
**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

THIS INDENTURE made this 22nd day of May, 2012 between Owner(s) QUBICAAMF WORLDWIDE, LLC, a Virginia limited liability company, having an address of 8100 AMF Drive, Mechanicsville, Virginia 23111 and formerly known as AMF Bowling Products, LLC, having converted from AMF Bowling Products, Inc. which was formerly known as AMF Bowling, Inc. and AMF Bowling Companies, Inc., (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233.

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 5502 Trinity Avenue in the Village of Lowville, County of Lewis and State of New York, known and designated on the tax map of the County Clerk of Lewis as tax map parcel numbers: Section 212.08 Block 08 Lot 03.0, being the same as that property conveyed to Grantor by deed dated November 26, 1986 and recorded in the Lewis County Clerk's Office in Book 475 of Deeds at Page 210. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 1.38 +/- acres, and is hereinafter more fully described in the Land Title Survey dated March 29, 2012 prepared by Thomas J. Kovach of Kovach Land Surveying, which will be attached to the Site Management Plan. The Controlled Property description and survey is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Order on Consent Index Number: T092568/B6-0738-07-02 , Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement")

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP.

(4) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(5) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(6) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(7) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP.

(8) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP.

(9) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential or Restricted Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i) and (ii), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to
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use the Controlled Property.

G. Grantor covenants and agrees that it shall annually, or such time as NYSDEC may allow, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common

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law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Site Number: 6-25-008
Office of General Counsel
NYSDEC
625 Broadway
Albany New York 12233-5500

With a copy to: Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by
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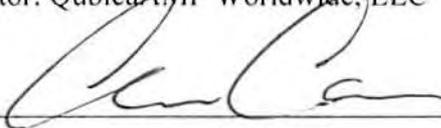
the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Grantor: QubicaAMF Worldwide, LLC

By: 

Print Name: Christopher F. Caesar

Title: Chief Financial Officer/Assistant Secretary

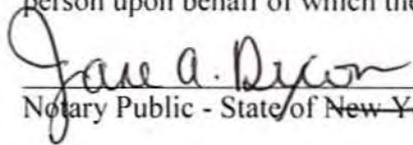
Date: 5/14/12

Grantor's Acknowledgment

COMMONWEALTH OF VIRGINIA)

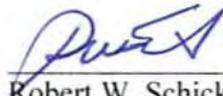
) ss:
COUNTY OF Hanover)

On the 14th day of May, in the year 20 12, before me, the undersigned, personally appeared Christopher F. Caesar, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(~~s~~) whose name is (~~are~~) subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument, the individual(~~s~~), or the person upon behalf of which the individual(~~s~~) acted, executed the instrument.


Notary Public - State of ~~New York~~ Virginia



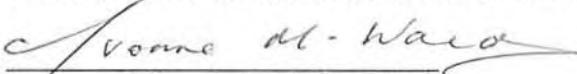
THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner.

By: 
Robert W. Schick, Acting Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 22nd day of May, in the year 2012, before me, the undersigned, personally appeared Robert W. Schick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/~~she~~/ executed the same in his/~~her~~/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/~~her~~/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public - State of New York

Yvonne M. Ward
Notary Public - State of New York
No. 02WA6115685
Qualified in Saratoga County
My Commission Expires Sept. 13, 2008 ¹²

SCHEDULE "A" PROPERTY DESCRIPTION

THOMAS J. KOVACH
PROFESSIONAL LAND SURVEYOR
P.O. Box 471, Suite 2-7557 South State Street
Lowville, New York 13367
Telephone (315) 874-4318
Fax (315) 874-4319

February 08, 2012 - Survey No. 86804

Lowville AMF

Legal Description for Schedule "A"

ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Village of Lowville, Town of Lowville, County of Lewis and State of New York, being located on the southerly side of Trinity Avenue in said Village, and being a portion of lands conveyed to American Machine & Foundry Company by United Block Company, Inc., by Deed dated January 23, 1963 and recorded in the Lewis County Clerk's Office on March 26, 1963 in Book 274 of Deeds at page 262, and said portion being bounded and described as follows:

Beginning at a P-K Nail set in the centerline of the present surface of Trinity Avenue, said nail being located at the intersection of said centerline with the east boundary of lands conveyed to County of Lewis Industrial Development Agency by Mohawk, Adirondack and Northern Railroad Corporation by Deed dated December 26, 1991 and recorded in the Lewis County Clerk's Office on December 30, 1991 in Book 544 of Deeds at page 25, and said nail being located 106.7' easterly from the intersection of said centerline with the centerline of the present surface of Forest Avenue;

Thence from said point of beginning, N. 76 deg. 49 min. E., along the centerline of the present surface of Trinity Avenue, a distance of 151.75' to a point on the westerly boundary of lands conveyed to County of Lewis Industrial Development Agency by The Lowville And Beaver River Railroad Company by Deed dated January 30, 1991 and recorded in the Lewis County Clerk's Office on January 31, 1991 in Book 531 of Deeds at page 301;

Thence S. 02 deg. 37 min. W., along the west boundary of the said lands conveyed to County of Lewis Industrial Development Agency by Deed 531/301, a distance of 22.95' to a railroad spike found on the southerly edge of the sidewalk;

Thence continuing S. 02 deg. 37 min. W., along the said lands conveyed to County of Lewis Industrial Development Agency, a distance of 241.99' to a set 5/8" iron pin;

Thence S. 04 deg. 43 min. W., along the said lands conveyed to County of Lewis Industrial Development Agency a distance of 154.61' to a found 3/4" iron pipe;

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Thence S. 87 deg. 51 min. W., 70.00' to a Steel Fence Post set in concrete;

Thence S. 02 deg. 03 min. W., 5.00' to a found 3/4" iron pipe;

Thence S. 86 deg. 03 min. W., 76.40' to a 1-1/2" iron pipe found on the east boundary of the said lands conveyed to County of Lewis Industrial Development Agency by Deed 544/25;

Thence N. 03 deg. 23 min. E., along the said east boundary, a distance of 397.71' to the point of beginning containing 1.38 acres of land as shown on "Map Showing Lands of QubicaAMF Worldwide, LLC In The Village of Lowville" by Thomas J. Kovach P.L.S. #49092 dated February 8, 2012.

Excepting all that portion of the above described parcel which fall within the right-of-way of Trinity Avenue.

BEING a portion of the same real estate conveyed to American Machine & Foundry Company (now QubicaAMF Worldwide, LLC) by deed from United Block Company, Inc., dated January 23, 1963, recorded in the Lewis County Clerk's Office, in Book 274 of Deeds, at page 262.

Intending to describe the 1.38 acre portion lying west of the Lowville & Beaver River Railroad which was conveyed from AMF Incorporated to AMF Bowling Companies Inc., by Deed dated November 20, 1986 and recorded in the office of the County Clerk of Lewis in Liber 475 of Deeds at page 210.

(Doc. 86804)

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law.

THE ENGINEERING AND INSTITUTIONAL CONTROLS for the Easement are set forth in more detail in the Site Management Plan ("SMP"). A copy of the SMP must be obtained by any party with an interest in the property. The SMP may be obtained from the New York State Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@gw.dec.state.ny.us.

ENGINEERING / INSTITUTIONAL CONTROLS

- **Soil Vapor Mitigation** - The potential for vapor intrusion must be evaluated for any buildings developed in the areas as shown in the SMP. All future engineering controls associated with soil vapor mitigation must be operated and maintained as specified by the design engineer of record and regulatory agencies. [New York State DEC and DOH, as applicable]
- **Groundwater Use Restriction** - The use of groundwater underlying the property is prohibited without treatment rendering it safe for the intended use. No water supply wells shall be installed at the Site without prior approval of the NYS DOH and NYS DEC.
- **Land Use** - The use and development of the site is limited to Commercial and Industrial uses only.

ENVIRONMENTAL EASEMENT AREA ACCESS

THE DEC OR THEIR AGENT MAY ACCESS THE ENVIRONMENTAL EASEMENT AREA AS SHOWN HEREON THROUGH ANY EXISTING STREET ACCESS OR BUILDING INGRESS/EGRESS ACCESS POINT.

ENVIRONMENTAL EASEMENT DESCRIPTION (DEC SITE NUMBER 625006)
 ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Village of Lowville, Town of Lowville, County of Lewis and State of New York, being located on the southerly side of Trinity Avenue in said Village, and being all those lands conveyed to American Machine & Foundry Company by United Block Company, Inc. by Deed dated January 23, 1963 and recorded in the Lewis County Clerk's Office March 26, 1963 in Liber 274 of deeds at page 262, and said lands being bounded and described as follows:

Beginning at a P.K. Nail set in the centerline of the present surface of Trinity Avenue, said nail being located at the intersection of said centerline with the east boundary of lands of Conrail Railroad, and said nail also being located 106.7' easterly from the intersection of said centerline with the centerline of the present surface of Forest Avenue;

Thence from said point of beginning, N. 76°49' E., along the centerline of the present surface of Trinity Avenue, a distance of 151.75' to a point on the westerly boundary of lands of The Lowville & Beaver River Railroad Company;

Thence S. 2°37' W., along the west boundary of said railroad lands, a distance of 22.95' to a railroad spike found on the southerly edge of the sidewalk;

Thence continuing S. 2°37' W., along said railroad lands, a distance of 241.99' to a set 5/8" iron pin;

Thence S. 04° 43' W., 154.61' to a 3/4" iron pipe found;

Thence S. 87°51' W., 70.00' to a Steel Fence Post set in concrete;

Thence S. 02°03' W., 5.00' to a found 3/4" iron pin;

Thence S. 86°03' W., 76.40' to a 1-1/4" iron pipe found on the east boundary of lands of Conrail Railroad;

Thence N. 03°23' E., along the said east boundary, a distance of 397.71' to the point of beginning.

The lands to be conveyed hereby being 1.38 acres lying west of the Lowville & Beaver River Railroad being shown on "Map Showing Survey of Lands of QuibcoAMF Worldwide, LLC in the Village of Lowville" by Thomas J. Kovach P.L.S. 49092 dated October 27, 2011.

Excepting all that portion of the above described parcel which falls within the right-of-way of Trinity Avenue.

BEING a portion of the same real estate conveyed to American Machine & Foundry Company (now QuibcoAMF Worldwide, LLC) by Deed from United Block Company, Inc., dated January 23, 1963, recorded in the Lewis County Clerk's Office, in Liber 274 of Deeds, at page 262.

Intending to describe the 1.38 acre portion lying west of the Lowville & Beaver River Railroad which was conveyed from AMF Incorporated to AMF Bowling Companies Inc., by Deed dated November 20, 1986 and recorded in the office of the County Clerk of Lewis in Liber 475 of deeds at page 210.

RECORD TITLE LEGAL DESCRIPTION (BEING ONLY THE 1.38 ACRE PORTION LYING WEST OF THE LOWVILLE & BEAVER RIVER RAILROAD)
 ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate in the Village of Lowville, Town of Lowville, County of Lewis and State of New York, being located on the southerly side of Trinity Avenue in said Village, and being all those lands conveyed to American Machine & Foundry Company by United Block Company, Inc. by Deed dated January 23, 1963 and recorded in the Lewis County Clerk's Office March 26, 1963 in Liber 274 of deeds at page 262, and said lands being bounded and described as follows:

Beginning at a P.K. Nail set in the centerline of the present surface of Trinity Avenue, said nail being located at the intersection of said centerline with the east boundary of lands of Conrail Railroad, and said nail also being located 106.7' easterly from the intersection of said centerline with the centerline of the present surface of Forest Avenue;

Thence from said point of beginning, N. 76°49' E., along the centerline of the present surface of Trinity Avenue, a distance of 151.75' to a point on the westerly boundary of lands of The Lowville & Beaver River Railroad Company;

Thence S. 2°37' W., along the west boundary of said railroad lands, a distance of 22.95' to a railroad spike found on the southerly edge of the sidewalk;

Thence continuing S. 2°37' W., along said railroad lands, a distance of 241.99' to a set 5/8" iron pin;

Thence S. 04° 43' W., 154.61' to a 3/4" iron pipe found;

Thence S. 87°51' W., 70.00' to a Steel Fence Post set in concrete;

Thence S. 02°03' W., 5.00' to a found 3/4" iron pin;

Thence S. 86°03' W., 76.40' to a 1-1/4" iron pipe found on the east boundary of lands of Conrail Railroad;

Thence N. 03°23' E., along the said east boundary, a distance of 397.71' to the point of beginning.

Excepting from the above described parcel, all that portion described as follows: Beginning at the 5/8" iron pin set on the west boundary of lands of The Lowville & Beaver River Railroad Company, said iron pin being located S. 2°37' W., 241.99' from the railroad spike found on the south edge of the sidewalk; thence N. 83°31' E., across the lands of The Lowville & Beaver River Railroad Company, a distance of 46.00' to a 1-1/2" iron pipe found on the east boundary of said railroad lands; thence S. 07°53' E., along said east boundary, a distance of 161.84' to a found 1-1/4" iron pipe;

Thence S. 87°39' W., across said railroad lands, a distance of 61.00' to a point; thence N. 07°20' E., 5.00' to a 3/4" iron pipe found on the west boundary of said lands of The Lowville & Beaver River Railroad Company; thence N. 4°43' E., along the west boundary of said railroad lands, a distance of 154.61' to the point of beginning.

The lands to be conveyed hereby lying west of the Lowville & Beaver River Railroad, and lying east of the Conrail Railroad, all being shown on "Map Showing Lands of American Machine & Foundry Company in the Village of Lowville" by Thomas J. Kovach P.L.S. No. 49092 dated October 20, 1986 filed at the time of the recording of this deed.

Excepting all that portion of the above described parcels which fall within the right-of-way of Trinity Avenue.

BEING the same real estate conveyed to American Machine & Foundry Company (now AMF Incorporated) by Deed from United Block Company, Inc., dated January 23, 1963 and recorded in the Lewis County Clerk's Office in Liber 274 of Deeds at page 262.

Excepting all that portion of the above described parcels which fall within the right-of-way of Trinity Avenue.



NOTE: There Was No Investigation Made To Reveal Any Sub-Surface Features Or Conditions.

MAP REFERENCES

- 8, 2011.
- TITLE REFERENCE**
 First American Title Insurance Company of New York
 Title No. 3052-327762
 Last Dated - November 08, 2011
- "Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7205, sub-division 2, of the New York State Education Law.
- The alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans or survey plots prepared by others.

- "Map of Asbestos Burial Casket Company's Property On Trinity Ave Lowville NY" By S.S. Snell Dated July 19, 1904.
- "Map Showing Lands Of American Machine & Foundry Company in The Village of Lowville" By Thomas J. Kovach, P.L.S. No. 49092, Dated October 20, 1986, Revised November 13, 1986 And Filed in The Lewis County Clerk's Office November 26, 1986 As Map Number 1107.

- DEED REFERENCE**
 AMF Incorporated
 TO - AMF BOWLING COMPANIES INC.
 Dated - November 20, 1986
 Recorded - November 26, 1986
 Liber - 475, Page - 210

LEGEND

- - Denotes Set or Calculated Corner
- ⊙ - Denotes Found Iron Pipe
- ⊕ - Denotes 4" Test Well
- ⊗ - Denotes Sewer Manhole
- ⊙ - Denotes Catch Basin
- ⊙ - Denotes Set P-K Nail in Centerline Road
- ⊙ - Denotes Point in Centerline of Road
- ⊙ - Denotes Utility Pole
- ⊙ - Denotes Utility Line
- ⊙ - Denotes Highway R.O.W. Line
- ⊙ - Denotes Chain Link Fenceline
- ⊙ - Denotes Gas Line
- ⊙ - Courses and Distances In () Taken From Deeds

CERTIFICATION

To - The People of the State of New York acting through their Commissioner of the Department of Environmental Conservation QuibcoAMF Worldwide, LLC 1/1/0 AMF Bowling Products, LLC successor by conversion from AMF Bowling Companies, Inc. First American Title - Title No. 3052-327762

I hereby certify that this map was prepared from an actual field survey performed by me, completed in October 1986 and last updated on January 5, 2012, and that to the best of my knowledge, information and belief, the information shown hereon is correct.

Thomas J. Kovach
 P.L.S. No. 49092
 Dated 3-29-12



Drawn By: PJM & BEW Checked By: TJK

5502 Trinity Avenue
 DEC SITE # 6-26-006/Index # AMF-TRINITY AVENUE SITE
 Tax Parcel 215.08-08-3

- MAP SHOWING -
SURVEY OF LANDS OF
QuibcoAMF Worldwide, LLC
 IN THE VILLAGE OF LOWVILLE
 Town of Lowville - Lewis County - New York
 Scale 1" = 30 Feet or 9.144 Meters

0	15'	30'	60'	90'	120'	150'
0	4.572m	9.144m	18.288m	27.432m	36.576m	45.720m

March 29, 2012
 Thomas J. Kovach Professional Land Surveyor Lic. No. 49092
 P.O. Box 471 Lowville, New York 13807 (315) 874-4318
 Survey No. 86804
 DRAWING NO. 86804-6

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