

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director  
625 Broadway, 12th Floor, Albany, New York 12233-7011  
P: (518) 402-9706 | F: (518) 402-9020  
www.dec.ny.gov

The Kearney Realty & Development Group Inc.  
Kenneth Kearney  
34 Clayton Boulevard, Suite A  
Baldwin Place, NY 10505

DEC 31 2018

The QCL on Main Limited Partnership  
Kenneth Kearney  
34 Clayton Boulevard, Suite A  
Baldwin Place, NY 10505

The Queen City Lofts Housing Development Fund Company, Inc.  
C/O Hudson River Housing, Inc  
313 Mill Street  
Poughkeepsie, NY 12601

Re: Certificate of Completion  
Queen City Lofts,  
City of Poughkeepsie, Dutchess County  
C314125

Dear Mr. Kearney:

Congratulations on having satisfactorily completed the remedial program at the Queen City Lofts site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record a notice of the COC in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of the date that you acquire the site. A copy of the recorded notice should be provided to the Department's project manager. If you are a non-owner,

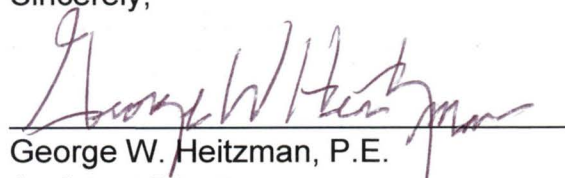
you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter. Please return the proof of recording to:

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

- Provide the notice of the COC to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April 2020.

If you have any questions regarding any of these items, please contact Douglas MacNeal at 518-402-9662 or [douglas.macneal@dec.ny.gov](mailto:douglas.macneal@dec.ny.gov).

Sincerely,



George W. Heitzman, P.E.  
Assistant Director  
Division of Environmental Remediation

ec w/ enclosure:

Kenneth Kearney, [kkearney@kearneyrealtygroup.com](mailto:kkearney@kearneyrealtygroup.com)

Scott Spitzer, WCD Group, [sspitzer@wcdgroup.com](mailto:sspitzer@wcdgroup.com)

Lawrence Schnapf, [Larry@SchnapfLaw.com](mailto:Larry@SchnapfLaw.com)

C. Vooris, NYSDOH

S. Berninger, NYSDOH

Matt Gokey, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)

Matt Culotti, [matthew.culotti@tax.ny.gov](mailto:matthew.culotti@tax.ny.gov)

ec w/o enc.:

D. MacNeal

J. Brown

D. Bendell, R3

J. Andaloro

K. Lewandowski

D. Tuohy

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

<b>Name</b>	<b>Address</b>
The Kearney Realty & Development Group Inc.	34 Clayton Boulevard, Baldwin Place, NY 10505
The Queen City Lofts Housing Development Fund Company, Inc.	313 Mill Street, Poughkeepsie, NY 12601
The QCL on Main Limited Partnership	34 Clayton Boulevard, Baldwin Place, NY 10505

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 10/23/15    **Agreement Execution:** 11/3/15    **Agreement Index No.:**C314125-10-15

**Application Approval Amendment:** 8/18/16                      **Agreement Execution Amendment:** 8/18/16

**Application Approval Amendment:** 4/7/17                      **Agreement Execution Amendment:** 4/7/17

**Application Approval Amendment:** 12/19/18                      **Agreement Execution Amendment:** 12/19/18

**SITE INFORMATION:**

**Site No.:** C314125    **Site Name:** Queen City Lofts

**Site Owner:**    The QCL on Main Limited Partnership

**Street Address:** 178-188 Main Street

**Municipality:** Poughkeepsie **County:** Dutchess    **DEC Region:** 3

**Site Size:** 1.051 Acres

**Tax Map Identification Number(s):** 6062-84-944121

**Percentage of site located in an EnZone:** 100 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

**CERTIFICATE ISSUANCE**

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been 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 applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

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):

**Allowable Uses under the BCP:** Restricted-Residential, Commercial, and Industrial

**Cleanup Track:** Track 4: Restricted use with site-specific soil cleanup objectives

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.

Tangible Property Credit Component Rate is 15%. Comprised of 10% Base, 5% EnZone.

Dependent upon the project being developed in a manner consistent with the requirements of Section 21(a)(5)(B) of the New York State Tax Law, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the

Secretary of State (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum total Tangible Property Credit Rate of 24%.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Dutchess County as 02-2018-9828.

#### **LIABILITY LIMITATION**

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, 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.

#### **CERTIFICATE TRANSFERABILITY**

This Certificate may 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 6NYCRR Part 375-1.9.

#### **CERTIFICATE MODIFICATION/REVOCATION**

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos  
Commissioner  
New York State Department of Environmental Conservation

By: George W. Heitzman Date: 12/31/18

George W. Heitzman, P.E., Assistant Director  
Division of Environmental Remediation

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

**Queen City Lofts, Site ID No. C314125**  
**178-188 Main Street, Poughkeepsie, NY 12601**  
**Poughkeepsie, Dutchess County, Tax Map Identification Number(s) 6062-84-944121**

**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 The QCL on Main Limited Partnership, The Kearney Realty & Development Group Inc., and The Queen City Lofts Housing Development Fund Company, Inc. for a parcel approximately 1.051 acres located at 178-188 Main Street in the City of Poughkeepsie, Dutchess 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 Dutchess County as 02-2018-9828.

**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

***Queen City Lofts, C314125, 178-188 Main Street, Poughkeepsie, NY 12601***

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.

**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 be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

**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**, 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**, a copy of the Certificate can be reviewed at the NYSDEC's Region 3 office located at 21 South Putts Corners Rd, New Paltz, 12561, by contacting the Regional Environmental Remediation Engineer.

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

The QCL on Main Limited Partnership

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF NEW YORK            ) SS:  
COUNTY OF                    )

On the \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, 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.

\_\_\_\_\_  
Signature and Office of individual  
taking acknowledgment

**Please record and return to:**  
The QCL on Main Limited Partnership  
34 Clayton Boulevard, Suite A  
Baldwin Place, NY 10505

**Exhibit A**

**Site Description**



**SCHEDULE "A" PROPERTY DESCRIPTION**

**ENVIRONMENTAL EASEMENT DESCRIPTION**

PARCEL # 131300-6062-84-944121

PARCEL ADDRESSES: 178-188 MAIN STREET, POUGHKEEPSIE, NY 12601

ALL THAT PARCEL OF LAND SITUATED IN CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS AND STATE OF NEW YORK BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED PARCEL; SAID POINT BEING AT THE INTERSECTION OF EASTERLY LINE OF SOUTH BRIDGE STREET AND SOUTHERLY LINE OF MAIN STREET; THENCE RUNNING EASTERLY ALONG THE SOUTHERLY LINE OF MAIN STREET THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

1. SOUTH 74° 55' 12" EAST, A DISTANCE OF 127.65 FEET TO A POINT;
2. SOUTH 75° 52' 16" EAST, A DISTANCE OF 19.82 FEET TO A POINT;
3. SOUTH 75° 37' 49" EAST, A DISTANCE OF 24.95 FEET TO A POINT;
4. SOUTH 75° 34' 44" EAST, A DISTANCE OF 31.01 FEET TO A POINT;
5. SOUTH 76° 07' 58" EAST, A DISTANCE OF 30.48 FEET TO A POINT AT THE NORTHEASTERLY CORNER OF HEREIN DESCRIBED PARCEL, SAID POINT BEING AT THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY MT BEACON PROPERTIES, LLC (DOC# 02 2014 14);

THENCE RUNNING SOUTHERLY ALONG THE WESTERLY LINE OF LANDS OF MT BEACON PROPERTIES, LLC THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. SOUTH 14° 33' 41" WEST, A DISTANCE OF 129.74 FEET TO A POINT;
2. SOUTH 11° 42' 20" WEST, A DISTANCE OF 86.08 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF HEREIN DESCRIBED PARCEL; SAID POINT BEING AT THE NORTHERLY LINE OF LANDS NOW OR FORMERLY CACCOMO (DOC# 02 2015 0598);

THENCE RUNNING WESTERLY ALONG THE NORTHERLY LINE OF CACCOMO, SOUTH 78° 12' 20" WEST, A DISTANCE OF 34.50 FEET TO A POINT; THENCE RUNNING NORTHWESTERLY THROUGH THE HEREIN DESCRIBED PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. NORTH 66° 30' 14" WEST, A DISTANCE OF 85.19 FEET TO A POINT;
2. NORTH 31° 46' 40" WEST, A DISTANCE OF 47.40 FEET TO A POINT;
3. NORTH 3° 26' 16" WEST, A DISTANCE OF 16.99 FEET TO A POINT;
4. SOUTH 85° 32' 48" WEST, A DISTANCE OF 48.74 FEET TO A POINT AT THE EASTERLY LINE OF SOUTH BRIDGE STREET; SAID POINT BEING THE FOLLOWING TWO (2) COURSES AND DISTANCES FROM THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBE PARCEL, NORTH 3° 34' 15" WEST 104.83, THENCE NORTH 4° 41' 24" WEST 18.66 FEET TO A POINT; THENCE RUNNING NORTHERLY ALONG THE EASTERLY LINE OF SOUTH BRIDGE STREET THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. NORTH 4° 41' 24" WEST, A DISTANCE OF 30.00 FEET TO A POINT;
3. NORTH 3° 50' 38" WEST, A DISTANCE OF 46.38 FEET TO A POINT;
4. NORTH 2° 33' 28" WEST, A DISTANCE OF 40.98 FEET TO A POINT;
5. NORTH 13° 51' 32" EAST, A DISTANCE OF 73.79 FEET TO A POINT OF PLACE OF BEGINNING.

CONTAINING 1.051 ACRES MORE OR LESS.

**Exhibit B**

**Site Survey**

**ENVIRONMENTAL EASEMENT DESCRIPTION**

**METES AND BOUNDS DESCRIPTION**

ALL THAT PARCELS OF LAND SITUATED IN CITY OF Poughkeepsie, COUNTY OF DUTCHESS AND STATE OF NEW YORK BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED PARCEL, SAID POINT BEING AT THE INTERSECTION OF EASTERLY LINE OF SOUTH BRIDGE STREET AND SOUTHERLY LINE OF MAIN STREET; THENCE RUNNING EASTERLY ALONG THE SOUTHERLY LINE OF MAIN STREET THE FOLLOWING (5) COURSES AND DISTANCES:

1. SOUTH 74° 55' 12" EAST; A DISTANCE OF 107.65 FEET TO A POINT;
2. SOUTH 75° 52' 16" EAST; A DISTANCE OF 19.89 FEET TO A POINT;
3. SOUTH 75° 37' 49" EAST; A DISTANCE OF 34.84 FEET TO A POINT;
4. SOUTH 75° 34' 44" EAST; A DISTANCE OF 31.91 FEET TO A POINT;
5. SOUTH 75° 07' 48" EAST; A DISTANCE OF 35.49 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED PARCEL, SAID POINT BEING AT THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY MT BEACON PROPERTIES, LLC (DOC# 02 2014 16).

THENCE RUNNING SOUTHERLY ALONG THE WESTERLY LINE OF LANDS OF MT BEACON PROPERTIES, LLC THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 74° 55' 41" WEST; A DISTANCE OF 109.74 FEET TO A POINT;
2. SOUTH 71° 42' 30" WEST; A DISTANCE OF 86.89 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF HEREIN DESCRIBED PARCEL, SAID POINT BEING AT THE NORTHERLY LINE OF LANDS NOW OR FORMERLY CACCOIAO (DOC# 02 2015 0586).

THENCE RUNNING WESTERLY ALONG THE NORTHERLY LINE OF CACCOIAO, SOUTH 70° 12' 20" WEST; A DISTANCE OF 34.50 FEET TO A POINT; THENCE RUNNING NORTHWESTERLY THROUGH THE HEREIN DESCRIBED PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 60° 30' 41" WEST; A DISTANCE OF 85.59 FEET TO A POINT;
2. NORTH 51° 46' 44" WEST; A DISTANCE OF 47.40 FEET TO A POINT;
3. NORTH 31° 20' 16" WEST; A DISTANCE OF 16.89 FEET TO A POINT;
4. SOUTH 85° 28' 48" WEST; A DISTANCE OF 48.24 FEET TO A POINT AT THE EASTERLY LINE OF SOUTH BRIDGE STREET; SAID POINT BEING THE FOLLOWING TWO (2) COURSES AND DISTANCES FROM THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED PARCEL: NORTH 37° 34' 11" WEST 104.61 FEET; NORTH 4° 41' 24" WEST 18.88 FEET TO A POINT; THENCE RUNNING NORTHWESTERLY ALONG THE EASTERLY LINE OF SOUTH BRIDGE STREET THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 47° 24' 24" WEST; A DISTANCE OF 30.86 FEET TO A POINT;
2. NORTH 45° 52' 38" WEST; A DISTANCE OF 46.89 FEET TO A POINT;
4. NORTH 21° 53' 20" WEST; A DISTANCE OF 40.86 FEET TO A POINT;
5. NORTH 13° 51' 52" EAST; A DISTANCE OF 73.76 FEET TO A POINT OF PLACE OF BEGINNING.

CONTAINING 1.251 ACRES MORE OR LESS.

**OVERALL METES AND BOUNDS DESCRIPTION (PARCEL # 131300-6062-84-844121)**

ALL THAT PARCELS OF LAND SITUATED IN CITY OF Poughkeepsie, COUNTY OF DUTCHESS AND STATE OF NEW YORK BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED PARCEL, SAID POINT BEING AT THE INTERSECTION OF EASTERLY LINE OF SOUTH BRIDGE STREET AND SOUTHERLY LINE OF MAIN STREET; THENCE RUNNING EASTERLY ALONG THE SOUTHERLY LINE OF MAIN STREET THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. SOUTH 74° 55' 12" EAST; A DISTANCE OF 107.65 FEET TO A POINT;
2. SOUTH 75° 52' 16" EAST; A DISTANCE OF 19.89 FEET TO A POINT;
3. SOUTH 75° 37' 49" EAST; A DISTANCE OF 34.84 FEET TO A POINT;
4. SOUTH 75° 34' 44" EAST; A DISTANCE OF 31.91 FEET TO A POINT;
5. SOUTH 75° 07' 48" EAST; A DISTANCE OF 35.49 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF HEREIN DESCRIBED PARCEL, SAID POINT BEING AT THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY MT BEACON PROPERTIES, LLC (DOC# 02 2014 16).

THENCE RUNNING SOUTHERLY ALONG THE WESTERLY LINE OF LANDS OF MT BEACON PROPERTIES, LLC THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 74° 55' 41" WEST; A DISTANCE OF 109.74 FEET TO A POINT;
2. SOUTH 71° 42' 30" WEST; A DISTANCE OF 86.89 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF HEREIN DESCRIBED PARCEL, SAID POINT BEING AT THE NORTHERLY LINE OF LANDS NOW OR FORMERLY CACCOIAO (DOC# 02 2015 0586).

THENCE RUNNING WESTERLY ALONG THE NORTHERLY LINE OF CACCOIAO, SOUTH 70° 12' 20" WEST; A DISTANCE OF 34.50 FEET TO A POINT; THENCE RUNNING SOUTHERLY ALONG THE WESTERLY LINE OF LANDS OF CACCOIAO, SOUTH 71° 02' 28" WEST; A DISTANCE OF 8.11 FEET TO A POINT AT THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY RANZA (DOC# 02 2002 2078); THENCE RUNNING WESTERLY ALONG THE NORTHERLY LINE OF LANDS OF RANZA, SOUTH 80° 25' 48" WEST; A DISTANCE OF 148.15 FEET TO A POINT AT THE EASTERLY LINE OF SOUTH BRIDGE STREET; SAID POINT BEING AT THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED PARCEL AT A DISTANCE 0.03 FEET EAST FROM AN IRON PIPE FOUND; THENCE RUNNING NORTHWESTERLY ALONG THE EASTERLY LINE OF SOUTH BRIDGE STREET THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 31° 34' 15" WEST; A DISTANCE OF 104.83 FEET TO AN IRON ROD FOUND;
2. NORTH 47° 41' 24" WEST; A DISTANCE OF 30.86 FEET TO A POINT;
3. NORTH 31° 53' 38" WEST; A DISTANCE OF 46.89 FEET TO A POINT;
4. NORTH 21° 53' 20" WEST; A DISTANCE OF 40.86 FEET TO A POINT;
5. NORTH 13° 51' 52" EAST; A DISTANCE OF 73.76 FEET TO A POINT OF PLACE OF BEGINNING.

CONTAINING 1.251 ACRES MORE OR LESS.

**REFERENCES:**

- DEEDS AND FILED MAP
  - FM 8172
  - LIBER 1460 PAGE 323
  - LIBER 818 PAGE 440
  - LIBER 1382 PAGE 770
  - LIBER 862 PAGE 198
  - LIBER 862 PAGE 198
  - LIBER 1466 PAGE 648
  - LIBER 1444 PAGE 652
  - DOC# 02 2015 111
  - DOC# 02 2017 467
  - DOC# 02 2012 2948
- TITLE POLICY: AN0107\_200C  
PROVIDED BY: ALL NEW YORK TITLE AGENCY, INC.  
EFFECTIVE DATE: JANUARY 8, 2017

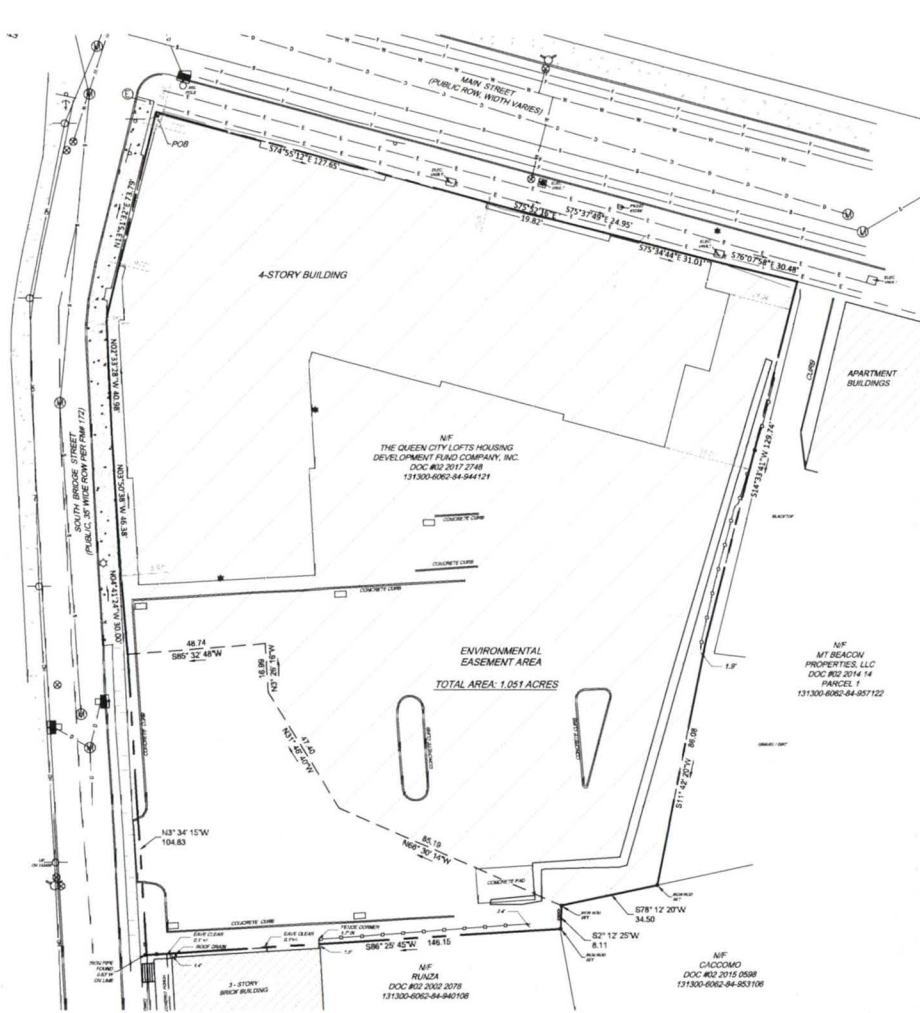
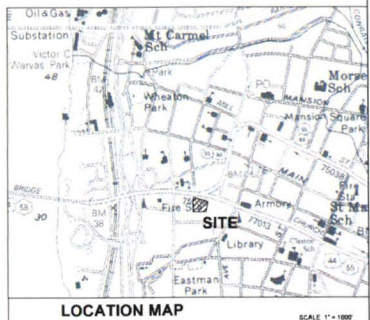
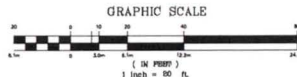
**PREVIOUS PROPERTY INFORMATION:**

- TAX PARCEL NUMBERS & ADDRESS
- 131300-6062-76-942131 178 MAIN ST.
- 131300-6062-76-942131 161 MAIN ST.
- 131300-6062-84-841122 11 SOUTH BRIDGE ST.
- 131300-6062-84-841121 15 SOUTH BRIDGE ST., Poughkeepsie, NY 12601

**CURRENT PROPERTY INFORMATION:**

- 178-188 MAIN STREET
- POUGHKEEPSIE, NY 12601
- TAX PARCEL NUMBER
- 131300-6062-84-844121
- DEED DOC # 02 2017 2748

**SURVEY BY:**  
JONATHAN V. VENDERBERG, PLS  
NY LICENSE NO. 063812  
CLARENCE PATTERSON LEE  
9 ELKS LANE,  
POUGHKEEPSIE, NY 12601  
PHONE NO. (845)464-3111



*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 this Easement are set forth 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 can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.*

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208, SUB-SECTION 2, OF THE NEW YORK STATE EDUCATION LAW.  
IF IT IS HEREBY CERTIFIED 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.  
CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS. SAID CERTIFICATIONS SHALL BE VALID ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND THE GOVERNMENTAL AGENCY ESTABLISHED HEREON AND TO THE ASSIGNEE OF THE LENDING INSTITUTION, CONFIRMING THE NEW YORK TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
SURVEYED AS PER MAPS AND DEEDS OF RECORD AND AS IN INDICATED POSSESSION ON OR BEFORE OCTOBER 4, 2016.

Prepared By: KJM-Schmitt  
 Date last updated: 12/07/18 11:39 AM  
 Date last modified: 12/07/2018 11:16 AM  
 Reviewed/Drawn by: none  
 Drawing Name: C:\Users\jvanderberg\OneDrive\Documents\131300-6062-84-844121.dwg

NO.	DATE	BY	CHECKED	REVISIONS
1.	12/07/18	CES	JJV	REVISED EASEMENT LINE

9 ELKS LANE  
POUGHKEEPSIE, NEW YORK 12601  
TEL (845) 454-3411  
FAX (845) 473-1962

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IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THESE PUBLIC RECORDS OR REPORTS IN ANY MANNER WITHOUT THE WRITTEN DIRECTION OF A LICENSED LAND SURVEYOR.

**QUEEN CITY LOFTS HOUSING DEVELOPMENT FUND COMPANY, INC.**  
CITY OF Poughkeepsie COUNTY OF DUTCHESS STATE OF NEW YORK

DATE:	12/04/18
DRAWN:	KKS
DESIGNED:	JJV
CHECKED:	JJV
SCALE:	AS NOTED

**QUEEN CITY LOFTS ENVIRONMENTAL EASEMENT MAP**

PROJECT NUMBER	60034.00
DRAWING NUMBER	01-01



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Form**  
 12/19/2018



**SITE DESCRIPTION**

**SITE NO.** C314125

**SITE NAME** Queen City Lofts

**SITE ADDRESS:** 178-188 Main Street      **ZIP CODE:** 12601

**CITY/TOWN:** Poughkeepsie

**COUNTY:** Dutchess

**ALLOWABLE USE:** Restricted-Residential, Commercial, and Industrial

**SITE MANAGEMENT DESCRIPTION**

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	■	□
Monitoring Plan	■	□
Operation and Maintenance (O&M) Plan	□	■

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2020

**Description of Institutional Control**

**The QCL on Main Limited Partnership**

34 Clayton Boulevard, Suite A

**178 - 188 Main Street**

Environmental Easement

Block: 84

Lot: 944121

Sublot:

Section: 6062

Subsection:

S\_B\_L Image: 6062-84-944121

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**Description of Engineering Control**

**The QCL on Main Limited Partnership**

34 Clayton Boulevard, Suite A

**178 - 188 Main Street**

Environmental Easement

Block: 84

Lot: 944121

Sublot:

Section: 6062

Subsection:

S\_B\_L Image: 6062-84-944121

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