

# Young / Sommer LLC

YOUNG SOMMER WARD RITZENBERG BAKER & MOORE LLC

COUNSELORS AT LAW

EXECUTIVE WOODS, FIVE PALISADES DRIVE, ALBANY, NY 12205

Phone: 518-438-9907 • Fax: 518-438-9914

[www.youngsommer.com](http://www.youngsommer.com)

JEFFREY S. BAKER  
DAVID C. BRENNAN  
JOSEPH F. CASTIGLIONE  
JAMES A. MUSCATO II  
J. MICHAEL NAUGHTON  
ROBERT A. PANASCI  
DEAN S. SOMMER  
KEVIN M. YOUNG

LAURA K. BOMYEA  
E. HYDE CLARKE  
ALLYSON M. PHILLIPS  
KRISTIN LAVIOLETTE PRATT  
JESSICA R. VIGARS

SENIOR COUNSEL  
MICHAEL J. MOORE  
KENNETH S. RITZENBERG  
DOUGLASH H. WARD

OF COUNSEL  
SUE H.R. ADLER  
ELIZABETH M. MORSS  
SCOTT P. OLSON  
STEPHEN C. PRUDENTE  
KRISTIN CARTER ROWE

PARALEGALS  
ALLYSSA T. MOODY  
AMY S. YOUNG

Writer's Telephone Extension: 253  
[amood@youngsommer.com](mailto:amood@youngsommer.com)

May 16, 2016

**VIA FIRST CLASS MAIL**

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020

RE: Former Baron Blakeslee Site  
Owner: General Electric Company f/k/a UNC Camco Inc.  
Owner Address: 86 Cleveland Avenue, Bay Shore, Suffolk County  
Tax Map No. 198-4-4.1  
DEC Site No: C152204

Dear Sir/Madam:

Enclosed please find proof of recording of the Notice of Certificate of Completion recorded on May 13, 2016, in the Office of the Suffolk County Clerk, with regard to the above referenced site.

Very truly yours,



Allyssa T. Moody  
Paralegal

Enclosure



**COUNTY CLERK'S OFFICE**  
STATE OF NEW YORK  
COUNTY OF SUFFOLK

I, JUDITH A. PASCALE, Clerk of the County of Suffolk and the Court of Record thereof do hereby certify that I have compared the annexed with the original **MISCELLANEOUS - DEED** recorded in my office on **05/13/2016** under Liber **D00012864** and Page **414** and, that the same is a true copy thereof, and of the whole of such original.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said County and Court this **05/13/2016**

**SUFFOLK COUNTY CLERK**

*Judith A. Pascale*

JUDITH A. PASCALE

**SEAL**



SUFFOLK COUNTY CLERK  
 RECORDS OFFICE  
 RECORDING PAGE

Type of Instrument: MISCELLANEOUS - DEED  
 Number of Pages: 4  
 Receipt Number : 16-0074795

Recorded: 05/13/2016  
 At: 02:00:36 PM

LIBER: D00012864  
 PAGE: 414

District: 0500                      Section: 198.00                      Block: 04.00                      Lot: 004.001

EXAMINED AND CHARGED AS FOLLOWS

Received the Following Fees For Above Instrument

		Exempt			Exempt
Page/Filing	\$20.00	NO	Handling	\$20.00	NO
COE	\$5.00	NO	NYS SRCHG	\$15.00	NO
EA-CTY	\$0.00	NO	EA-STATE	\$0.00	NO
TP-584	\$0.00	NO	Notation	\$0.50	NO
Cert.Copies	\$5.00	NO	RPT	\$200.00	NO
			Fees Paid	\$265.50	

THIS PAGE IS A PART OF THE INSTRUMENT  
 THIS IS NOT A BILL

JUDITH A. PASCALE  
 County Clerk, Suffolk County

1 2

Number of pages 4

RECORDED  
2016 May 13 02:00:36 PM  
JUDITH A. PASCALE  
CLERK OF  
SUFFOLK COUNTY  
L D00012864  
P 414

**This document will be public record. Please remove all Social Security Numbers prior to recording.**

Deed / Mortgage Instrument      Deed / Mortgage Tax Stamp      Recording / Filing Stamps

**3 FEES**

Page / Filing Fee	<u>20</u>	
Handling	<u>20.00</u>	
TP-584		
Notation	<u>50</u>	
EA-52 17 (County)		Sub Total <u>40.50</u>
EA-5217 (State)		
R.P.T.S.A.	<u>200</u>	
Comm. of Ed.	<u>5.00</u>	
Affidavit		
<u>Certified Copy</u>	<u>5</u>	
NYS Surcharge	<u>15.00</u>	Sub Total <u>225</u>
Other		Grand Total <u>265.50</u>



Mortgage Amt.	_____
1. Basic Tax	_____
2. Additional Tax	_____
Sub Total	_____
Spec./Assit.	_____
or	
Spec./Add.	_____
TOT. MTG. TAX	_____
Dual Town	_____
Dual County	_____
Held for Appointment	_____
Transfer Tax	_____
Mansion Tax	_____

The property covered by this mortgage is or will be improved by a one or two family dwelling only.  
YES \_\_\_\_\_ or NO \_\_\_\_\_  
If NO, see appropriate tax clause on page # \_\_\_\_\_ of this instrument.

4 Dist. 0500 19800 0500 19800 0400 004001

Real Property Tax Service Agency Verification



**5 Community Preservation Fund**

Consideration Amount \$	_____
CPF Tax Due \$	_____
Improved	_____
Vacant Land	_____
TD	_____
TD	_____
TD	_____

6 **Satisfactions/Discharges/Releases List Property Owners Mailing Address**  
**RECORD & RETURN TO:**  
Robert A. Panasci, Esq.  
Young/Sommer LLC  
Executive Woods  
5 Palisades Drive, Ste 300  
Albany, New York 12205

Mail to: Judith A. Pascale, Suffolk County Clerk  
310 Center Drive, Riverhead, NY 11901  
www.suffolkcountyny.gov/clerk

**7 Title Company Information**  
Co. Name \_\_\_\_\_  
Title # \_\_\_\_\_

**8 Suffolk County Recording & Endorsement Page**

This page forms part of the attached Notice of Certificate of Completion made by: (SPECIFY TYPE OF INSTRUMENT) misc. deed

General Electric Company

The premises herein is situated in SUFFOLK COUNTY, NEW YORK.

TO  
The People of the State of NY

In the TOWN of Islip  
In the VILLAGE \_\_\_\_\_  
or HAMLET of \_\_\_\_\_

## **IMPORTANT NOTICE**

If the document you've just recorded is your **SATISFACTION OF MORTGAGE**, please be aware of the following:

If a portion of your monthly mortgage payment included your property taxes, **\*you will now need to contact your local Town Tax Receiver so that you may be billed directly for all future property tax statements.**

Local property taxes are payable twice a year: on or before January 10<sup>th</sup> and on or before May 31<sup>st</sup>. Failure to make payments in a timely fashion could result in a penalty.

**Please contact your local Town Tax Receiver with any questions regarding property tax payment.**

Babylon Town Receiver of Taxes  
200 East Sunrise Highway  
North Lindenhurst, N.Y. 11757  
(631) 957-3004

Brookhaven Town Receiver of Taxes  
One Independence Hill  
Farmingville, N.Y. 11738  
(631) 451-9009

East Hampton Town Receiver of Taxes  
300 Pantigo Place  
East Hampton, N.Y. 11937  
(631) 324-2770

Huntington Town Receiver of Taxes  
100 Main Street  
Huntington, N.Y. 11743  
(631) 351-3217

Islip Town Receiver of Taxes  
40 Nassau Avenue  
Islip, N.Y. 11751  
(631) 224-5580

Riverhead Town Receiver of Taxes  
200 Howell Avenue  
Riverhead, N.Y. 11901  
(631) 727-3200

Shelter Island Town Receiver of Taxes  
Shelter Island Town Hall  
Shelter Island, N.Y. 11964  
(631) 749-3338

Smithtown Town Receiver of Taxes  
99 West Main Street  
Smithtown, N.Y. 11787  
(631) 360-7610

Southampton Town Receiver of Taxes  
116 Hampton Road  
Southampton, N.Y. 11968  
(631) 283-6514

Southold Town Receiver of Taxes  
53095 Main Street  
Southold, N.Y. 11971  
(631) 765-1803

Sincerely,



Judith A. Pascale  
Suffolk County Clerk

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

**Former Baron Blakeslee Site, Site ID No. Site ID# C152204  
Site Address: 86 Cleveland Avenue, Bay Shore, NY 11706  
Town of Islip, Suffolk County, Tax Map Identification Number(s) 198-4-4.1**

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to General Electric Company for a parcel of approximately 1.81 acres located at 86 Cleveland Avenue in the Town of Islip, Suffolk County.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

**PLEASE TAKE NOTICE**, the remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

**PLEASE TAKE NOTICE**, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Suffolk County as Receipt Number: 16-0009536 dated 01/21/2016. *L 12849 CP 457*

**PLEASE TAKE NOTICE**, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

**PLEASE TAKE NOTICE**, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**Former Baron Blakeslee Site, Site # C152204, 86 Cleveland Ave., Bayshore, NY**

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

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

**PLEASE TAKE NOTICE**, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

**PLEASE TAKE NOTICE**, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

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

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at DEC's Region 1 Office located at 50 Circle Road, Stony Brook, NY 11790, by contacting the Regional Environmental Remediation Engineer.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

General Electric Company

By *Jim Anderson*

Title: *Exec Counsel, EHS*

Date: *5/9/2016*

*Connecticut*  
STATE OF NEW YORK )  
COUNTY OF *Fairfield* )

On the *9<sup>th</sup>* day of *May*, in the year 20*16*, before me, the undersigned, personally appeared *Jonathan Goodwin*, 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.

*Paul Medalla*  
Signature and Office of individual  
taking acknowledgment

**Please record and return to:**  
James W. Van Nortwick  
General Electric Company  
3726 North Wayne Ave.  
Chicago, IL 60613

**PAUL MEDALLA**  
NOTARY PUBLIC  
MY COMMISSION EXPIRES *3/31/18*

**NOTICE OF CERTIFICATE OF COMPLETION**

**Brownfield Cleanup Program**

**6 NYCRR Part 375-1.9(d)**

**Former Baron Blakeslee Site, Site ID No. Site ID# C152204**

**Site Address: 86 Cleveland Avenue, Bay Shore, NY 11706**

**Town of Islip, Suffolk County, Tax Map Identification Number(s) 198-4-4.1**

**PROPERTY DESCRIPTION**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING AT BRENTWOOD IN THE TOWN OF ISLIP, COUNTY OF SUFFOLK AND STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SOUTH 3RD STREET AT THE DIVISION LINE BETWEEN THE PARCEL HEREIN DESCRIBED TO THE EAST AND LANDS NOW OR FORMERLY OF A.C.C. HOLDINGS LLC TO THE WEST;

- THENCE RUNNING FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERLY LINE OF SOUTH 3RD STREET, S 88°58'10" E 180.0 FEET TO A POINT;
- THENCE S 43°58'10" E 28.28 FEET TO THE WESTERLY LINE OF CLEVELAND AVENUE;
- THENCE ALONG SAID WESTERLY LINE OF CLEVELAND AVENUE, S 01°01'50" W 375.00 FEET TO THE DIVISION LINE BETWEEN THE PARCEL HEREIN DESCRIBED TO THE NORTH AND LANDS NOW OR FORMERLY OF ALBERT CIARDULLO TO THE SOUTH.
- THENCE N 88°58' 10" W 200.00 FEET ALONG THE SAID DIVISION LINE TO THE FIRST MENTIONED DIVISION LINE BETWEEN THE PARCEL HEREIN DESCRIBED TO THE EAST AND LANDS NOW OR FORMERLY OF A.C.C. HOLDINGS LLC TO THE WEST;
- THENCE N 01°01'50" E ALONG SAID DIVISION LINE 395.00 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1.81 ACRES OF LAND, MORE OF LESS.



# Young / Sommer LLC

YOUNG SOMMER WARD RITZENBERG BAKER & MOORE LLC

JEFFREY S. BAKER  
DAVID C. BRENNAN  
JOSEPH F. CASTIGLIONE  
JAMES A. MUSCATO II  
J. MICHAEL NAUGHTON  
ROBERT A. PANASCI  
DEAN S. SOMMER  
KEVIN M. YOUNG

LAURA K. BOMYEA  
E. HYDE CLARKE  
ALLYSON M. PHILLIPS  
KRISTIN LAVIOLETTE PRATT  
JESSICA R. VIGARS

COUNSELORS AT LAW

EXECUTIVE WOODS, FIVE PALISADES DRIVE, ALBANY, NY 12205  
Phone: 518-438-9907 • Fax: 518-438-9914

[www.youngsommer.com](http://www.youngsommer.com)

SENIOR COUNSEL  
MICHAEL J. MOORE  
KENNETH S. RITZENBERG  
DOUGLASH H. WARD

OF COUNSEL  
SUE H.R. ADLER  
ELIZABETH M. MORSS  
SCOTT P. OLSON  
STEPHEN C. PRUDENTE  
KRISTIN CARTER ROWE

PARALEGALS  
ALLYSSA T. MOODY  
AMY S. YOUNG

Writer's Telephone Extension: 253  
[amoody@youngsommer.com](mailto:amoody@youngsommer.com)

May 16, 2016

**VIA FIRST CLASS MAIL**

Brentwood Public Library  
34 Second Ave  
Brentwood, NY 11717

RE: Former Baron Blakeslee Site  
Owner: General Electric Company f/k/a UNC Camco Inc.  
Owner Address: 86 Cleveland Avenue, Bay Shore, Suffolk County  
Tax Map No. 198-4-4.1  
DEC Site No: C152204

Dear Sir/Madam:

As the document repository for the above referenced Brownfield Cleanup Site, enclosed please find a copy of the Notice of Certificate of Completion dated May 9, 2016 ("Notice of COC"). The enclosed Notice of COC signifies the satisfactory completion of the remedial program at the above referenced Brownfield Cleanup Site, Former Baron Blakeslee Site.

Please include the enclosed in the Brentwood Public Library repository upon receipt for review by the public.

Please contact me should you have any questions or comments.

Very truly yours,



Allyssa T. Moody  
Paralegal

Enclosure

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

**Former Baron Blakeslee Site, Site ID No. Site ID# C152204**  
**Site Address: 86 Cleveland Avenue, Bay Shore, NY 11706**  
**Town of Islip, Suffolk County, Tax Map Identification Number(s) 198-4-4.1**

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to General Electric Company for a parcel of approximately 1.81 acres located at 86 Cleveland Avenue in the Town of Islip, Suffolk County.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

**PLEASE TAKE NOTICE**, the remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

**PLEASE TAKE NOTICE**, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Suffolk County as Receipt Number: 16-0009536 dated 01/21/2016. *L 12849 CP 457*

**PLEASE TAKE NOTICE**, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

**PLEASE TAKE NOTICE**, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

Former Baron Blakeslee Site, Site # C152204, 86 Cleveland Ave., Bayshore, NY

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

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

**PLEASE TAKE NOTICE**, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

**PLEASE TAKE NOTICE**, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

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

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at DEC's Region 1 Office located at 50 Circle Road, Stony Brook, NY 11790, by contacting the Regional Environmental Remediation Engineer.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

General Electric Company

By *James W. Van Nortwick*

Title: Exec Counsel, EHS

Date: 5/9/2016

*Connecticut*  
STATE OF NEW YORK ~~on~~ SS:  
COUNTY OF *Fairfield* )

On the 9<sup>th</sup> day of May, in the year 2016, before me, the undersigned, personally appeared *Jonathan Goodrich*, 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.

*Paul Medalla*  
Signature and Office of individual  
taking acknowledgment

**Please record and return to:**  
James W. Van Nortwick  
General Electric Company  
3726 North Wayne Ave.  
Chicago, IL 60613

**PAUL MEDALLA**  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 5/31/18

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

---

**Former Baron Blakeslee Site; Site ID No. Site ID# C152204**  
**Site Address: 86 Cleveland Avenue, Bay Shore, NY 11706**  
**Town of Islip, Suffolk County, Tax Map Identification Number(s) 198-4-4.1**

**PROPERTY DESCRIPTION**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING AT BRENTWOOD IN THE TOWN OF ISLIP, COUNTY OF SUFFOLK AND STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SOUTH 3RD STREET AT THE DIVISION LINE BETWEEN THE PARCEL HEREIN DESCRIBED TO THE EAST AND LANDS NOW OR FORMERLY OF A.C.C. HOLDINGS LLC TO THE WEST;

- THENCE RUNNING FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERLY LINE OF SOUTH 3RD STREET, S 88°58'10" E 180.0 FEET TO A POINT;
- THENCE S 43°58'10" E 28.28 FEET TO THE WESTERLY LINE OF CLEVELAND AVENUE;
- THENCE ALONG SAID WESTERLY LINE OF CLEVELAND AVENUE, S 01°01'50" W 375.00 FEET TO THE DIVISION LINE BETWEEN THE PARCEL HEREIN DESCRIBED TO THE NORTH AND LANDS NOW OR FORMERLY OF ALBERT CIARDULLO TO THE SOUTH.
- THENCE N 88°58' 10' W 200.00 FEET ALONG THE SAID DIVISION LINE TO THE FIRST MENTIONED DIVISION LINE BETWEEN THE PARCEL HEREIN DESCRIBED TO THE EAST AND LANDS NOW OR FORMERLY OF A.C.C. HOLDINGS LLC TO THE WEST;
- THENCE N 01°01'50" E ALONG SAID DIVISION LINE 395.00 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1.81 ACRES OF LAND, MORE OF LESS.