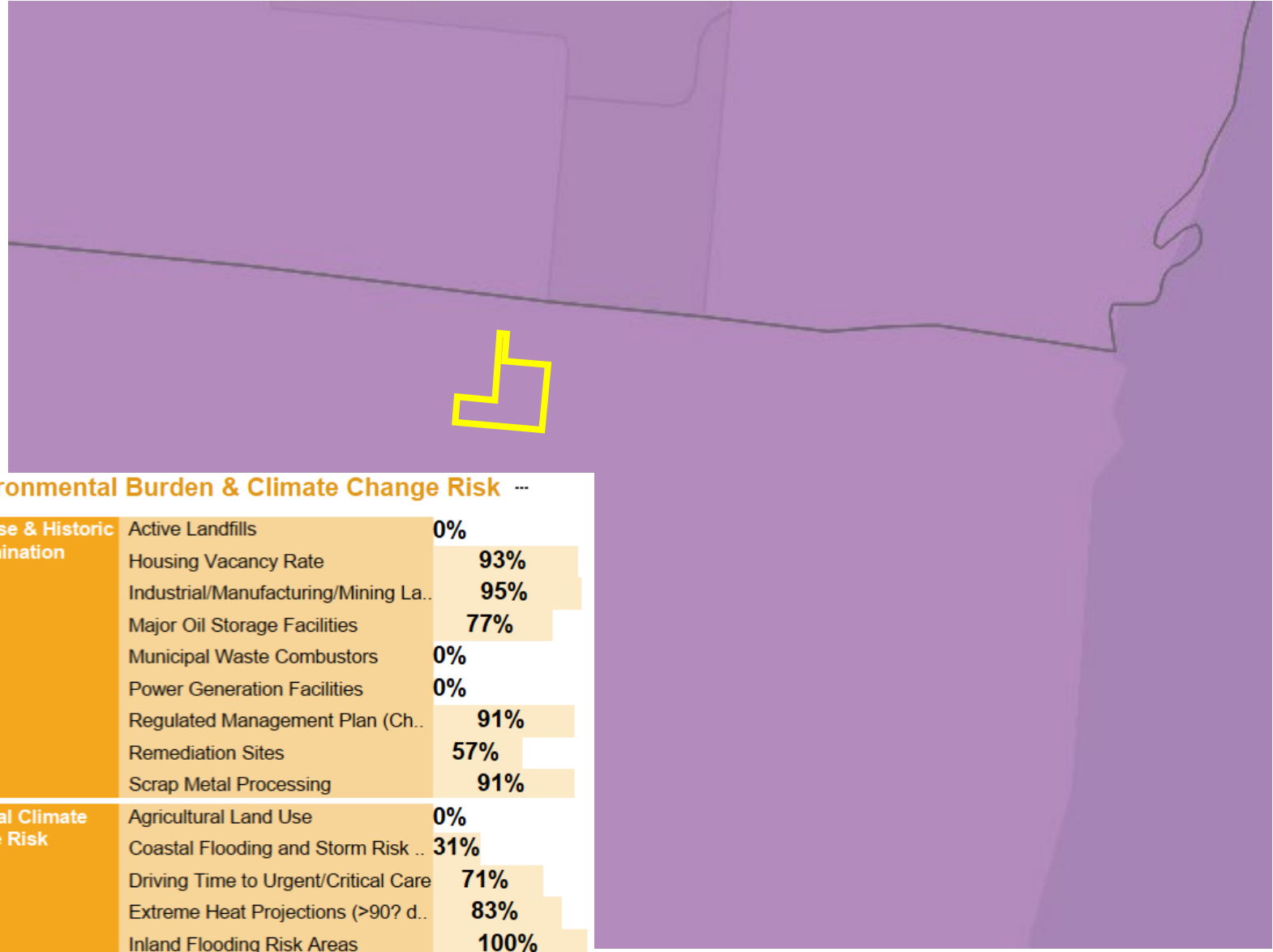
Site Boundary

Disadvantaged Community

Source: NYSERDA & NYS Climate Act

Census Tract 36071000502 is **Designated a DAC**
This Tract covering **Newburgh city** has a population of **3,763**

Environmental Burden is higher than **98%** of Census Tracts statewide
Population Vulnerability is higher than **99%** of Census Tracts statewide



Population Characteristics & Vulnerability

Health Impacts & Burdens	Asthma ED visits	93%
	COPD ED visits	98%
	Heart attack (MI) Hospitalization	97%
	Low Birthweight	57%
	Pct Adults Age 65+	6%
	Pct w/ Disabilities	84%
	Pct w/o Health Insurance	96%
	Premature Deaths	94%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	98%
	Homes Built Before 1960	90%
	Housing Cost Burden (Rental C..	71%
	Manufactured Homes	23%
	Pct Renter-Occupied Homes	79%
	Pct w/o Internet (home or cellul..	99%
Income	Pct <100% of Federal Poverty ..	76%
	Pct <80% Area Median Income	93%
	Pct Single-Parent Households	97%
	Pct w/o BachelorÆs Degree	94%
	Unemployment Rate	39%
Race/Ethnicity	Limited English Proficiency	88%
	Pct Asian	39%
	Pct Black or African American	73%
	Pct Latino/a or Hispanic	95%
	Pct Native American or Indigen..	77%

Environmental Burden & Climate Change Risk

Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	93%
	Industrial/Manufacturing/Mining La..	95%
	Major Oil Storage Facilities	77%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch..	91%
	Remediation Sites	57%
	Scrap Metal Processing	91%
Potential Climate Change Risk	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk ..	31%
	Driving Time to Urgent/Critical Care	71%
	Extreme Heat Projections (>90? d..	83%
	Inland Flooding Risk Areas	100%
	Low Vegetative Land Cover	54%
Potential Pollution Exposure	Benzene Concentration (Modeled)	37%
	Particulate Matter (PM2.5)	35%
	Traffic: Diesel Trucks	17%
	Traffic: Number of Vehicles	32%
	Wastewater Discharge	75%

Legend:

Site Boundary

Disadvantaged Community

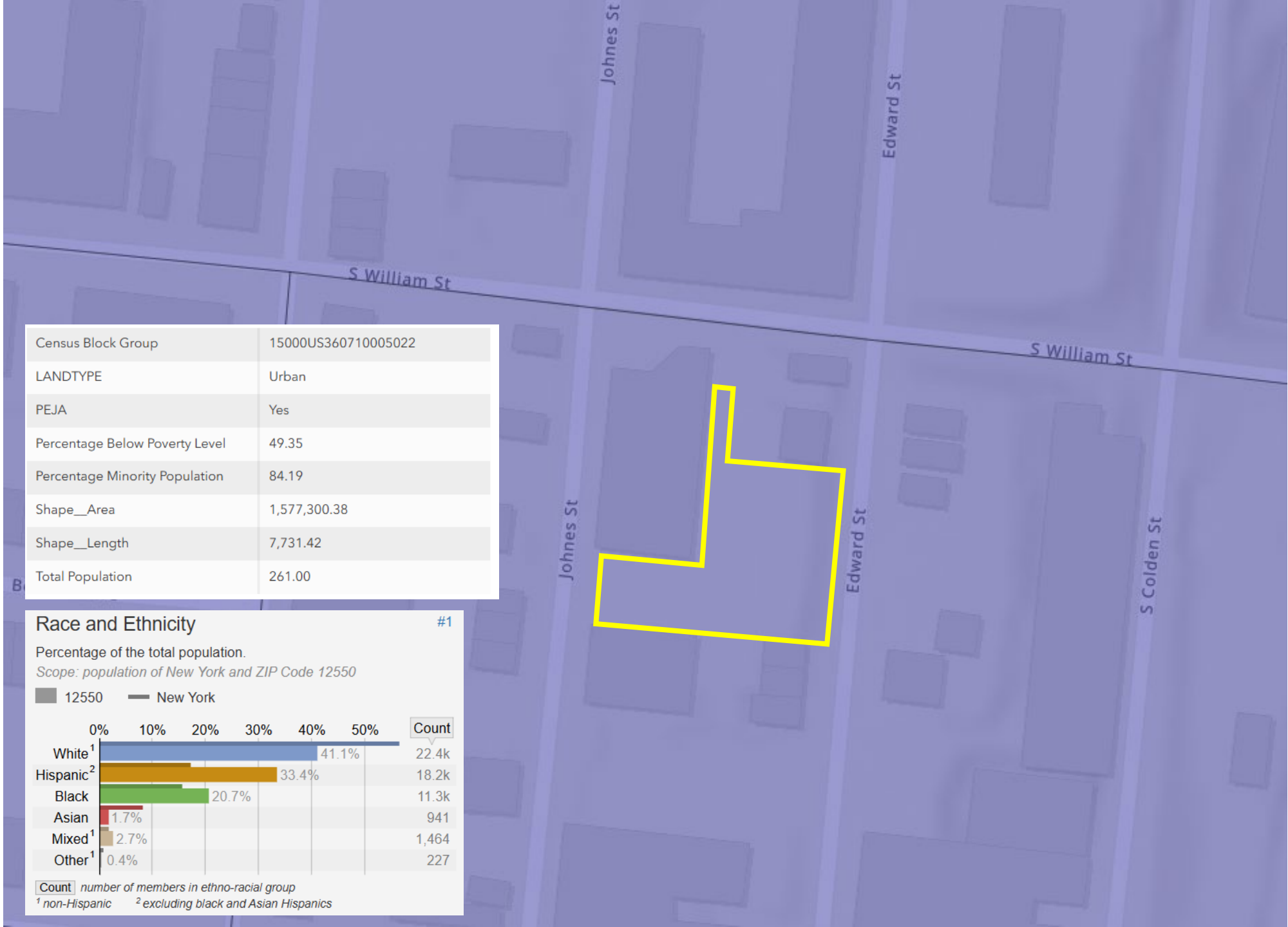
EJ MAP

Shaw Factory Edward Street Site
24-42 Johnes Street
Newburgh, NY 12550

Legend:

Site Boundary

Source: NYS Geographic Information Gateway and Statistical Atlas



Census Block Group	15000US360710005022
LANDTYPE	Urban
PEJA	Yes
Percentage Below Poverty Level	49.35
Percentage Minority Population	84.19
Shape__Area	1,577,300.38
Shape__Length	7,731.42
Total Population	261.00

En-Zone Map

Shaw Factory Edward Street Site
24-42 Johnes Street
Newburgh, NY 12550

Legend:

Site Boundary

5.02	
STATEFP	36
COUNTYFP	071
TRACTCE	000502
GEOID	36071000502
NAME	5.02
NAMELSAD	Census Tract 5.02
MTFCC	G5020
FUNCSTAT	S
ALAND	967431
AWATER	969216
INTPTLAT	+41.4911590
INTPTLON	-074.0075730
FIPS	36071000502
County_FIPS	36071
Geography	Census Tract 5.02
County	Orange County
UnempRate	2.6
NYS_UR	7.1
Pov_Rate	18.2
County_PR	11.4
CountyRateX2	22.8
Criteria_A	
Criteria_B	
Both_AB	
EnZoneType	None



July 2026
Source: Google Earth

EXHIBIT D

FLOOD MAP

Shaw Factory Edward Street Site
24-42 Johnes Street
Newburgh, NY 12550

Legend:

★ Site Location

N

True North

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

July 2026
Source: FEMA Flood Map

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tab should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection used** in the preparation of this map was Universal Transverse Mercator (UTM) zone 18. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from digital orthophotography provided by the New York State Office of Cyber Security & Critical Infrastructure Coordination. This information was provided as 30-centimeter and 60-centimeter resolution natural color orthoimagery from photography dated April-May 2004.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road-to-floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0332E

FIRM
FLOOD INSURANCE RATE MAP

for ORANGE COUNTY, NEW YORK
(ALL JURISDICTIONS)

CONTAINS:

COMMUNITY	NUMBER
NEW WINDSOR, TOWN OF	360628
NEWBURGH, CITY OF	360626
NEWBURGH, TOWN OF	360627

PANEL 332 OF 630
MAP SUFFIX: E
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
36071C0332E

EFFECTIVE DATE
AUGUST 3, 2009

Federal Emergency Management Agency



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL. 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Limited detail cross section line
- 20 — 20 — Transect line
- 87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4276 000 m N — 1000-meter Universal Transverse Mercator grid values, zone 18N
- 600000 FT — 5000-foot grid ticks: New York State Plane coordinate system, East zone (FIPSZONE 3101), Transverse Mercator projection
- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
August 3, 2009

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

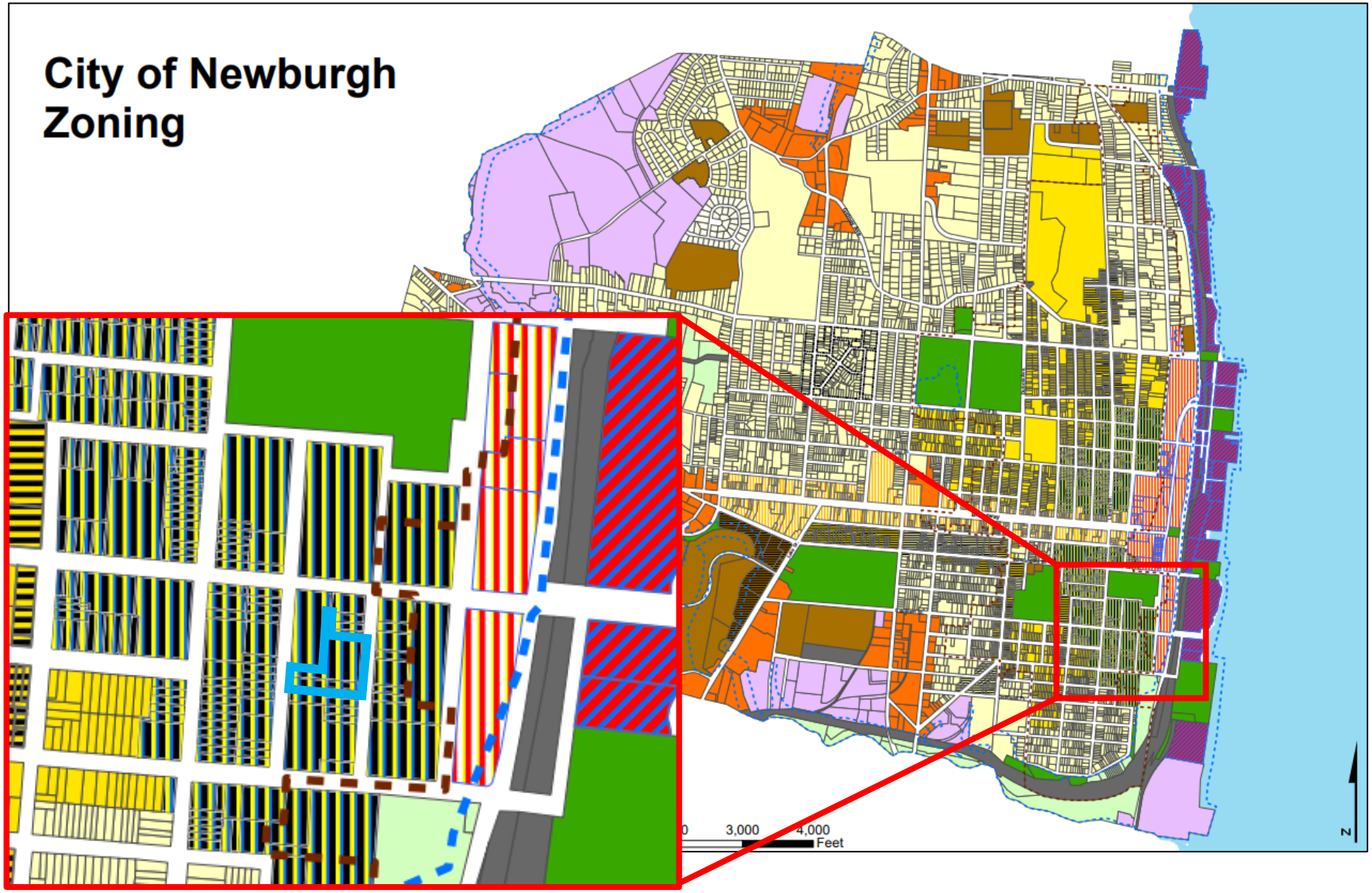
MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

EXHIBIT E

Zoning Map

Shaw Factory Edward Street Site
24-42 Johnes Street
Newburgh, NY 12550

- HistoricDistrict
- Waterfront Protection Overlay
- Colonial Terrace Architectural Design District
- Neighborhood Commercial Overlay
- Downtown Neighborhood
- Planned Waterfront District
- Broadway Corridor
- Waterfront Gateway
- Commercial District
- Conservation Development District
- Industrial
- Park
- Residential Single Family
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Right of Way



Legend:

Site Boundary

Zoning District: Downtown Neighborhood

Date: July 2026
Source: City of Newburgh

Zoning District: Downtown Neighborhood

Description:

The Downtown Neighborhood District is characterized by residential blocks featuring rowhouses, the Liberty/Grand Street commercial corridor with a mix of uses and building facades, and mixed-use blocks of residential with shopfronts on the corner.

The primary intent of this zone is to protect and promote the quality of the downtown residential neighborhoods immediately north and south of Broadway and the smaller scale mixed-use shopfront buildings located primarily on Liberty Street and Grand Street. This zone also includes the Liberty/Grand Street Heritage Corridor and contains a number of historically significant properties.

Several building forms are in this district. New infill development is meant to respect the pattern and scale of the existing urban development. Compact detached houses with small side yards are allowed except on lots fronting Liberty Street or Grand Street. Within the more commercial areas of the district, such as Liberty Street or Grand Street, the shopfront and midrise are the preferred building types. These commercial, mixed-use, and higher-density residential structures will reflect the historic development pattern of the area and capitalize on the cultural assets within the district.

More information on the Building heights, placements, site enhancement, and lot standards can be found in the City of Newburgh Zoning Code.

EXHIBIT F

PREVIOUS & CURRENT OWNERS & OPERATORS LIST

24-42 Johnes Street (Shaw Factory Edward Street Site)

City of Newburgh, Orange County, New York

Year	Contact Information Owners Tax Parcel ID #46-2-1	Status	Relation to Requestor
Unknown–1963	**Michael M. and Frank C. Mazzarelli** Phone: Unknown Address: Unknown	Unknown	None
1963–1978	**Herman Greenspan** Phone: Unknown Address: Unknown	Deceased	None
1978–2001	**ABL Enterprises, Inc. (renamed Johnes Enterprises, Ltd., 2000)** Phone: (845)561-8220 24-42 Johnes Street, Newburgh, NY 12551	Inactive	None
2001–2020	**TAS Industries, L.L.C.** Phone: (845) 781-0577 24-42 Johnes Street, Newburgh, NY 12550	Inactive	None
2020 (contract)	**Mana Tree LLC / Mana Tree L.P.** Phone: (514) 777-1770 4 Grand Street, Newburgh, NY 12550	Active	Contract purchaser
2020–Present	**Shaw Building, L.P.** Phone: (646) 492-2984 4 Grand Street, Newburgh, NY 12550	Active (current owner)	Requestor
	Operators		
Pre-1884	Vacant / No Information Available	N/A	None
1884–1890+	**Shaw's Son's Moulding and Planing Mill** (Operator – land use); Lumber milling; lumber yard and 2-story sheds on the land; Address/Phone: Unknown	Inactive	None
1913	**Newburgh Planing Mill Company** (Operator – land use); Lumber/wood milling; dry kiln room and waste vault; Address/Phone: Unknown	Inactive	None
1913–1957	No Information Available (Data Gap)	N/A	None
1957–1978	**Hilltop Plumbing Supply Co., Inc.** (Operator – land use); Plumbing supply, 1st floor; exterior storage/'pipe fitting bins'; 24 Johnes St.; Phone: Unknown **Dave and Nate Sarinsky** (Operator – land use); Month-to-month occupants of a metal shed on the land; Address/Phone: Unknown	Inactive (by 1978) Inactive (by 1978)	None
1961	Vacant (24 Johnes St.)	N/A	None
1966	**City Terrace Sportswear** (Parking Tenant); Sportswear; 24 Johnes St.; Address/Phone: Unknown Vacant Store (30 Johnes St.)	Inactive N/A	None
1971–1992	No Information Available	N/A	None
1992–2000	**ABL Enterprises Inc.** 24 Johnes St. / P.O. Box 192, Newburgh, NY; Phone: (845) 561-8220	Inactive	None
1992–2005	**T & T Japaning Inc.** (industrial process); Metal finishing/japanning; 24 Johnes St.; Address/Phone: Unknown	Inactive	None
2005	**Chamberlain Professional PDTS** (Parking Tenant); 24 Johnes St.; Address/Phone: Unknown	Unknown	None
2005–2010	**Tech Strip Sales Limited LTD** (Parking Tenant); Chemical stripping; 24 Johnes St.; Address/Phone: Unknown	Inactive	None
2005-2010	**R.I.M. Plumbing and Heating Supply Inc.** (Parking Tenant); Current address: 2-8 Johnes St., Newburgh, NY 12550; Phone: (845) 565-5220	Active	None
2005	**NY Imaging** (Parking Tenant);	Unknown	None

	30 Johnes St.; Address/Phone: Unknown		
2005–Present	**Universal Packaging and Crating Inc.** (Operator – loading dock/yard likely used); Packaging, crating & shipping; still at subject property — 30 Johnes St., Newburgh, NY 12550; Phone: (845) 562-6100	Active	None
2005–2010	**Paul Mayen** (Parking Tenant); 42 Johnes St.; Address/Phone: Unknown	Unknown	None
2010	**Law Offices of Nydia Barham** (Parking Tenant); 24 Johnes St.; Last known: 257 Route 17K, Ste 101, Newburgh, NY; Phone: (845) 784-1778	Active	None
2010	**TAS Industries** (Parking Tenant); 30 Johnes St.; Phone: (845) 781-0577	Unknown	None
2010	**Cynthia Ross** (Parking Tenant); 40 Johnes St.; Address/Phone: Unknown	Unknown	None
2014	Occupant Unknown (42 Johnes St.)	Unknown	None
2017–Present	**Instant Games Inc. / Game Tab LTD** (Parking Tenant); Pull-tab lottery & gaming distribution; historically 34 Johnes St.; Phone: (800) 426-3822	Active	None
Present	**ZZ Driggs** (Parking Tenant); Furniture design/storage; Corporate HQ: Brooklyn, NY; Phone: (212) 729-1147 **The Positivity Project** (Parking Tenant); Office – non-profit; Address/Phone: Unknown **Game Tab Ltd.** (Parking Tenant); Office/storage – games, merchandise, supplies; Phone: (800) 426-3822 **Flying Colors Vagabond** (Parking Tenant); Organic bird seed; brand HQ appears to be Hudson Valley, NY **Foundry MT, LLC** (Parking Tenant); Office; Address/Phone: Unknown **Philippe Halaburda** (Parking Tenant); Office; Address: Unknown; Phone: (917) 353-2064 **Evil Gerbil Paintball** (Parking Tenant); Office – clothing; 28 Johnes St., Newburgh, NY; Phone: (718) 973-0024 **Breadgodfit** (Parking Tenant); Gym space; 40 Johnes St., Newburgh, NY 12550; Phone: (845) 391-4054 **Isaiah Blackman** (Parking Tenant); Office; Address/Phone: Unknown **Tyone Howard** (Parking Tenant); Office; Address: Unknown; Phone: (845) 566-1808 **Anastasia Venti** (Parking Tenant); Office; Address/Phone: Unknown	Active Active	None

EXHIBIT G

ORANGE COUNTY – STATE OF NEW YORK

ANN G. RABBITT, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH

BOOK/PAGE: 14898 / 1641
INSTRUMENT #: 20210009278

Receipt#: 2863609
Clerk: JM
Rec Date: 02/17/2021 08:33:44 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 4
Rec'd Frm: MIT National Land Services

Party1: TAS INDUSTRIES LLC
Party2: SHAW BUILDING LP
Town: NEWBURGH (CITY)
46-2-1

Recording:

Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00
Sub Total:	315.00

Transfer Tax

Transfer Tax - State	6600.00
Sub Total:	6600.00

Total:	6915.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 6086
Commercial Transfer Tax
Consideration: 1650000.00

Transfer Tax - State	6600.00
Total:	6600.00

Payment Type:
Check ___
Cash ___
Charge ___
No Fee ___

Comment: _____

Ann G. Rabbitt
Orange County Clerk

Record and Return To:

ELECTRONICALLY RECORDED BY SIMPLIFILE

Bargain & Sale with Covenant Against Grantor

Section: 46
Block: 2
Lot: 1

THIS INDENTURE

MADE the 31st day of December, 2020 between TAS INDUSTRIES, LLC, a New York limited liability company with offices at 24-42 Johnes Street, Newburgh, New York 12550, party of the first part, and Shaw Building L.P., a New York limited partnership with offices at 228 Park Avenue South #45231, New York, New York 10003, party of the second part:

WITNESSETH:

That the party of the first part, in consideration of Ten and 00/100 ($10.00) Dollars lawful money of the United States, AND OTHER GOOD AND VALUABLE CONSIDERATION paid by the party of the second part, does hereby grant and release unto the party of the second part, its heirs, successors and assigns forever,

BEGINNING at the corner formed by the intersection of the Easterly line of Johnes Street with the Southerly line of South William Street; and RUNNING THENCE Easterly along the Southerly side of said South William Street, South 74° 17' 20" East 100.28 feet to the lands now or formerly of Dinisi; THENCE along the Westerly line of lands now or formerly Dinisi (Liber 1428 page 324), Sophoclides (Liber 2067 page 789) and Reed (Liber 2041 page 666), South 14° 37' 00" West 97.66 feet to lands now or formerly of Reed; THENCE along the Southerly line of lands now or formerly Reed (Liber 2041 page 66), South 75° 23' 00" East 100.21 feet to the westerly side of Edward Street; THENCE along the westerly side of Edward Street, South 14° 37' 00" West 150 feet to the lands now or formerly of Torres; THENCE along the northerly line of lands now or formerly of Torres (Liber 2069 page 215) and Evan (Liber 2008 page 1020), North 75° 23' 00" West 200.47 feet to the Easterly side of Johnes Street; THENCE Northerly along the Easterly side of Johnes Street, North 14° 37' 00" East 249.58 feet to the point or place of BEGINNING.

BEING and intended to be the same premises described in a Deed dated February 26, 2001 from Johnes Enterprises, Ltd., formerly known as ABL Enterprises, Inc., to TAS Industries, LLC and recorded in the Office of the Orange County Clerk on March 13, 2001 in Liber 5476 at Cp 135.

TOGETHER with all right, title and interest, if any, of the party of the first part in an to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to the said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its heirs, successors and assigns forever.

AND the said party of the first part covenants that he has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has hereunto set hand and seal the day and year first above written.

TAS Industries, LLC

By: _____

Todd Silverman, Managing Member

ACKNOWLEDGEMENT

STATE OF NEW YORK)
SS:
COUNTY OF ORANGE)

On the 31st day of December in the year 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Todd Silverman personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

Alexandra Wilde
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01WI6398016 6
Qualified in Orange County
Commission Expires 09/16/2023

Record & Return To:
Jonathan E. Koschei, Esq.
81 Bona Ventura Avenue
Wallkill, NY 12589

First American Title Insurance Company

SCHEDULE A
DESCRIPTION OF PREMISES

Title No. **MIT190830O**

ALL that certain plot, piece or parcel of land, situate, lying and being in the City of Newburgh, County of Orange and the State of New York, more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Easterly line of Johnes Street with the Southerly line of South William Street; and

RUNNING THENCE Easterly along the Southerly side of said South William Street,

South 74° 17' 20" East 100.28 feet to the lands now or formerly of Dinisi;

THENCE along the Westerly line of lands now or formerly Dinisi (Liber 1428 page 324), Sophoclides (Liber 2067 page 789) and Reed (Liber 2041 page 666),

South 14° 37' 00" West 97.66 feet to lands now or formerly of Reed;

THENCE along the Southerly line of lands now or formerly Reed (Liber 2041 page 66),

South 75° 23' 00" East 100.21 feet to the westerly side of Edward Street;

THENCE along the westerly side of Edward Street,

South 14° 37' 00" West 150 feet to the lands now or formerly of Torres;

THENCE along the northerly line of lands now or formerly of Torres (Liber 2069 page 215) and Evan (Liber 2008 page 1020),

North 75° 23' 00" West 200.47 feet to the Easterly side of Johnes Street;

THENCE Northerly along the Easterly side of Johnes Street,

North 14° 37' 00" East 249.56 feet to the point or place of BEGINNING.

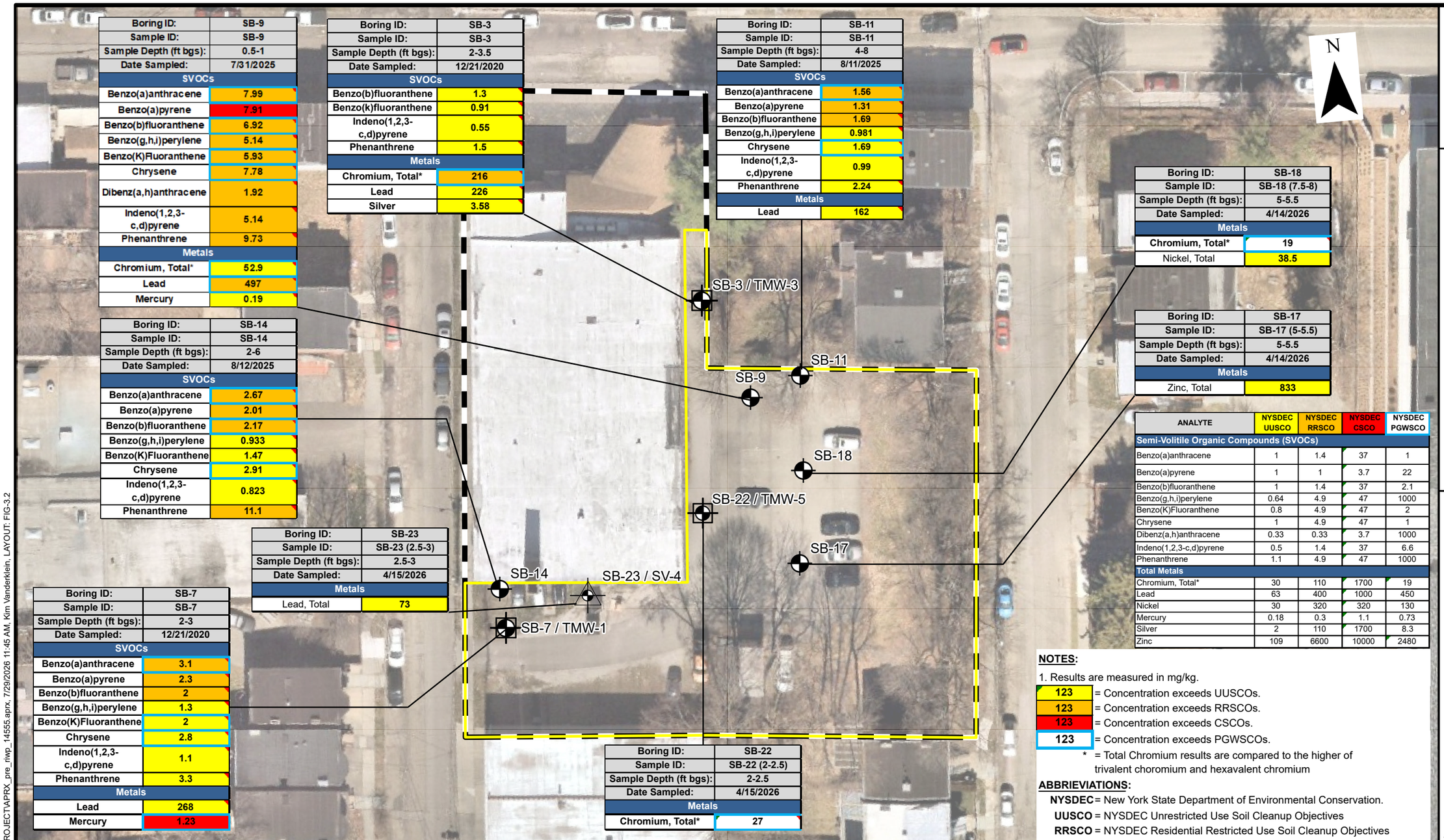
EXHIBIT H

PARTNERSHIP STRUCTURE OF SHAW BUILDING LP

EXHIBIT A

Table 4: (7/1/26 - Today)			
Partner Name	Round 5 Investment ($)	Cumulative Amount ($)	Percentage Interest
Major Deegan LLC	$0	$175	0.01%
Scott Biggart	$0	$226,090	15.56%
Jacob Chai	$0	$91,797	9.30%
Matthew Brimer	$0	$136,546	9.40%
Kiwi Properties LP	$0	$91,797	9.30%
Nimrod Erez	$0	$252,753	9.99%
Noera Apartments Limited	$0	$190,000	7.51%
Nimi Properties, LLC	$0	$35,000	1.38%
Forever Gems DMCC	$0	$300,000	11.86%
Jonathan William Wade	$0	$200,000	7.91%
9306-3295 QC Inc.	$100,000	$100,000	3.95%
Darren Yaphe	$50,000	$50,000	1.98%
The John Levene 2026 Irrevocable Trust	$250,000	$250,000	9.88%
QCLO LLC	$50,000	$50,000	1.98%
Total	**$450,000**	**$1,974,158**	**100%**

Exhibit I



Boring ID:	SB-9
Sample ID:	SB-9
Sample Depth (ft bgs):	0.5-1
Date Sampled:	7/31/2025
SVOCs	
Benzo(a)anthracene	7.99
Benzo(a)pyrene	7.91
Benzo(b)fluoranthene	6.92
Benzo(g,h,i)perylene	5.14
Benzo(K)Fluoranthene	5.93
Chrysene	7.78
Dibenz(a,h)anthracene	1.92
Indeno(1,2,3-c,d)pyrene	5.14
Phenanthrene	9.73
Metals	
Chromium, Total*	52.9
Lead	497
Mercury	0.19

Boring ID:	SB-3
Sample ID:	SB-3
Sample Depth (ft bgs):	2-3.5
Date Sampled:	12/21/2020
SVOCs	
Benzo(b)fluoranthene	1.3
Benzo(k)fluoranthene	0.91
Indeno(1,2,3-c,d)pyrene	0.55
Phenanthrene	1.5
Metals	
Chromium, Total*	216
Lead	226
Silver	3.58

Boring ID:	SB-11
Sample ID:	SB-11
Sample Depth (ft bgs):	4-8
Date Sampled:	8/11/2025
SVOCs	
Benzo(a)anthracene	1.56
Benzo(a)pyrene	1.31
Benzo(b)fluoranthene	1.69
Benzo(g,h,i)perylene	0.981
Chrysene	1.69
Indeno(1,2,3-c,d)pyrene	0.99
Phenanthrene	2.24
Metals	
Lead	162

Boring ID:	SB-18
Sample ID:	SB-18 (7.5-8)
Sample Depth (ft bgs):	5-5.5
Date Sampled:	4/14/2026
Metals	
Chromium, Total*	19
Nickel, Total	38.5

Boring ID:	SB-17
Sample ID:	SB-17 (5-5.5)
Sample Depth (ft bgs):	5-5.5
Date Sampled:	4/14/2026
Metals	
Zinc, Total	833

Boring ID:	SB-14
Sample ID:	SB-14
Sample Depth (ft bgs):	2-6
Date Sampled:	8/12/2025
SVOCs	
Benzo(a)anthracene	2.67
Benzo(a)pyrene	2.01
Benzo(b)fluoranthene	2.17
Benzo(g,h,i)perylene	0.933
Benzo(K)Fluoranthene	1.47
Chrysene	2.91
Indeno(1,2,3-c,d)pyrene	0.823
Phenanthrene	11.1

Boring ID:	SB-23
Sample ID:	SB-23 (2.5-3)
Sample Depth (ft bgs):	2.5-3
Date Sampled:	4/15/2026
Metals	
Lead, Total	73

Boring ID:	SB-7
Sample ID:	SB-7
Sample Depth (ft bgs):	2-3
Date Sampled:	12/21/2020
SVOCs	
Benzo(a)anthracene	3.1
Benzo(a)pyrene	2.3
Benzo(b)fluoranthene	2
Benzo(g,h,i)perylene	1.3
Benzo(K)Fluoranthene	2
Chrysene	2.8
Indeno(1,2,3-c,d)pyrene	1.1
Phenanthrene	3.3
Metals	
Lead	268
Mercury	1.23

Boring ID:	SB-22
Sample ID:	SB-22 (2-2.5)
Sample Depth (ft bgs):	2-2.5
Date Sampled:	4/15/2026
Metals	
Chromium, Total*	27

ANALYTE	NYSDEC UUSCO	NYSDEC RRSCO	NYSDEC CSCO	NYSDEC PGWSCO
Semi-Volitile Organic Compounds (SVOCs)				
Benzo(a)anthracene	1	1.4	37	1
Benzo(a)pyrene	1	1	3.7	22
Benzo(b)fluoranthene	1	1.4	37	2.1
Benzo(g,h,i)perylene	0.64	4.9	47	1000
Benzo(K)Fluoranthene	0.8	4.9	47	2
Chrysene	1	4.9	47	1
Dibenz(a,h)anthracene	0.33	0.33	3.7	1000
Indeno(1,2,3-c,d)pyrene	0.5	1.4	37	6.6
Phenanthrene	1.1	4.9	47	1000
Total Metals				
Chromium, Total*	30	110	1700	19
Lead	63	400	1000	450
Nickel	30	320	320	130
Mercury	0.18	0.3	1.1	0.73
Silver	2	110	1700	8.3
Zinc	109	6600	10000	2480

NOTES:

1. Results are measured in mg/kg.

123 = Concentration exceeds UUSCOs.
123 = Concentration exceeds RRSCOs.
123 = Concentration exceeds CSCOs.
123 = Concentration exceeds PGWSCOs.
* = Total Chromium results are compared to the higher of trivalent choromium and hexavalent chromium

ABBRIEVIATIONS:

NYSDEC = New York State Department of Environmental Conservation.
UUSCO = NYSDEC Unrestricted Use Soil Cleanup Objectives
RRSCO = NYSDEC Residential Restricted Use Soil Cleanup Objectives
PGWSCO = NYSDEC Protection to Groundwater Soil Cleanup Objectives
mg/kg = Miligrams per kilogram.
ft bgs = Feet below grade surface.

SCALE: 1" = 40'
0 20 40 80 FEET

NYS Education Law

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NOTE:
THIS PLAN IS FOR LOCATING SOIL BORINGS ONLY. OTHER SITE WORK SHOWN HERE NOT INTENDED FOR CONSTRUCTION.

REFERENCE:
PARCELS: NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES - GIS PROGRAM OFFICE, NYS DEPT OF TAXATION AND FINANCE'S OFFICE OF REAL PROPERTY TAX SERVICES; AERIAL IMAGERY: NEARMAP, DATED MARCH 24, 2026.

LEGEND:

- SOIL BORING NO. AND APPROX. LOCATION
- SOIL BORING / SOIL VAPOR COLLOCATED SAMPLE NO. AND APPROX. LOCATION
- SOIL BORING / TEMPORARY WELL COLLOCATED SAMPLE NO. AND APPROX. LOCATION
- PROPOSED BCP SITE BOUNDARY
- SITE LOCATION

dwg by: KBV
chk by: SM
scale: AS NOTED
date: 7/29/2026

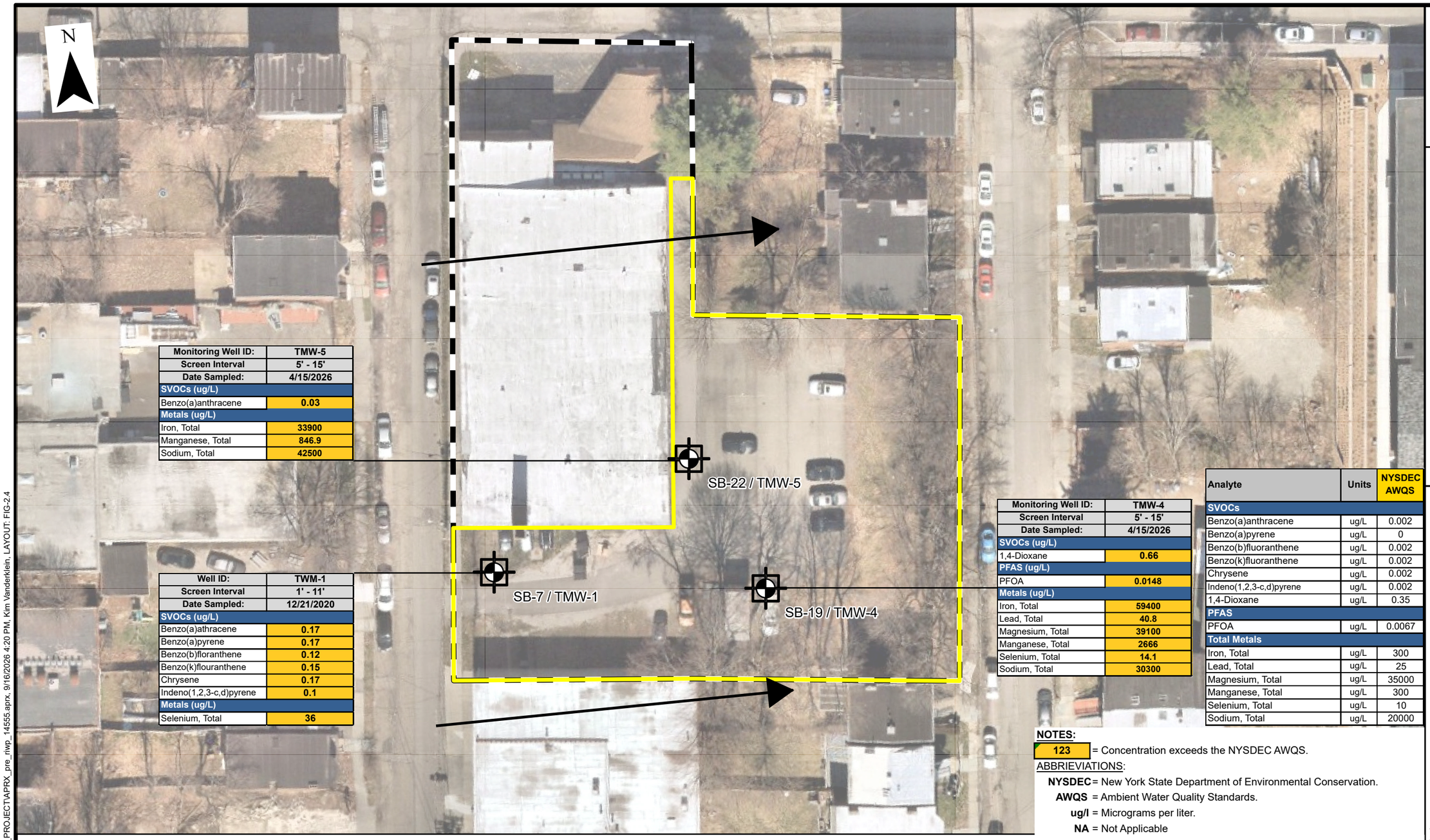
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GEOTECHNICAL | ENVIRONMENTAL | SITE CIVIL
959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

project: 24-42 JOHNES STREET
CITY OF NEWBURGH, ORANGE COUNTY, NY

title: **SOIL ANALYTICAL RESULTS SUMMARY**

job no.: 14555
drawing no: FIG-2.3

Y:\GIS\Project_Numbers\14555\APRX_PROJECT\APRX_pre_riwp_14555.aprx, 7/29/2026 11:45 AM, Kim VanderKlein, LAYOUT: FIG-3.2



Monitoring Well ID:	TMW-5
Screen Interval	5' - 15'
Date Sampled:	4/15/2026
SVOCs (ug/L)	
Benzo(a)anthracene	0.03
Metals (ug/L)	
Iron, Total	33900
Manganese, Total	846.9
Sodium, Total	42500

Well ID:	TWM-1
Screen Interval	1' - 11'
Date Sampled:	12/21/2020
SVOCs (ug/L)	
Benzo(a)athracene	0.17
Benzo(a)pyrene	0.17
Benzo(b)floranthene	0.12
Benzo(k)flouranthene	0.15
Chrysene	0.17
Indeno(1,2,3-c,d)pyrene	0.1
Metals (ug/L)	
Selenium, Total	36

Monitoring Well ID:	TMW-4
Screen Interval	5' - 15'
Date Sampled:	4/15/2026
SVOCs (ug/L)	
1,4-Dioxane	0.66
PFAS (ug/L)	
PFOA	0.0148
Metals (ug/L)	
Iron, Total	59400
Lead, Total	40.8
Magnesium, Total	39100
Manganese, Total	2666
Selenium, Total	14.1
Sodium, Total	30300

Analyte	Units	NYSDEC AWQS
SVOCs		
Benzo(a)anthracene	ug/L	0.002
Benzo(a)pyrene	ug/L	0
Benzo(b)fluoranthene	ug/L	0.002
Benzo(k)fluoranthene	ug/L	0.002
Chrysene	ug/L	0.002
Indeno(1,2,3-c,d)pyrene	ug/L	0.002
1,4-Dioxane	ug/L	0.35
PFAS		
PFOA	ug/L	0.0067
Total Metals		
Iron, Total	ug/L	300
Lead, Total	ug/L	25
Magnesium, Total	ug/L	35000
Manganese, Total	ug/L	300
Selenium, Total	ug/L	10
Sodium, Total	ug/L	20000

NOTES:

123 = Concentration exceeds the NYSDEC AWQS.

ABBRIEVIATIONS:

NYSDEC = New York State Department of Environmental Conservation.

AWQS = Ambient Water Quality Standards.

ug/l = Micrograms per liter.

NA = Not Applicable

SCALE: 1" = 40'

0 20 40 80 FEET

LEGEND:

SB-7 / TMW-1 — SOIL BORING / TEMPORARY WELL CO-LOCATED SAMPLE NO. AND APPROX. LOCATION

PROPOSED BCP SITE BOUNDARY

SITE LOCATION

APPROX. GROUNDWATER FLOW DIRECTION

NOTE:
THIS PLAN IS FOR LOCATING MONITORING WELLS ONLY. OTHER SITE WORK SHOWN HERE NOT INTENDED FOR CONSTRUCTION.

REFERENCE:
PARCELS: NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES - GIS PROGRAM OFFICE, NYS DEPT OF TAXATION AND FINANCE'S OFFICE OF REAL PROPERTY TAX SERVICES; AERIAL IMAGERY: NEARMAP, DATED MARCH 24, 2026.

NYS Education Law

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Y:\GIS\Project_Numbers\14555\APRX_PRO.JECT\APRX_pre_riwp_14555.aprx, 9/16/2026 4:20 PM, Kim VanderKlein, LAYOUT: FIG-2.4

dwg by: KBV
chk by: SM
scale: AS NOTED
date: 9/16/2026

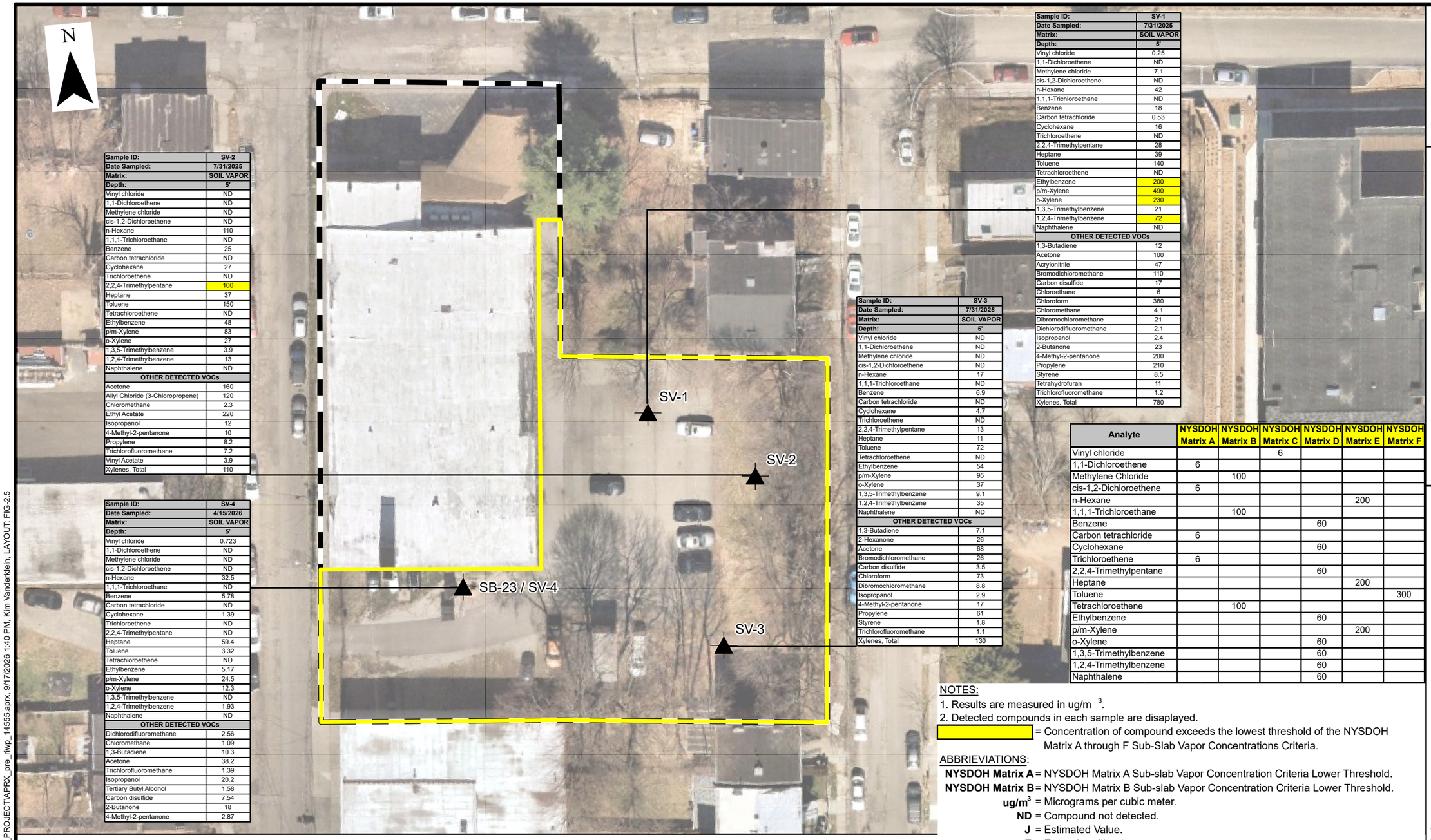
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959 ROUTE 46E, 3RD FLOOR, PARSIPPANY, NJ 07054 PH: 973.808.9050

project: 24-42 JOHNES STREET
CITY OF NEWBURGH, ORANGE COUNTY, NY

title: **GROUNDWATER ANALYTICAL RESULTS SUMMARY**

job no.: 14555
drawing no:

FIG-2.4



Sample ID:	SV-2
Date Sampled:	7/31/2025
Matrix:	SOIL VAPOR
Depth:	5'
Vinyl chloride	ND
1,1-Dichloroethene	ND
Methylene chloride	ND
cis-1,2-Dichloroethene	ND
n-Hexane	110
1,1,1-Trichloroethane	ND
Benzene	25
Carbon tetrachloride	ND
Cyclohexane	27
Trichloroethene	ND
2,2,4-Trimethylpentane	100
Heptane	37
Toluene	150
Tetrachloroethene	ND
Ethylbenzene	48
p/m-Xylene	83
o-Xylene	27
1,3,5-Trimethylbenzene	3.9
1,2,4-Trimethylbenzene	13
Naphthalene	ND
OTHER DETECTED VOCs	
Acetone	160
Allyl Chloride (3-Chloropropene)	120
Chloromethane	2.3
Ethyl Acetate	220
Isopropanol	12
4-Methyl-2-pentanone	10
Propylene	8.2
Trichlorofluoromethane	7.2
Vinyl Acetate	3.9
Xylenes, Total	110

Sample ID:	SV-4
Date Sampled:	4/15/2026
Matrix:	SOIL VAPOR
Depth:	5'
Vinyl chloride	0.723
1,1-Dichloroethene	ND
Methylene chloride	ND
cis-1,2-Dichloroethene	ND
n-Hexane	32.5
1,1,1-Trichloroethane	ND
Benzene	5.78
Carbon tetrachloride	ND
Cyclohexane	1.39
Trichloroethene	ND
2,2,4-Trimethylpentane	ND
Heptane	59.4
Toluene	3.32
Tetrachloroethene	ND
Ethylbenzene	5.17
p/m-Xylene	24.5
o-Xylene	12.3
1,3,5-Trimethylbenzene	ND
1,2,4-Trimethylbenzene	1.93
Naphthalene	ND
OTHER DETECTED VOCs	
Dichlorodifluoromethane	2.56
Chloromethane	1.09
1,3-Butadiene	10.3
Acetone	38.2
Trichlorofluoromethane	1.39
Isopropanol	20.2
Tertiary Butyl Alcohol	1.58
Carbon disulfide	7.54
2-Butanone	18
4-Methyl-2-pentanone	2.87

Sample ID:	SV-3
Date Sampled:	7/31/2025
Matrix:	SOIL VAPOR
Depth:	5'
Vinyl chloride	ND
1,1-Dichloroethene	ND
Methylene chloride	ND
cis-1,2-Dichloroethene	ND
n-Hexane	17
1,1,1-Trichloroethane	ND
Benzene	6.9
Carbon tetrachloride	ND
Cyclohexane	4.7
Trichloroethene	ND
2,2,4-Trimethylpentane	13
Heptane	11
Toluene	72
Tetrachloroethene	ND
Ethylbenzene	54
p/m-Xylene	95
o-Xylene	37
1,3,5-Trimethylbenzene	9.1
1,2,4-Trimethylbenzene	35
Naphthalene	ND
OTHER DETECTED VOCs	
1,3-Butadiene	7.1
2-Hexanone	26
Acetone	68
Bromodichloromethane	26
Carbon disulfide	3.5
Chloroform	73
Dibromochloromethane	8.8
Isopropanol	2.9
4-Methyl-2-pentanone	17
Propylene	61
Styrene	1.8
Trichlorofluoromethane	1.1
Xylenes, Total	130

Sample ID:	SV-1
Date Sampled:	7/31/2025
Matrix:	SOIL VAPOR
Depth:	5'
Vinyl chloride	0.25
1,1-Dichloroethene	ND
Methylene chloride	7.1
cis-1,2-Dichloroethene	ND
n-Hexane	42
1,1,1-Trichloroethane	ND
Benzene	18
Carbon tetrachloride	0.53
Cyclohexane	16
Trichloroethene	ND
2,2,4-Trimethylpentane	28
Heptane	39
Toluene	140
Tetrachloroethene	ND
Ethylbenzene	200
p/m-Xylene	490
o-Xylene	230
1,3,5-Trimethylbenzene	21
1,2,4-Trimethylbenzene	72
Naphthalene	ND
OTHER DETECTED VOCs	
1,3-Butadiene	12
Acetone	100
Acrylonitrile	47
Bromodichloromethane	110
Carbon disulfide	17
Chloroethane	6
Chloroform	380
Chloromethane	4.1
Dibromochloromethane	21
Dichlorodifluoromethane	2.1
Isopropanol	2.4
2-Butanone	23
4-Methyl-2-pentanone	200
Propylene	210
Styrene	8.5
Tetrahydrofuran	11
Trichlorofluoromethane	1.2
Xylenes, Total	780

Analyte	NYSDOH Matrix A	NYSDOH Matrix B	NYSDOH Matrix C	NYSDOH Matrix D	NYSDOH Matrix E	NYSDOH Matrix F
Vinyl chloride			6			
1,1-Dichloroethene	6					
Methylene Chloride		100				
cis-1,2-Dichloroethene	6					
n-Hexane					200	
1,1,1-Trichloroethane		100				
Benzene				60		
Carbon tetrachloride	6					
Cyclohexane				60		
Trichloroethene	6					
2,2,4-Trimethylpentane				60		
Heptane					200	
Toluene						300
Tetrachloroethene		100				
Ethylbenzene				60		
p/m-Xylene					200	
o-Xylene				60		
1,3,5-Trimethylbenzene				60		
1,2,4-Trimethylbenzene				60		
Naphthalene				60		

NOTES:
1. Results are measured in ug/m ^{3}.
2. Detected compounds in each sample are disaplayed.

[ ] = Concentration of compound exceeds the lowest threshold of the NYSDOH Matrix A through F Sub-Slab Vapor Concentrations Criteria.

ABBRIEVIATIONS:

NYSDOH Matrix A = NYSDOH Matrix A Sub-slab Vapor Concentration Criteria Lower Threshold.
NYSDOH Matrix B = NYSDOH Matrix B Sub-slab Vapor Concentration Criteria Lower Threshold.
ug/m^3 = Micrograms per cubic meter.
ND = Compound not detected.
J = Estimated Value.
E = Exceeds calibration range.

SCALE: 1" = 40'

0 20 40 80 FEET

LEGEND:

SV-1 SOIL VAPOR SAMPLE NO. AND APPROX. LOCATION

PROPOSED BCP SITE BOUNDARY

SITE LOCATION

NOTE:
THIS PLAN IS FOR LOCATING SOIL VAPOR SAMPLES ONLY. OTHER SITE WORK SHOWN HERE NOT INTENDED FOR CONSTRUCTION.

REFERENCE:
PARCELS: NYS OFFICE OF INFORMATION TECHNOLOGY SERVICES - GIS PROGRAM OFFICE, NYS DEPT OF TAXATION AND FINANCE'S OFFICE OF REAL PROPERTY TAX SERVICES; AERIAL IMAGERY: NEARMAP, DATED MARCH 24, 2026.

NYS Education Law

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dwg by: KBV
chk by: SM
scale: AS NOTED
date: 9/17/2026

project:
24-42 JOHNES STREET
CITY OF NEWBURGH, ORANGE COUNTY, NY

title:
SOIL VAPOR ANALYTICAL RESULTS SUMMARY

job no.: 14555
drawing no:
FIG-2.5

Y:\GIS\Project_Numbers\14555\APRX_PROJECT\APRX_pre_riwp_14555.aprx, 9/17/2026 1:40 PM, Kim Vanderklein, LAYOUT: FIG-2.5

Exhibit J

An official website of New York State.
Here's how you know

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: SHAW BUILDING L.P.

DOS ID: 5904888

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED PARTNERSHIP

DURATION DATE/LATEST DATE OF DISSOLUTION: 12/31/2119

SECTIONOF LAW: 121-201 LPA - PARTNERSHIP LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 12/29/2020

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 12/29/2020

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: NOT REQUIRED

COUNTY: DUTCHESS

NEXT STATEMENT DUE DATE:

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: THE PARTNERSHIP

Address: ATTENTION: MATTHEW O. BRIMER, 228 PARK AVE SOUTH #45231, NEW YORK, NY, UNITED STATES, 10003

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

Exhibit K

WRITTEN CONSENT

The undersigned, being another partner in Shaw Building L.P., does hereby certify as follows:

1. Shaw Building L.P. is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 24-42 Johnes Street, Newburgh, NY 12550 (Tax Lot 46-2-1) (the "BCP Site").

2. The following partner, Jacob Chai, a partner in Shaw Building L.P., has been authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer Shaw Building L.P. in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 8th day of July 2026.

Matthew O. Brimer

_____

Matthew Brimer
Partner of Shaw Building L.P.

Doc ID: 9e66d061465c77d543e34212d3923f16521f80cc

Exhibit L

Site Contact List

Shaw Factory Edward Street Site

24-42 Johnes Street, Newburgh, NY 12550

Name	Title	Address	City	State	Zip
Kirsten E. Gillibrand	U.S. Senator	478 Russell Senate Office Building	Washington	DC	20510
Charles E. Schumer	U.S. Senator	322 Hart Senate Office Building	Washington	DC	20510
Alexandra Church	Director of Planning and Development, City of Newburgh	123 Grand Street, 1st Floor	Newburgh	NY	12550
Patrick Ryan	U.S. House of Representatives	1708 Longworth Building	Washington	DC	20515
Rob Rolison	New York State Senator, 39th Senate District	Legislative Office Bldg, Room 613	Albany	NY	12247
Steven M. Neuhaus	Orange County Executive	255 Main Street	Goshen	NY	10924
Elaine McClung	Orange County Planning Board Chairperson	255 Main Street	Goshen	NY	10924
Torrance Harvey	The City/Town of Newburgh Mayor	83 Broadway	Newburgh	NY	12550
Lisa Daily	The City of Newburgh Planning Board Chairperson	83 Broadway	Newburgh	NY	12550
Hudson Valley Times-Mid-Hudson Times	Media Outlet	500 Stony Brook Court, Ste 2	Newburgh	NY	12550
Dominic Cordisco	Chair, Orange County Water Authority	124 Main Street, 3rd Floor	Goshen	NY	10924
Ben Gocker	Director of the Newburgh Free Library - Document Repository	124 Grand Street	Newburgh	NY	12550
Tara Marshall	Principal, Horizons on the Hudson School	137 Montgomery Street	Newburgh	NY	12550
Roderick Phoenix	Principal, South Middle School	33-63 Monument Street	Newburgh	NY	12550
Matteo Doddo	Principal, Newburgh Free Academy West	39 West Street	Newburgh	NY	12550
Susan Valentino	Prinicpal, Newburgh Free Academy Main	201 Fullerton Ave	Newburgh	NY	12550
Nancy Benfer	Principal, Bishop Dunn Memorial School	50 Gidney Ave	Newburhg	NY	12550
Rob Glowacki	Principal, Gidney Avenue Memorial School	300 Gidney Ave	Newburgh	NY	12550
Rebecca Harrison	Preschool Director, Little Friends Learning Loft Preschool	290 North Street	Newburgh	NY	12550
Janett Rodriguez	Director, Head Start of Eastern Orange County	49 Gidney Ave	Newburgh	NY	12550
Shaw Building L.P.	Owner of Site Property (24 Johnes Street)	303 Mill Street	Poughkeepsie	NY	12601
City of Newburgh	Adjacent Property Owner of 39 Edward Street	83 Broadway	Newburgh	NY	12550
Newburgh SHG 68 LLC	Adjacent Property Owner/Operator of 37 Edward Street	11 Middle Neck Road, ste 400	Great Neck	NY	11021
Chris Park	Adjacent Property Owner/Operator of 35 Edward Street	35 Edward Street	Newburgh	NY	12550
Anthony Burrows	Adjacent Property Owner/Operator of 21 Edward Street	21 Edward Street	Newburgh	NY	12550
Favata's, LLC	Adjacent Property Owner/Operator of 18 Johnes Street	30 Lakeview Drive	Newburgh	NY	12550
Cherie Bell	Adjacent Property Owner/Operator of 41 Johnes Street	41 Johnes Street	Newburgh	NY	12550
Liberty Kings LLC	Adjacent Property Owner/Operator of 39 Johnes Street	8 Overdell Ln	Newburgh	NY	12550
Liberty Kings LLC	Adjacent Property Owner/Operator of 37 Johnes Street	8 Overdell Ln	Newburgh	NY	12551
Edris Davis	Adjacent Property Owner/Operator of 35 Johnes Street	35 Johnes Street	Newburgh	NY	12550
27 Johnes Street LLC	Adjacent Property Owner/Operator of 27 Johnes Street	9 Hedges Avenue	Cornwall on Hudson	NY	12520
Kenneth Cummings	Adjacent Property Owner/Operator of 25 Johnes Street	118 Liberty Street	Newburgh	NY	12550
Kenneth Cummings	Adjacent Property Owner/Operator of 23 Johnes Street	118 Liberty Street	Newburgh	NY	12550
Alicia Vaughn	Adjacent Property Owner/Operator of 21 Johnes Street	21 Johnes Street	Newburgh	NY	12550
Kenneth Cummings	Adjacent Property Owner/Operator of 19 Johnes Street	118 Liberty Street	Newburgh	NY	12550
Camco Properties, Inc.	Adjacent Property Owner/Operator of 17 Edward Street	2-8 Johnes Street	Newburgh	NY	12550
Mary Hammett	Adjacent Property Owner/Operator of 38 Edward Street	38 Edward Street	Newburgh	NY	12550
Newburgh SHG 67 LLC	Adjacent Property Owner/Operator of 36 Edward Street	11 Middle Neck Road, ste 400	Great Neck	NY	11021
32-34 Edward Street LLC	Adjacent Property Owner/Operator of 34 Edward Street	68 Pleasant View Drive	Marlboro	NY	12542
Precision Propeller Repair Inc.	Adjacent Property Owner/Operator of 30 Edward Street	68 Hillside Drive	Marlboro	NY	12542
24 Edward LLC	Adjacent Property Owner/Operator of 24 Edward Street	120 Spring Street	Monroe	NY	10950

Sergio Gonzales	Adjacent Property Owner/Operator of 22 Edward Street	22 Edward Street	Newburgh	NY	12550
Newburgh SHG 64 LLC	Adjacent Property Owner/Operator of 20 Edward Street	147 Smith Road	Lake Grove	NY	11755
Ping Properties, LLC	Adjacent Property Owner/Operator of 43 Johnes Street	32 Cedar Ave	New Windsor	NY	12553
The Foundry at Washington	Adjacent Property Owner/Operator of 70 Johnes Street	43 Edward Street	Newburgh	NY	12550

Exhibit M

KNAUF SHAW LLP
2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604
nyenvlaw.com

LINDA R. SHAW
ATTORNEY AT LAW
T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

Ben Gocker, Library Director
Newburgh Free Library
124 Grand Street
Newburgh, NY 12550

RE: Brownfield Cleanup Program Application
Applicant: Shaw Building L.P.
Site Name: Shaw Factory Edward Street Site
Site Address: 24-42 Johnes Street Newburgh, NY 12550

Dear Mr. Gocker:

We represent Shaw Building L.P. in its anticipated Brownfield Cleanup Program application for the above-referenced site at 24-42 Johnes Street in the City of Newburgh, Orange County, New York. We respectfully request that the Newburgh Free Library serve as a document repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a document repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in USB format.

Please sign below and return the executed letter as an attachment to an email to my paralegal, Abigale Patrick, at apatrick@nyenvlaw.com, if you are able to certify that the Newburgh Free Library is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

The Newburgh Free Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 24-42 Johnes Street.

Ben Gocker, Library Director

7/17/26
Date

Exhibit N













Exhibit O

CHAIR
INVESTIGATIONS & GOVERNMENT OPERATIONS

COMMITTEES
CORPORATIONS, AUTHORITIES & COMMISSIONS
ENVIRONMENTAL CONSERVATION
FINANCE
JUDICIARY
LABOR
LOCAL GOVERNMENT

SENATOR
JAMES SKOUFIS
42ND SENATORIAL DISTRICT
STATE OF NEW YORK

ALBANY OFFICE:
ROOM 815
LEGISLATIVE OFFICE BUILDING
ALBANY, NY 12247
OFFICE: 518-455-3290

DISTRICT OFFICE:
45 QUAKER AVE., STE. 202
CORNWALL, NY 12518
OFFICE: 845-567-1270

e-mail:
skoufis@nysenate.gov

June 18, 2024

Linda Malave
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

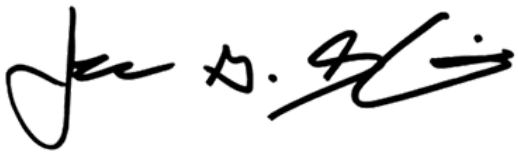
Dear Ms. Malave:

As an advocate for affordable housing in Orange County and the greater Hudson Valley, I am pleased to offer my support for Mana Tree Properties and their Shaw Building Development project as you consider their application for a grant from the Mid-Hudson Momentum Fund.

Mixed income housing projects like those which Mana Tree Properties proposes will grant substantial benefits to the immediate and surrounding area by attracting and retaining skilled residents, business and employers. In addition, these residential projects will increase local retail success and tourism, and revitalize otherwise abandoned, crumbling, historical structures in communities facing housing shortages.

It is clear that the Shaw Building Development is a critical step towards addressing the housing shortage in Newburgh while simultaneously contributing to the economic vitality of the greater region. I encourage you to look favorably upon this initiative.

Sincerely,



James Skoufis
Senator, 42nd District

PATRICK K. RYAN
Congress of the United States
House of Representatives
Washington, DC 20515

June 28, 2024

Linda Maleve
Regional Director
Mid-Hudson Regional Economic Development Council
NYS Empire State Development
33 Airport Center Drive - #201
New Windsor, NY 12553

Dear Ms. Maleve:

I write in support of the application from Mana Tree Properties to the Mid-Hudson Momentum Fund for the Shaw Building Development project in the City of Newburgh.

The lack of housing in Newburgh is directly impacting the overall growth and prosperity of the region. Employers are seeking markets with ample quality housing options. Without more mixed income housing, the city will struggle to attract and retain businesses, leading to a further decline in economic opportunities for the city and its residents.

The Shaw Building Development project aligns with the Mid-Hudson Regional Economic Development Council's strategic plan. It is a mixed-use, adaptive reuse development that includes new housing, a restaurant, gym, and subsidized artist studios. This project can also stimulate development and revitalization in the surrounding area, benefiting the existing retail and tourism industries near Liberty Street and Washington's Headquarters. The presence of additional residents within the project area will drive economic growth by supporting local businesses through increased spending. This will ultimately create more jobs to meet the growing needs of the community.

Your full and fair consideration of this request, consistent with current laws, rules, regulations, and agency policy, is appreciated.

Sincerely,

Patrick K. Ryan
Member of Congress

PKR/npl

RANKING MEMBER
CHILDREN & FAMILIES
CITIES 2

COMMITTEE MEMBER
AGING
ALCOHOLISM AND SUBSTANCE ABUSE
CRIME VICTIMS, CRIME AND CORRECTION
PROCUREMENT AND CONTRACTS

THE SENATE
STATE OF NEW YORK

ROB ROLISON
39th District

ALBANY OFFICE
ROOM 613
LEGISLATIVE OFFICE BUILDING
ALBANY, NEW YORK 12247
(518) 455-2945

DISTRICT OFFICE
3 NEPTUNE ROAD
SUITE N22
POUGHKEEPSIE, NY 12601
(845) 229-0106

June 10, 2024

Linda Malave
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

RE: The Shaw Building Development
Application for Mid-Hudson Momentum Fund

Dear Ms. Malave,

I want to offer my support for Mana Tree Properties and their Shaw Building Development project as you consider their application for a grant from the Mid-Hudson Momentum Fund.

Over the past decade, Newburgh has been one of the least served markets in the Hudson Valley in terms of private development and was declared a Housing Emergency in 2023.

The lack of housing in Newburgh is directly impacting the overall growth and prosperity of our region. Employers are seeking markets with ample quality housing options, and Newburgh is currently underserved in this regard. Without more mixed income housing, the city will struggle to attract and retain employers, leading to a further decline in economic opportunities for our city and residents.

New development of all types of housing must be a priority for the city to diversify quality housing options and increase the overall number of units available to residents and newcomers alike.

Furthermore, the project is in line with the Mid-Hudson REDC strategic plan as it's a mixed-use, adaptive reuse development that adds significant new housing alongside a restaurant, gym, and subsidized artist studios.

In addition, the project can jumpstart development and revitalization for other surrounding projects in the immediate area, as well as bolster the existing retail and tourism industries, given its proximity to Liberty Street and Washington's Headquarters.

The additional residents living within the project will further economic growth in the area by frequenting the surrounding retail stores and restaurants, thus benefiting the local businesses and creating more local spending. The better the local retail and tourist industries perform, the greater demand for more jobs to meet the higher demands. As an Elected Official, I understand the importance of having a thriving and supportive community, and we believe that this development project aligns with our values and goals.

It is clear that the Shaw Building Development is a critical step towards addressing the housing shortage in Newburgh. The success of this development will not only benefit our residents, but also contribute to the economic growth and vitality of the entire region.

Thank you for your attention to this matter.

Respectfully,

Robert G. Rolison
New York State Senate
39th District

STEVEN M. NEUHAUS
COUNTY EXECUTIVE

June 25, 2024

Linda Malave
Regional Director/Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

Dear Mrs. Malave,

I am writing in support of the application of Mana Tree Properties and their Shaw Building Development project for a grant from the Mid-Hudson Momentum Fund.

This project is a crucial component of the revitalization of Newburgh's downtown core. The City is prioritizing the diversification of housing options and increasing the overall number of units available to residents and potential new residents. The project aligns with the Mid-Hudson REDC strategic plan as it's a mixed-use, adaptive reuse development that adds significant new housing options alongside a restaurant, a gym, and subsidized artist studios.

This project has the potential to be an anchor for the southern end of the Liberty Street corridor, stabilizing the physical and economic environment that surrounds it, and creating substantial short-term and long-term employment opportunities. The completion of this historic rehabilitation will help this critical building to reach its highest and best use, which will serve as a catalyst for other development and revitalization projects in the area. It will bolster the existing retail and tourism industries as additional residents will contribute to the economic growth of the surrounding retail stores and restaurants. As County Executive, I appreciate the potential positive impact on economic development for the area, and for the County.

The project is consistent with the City's Downtown Revitalization Plan, the City's Local Waterfront Revitalization Program, as well as the Mid-Hudson REDC strategy of Live, Work and Play. These plans and programs focus on improving historic buildings near the waterfront. Developing the remaining units located within The Foundry is imperative to the health of the community and the connection of the local neighborhood to the waterfront.

I encourage you to strongly consider this application. Please reach out to my office if you have any questions or require further information.

Sincerely,

Steven M. Neuhaus
County Executive

255-275 MAIN STREET GOSHEN, NEW YORK 10924 TEL: 845-291-2700 FAX: 845-378-2369

Steven M. Neuhaus
County Executive

Amanda Dana
Director of Tourism

June 13, 2024

Linda Malave
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

RE: The Shaw Building Development
Application for Mid-Hudson Momentum Fund

Dear Ms. Malave,

I want to offer my support for Mana Tree Properties and their Shaw Building Development project as you consider their application for a grant from the Mid-Hudson Momentum Fund.

As one of Orange County's major cities, the completion of this project is critical to the revitalization of Newburgh's downtown core. New development of all types of housing is a priority for the city to diversify housing options and increase the overall number of units available to residents and newcomers alike. Furthermore, the project is in line with the Mid-Hudson REDC strategic plan as it's a mixed-use, adaptive reuse development that adds significant new housing alongside cultural and tourism assets.

This project has the potential to be an anchor for the southern end of the Liberty Street corridor, stabilizing the physical and economic environment that surrounds it, and to add substantial short-term and long-term employment opportunities. The project has the potential to provide attractive housing for existing and new local workers, therefore supporting local industries in their attractiveness. Workers will no longer overlook the city or its jobs, when choosing a place to live.

In addition, the project can jumpstart development and revitalization for other surrounding projects in the immediate area, as well as bolster the existing retail and tourism industries, given its proximity to Liberty Street and Washington's Headquarters. The additional residents living within the project will further economic growth in the area by frequenting the surrounding retail stores and restaurants, thus benefiting the local businesses and creating more local spending.

The project is consistent with the City's Downtown Revitalization Plan and the City's Local Waterfront Revitalization Program and the Mid-Hudson REDC strategy of Live, Work and Play. Newburgh's Downtown Revitalization Plan seeks redevelopment of derelict buildings, new housing, more jobs and investments in the

community. This project hits all the above. Plus, the Downtown Revitalization Plan focuses on improving historic buildings near the waterfront. The Local Waterfront Revitalization Program specifically highlights how the development of the remaining units located within The Foundry is important to the health of the community and the connection of the local neighborhood to the Newburgh Waterfront, one of Orange County's top tourism attractions. These points are congruent with the MH-REDC strategy as well.

Increasing housing options is a critical part of our tourism economy. Based upon the above, we believe that this project is important to the City, County and Regional economy. Orange County will stand to grow from these types of projects, and we hope that you strongly consider The Shaw Building Development application for the Mid-Hudson Momentum Fund.

Sincerely,

Amanda Dana
Director of Tourism & Film

CITY OF NEWBURGH

Office of the Mayor

83 Broadway, Newburgh, New York 12550

(845) 569-7305/Fax (845) 569-9700

www.cityofnewburgh-ny.gov

Mayor Torrance R. Harvey

April 5, 2024

Linda Malave
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

RE: The Shaw Building Development
Application for Mid-Hudson Momentum Fund

Dear Ms. Malave,

I want to offer my support for Mana Tree Properties and their Shaw Building Development project as you consider their application for a grant from the Mid-Hudson Momentum Fund.

The completion of this project is critical to the revitalization of the Newburgh's downtown core. New development of all types of housing is a priority for the City in order to diversify housing options and increase the overall number of units available to residents and newcomers alike. As noted in the City's Comprehensive Plan, housing and economic development are closely connected. Furthermore, the project is in line with the Mid-Hudson REDC strategic plan as it's a mixed-use, adaptive reuse development that adds significant new housing alongside a restaurant, gym and subsidized artist studios.

This project has the potential to be an anchor for the southern end of the Liberty Street corridor, stabilizing the physical and economic environment that surrounds it, and to add substantial short-term and long-term employment opportunities. The completion of this historic rehabilitation will finally mean that this critical building will reach it's highest and best use, spurring projects in its adjacency. The project has the potential to provide attractive housing for existing and new local workers, therefore supporting local industries in their attractiveness. Workers will no longer overlook the City or its jobs, when choosing a place to live.

In addition, the project can jumpstart development and revitalization for other surrounding projects in the immediate area, as well as bolster the existing retail and tourism industries, given its proximity to Liberty Street and Washington's Headquarters. The additional residents living within the project will further economic growth in the area by frequenting the surrounding retail

stores and restaurants, thus benefiting the local businesses and creating more local spending. The better local retail and tourist industries perform, the greater demand for more jobs to meet the higher demands.

The project is consistent with the City's Downtown Revitalization Plan and the City's Local Waterfront Revitalization Program and the Mid-Hudson REDC strategy of Live, Work and Play. Newburgh's Downtown Revitalization Plan seeks redevelopment of derelict buildings, new housing, more jobs and investments in the community. This project hits all of the above. Plus, the Downtown Revitalization Plan specifically focuses on improving historic buildings near the waterfront. The Local Waterfront Revitalization Program specifically highlights how the development of the remaining units located within The Foundry is imperative to the health of the community and the connection of the local neighborhood to the waterfront. These points are congruent with the MH-REDC strategy as well.

All of these benefits come at little to no impact on the local municipal services. Based upon the above, the City believes that this project is important to the City's local economy and broader development of the Mid-Hudson Valley.

Best,

Mayor Torrance R. Harvey
City of Newburgh

CITY OF NEWBURGH

Department of Planning & Development

83 Broadway, Newburgh, New York 12550

(845) 569-9400/Fax (845) 569-9700

www.cityofnewburgh-ny.gov

April 19, 2024

Linda Malave
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

RE: The Shaw Building Development
Application for Mid-Hudson Momentum Fund

Dear Ms. Malave,

I want to offer my support for Mana Tree Properties and their Shaw Building Development project as you consider their application for a grant from the Mid-Hudson Momentum Fund.

The completion of this project is critical to the revitalization of the Newburgh's downtown core. New development of all types of housing is a priority for the City in order to diversify housing options and increase the overall number of units available to residents and newcomers alike. As noted in the City's Comprehensive Plan, housing and economic development are closely connected. Furthermore, the project is in line with the Mid-Hudson REDC strategic plan as it's a mixed-use, adaptive reuse development that adds significant new housing alongside a restaurant, gym and subsidized artist studios.

This project has the potential to be an anchor for the southern end of the Liberty Street corridor, stabilizing the physical and economic environment that surrounds it, and to add substantial short-term and long-term employment opportunities. The completion of this historic rehabilitation will finally mean that this critical building will reach it's highest and best use, spurring projects in its adjacency. The project has the potential to provide attractive housing for existing and new local workers, therefore supporting local industries in their attractiveness. Workers will no longer overlook the City or its jobs, when choosing a place to live.

In addition, the project can jumpstart development and revitalization for other surrounding projects in the immediate area, as well as bolster the existing retail and tourism industries, given its proximity to Liberty Street and Washington's Headquarters. The additional residents living within the project will further economic growth in the area by frequenting the surrounding retail stores and restaurants, thus benefiting the local businesses and creating more local spending. The better local retail and tourist industries perform, the greater demand for more jobs to meet the higher demands.

The project is consistent with the City's Downtown Revitalization Plan and the City's Local Waterfront Revitalization Program and the Mid-Hudson REDC strategy of Live, Work and Play. Newburgh's Downtown Revitalization Plan seeks redevelopment of derelict buildings, new housing, more jobs and investments in the community. This project hits all of the above. Plus, the Downtown Revitalization Plan specifically focuses on improving historic buildings near the waterfront. The Local Waterfront Revitalization Program specifically highlights how the development of the remaining units located within The Foundry is imperative to the health of the community and the connection of the local neighborhood to the waterfront. These points are congruent with the MH-REDC strategy as well.

All of these benefits come at little to no impact on the local municipal services. Based upon the above, the City believes that this project is important to the City's local economy and broader development of the Mid-Hudson Valley.

Best,

Alexandra Church, AICP
Director of Planning and Development

CITY OF NEWBURGH

Office of the City Manager

83 Broadway, Newburgh, New York 12550

(845) 569-7301 • www.cityofnewburgh-ny.gov

June 27, 2024

Linda Malave
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

RE: The Shaw Building Development Application for Mid-Hudson Momentum Fund

Dear Ms. Malave,

I want to offer my support for Mana Tree Properties and their Shaw Building Development project as you consider their application for a grant from the Mid-Hudson Momentum Fund.

Over the past decade, Newburgh has been one of the least served markets in the Hudson Valley in terms of private development and was declared a Housing Emergency in 2023.

The lack of housing in Newburgh is directly impacting the overall growth and prosperity of our region. Employers are seeking markets with ample quality housing options, and Newburgh is currently underserved in this regard. Without more mixed income housing, the city will struggle to attract and retain employers, leading to a further decline in economic opportunities for our city and residents.

New development of all types of housing must be a priority for the city to diversify quality housing options and increase the overall number of units available to residents and newcomers alike.

Furthermore, the project is in line with the Mid-Hudson REDC strategic plan as it's a mixed-use, adaptive reuse development that adds significant new housing alongside a restaurant, gym, and subsidized artist studios.

In addition, the project can jumpstart development and revitalization for other surrounding projects in the immediate area, as well as bolster the existing retail and tourism industries, given its proximity to Liberty Street and Washington's Headquarters.

The additional residents living within the project will further economic growth in the area by frequenting the surrounding retail stores and restaurants, thus benefiting the local businesses and creating more local spending. The better the local retail and tourist industries perform, the greater demand for more jobs to meet the higher demands. As an Elected Official, I understand the importance of having a thriving and supportive community, and we believe that this development project aligns with our values and goals.

It is clear that the Shaw Building Development is a critical step towards addressing the housing shortage in Newburgh. The success of this development will not only benefit our residents, but also contribute to the economic growth and vitality of the entire region.

Thank you for your attention to this matter.

Sincerely,

Mike Neppl
Acting City Manager/CEO

COMMUNITY FOUNDATION of ORANGE and SULLIVAN

Richard Shapiro, Esq.
Chairman

Christopher Corallo
Chair Elect

Maggie Smith
1st Vice Chair

Bonnie Orr, CPA
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President and CEO
Elizabeth Rowley

Emeriti
David T. Cocks
Ruth Kassel
James H. Ottaway, Jr.

General Counsel
Gary M. Schuster, Esq.

June 20, 2024

Linda Malave
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

RE: The Shaw Building Development
Application for Mid-Hudson Momentum Fund

Dear Ms. Malave,

I want to offer my support for Mana Tree Properties and their Shaw Building Development project as you consider their application for a grant from the Mid-Hudson Momentum Fund.

As a resident of the City of Newburgh, I can appreciate the importance of increasing the number and types of housing options available to residents and newcomers for the city, and completing this project is critical to revitalizing Newburgh's downtown core. The mixed-use development project will combine adaptive reuse and ground-up development to create 54 residential units, including affordable housing, a gym, a restaurant, and 6 subsidized art studios.

This project has the potential to serve as an anchor for the southern end of the Liberty Street corridor, stabilizing the physical and economic environment surrounding it and creating significant short-term and long-term employment opportunities. The Shaw Building will provide much-needed new housing that will attract and sustain Newburgh's growing workforce, addressing the persistent concerns of many of the city's largest employers.

Lastly, as the President & CEO of the Community Foundation of Orange & Sullivan I work with organizations focusing on areas of need in our community on a regular basis. This project will address social determinants of health, a hot button for many in our region as of late, by providing access to affordable housing, art studios and employment – all vital to sustainable growth.

Thank you for your consideration of this highly impactful project.

Best regards,

Elizabeth Rowley
President & CEO

June 11, 2024

Linda Malave
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

RE: The Shaw Building Development Application for Mid-Hudson Momentum Fund

I want to offer my support for Mana Tree Properties and their Shaw Building Development project as you consider their application for a grant from the Mid-Hudson Momentum Fund.

The completion of this project is critical to the revitalization of the Newburgh's downtown core. New development of all types of housing is a priority for the City in order to diversify housing options and increase the overall number of units available to residents and newcomers alike. As noted in the City's Comprehensive Plan, housing and economic development are closely connected. Furthermore, the project is in line with the Mid-Hudson REDC strategic plan as it's a mixed-use, adaptive reuse development that adds significant new housing alongside a restaurant, gym and subsidized artist studios.

This project has the potential to be an anchor for the southern end of the Liberty Street corridor, stabilizing the physical and economic environment that surrounds it, and to add substantial short-term and long-term employment opportunities. The completion of this historic rehabilitation will finally mean that this critical building will reach its highest and best use, spurring projects in its adjacency. The project has the potential to provide attractive housing for existing and new local workers, therefore supporting local industries in their attractiveness. Workers will no longer overlook the City or its jobs, when choosing a place to live.

In addition, the project can jumpstart development and revitalization for other surrounding projects in the immediate area, as well as bolster the existing retail and tourism industries, given its proximity to Liberty Street and Washington's Headquarters. The additional residents living within the project will further economic growth in the area by frequenting the surrounding retail stores and restaurants, thus benefiting the local businesses and creating more local spending. The better local retail and tourist industries perform, the greater demand for more jobs to meet the higher demands.

The project is consistent with the City's Downtown Revitalization Plan and the City's Local Waterfront Revitalization Program and the Mid-Hudson REDC strategy of Live, Work and Play. Newburgh's Downtown Revitalization Plan seeks redevelopment of derelict buildings, new housing, more jobs and investments in the community. This project hits all of the above. Plus, the Downtown Revitalization Plan specifically focuses on improving historic buildings near the waterfront. The Local Waterfront Revitalization Program specifically highlights how the development of the remaining units located within The Foundry is imperative to the health of the community and the connection of the local neighborhood to the waterfront. These points are congruent with the MH-REDC strategy as well.

All of these benefits come at little to no impact on the local municipal services. Based upon the above, the City believes that this project is important to the City's local economy and broader development of the Mid-Hudson Valley.

Sincerely,

Mike Oates
President & CEO
Hudson Valley Economic Development Corporation

THE
FULLERTON
CENTER FOR CULTURE & HISTORY

June 4, 2024

Linda Malave, Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201 New Windsor, NY 12553

RE: The Shaw Building Development for Mid-Hudson Momentum Fund

Dear Ms. Malave,

I want to offer my support for Mana Tree Properties and their Shaw Building Development project for the consideration of the Mid-Hudson Momentum Fund.

Over the past decade, Newburgh has been one of the least served markets in the Hudson Valley in terms of private economic development and in terms of housing, was recently declared a pro-housing community. The lack of housing has a negative correlation with strong small businesses corridors and civic agencies. Without more density and particularly mixed income housing, the city will struggle to attract and retain employers, leading to a further decline in economic opportunities for our city and residents. To continue to rebuilt Newburgh and make this city's corners dynamic, we need to build a mixed-use, adaptive reuse development like Shaw Building which will add significant new housing alongside a restaurant, gym, and subsidized artist studios.

As a resident and the President of The Fullerton- a not for profit in Newburgh that spearheads projects like Awesome Newburgh, Downtown District Alliance, Archtober Newburgh, we need this kind of economic growth that can restore our city and improve the quality of life for everyone.

It is clear that the Shaw Building Development is a critical step towards addressing the housing shortage and strengthening our downtown core in Newburgh.

Thank you for your attention to this matter.

Sincerely,

Naomi Hersson-Ringskog
President, The Fullerton

FOUNDER
Michael Green

PRESIDENT
Naomi Hersson-Ringskog

TREASURER
Liz McEnaney

SECRETARY
Rebeca Ramirez

BOARD MEMBERS
Anoushae Eirabie
Beth Sigler
Gabrielle Watson
Sisha Ortuzar

6 Grand Street
Newburgh, NY 12550

Tel: 845 420 7188

www.thefullerton.org
thefullertoncenter@gmail.com

C/O UMBRA STAGES
9 SCOBIE DRIVE
NEWBURGH, NY 12550
WWW.CHOICEFILMS.COM

Linda Malave
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201 New Windsor, NY 12553

RE: The Shaw Building Development Application for Mid-Hudson Momentum Fund

Dear Ms. Malave,

As managing partners of Choice Films Inc., we offer our full support for Mana Tree Properties and their Shaw Building Development project as you consider their application for a grant from the Mid-Hudson Momentum Fund.

Choice Films is an industry-recognized production studio based in the Mid-Hudson Region. We currently own and operate Umbra Stages, a state-of-the-art production soundstage facility located in Newburgh, NY. Choice Films produces four to six feature projects annually, employing approximately 125 to 350 employees per project. Additionally, we provide services and staff for large television productions that utilize our stages. These productions have hired several thousand employees between 2019 and 2023.

One of the biggest challenges we face when staffing a project is the lack of quality market-rate housing in Newburgh. This requires people to commute to our studios from all corners of the state, which is a deterrent for many potential employees and limits participation in the local economy. The Shaw Building Development project will diversify housing options and increase the overall number of units available to residents and newcomers alike. The prospect of quality housing in the city is incredibly appealing to our team, some of whom quickly leased apartments in the newly developed Foundry Building across the street from the proposed project site. Amenities such as a restaurant and gym add to the growing list of businesses that our staff enthusiastically support. Utilizing a balanced approach to address the historically low housing inventory is an essential component of economic development and sustained industry growth. I believe this project is important to the City's local economy and the broader development of the Mid-Hudson Valley

Best,

Tony Glazer
Managing Partner / Producer
mobile: 917.856.5003
email: tony@choicefilms.com
web: www.choicefilms.com
web: www.umbranewburgh.com
web: www.belowthelinebootcamp.com

Summer Crockett Moore
Managing Partner / Production Manager
mobile: 917-207-5015
email: summer@choicefilms.com
web: www.choicefilms.com
web: www.umbranewburgh.com
web: www.belowthelinebootcamp.com

Regal Development and Hospitality, LLC
2 Park Place
Suite A2A
Newburgh, NY12550

Linda Malave
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

RE: The Shaw Building Development
Application for Mid-Hudson Momentum Fund

Dear Ms. Malave,

My firm is a Hudson Valley based real estate development and hospitality firm and I am writing to offer my support for Mana Tree Properties and their Shaw Building Development project as you consider their application for a grant from the Mid-Hudson Momentum Fund. I have known Jake Chai, Mana Tree Properties principal, since 2019 and I am keenly aware of the projects Mana Tree Properties has completed in Newburgh. I believe that these projects are an integral part of Newburgh's revitalization and wholeheartedly offer my support for Mana Tree Properties' application to the Mid-Hudson Momentum Fund.

Increasing the number and types of housing options available to residents and newcomers is a priority for the city, and completing this project is critical to revitalizing Newburgh's downtown core. The mixed-use development project will combine adaptive reuse and ground-up development to create 54 residential units, including affordable housing, a gym, a restaurant, and 6 subsidized art studios.

This project has the potential to serve as an anchor for the southern end of the Liberty Street corridor, stabilizing the physical and economic environment surrounding it and creating significant short-term and long-term employment opportunities. It will activate an underutilized parcel of land and rehabilitate a historic building to achieve optimal use and purpose, thereby catalyzing projects in its vicinity. The Shaw Building will provide much-needed new housing that will attract and sustain Newburgh's growing workforce, addressing the persistent concerns of many of the city's largest employers. Moreover, it will stimulate continued development in the area and bolster existing retail and tourism industries, given its proximity to the Liberty Street commercial corridor and attractions such as Washington's Headquarters.

A thoughtful and balanced approach to revitalization will benefit all Newburgh residents while creating opportunities for prosperous and sustainable growth. Thank you for your consideration of this highly impactful project.

Best,

Jonathan Gatsik

Stuart Sachs
Sachs Furniture
28 Lander Street
Newburgh, NY 12550
sachsfurniture@gmail.com
718 614 3431

June 20, 2024

Linda Malave
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

RE: The Shaw Building Development
Application for Mid-Hudson Momentum Fund

Dear Ms. Malave,

Newburgh needs housing, Newburgh needs affordable housing, Newburgh needs economic development. The Shaw Building Development Project hits all three of these by providing affordable housing for artists and studio/commercial space downstairs. This is a unique industrial building situated adjacent to the downtown commercial district, and very close to other buildings housing multiple artist studios at Atlas Industries and WireWorks so it will expand the downtown creative district, and bring that closer to the waterfront which was unfortunately cut off during Urban Renewal. This will be a natural expansion of the downtown, and provide needed assets for the city.

Newburgh's economy was hats, handbags and shoes through the 1950s, and sunk into a deep depression for many decades thereafter. The recent resurgence has been driven by the creative economy and this project will build support and infrastructure for that economy.

We need more housing, and more diverse housing in Newburgh, and converted industrial buildings, loft style live work situations will add needed space in a perfect location, and will build upon the recent improvements and developments in the downtown.

I moved to Newburgh 25 years ago because I could not afford the type of space I needed for my sculpture in Brooklyn, and became involved in building the Arts and Cultural Community which I am proud to say is vibrant, alive, and leading the economic development of the City. Artists are micro businesses who buy materials locally and sell their work more broadly and bring that money back to the City to hire employees, buy materials, renovate spaces, and create a virtuous cycle that draws in more investment.

Please feel free to contact me if you have any more questions.

Sincerely,

Stuart Sachs
Sculptor, Designer, Professor



3 June, 2024

Linda Malave
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

RE: The Shaw Building Development
Application for Mid-Hudson Momentum Fund

Dear Ms. Malave,

With sincerity, I would like to acknowledge my support for Mana Tree Properties and their Shaw Building Development project as you consider their application for a grant from the Mid-Hudson Momentum Fund.

The completion of this project is critical to the revitalization of the Newburgh's downtown core. New development of all types of housing is a priority for the City in order to diversify housing options and increase the overall number of units available to residents and newcomers alike. As noted in the City's Comprehensive Plan, housing and economic development are closely connected. Furthermore, the project is in line with the Mid-Hudson REDC strategic plan as it's a mixed-use, adaptive reuse development that adds significant new mixed income housing alongside a restaurant, gym and subsidized artist studios.

My partner, Liz Nielsen and I established Elijah Wheat Showroom in 2015; we have been activating spaces and exhibiting art work throughout the U.S. and Internationally. The gallery has been engaged in the Hudson Valley artist community since 2016, we were awarded an Orange County Arts Relocation grant in 2015. The studio of Liz Nielsen, as well as the gallery, have been thriving for 8 years and 5 years respectfully in Newburgh. We and a few of our artists have garnered considerable press, including Art Forum, New York Times, Hyperallergic, Financial Times, Wall Street Journal, just to name a few.

ELIJAH WHEAT SHOWROOM

One of the greatest challenges to having a flourishing arts community include securing dedicated space. Whether living, creating or engaging with commercial galleries to sell their work, artists are actively seeking to move upstate, or out of the city, and are eager to become part of a smaller, albeit just as professional, community of like-minded creatives. The Shaw Building development thoughtfully addresses the challenges of finding space to live, work, or inspire sales. There is ample demand from the artist community for the studio space being created, based on my knowledge of a deepening creative community challenged by excessive rents and lack of space in surrounding enclaves.

The Shaw Development will further solidify S Williams as a creative corridor in Newburgh alongside Wire Works, Atlas Studios and Regal Bag. As a long time creative community leader in Newburgh I support this development and have confidence it will enhance Newburgh and the Hudson Valley.

Please reach-out via phone if you require additional information about my fervent support for Mana Tree Properties, or if you have any questions about Elijah Wheat's program and its community interests.

My best,



Carolina Wheat
Co-Founder & Director
Elijah Wheat Showroom

Linda Malave
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

RE: The Shaw Building Development
Application for Mid-Hudson Momentum Fund

Dear Ms. Malave,

I want to offer my support for Mana Tree Properties and their Shaw Building Development project as you consider their application for a grant from the Mid-Hudson Momentum Fund.

As a resident of Newburgh, I have seen the transformational effects of diversified housing options and the overall increase in available residential units. As a local developer, I am keenly aware of the roles adaptive reuse and mixed-use development play in the city's revitalization efforts. Mana Tree Properties has proven its ability to produce quality housing for residents and newcomers through the successful redevelopment of the Foundry, which remains at 100% occupancy. The Shaw Building Mixed-Use Development project demonstrates a commitment to addressing the city's unique and challenging housing and economic development needs while preserving its historical and architectural integrity.

This project has the potential to serve as an anchor for the southern end of the Liberty Street corridor, stabilizing the physical and economic environment surrounding it and creating significant short-term and long-term employment opportunities. It will activate an underutilized parcel of land and rehabilitate a historic building to achieve optimal use and purpose, thereby catalyzing projects in its vicinity. The Shaw Building will provide much-needed new housing that will attract and sustain Newburgh's growing workforce, addressing the persistent concerns of many of the city's largest employers. Moreover, it will stimulate continued development in the area and bolster existing retail and tourism industries, given its proximity to the Liberty Street commercial corridor and attractions such as Washington's Headquarters.

I believe a thoughtful and balanced approach to revitalization will benefit all Newburgh residents while creating opportunities for prosperous and sustainable growth, and I thank you for your consideration of this highly impactful project.

Best,



Sisha Ortuzar
Newburgh Developer- Wireworks and The Schoolhouse (191 Washington St)

Linda Malave
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

RE: The Shaw Building Development
Application for Mid-Hudson Momentum Fund

Dear Ms. Malave,

I want to offer my support for Mana Tree Properties and their Shaw Building Development project as you consider their application for a grant from the Mid-Hudson Momentum Fund.

As a resident and business owner in Newburgh, I am keenly aware of the connection between new housing and economic growth. Increasing the number and types of housing options available to current residents and newcomers will increase pedestrian activity and provide sustained benefits to local businesses. The proposed ground-level restaurant will be a welcomed addition to the neighborhood, particularly in this area that currently lacks quality dining options.
.
This project has the potential to serve as an anchor for the southern end of the Liberty Street corridor, stabilizing the physical and economic environment surrounding it and creating significant short-term and long-term employment opportunities. It will activate an underutilized parcel of land and rehabilitate a historic building to achieve optimal use and purpose, thereby catalyzing projects in its vicinity. The Shaw Building will provide much-needed new housing that will attract and sustain Newburgh's growing workforce, addressing the persistent concerns of many of the city's largest employers. Moreover, it will stimulate continued development in the area and bolster existing retail and tourism industries, given its proximity to the Liberty Street commercial corridor and attractions such as Washington's Headquarters.

Utilizing a balanced approach to address the historically low housing inventory is an essential component of community development and economic growth. The completion of this project is critical to the revitalization of Newburgh's downtown core.

Thank you for your consideration of this highly impactful project.

Best,
Brandon Grimila, Chef/Resident of Newburgh

Brandon Grimila

May 20, 2024

Jake Chai
Managing Partner
Shaw Building LP
4 Grand Street
Newburgh, NY
12550

RE: Letter of Intent for Restaurant Lease

Dear Jake,

Please see the lease terms below for PK Private Dining and the Shaw Building.



PK Private Dining is interested in the property at 24 Johnes Street, otherwise called the “Shaw Building.” The Shaw Building is adjacent to the already existing Foundry. It is directly off the path of Liberty St, Newburgh’s Downtown district, and a short drive or walk from the Newburgh Waterfront.

We see an opportunity to create a food and beverage operation as a cornerstone of the Shaw development. In addition to the surrounding residents of Newburgh and the regional towns, several new developments are happening near the Shaw Building that would benefit from additional food service in this location. These developments include the Shaw Building, the Foundry, Colden Street, 1 Lafayette Street, and further projects on Williams. We have selected this location as the ideal place to open a new restaurant due to its proximity to existing and new residents.

We believe a new restaurant in this underserved area of Newburgh has the potential to create 6-12 jobs, serve 90-150 guests per day, and create a taxable revenue stream of $800,000 to $1,300,000 annually. This project also helps connect the waterfront to the downtown district, creating traffic up South William Street.

This non-binding Letter of Intent outlines the terms of a lease.

Lease Details

The offer below is a non-binding letter of intent. The Shaw Building unit mix and renderings may evolve as the project moves through the development process.

Lessee	PK Private Dining
Lessor	Shaw Building LP
Term	Ten years 5+ 5
Square Feet	4,688 (includes 2,306 below grade)
Monthly Rent	$7,500
Annual escalations	3%
Expense Responsibility	Lessee is responsible for all utilities costs
Fit Out Costs - Appendix B	Lessor responsibility to cover 90% of the fit out costs

Signed By

Promises Kept Events LLC

Brandon Grimila

Brandon Grimila
Chief Executive Officer
Date: 5/20/24

Shaw Building LP

Jacob Chai
Managing Partner
Date: 05/20/2024

Montefiore | St. Luke's Cornwall

Daniel J. Maughan, MSN, FNP-c
President and Chief Executive Officer
dmaughan@montefioreslc.org
(845) 568-2221

June 24, 2024

Linda Malave
Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

RE: The Shaw Building Development
Application for Mid-Hudson Momentum Fund

Dear Ms. Malave,

I want to offer my support for Mana Tree Properties and their Shaw Building Development project as you consider their application for a grant from the Mid-Hudson Momentum Fund.

The completion of this project is critical to the revitalization of Newburgh's downtown core. New development of all types of housing is a priority for the city to diversify housing options and increase the overall number of units available to residents and newcomers alike.

Furthermore, the project is in line with the Mid-Hudson REDC strategic plan as it is a mixed-use, adaptive reuse development that adds significant new housing alongside a restaurant, gym, and subsidized artist studios.

The project has the potential to provide attractive housing for existing and new local workers, therefore supporting local industries in their attractiveness. Workers will no longer overlook the city or its jobs, when choosing a place to live.

The location of the Shaw Building Development is strategic and will greatly benefit Montefiore St. Luke's Cornwall and the surrounding area. Through our employees, medical staff, patients and visitors, Montefiore St. Luke's Cornwall is continuously made aware of the significant impact the lack of quality, available, and affordable housing has on its constituents, each directly impacting our recruitment and retention efforts. The Shaw Building Development would help alleviate this issue and provide current and prospective employees with quality newly constructed housing.

Furthermore, the development of this project would create a positive economic impact in our community and contribute to the overall growth and prosperity of the area. As a healthcare organization, we know that quality and affordable housing improves the overall health of communities. Equally, we understand the importance that housing has on establishing thriving and supportive communities. As proposed, we

Montefiore | St. Luke's Cornwall

believe that the Shaw Building Development project will significantly improve the wellbeing of our communities and completely aligns with our values and goals.

I am confident that the Shaw Building Development will have a positive impact on the Hospital Community and the City of Newburgh. Based upon the above, we believe that this project will provide quality housing for our workforce and community and continue to have the City of Newburgh grow in a balanced way.

Thank you for your attention to this matter.

Sincerely,



Daniel J. Maughan
President & Chief Executive Officer
Montefiore St. Luke's Cornwall Hospital

Newburgh Campus
70 Dubois Street
Newburgh, New York 12550
Cornwall Campus
19 Laurel Avenue
Cornwall, New York 12518

June 20, 2024

Daniel Maughan
President & Chief Executive Officer
Montefiore Hospital
70 Dubois St,
Newburgh, NY
12550

RE: Letter of Intent for Preferred Housing Partnership

Dear Daniel,



Please see the below, which outlines the terms of a Preferred Housing Partnership between Montefiore Hospital and the Shaw Building. Based on our conversations, we understand there is an urgent need for a long-term housing option for the Residents who work with the Hospital. Currently, the primary housing option is at Mount St. Mary College Dorms. However, as the college plans to increase attendance, the dormitories will likely revert to housing students, leaving the Hospital's residents needing alternative accommodations.

Given that many Residents move with their families, it is crucial to provide housing options that cater to their needs, including multiple-bedroom units to accommodate spouses and children.

The Shaw Building is committed to offering favorable lease terms and preferences to Hospital staff, including the Residents. The unit mix in the newly constructed building includes three-bedroom units ideal for families, as well as two-bedroom, one-bedroom and studio apartments. The building will feature an on-site gym and restaurant while also being centrally located steps away from both the shops on Liberty Street and Waterfront Restaurants. This prime location is especially convenient for hospital staff working long hours and seeking nearby amenities. Additionally, the property is a short walk to the Newburgh-Beacon Ferry, which provides easy access to the Metro North train and the Town of Beacon.

The Montefiore Hospital is a significant employer in Newburgh, and its staff must have access to high-quality housing. The Preferred Housing Partnership between the Hospital and The Shaw

Building helps ensure that excellent housing options are available for Hospital residents in the long term.

This non-binding Letter of Intent outlines the terms of a Preferred Housing Partnership.

Preferred Housing Partnership Details

The offer below is a non-binding letter of intent. The Shaw Building unit mix and renderings may evolve as the project moves through the development process.

Housing Beneficiary	Montefiore Hospital ("Hospital")
Housing Provider	Shaw Building LP
Term	Ten years with an option to renew
Initiation	Upon the Shaw Building receiving its Certificate of Occupancy
Housing Units Provided	Approximately 54 units
Housing Provider Responsibility	1) Upon delivery of the building, provide an exclusive leasing period for Hospital staff of one month before launching the building on public leasing platforms. 2) Lease rates are offered at a 10%-20% discount on market rates 3) Option for Residents to sign three-year lease terms coinciding with their residency placements
Housing Beneficiary Responsibility	1. Share the lease offering through appropriate Hospital channels with their staff

Signed By:
Montefiore St. Luke's Cornwall

Daniel J. Maughan
President and Chief Executive Officer
Date: 6/24/24

Signed By:
Shaw Building LP

Jacob Chai
Partner
Date:

Melissa McCormack
Executive Director - CDTC Group
JPMorgan Chase Bank, N.A.
277 Park Ave, 36th Floor
New York. NY 10019

June 27, 2024

Jake Chai
Mana Tree Properties
4 Grand Street
Newburgh, NY 12550

Re: ***Shaw Building - Historic Tax Credits***

Dear Mr. Chai,

JPMorgan Chase Bank, N.A. ("JPMC") has reviewed your request for a Historic Tax Credit equity investment to support the Shaw Building redevelopment project in Newburgh, New York. This financing request has been made in conjunction with requests for funding from a number of other sources.

JPMC's Community Development Tax Credit Group has invested more than $2 billion of New Markets and Historic Tax Credit equity.

JPMC is pleased to provide you with this letter of interest and would like the opportunity to underwrite the requested Historic Tax Credit ("HTC") investment. Upon the receipt of additional due diligence, the underwriting process would commence and if conditions are met, JPMC would move towards issuing a term sheet which would describe the terms, conditions and structure under which a potential equity investment would be made. Included in the underwriting process will be a review of the taxable status of the project entities and overall tax credit structure review.

Assuming the Shaw Building redevelopment project generates approximately $1,891,270 Federal Historic Tax Credits ("HTCs"), and $1,891,270 of State Historic Tax Credits ("SHTC") and 99% of such HTCs are passed-through to the Master Tenant, based on the projected amount of the QREs, JPMC will make a capital contribution in one or more installments to a to-be-determined Master Tenant in the amount of $2,939,601 ("HTC Equity), which is based on $0.82 ("FHTC Pay Factor") times the FHTCs, and $0.75 ("SHTC Pay Factor") times the SHTCs. If the Project generates more QREs than anticipated, the Investor will increase its HTC Equity investment commensurate with the resulting increase in HTCs; provided, however, that the Investor has the option, in its sole and absolute discretion, to increase the total HTC Equity investment commensurate with all available HTCs, in each case based on the FHTC Pay Factor.

While Investor is a member in the Master Tenant, it will earn: (1) a preferred return equal to 1% of all paid-in HTC Equity (the "Priority Return"), payable annually, and (2) an annual tax distribution equal to any annual taxable income and gain allocated to the Investor times the highest marginal tax rate applicable to corporations in that year (the "Special Tax Distribution"). The Special Tax Distribution will not be applicable to 50D Income. The Priority Return and Special Tax Distribution will be paid annually from available cash flow as provided in the MT Operating Agreement.

The “Put Period” starts on the first day of the 61st month after the Project’s PIS date and ends six (6) months later; provided that the Put Period will not officially commence until Investor receives written notice from the Sponsor-affiliated purchaser counterparty (the “Purchaser”) of the commencement of the Put Period. During the Put Period, Investor may require the Purchaser to purchase the Investor Member Interest for an amount (the “Put Price”) equal to the lesser of: (i) the sum of: (1) 2.5% of its paid-in capital contribution plus (2) any accrued unpaid or past due amounts owed to Investor; and (ii) the fair market value of the Investor Member Interest as determined pursuant to the provisions of the Put Option Agreement (the “Put Option Agreement”).

JPMC also requires that all Project lenders and ground lessors must sign a Subordination, Non Disturbance and Attornment (“SNDA”) agreement in form and substance satisfactory to Investor, including, without limitation, the following provisions: (i) restricting the sale of the Project or any other “transfer” of the loan or the ownership of the Property to any tax-exempt entities during the HTC compliance period applicable to the Project, (ii) providing unconditional non-disturbance protections for the Master Lease; and (iii) granting Investor notice and cure rights with respect to loan defaults and other matters.

If at any time prior to the end of the HTC compliance period, Sponsor intends to seek permanent loan financing for the Project through a loan program offered by the Federal National Mortgage Association (“Fannie Mae Loan”), then Sponsor will give JPMorgan the first right to provide such Fannie Mae Loan by providing JPMorgan with a standard financing package including standard financial information and such other information reasonably requested by JPMorgan to fully underwrite the permanent loan financing and once Sponsor has submitted such package to JPMorgan then Sponsor shall not seek or accept a Fannie Mae Loan from any other Person for sixty (60) days after the date of submission of such package; provided, however, that this right shall not constitute a commitment or obligation by JPMorgan to provide a Fannie Mae Loan or any other type of financing. If (a) JPMorgan elects not to provide a Fannie Mae Loan, or (b) Sponsor believes that JPMorgan’s proposed pricing, terms, fees, processing and anticipated costs are not equal to, or better than, those then being offered by other lenders providing similar Fannie Mae Loans for comparable assets, then Sponsor shall be free to seek a Fannie Mae Loan from such other lender.

JPMC intends to follow current HTC business standards and generally accepted HTC financing structures, including compliance with IRS Revised Rev. Proc. 2014-12.

Please understand that this letter is for discussion purposes only and does not represent a commitment by JPMorgan Chase Bank, N.A. to provide the financing. Such a commitment can only be made following internal credit approval, which has not been obtained at this time.

We look forward to continuing to work with you on this opportunity. Please reach out to me should you have any questions.

Very truly yours,



Melissa McCormack

Executive Director
JPMorgan Chase Bank, N.A
m.mccormack@chase.com
(212)270-6443

The Community Preservation Corporation
480 Bedford Road, Suite 4201
Chappaqua, New York 10514

June 26, 2024

Mr. Jake Chai

RE: 24-42 Johnes Street, Newburgh NY

Dear Mr. Chai:

Thank you for the opportunity to finance the above captioned property that you plan to complete a project that includes the new construction of a multifamily building that will include thirty-six (36) residential units, and the adaptive reuse of the a building known as the Shaw Building that will include twenty (20) residential units and one commercial space. CPC is familiar with your successful experience redeveloping properties in the Hudson Valley and looks forward to working with you to construct the subject property in Newburgh, which will provide affordable housing opportunities there. A summary of the terms and conditions for the financing follows:

CONSTRUCTION AND PERMANENT LOAN FINANCING

LENDER:	The Community Preservation Corporation 220 East 42nd Street, 16th Floor New York, NY 10016
BORROWER:	"To be Formed" LLC
PRINCIPALS:	Jake Chai and all other principals
GUARANTORS:	Jake Chai and all other principals will guaranty completion of construction and provide a repayment guarantee until State of New York Mortgage Agency ("SONYMA") insurance is declared effective. The Permanent Loan shall be non-recourse.
INDEMNITOR:	Environmental indemnity to be provided, subject to review of an environmental report for the project.
PROJECT/PURPOSE:	The project will include: (1) the new construction of a 4-story building which upon completion will create 36 residential units and the rehab of an existing 2 story building to include 20 residential units and 1 commercial space.

TYPE: **Construction Loan**

AMOUNT: $15,151,925. (The Construction Loan is sized based on a $10,415,922 Freddie Mac permanent loan using a 7.05% interest rate with a 30 year term plus a bridge loan ~60% of the Historic Tax Credit equity and a bridge of $3MM for the Mid-Hudson Momentum Funds). The Construction loan will be refinanced by the Freddie Mac Forward Rate-Locked permanent loan, an equity contribution of $1,736,003 from the Historic Tax Credit Investor and a pay down from the permanent financing from the Mid- Hudson Momentum Funds in the amount of $4.2MM.

TERM: 24 months

AMORTIZATION: Interest only during term.

INTEREST RATE: 400 basis points over the sum of (i) Term SOFR (the forward-looking rate with a tenor of approximately one calendar month based on the secured overnight financing rate) and (ii) an initial spread adjustment of 11 basis points (which is subject to change and may subsequently be a positive or negative value or zero), which Interest Rate shall be adjusted monthly. Notwithstanding the foregoing, the Index floor shall be 2% per annum.

COLLATERAL: First mortgage on project site located 24-42 Johnes St, Newburgh, NY 12550; together with all other collateral assignments and General Conditions normally associated with this transaction type.

COMMITMENT FEE: $151,519 (1.00% of the loan amount)

TYPE: **Permanent Loan**

AMOUNT: The lesser of: $10,415,922; or an amount constrained by the final underwritten maximum LTV and minimum Debt Service Coverage thresholds indicated below. There is a proceeds tolerance of +5% / -10% at delivery

TERM: 30 years

AMORTIZATION: 30 years

LOAN TO VALUE: Subject to a maximum of 75% LTV.

APPLICABLE INDEX:	10-Year UST
ESTIMATED INDEX:	4.30% as of 6/26/2024; the U.S Treasury Rate will float until the loan is index locked or rate locked.
SPREAD PRICING:	275 basis points*; the spread is subject to approval from Freddie Mac and subject to change until the Loan is rate locked. *This is an indicative spread.
ESTIMATED ALL IN RATE:	7.05%; the spread is held until the "Rate Lock Expiration Date" which will be outlined on the quote and subject to change thereafter.
RATE LOCK EXPIRATION PERIOD:	Freddie Mac will hold the spread for 150 days. The spread hold period starts on the "Quote Expiration Date" and is held until the "Rate Lock Expiration Date" which will be outlined on the quote.
INDEX LOCK:	Borrower may choose to lock the underlying index at any point during the underwriting stage for an additional 5 to 10 basis points of annual debt service by paying the Freddie Mac application fee and depositing a 2% Good Faith Deposit (subject to Freddie Mac approval). If an index lock is executed, the Conversion Assurance Fee (CAF) will not apply (explained in detail in the Commitment Deposit section).
PREPAYMENT STRUCTURE:	Standard Yield Maintenance. The loan is pre-payable at 1% six months prior to maturity. The loan is open at par for the last 90 days.
MAXIMUM LOAN TO VALUE:	75%
MINIMUM DEBT SERVICE COVERAGE:	1.25x

MINIMUM NET WORTH:	If the guarantor is an individual, the minimum net worth requirement is $10,415,922. If the guarantor is an entity, the minimum net worth will be 2x the requirement if financial covenants and material adverse change clause is not included.
MINIMUM LIQUIDTY:	If the guarantor is an individual, the minimum liquidity requirement is 10% of the loan amount. If the guarantor is an entity, the minimum liquidity will be 2x the requirement if financial covenants and material adverse change clause is not included.
ESCROWS:	Monthly escrows required for real estate taxes, insurance and replacement reserves. The amount of each reserve is determined in underwriting but it is based on the annual insurance premium, the annual tax liability, and the annual replacement reserve determined by the PCNA report. Upon the payment in full of the Indebtedness, Lender will pay to Borrower all funds remaining in any Reserve Funds.
CONVERSION CONDITIONS:	90% occupancy for 90 days, actual T3 Collections greater than or equal to underwritten Net Rental Income (NRI), T3 DSCR greater than or equal to underwritten DSCR.
DELIVERY TOLERANCE:	The final funded loan amount may be 10% less to 5% greater than the original unfunded commitment amount. A new appraisal will be required to support any increased loan amount.
COLLATERAL:	First mortgage on project site on 24-42 Johnes St, Newburgh, NY 12550; together with all other collateral assignments and General Conditions normally associated with this transaction type.

TYPE: **NYS HCR Small Building Loan PLP**

AMOUNT:	$990,000
TERM:	30 years
INTEREST RATE:	.5%. Interest only during the Permanent loan and 1% during the construction loan. (A payment of $990,000 will be due at the end

of the loan term)

Subject to approval and compliance with NYS HCR Small Building Loan PLP as amended to be administered by CPC. HCR PLP Loan shall be fully subordinated to CPC Loans.

REGULATORY AGREEMENT: Subject to a fully executed Regulatory Agreement for the subject property, which will restrict 11 of the units to an average of 80% of the Orange County AMI for a period of 30 years.

CAPITALIZED REPLACEMENT RESERVE: A Replacement Reserve of $11,000 ($1,000) per residential unit is to be fully funded at the time of the construction loan closing.

CAPITALIZED OPERATING RESERVE: An Operating Reserve of $58,128 or 3 months of debt service and 3 months of annual operating expenses is to be fully funded at the time of the construction loan closing. (Prorated for the 11 regulated PLP units).

HCR MONITORING FEE: An annual monitoring fee of $2,240 or 1% of the annual gross rents will be due to HCR annually. (Based on Gross Rents for the 11 regulated PLP units).

ESCROWS AND OTHER RESERVES: CPC will Escrow monthly for Real Estate Taxes and Insurance. Also a Replacement Reserve shall be funded at not less than $250 per unit annually.

OTHER CONDITIONS: Satisfactory review and CPC approval of the following (as applicable):

1. Subject to satisfactory review of borrower, principal and partners credit and equity requirements.
2. Subject to MAI Appraisal with LTV not to exceed 80%;
3. Subject to satisfactory Environmental Assessment Report;
4. Subject to satisfactory Engineering Report, site inspection and final project budget;
5. Subject to satisfactory review of Borrowers, guarantors, and

developer's organizational documents.

6. Subject to satisfactory review General Contractor and Architect Agreements;
7. Subject to satisfactory underwriting based on financial projections;
8. Subject to no owner occupancy requirement to be eligible for HCR PLP funding.
9. Subject to approved Tax abatement/PILOT;
10. Subject to submission and final approval by CPC Loan Committee.
11. Subject to Freddie Mac approval of a permanent loan in the amount of $10,415,922 with a Forward Committed rate lock of approximately 7.05%. Construction loan may be increased or reduced subject to final Freddie Mac permanent loan amount at rate lock.
12. The closing HTC equity contribution will be deposited with CPC and will fund $370,399 of the construction contract price prior to any advances of CPC's funds toward the construction contract;
13. Commitment to purchase Historic Tax Credit's in the amount of $2,850,403 with a pay in schedule acceptable to CPC. It is currently projected that $1,736,003 of The Historic Tax Credits must be used to pay down the CPC construction loan to $13,415,922. CPC shall take a collateral assignment of the HTC proceeds and equity installments are to be deposited at CPC.
14. Subject to HFA Board Approval of $990,000 in HFA PLP funds.
15. Subject to the approval of a Grant of $3.0MM from the Mid-Hudson Momentum Fund for permanent financing.
16. $370,399 HTC equity advance at closing, $846,622 of funds from HFA PLP and $1,737,521 ($2,107,920 less $370,399) in borrower equity to fund hard costs toward the construction contract prior to CPC's loan proceeds funding hard cost. .

REPORT DEPOSIT: A report deposit will be required to pay the estimated costs and expenses involved in obtaining appraisal, environmental, and engineering reports when the Commitment Letter is issued.

Please signify your agreement to make a formal loan application (please complete the attached Loan Application) based on the terms of the above by signing and returning the enclosed copy of this letter, together with a $100 Loan Application payable to The Community Preservation Corporation.

CPC's mortgage committee will determine final approval of any project. This letter is not to be construed as a commitment to finance but merely a letter of interest.

Very truly yours,

The Community Preservation Corporation

By: _____
Name: Daniel Wheelan,
Neighborhood Mortgage Officer

Agreed and Accepted To By:
Borrower:

By: _____ Date: _____
Name:
Title

July 27, 2023

Matthew Schatz
Vice President – Senior Relationship Manager
TD Bank
One Vanderbilt, 14th Floor
New York, NY 10017

To Whom It May Concern:

I am pleased to provide a letter of support for Shaw Development's application for funds under the Mid-Hudson Momentum Fund for the Development of 24-42 Johnes Street in Newburgh, NY.

While we have yet to lend to Shaw, we are impressed with their previous work and find them to have a very good grasp of the issues that may arise as part of this deal. Shaw appears to be well capitalized, and the scope of this deal is appropriate for them.

TD Bank would be pleased to consider making a construction loan of $12.6MM. Newburgh holds a very special space in the landscape of the Hudson Valley and we understand the importance of creating additional safe affordable housing for the community.

We look forward to working with Shaw to move this deal forward.

If you have any questions, please feel free to contact me at 845-536-7429 or at matthew.schatz@td.com.

Thank you,

Matthew Schatz

~~Internal~~