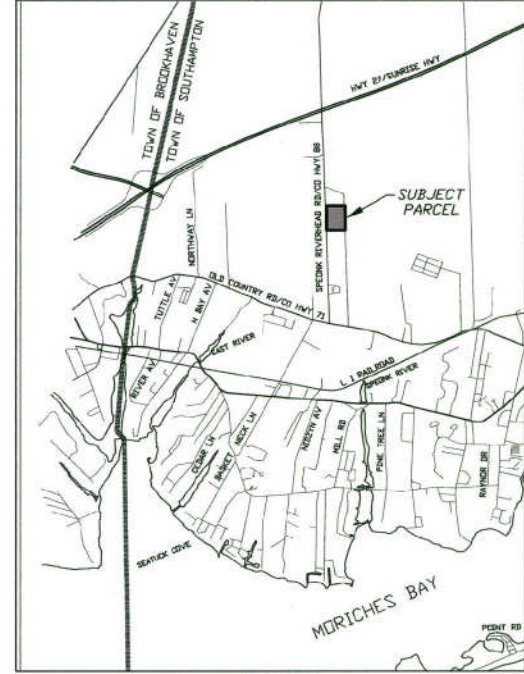
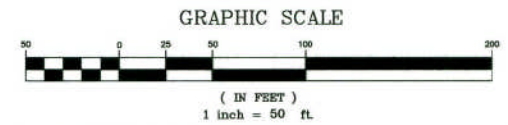


ALTA/ACSM LAND TITLE SURVEY OF PROPERTY OF B.B.&S. TREATED LUMBER CORPORATION; B.B.&S. TREATED LUMBER CORP.; B.B.&S. CREOSOTE LUMBER COMPANY, INC.; AND B.B.&S. CREOSOTE LUMBER CO., INC.

2ND MAP OF AGRICULTURAL CITY CO. FILED: JULY 13, 1896 AS MAP NO. 606 LOT 10 & LOT 11 SITUATED AT 1348 SPEONK-RIVERHEAD ROAD SPEONK TOWN OF SOUTHAMPTON SUFFOLK COUNTY, NEW YORK JULY 25, 2012 B.B.&S. TREATED LUMBER SITE - NYSDEC SITE NO. 152123 This Survey has been revised with the benefit of Title Report Commitment No. 5022113, dated April 2, 2012 and last revised June 5, 2012.



SURVEYOR'S CERTIFICATION: Certified to: (1) The People of the State of New York acting through their Commissioner of the Department of Environmental Conservation, (2) Owners: B.B.&S. Treated Lumber Corporation; B.B.&S. Treated Lumber Corp.; B.B.&S. Creosote Lumber Company, Inc.; B.B.&S. Creosote Lumber Co. Inc.; and (3) Frontier Abstract and Research Services, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and does not include any optional items of Table A Pursuant to the accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the state of New York, the relative positional accuracy of this survey does not exceed that which is specified therein.

I hereby certify that this map was made from an actual survey completed by me on 05/09/2012. Signature of Roy R. Fulkerson, P.L.S. NYSPLS No. 49500



L. K. McLEAN ASSOCIATES, P.C. CONSULTING ENGINEERS & SURVEYORS 437 SOUTH COUNTRY ROAD BROOKHAVEN, NEW YORK 11719 (631)286-8568

DESCRIPTION OF THE ENVIRONMENTAL EASEMENT All that certain plot, piece, or parcel of land known as lot 10 and lot 11 on map entitled "2nd Map of Agricultural City Co.", filed July 13, 1896 in the Suffolk County Clerk's Office as file map no. 606; said parcel situate, lying and being at Speonk, Town of Southampton, County of Suffolk, State of New York as shown on a map prepared by L.K. McLean Associates, P.C. dated July 25, 2012. Said parcel being more particularly bounded and described as follows:

Beginning at a point on the easterly boundary line of Speonk-Riverhead Road, also known as Evergreen Avenue, at the southwest corner of the aforementioned lot 10; said point of beginning being 3915.84 feet northerly along said easterly boundary line of Speonk-Riverhead Road from a concrete monument found at the intersection of said boundary line with the northerly boundary line of Old Country Road; Thence, from said point of beginning, North 08°37'30" East, along said easterly boundary line of Speonk-Riverhead Road, a distance of 921.00 feet to a point on the northerly boundary line of the aforementioned lot 11, also being on the division line between the subject parcel on the south and land now or formerly of Thomas and Anita Samuels Family Partnership, L.P. and Charles and Deborah Guiloz Family Partnership, L.P. on the north; Thence, South 81°22'49" East, along said northerly boundary line and said division line, a distance of 472.56 feet to a point on the easterly line of said lot 11, also being on the division line between the subject parcel on the west and land now or formerly of Frank Grasso, Jr. on the east; Thence, South 08°37'11" West, along said easterly line of lot 11 and said division line, a distance of 921.00 feet to a point on the first mentioned southerly boundary line of lot 10, also being on the division line between the subject parcel on the north and land now or formerly of Edward Brody on the south; Thence, North 81°22'49" West, along said southerly boundary line of lot 10 and said division line, a distance of 472.65 feet (472.64 feet deed) to the point or place of beginning. Being 435,271 square feet or 9.992 acres more or less.

- NOTES 1. MEASUREMENTS ARE IN ACCORDANCE WITH U.S. STANDARDS. 2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. 3. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR "INKED" SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. 4. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNORS OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. 5. RIGHTS-OF-WAY NOT SHOWN ARE NOT CERTIFIED. 6. LOCATIONS OF UNDERGROUND UTILITIES OR IMPROVEMENTS, IF THEY EXIST, ARE NOT A PART OF THIS SURVEY. 7. TITLE REPORT, COMMITMENT NO. 5022113, WAS PREPARED BY FRONTIER ABSTRACT AND RESEARCH SERVICES, INC., LAST REVISED JUNE 5, 2012. 8. PROPERTY IS SUBJECT TO COVENANTS AND RESTRICTIONS LISTED IN THE DECLARATION OF COVENANTS RECORDED JULY 18, 1996 IN LIBER 11783 OF DEEDS AT PAGE 249. 9. PROPERTY IS SUBJECT TO AN EASEMENT AND CONDITIONS OVER A 20 FOOT WIDE DIRT ROADWAY LOCATED NEAR THE SOUTHERLY BOUNDARY OF THE PARCEL AS DESCRIBED IN LIBER 9376 OF DEEDS AT PAGE 156. 10. THE SURVEY CLOSES MATHEMATICALLY. 11. A SEPARATE ENVIRONMENTAL EASEMENT WILL BE REQUIRED FOR THOSE AREAS OF RESIDUAL CONTAMINATION THAT REMAIN IN THE RIGHT OF WAY. THE ENVIRONMENTAL EASEMENT WILL BE WITH THE TOWN OF SOUTHAMPTON.

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 AND INSTITUTIONAL CONTROLS

- 1. LAND USE - THE USE AND DEVELOPMENT OF THE SITE IS LIMITED TO COMMERCIAL AND INDUSTRIAL USES ONLY. 2. MAINTAIN SITE SECURITY (SITE FENCING AND ACCESS CONTROLS) AND PROTECTION OF REMEDIATION SYSTEMS FOR THE ENTIRE PARCEL. 3. GROUNDWATER RESTRICTION COVERS THE ENTIRE PARCEL. 4. RESTRICTED RESIDENTIAL USE COVERS THE ENTIRE PARCEL. THE BB&S PROPERTY MAY BE USED FOR COMMERCIAL/INDUSTRIAL USE, PROVIDED LONG-TERM ENGINEERING AND INSTITUTIONAL CONTROLS IN THE SMP REMAIN IN USE. THE PROPERTY MAY NOT BE USED FOR LESS RESTRICTIVE USE, SUCH AS UNRESTRICTIVE RESIDENTIAL USE WITHOUT ADDITIONAL REMEDIATION AND AMENDMENT OF THE ENVIRONMENTAL EASEMENT BY THE COMMISSIONER OF NYSDEC. 5. RESTRICTED SOILS MANAGEMENT AND EXCAVATION COVERS THE HAZARDOUS SOILS BOUNDARY THAT REMAINS AS SHOWN IN THE LEGEND. 6. THE POTENTIAL FOR SOIL VAPOR INTRUSION MUST BE EVALUATED FOR ANY EXISTING BUILDINGS, NEW BUILDINGS, AND ANY POTENTIAL IMPACTS THAT ARE IDENTIFIED MUST BE MITIGATED. 7. MANAGEMENT OF SOILS REMAINING WITHIN THE HAZARDOUS WASTE BOUNDARY ARE TO BE HANDLED IN ACCORDANCE WITH THE SMP. REFERENCE TO THE SMP IS NEEDED WHEN WORKING IN THE HAZARDOUS WASTE AREAS. 8. ENGINEERING CONTROLS LEGEND

- HAZARDOUS WASTE REMAINING BOUNDARY- B.B.&S. PROPERTY (diagonal hatching) HAZARDOUS WASTE REMAINING BOUNDARY- TOWN OF SOUTHAMPTON RIGHT OF WAY (R.O.W.) (cross-hatching) CHAINLINK FENCE ACCESS (X) GATE (O)

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

DESCRIPTION OF HAZARDOUS WASTE REMAINING BOUNDARY - B.B.&S. TREATED LUMBER SITE All that certain plot, piece, or parcel of land considered to be the boundary of hazardous waste remaining on property known as part of lot 10 and lot 11 on map entitled "2nd Map of Agricultural City Co.", filed July 13, 1896 in the Suffolk County Clerk's Office as file map no. 606; said parcel situate, lying and being at Speonk, Town of Southampton, County of Suffolk, State of New York as shown on a map prepared by L.K. McLean Associates, P.C. dated July 25, 2012. Said parcel being more particularly bounded and described as follows:

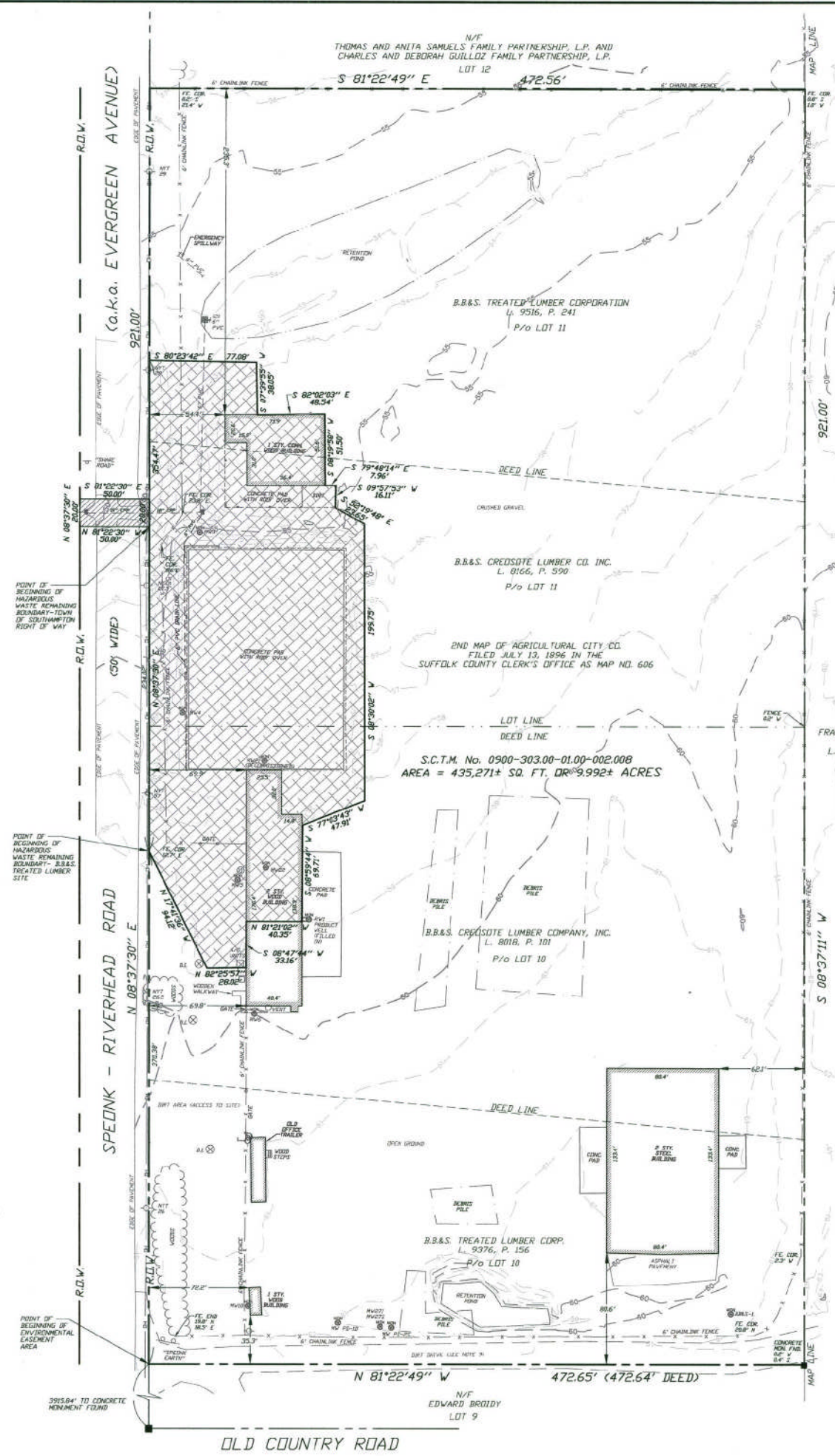
- Beginning at a point on the easterly boundary line of Speonk-Riverhead Road, also known as Evergreen Avenue, said point of beginning being 4286.22 feet northerly along said easterly boundary line of Speonk-Riverhead Road from a concrete monument found at the intersection of said boundary line with the northerly boundary line of Old Country Road; Thence, from said point of beginning, North 08°37'30" East, along said easterly boundary line of Speonk-Riverhead Road, a distance of 354.47 feet to a point; Thence, through said property, the following fourteen (14) courses and distances: 1) South 80°23'42" East, a distance of 77.08 feet to a point; thence 2) South 07°39'55" West, distance of 38.05 feet to a point; thence 3) South 82°02'03" East, a distance of 48.54 feet to a point; thence 4) South 08°19'58" West, a distance of 51.50 feet to a point; thence 5) South 79°48'14" East, a distance of 7.96 feet to a point; thence 6) South 09°57'53" West, a distance of 16.11 feet to a point; thence 7) South 52°19'48" East, a distance of 23.65 feet to a point; thence 8) South 08°30'02" West, a distance of 199.75 feet to a point; thence 9) South 77°03'43" West, a distance of 47.91 feet to a point; thence 10) South 08°59'44" West, a distance of 69.71 feet to a point; thence 11) North 81°21'02" West, a distance of 40.35 feet to a point; thence 12) South 08°47'44" West, a distance of 33.16 feet to a point; thence 13) North 82°25'57" West, a distance of 28.02 feet to a point; thence 14) North 17°41'36" West, a distance of 94.12 feet to the point or place of beginning. Being 54,872 square feet or 1.260 acres more or less.

DEED(S) REFERENCES: Bearings shown are from deed compilations and are the same properties (or a portion of that property) described in Deeds from Armand Spasato to B.B.&S. Treated Lumber Corporation, recorded on February 22, 1984 at Liber 9516 on page 241; and from Joseph Frederick Gazza to B.B.&S. Creosote Lumber Company, Inc., recorded on April 14, 1976 at Liber 8018 on page 101; and from Joseph Frederick Gazza to B.B.&S. Creosote Lumber Co., Inc., recorded on December 29, 1976 at Liber 8166 on page 590; and from Frederick Lawrence Schuster to B.B.&S. Treated Lumber Corp., recorded on June 21, 1983 at Liber 9376 on page 156 as all can be found in the Suffolk County Clerk's Office.

DESCRIPTION OF HAZARDOUS WASTE REMAINING BOUNDARY - TOWN OF SOUTHAMPTON RIGHT OF WAY All that certain plot, piece, or parcel of land considered to be the boundary of hazardous waste remaining in the right of way of Speonk-Riverhead Road, also known as Evergreen Avenue, said parcel situate, lying and being at Speonk, Town of Southampton, County of Suffolk, State of New York as shown on a map prepared by L.K. McLean Associates, P.C. dated July 25, 2012. Said parcel being more particularly bounded and described as follows:

- Beginning at a point on the easterly boundary line of the aforementioned Speonk-Riverhead Road, said point of beginning being 4520.24 feet northerly along said easterly boundary line of said Speonk-Riverhead Road from a concrete monument found at the intersection of said boundary line with the northerly boundary line of Old Country Road; Thence, from said point of beginning, North 81°22'30" West, through the right of way of said Speonk-Riverhead Road, a distance of 50.00 feet to a point on the westerly boundary line of said Speonk-Riverhead Road; Thence, North 08°27'30" East, along said said westerly boundary line of Speonk-Riverhead Road, a distance of 20.00 feet to a point; Thence, South 81°22'30" East, through the said right of way of Speonk-Riverhead Road, a distance of 50.00 feet to a point on the first mentioned easterly boundary line of said Speonk-Riverhead Road; Thence, South 08°27'30" West, along said easterly boundary line of Speonk-Riverhead Road, a distance of 20.00 feet to the point or place of beginning. Being 1,000 square feet or 0.023 acre more or less.

- 9. MAP SYMBOLS LEGEND MONITORING WELL (circle with cross) UTILITY MANHOLE (circle with dot) ELECTRIC METER (circle with X) UTILITY POLE WITH LIGHT (circle with triangle) UTILITY POLE (circle with diamond) OVERHEAD WIRES (dashed line) CATCH BASIN (square with X) DROP INLET (square with dot) OVERHEAD ROOF LINE (dashed line) PROPERTY LINE (solid line) MONUMENT (For Property Line) (square)



Jul 25, 2012 02:30pm P:\10060.000 (BB&S Site Remediation - Survey & Mapping Services)\Dwg\10060ALTSurvey.dwg

MADE BY: TJS/LMY DATE: 7/25/2012 CHECKED BY: RRF DATE: 7/25/2012