

Paul Piperato, County Clerk
1 South Main St Ste 100
New City, NY 10956
(845) 638-5070

Rockland County Clerk Recording Cover Sheet

Received From :
CHICAGO TITLE INSURANCE CO
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WHITE PLAINS, NY 10601

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WHITE PLAINS, NY 10601

First GRANTOR

SEMBLER TREASURE NEW YORK JOINT VENTURE

First GRANTEE

ARC CPSTPNY001 LLC

Index Type : Land Records

Instr Number : 2011-00039383

Book : Page :

Orig Instr #: 2010-00030525

Type of Instrument : Notice

Type of Transaction : Notice

Recording Fee : \$75.00

Recording Pages : 7

Recorded Information

State of New York

County of Rockland

I hereby certify that the within and foregoing was
recorded in the Clerk's office for Rockland County,
New York

On (Recorded Date) : 11/08/2011

At (Recorded Time) : 12:50:00 PM



Doc ID - 023591430007

Paul Piperato, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: COUNTER1 Printed On : 11/08/2011 At : 12:51:14PM

NOTICE OF TRANSFER OF CERTIFICATE OF COMPLETION

Brownfield Cleanup Program
Pursuant to 6 NYCRR Part 375-1.9(f)
Ciabattoni Brownfield Site, C344068
153 South Liberty Drive, Stony Point, NY

PLEASE TAKE NOTICE, that pursuant to Article 27, title 14 of the Environmental Conservation Law and 6 NYCRR 375-1.9(f), Sembler/Treasure New York Venture hereby transfer(s) the Certificate of Completion (COC) issued by the Department of Environmental Conservation on August 30, 2010 for the Site described below. Such COC was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, title 14 had been or would be achieved in accordance with the time frame, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, that Ciabattoni Brownfield Site (Site) is located at 153 South Liberty Drive, Stony Point, New York, Rockland County. The Site is bearing DEC site number: C344068 and is more fully described on Schedule A attached hereto ("Site"). The Tax Map Identification Number(s) for site is/are: Section 20:15 Block 1 part of Lot 65.

PLEASE TAKE NOTICE, that a Notice of Certificate of Completion for the Site was filed in the Rockland County Clerk's Office on September 2, 2010 in Instrument #2010-0003525-
30525

PLEASE TAKE NOTICE, that on March 25, 2011, Sembler/Treasure New York Venture conveyed title to the Site to **ARC CPSTPNY001, LLC**, by Deed recorded in Liber _____ at Page _____ INSTRUMENT # 2011-14640 ~~ON~~ APR 15, 2011

PLEASE TAKE NOTICE, Sembler/Treasure New York Venture hereby transfers the Certificate to the following new property owner(s) as provided for pursuant to Article 27, title 14 of the Environmental Conservation Law and 6 NYCRR 375-1.9(f):

ARC CPSTPNY001, LLC, a Delaware limited liability company
c/o American Realty Capital
106 York Road, Jenkintown, PA 19046
Employer Identification Number: 45-1000373

PLEASE TAKE FURTHER NOTICE, that if there is an environmental easement for this site, that **ARC CPSTPNY001, LLC**, recognize(s) and agree(s) to implement the Department-approved Site Management Plan, and any amendments thereto, and to fully comply with all restrictions and affirmative obligations contained therein as well as in the Environmental Easement for the Site.

WHEREFORE, the undersigned have signed this Notice of Transfer of Certificate of Completion as of this ~~13TH~~ day of April, 2011.

SEMBLER/TREASURE NEW YORK JOINT VENTURE, a Florida general partnership, Certificate holder

By: **SEMBLER E.D.P. PARTNERSHIP #22, LTD.**, a Florida limited partnership, as General Partner

By: **SEMBLER COMMERCIAL, INC.**, a Florida corporation, as General Partner

By: Gregory S. Sembler
Gregory S. Sembler, President, authorized signator

Sworn to before me this
13 of April, 2011.

Jannine M. Smith
Notary Public



JANNINE M. SMITH
MY COMMISSION # DD 769268
EXPIRES: April 30, 2012
Bonded Thru Budget Notary Services

ARC CPSTPNY001, LLC, a Delaware limited liability company

By: _____
William M. Kahane, President, authorized signator

Sworn to before me this
____, of _____, 2011.

Notary Public

PLEASE TAKE FURTHER NOTICE, that if there is an environmental easement for this site, that **ARC CPSTPNY001, LLC**, recognize(s) and agree(s) to implement the Department-approved Site Management Plan, and any amendments thereto, and to fully comply with all restrictions and affirmative obligations contained therein as well as in the Environmental Easement for the Site.

WHEREFORE, the undersigned have signed this Notice of Transfer of Certificate of Completion as of this 11th day of May, 2011.

SEMBLER/TREASURE NEW YORK JOINT VENTURE, a Florida general partnership, Certificate holder

By: **SEMBLER E.D.P. PARTNERSHIP #22, LTD.**, a Florida limited partnership, as General Partner

By: **SEMBLER COMMERCIAL, INC.**, a Florida corporation, as General Partner

By: _____
Gregory S. Sembler, President, authorized signator

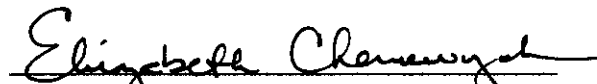
Sworn to before me this _____ of _____, 2011.

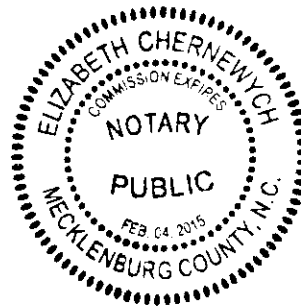
Notary Public

ARC CPSTPNY001, LLC, a Delaware limited liability company

By: 
O. Akomea Poku-Kankam, authorized signer

Sworn to before me this 11th, of May, 2011.

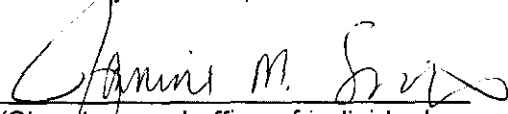

Notary Public



UNIFORM FORM CERTIFICATE OF ACKNOWLEDGMENT
(Outside of New York State)

State, District of Columbia, Territory, Possession, or Foreign Country
State of Florida) ss.:

On the 13 day of April in the year 2011 before me, the undersigned, personally appeared Gregory S. Sembler, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their/ capacity (ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of St. Petersburg, FL (Insert the city or other political subdivision and the state or country or other place the acknowledgment was taken).


(Signature and office of individual taking acknowledgment.)



JANINE M. SMITH
MY COMMISSION # DD 769268
EXPIRES: April 30, 2012
Bonded Thru Budget Notary Services

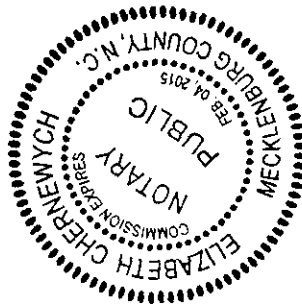
Distributed By
Chicago Title Insurance Company

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGMENT
(Outside of New York State)

State of North Carolina) ss.:

On the 12 day of July in the year 2011 before me, the undersigned, personally appeared O. Akomea Poku-Kankam, 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, that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the County of Union.

Elizabeth Chernych
Notary Public



SCHEDULE A DESCRIPTION

Old Tax Lot 20.15-1-17

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Stony Point, County of Rockland and State of New York. Being more fully bounded and described as follows:

BEGINNING at a point on the westerly right-of-way line of U.S. Routes 9W & 202 - South Liberty Drive, said point being located at the northeast corner of lands now or formerly of Joseph & Maureen Pehush (Tax Lot 20.15-1-18) and the southeast corner of the hereinafter intended to be described parcel; running thence

1)N 73-36-00 W, 55.91 feet along the northerly line of lands now or formerly of Joseph & Maureen Pehush (Tax Lot 20.15-1-18); thence

2)N 45-46-00 W, 70.56 feet; thence

3)N 45-25-38 E, 45.46 feet; thence

4)N 23-26-18 E, 44.27 feet; thence

5)S 69-03-58 E, 77.63 feet, thence

6)On a curve to the right, connecting the southerly right-of-way line of Filors Lane with the westerly right-of-way line of U.S. Routes 9W & 202 - South Liberty Drive, having a radius of 372.04 feet, an arc length of 54.37 feet; thence

7)S 11-24-00 W, 52.19 feet along the westerly right-of-way line of U.S. Routes 9W & 202 - South Liberty Drive to the point or place of beginning.
