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

DEC 31 2019

Mr. Bruce Berg Sullivan Resorts, LLC 7 Renaissance Square White Plains, NY 10601 bruce@icapelli.com

Re: Certificate of Completion

Former Grossingers Resort Site

Site No. C353015

Town of Liberty, Sullivan County

Dear Mr. Berg,

Congratulations on having satisfactorily completed the remedial program at the Former Grossingers Resort 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 2021.

If you have any questions regarding any of these items, please contact William Bennett, Project Manager at (518) 402-9659.

Sincerely,

Michael J. Ryan, P.E

Director

Division of Environmental Remediation

ec w/ enclosure:

Fuad Dahan, SESI Consulting Engineers, PC (fd@sesi.org)

Linda Shaw, Knauf Shaw LLP (Ishaw@nyenvlaw.com)

Kevin McManus (kmcmanus@icappelli.com)

Louis Cappelli (louis@icappelli.com)

Christine Vooris (christine.vooris@health.ny.gov)

Maureen Schuck (maureen.schuck@health.ny.gov)

Harolyn Hood (harolyn.hood@health.ny.gov)

Matt Gokey, matthew.gokey@tax.ny.gov

Paul Takac, paul.takac@tax.ny.gov

DECDOCS

ec w/o enc.:

William Bennett, NYSDEC (william.bennett@dec.ny.gov)

Kevin Carpenter, NYSDEC (kevin.carpenter@dec.ny.gov)

Janet Brown, NYSDEC (janet.brown@dec.ny.gov)

Daniel Bendell, NYSDEC (daniel.bendell@dec.ny.gov)

Alali Tamuno, NYSDEC (alali.tamuno@dec.ny.gov)

Kelly Lewandowski, NYSDEC (kelly.lewadowski@dec.ny.gov)

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP) CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Address

Sullivan Resorts, LLC

7 Renaissance Square, White Plains, NY 10601

BROWNFIELD CLEANUP AGREEMENT:

Application Approval Amendment: none

Application Approval: 3/20/18

Agreement Execution: 4/16/18

Agreement Index No.: C353015-02-18

Agreement Execution Amendment: none

SITE INFORMATION:

Site No.: C353015 Site Name: Former Grossingers Resort

Site Owner:

Sullivan Resorts, LLC

Street Address: Clements and Grossinger Roads Municipality: Liberty

County: Sullivan

DEC Region: 3

Site Size: 18.17 Acres

Tax Map Identification Number(s):

30-1-1.1 (portion of)

Percentage of site located in an EnZone: 0 - 49 %

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: Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial Cleanup Track: Track 1: Unrestricted use (0.87 acres) – See Exhibit A and "0.87" acre area on Exhibit B.

Tax Credit Provisions (0.87 acre area):

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %. Tangible Property Credit is 15%. Comprised of 10% Base, 5% Track 1.

Allowable Uses under the BCP: Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial Cleanup Track: Conditional Track 1: Unrestricted use (17.3 acres) – See Exhibit A and "Conditional Track 1 Area" on Exhibit B, provided that the remedial goals for soil vapor intrusion are achieved within five years of the date of the Certificate. If those goals are not achieved within five years, this Certificate shall be modified to a Track 2 Residential cleanup. Unrestricted use, provided that the remedial goals for groundwater are achieved within five years of the date of the Certificate. If these goals are not achieved within five years, this Certificate shall be modified to a Track 2 Residential cleanup.

Tax Credit Provisions (17.3 acre area):

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %. Tangible Property Credit is 15%. Comprised of 10% Base, 5% Track 1.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, 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 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 Sullivan County as 2019-8634.

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:

Michael J. Ryan, P.E., Director

Division of Environmental Remediation

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

Former Grossingers Resort Site, Site ID No. C353015
Clements and Grossinger Roads, Liberty, NY 12754
Town of Liberty, Sullivan County, Tax Map Identification Number(s): 30-1-1.1 (portion of)

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 Sullivan Resorts, LLC for a parcel approximately 18.17-acres in size located at Clements and Grossinger Roads in the Town of Liberty, Sullivan 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):

0.87 Acre Area

- ☑ 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.

17.3 Acre Area

- ☑ 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.

For Unrestricted Use (17.3 acre area), provided that the remedial goals for soil vapor intrusion are achieved within five years of the date of the Certificate of Completion. If those goals are not achieved within five years, the Certificate of Completion shall be modified to a cleanup level consistent with Residential use.

For Unrestricted Use (17.3 acre area), provided that the remedial goals for groundwater are achieved within five years of the date of the Certificate of Completion. If these goals are not achieved within five years, the Certificate of Completion shall be modified to a cleanup level consistent with Residential use.

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 for the 17.3 acre area 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 Sullivan County as 2019-8634.

PLEASE TAKE NOTICE, the Environmental Easement for the 17.3 acre area 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 for the 17.3 acre area, 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.

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 for the 17.3 Acre Area 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 located at 21 S Putt Corners Rd, New Paltz, NY 12561, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

	Sullivan Resorts, LLC
	By:
	Title:
	Date:
STATE OF NEW YORK) SS: COUNTY OF SULLIVAN)	
evidence to be the individual(s) whose nacknowledged to me that he/she/they exceeds	, in the year 20, before me, the undersigned, personally known to me or proved to me on the basis of satisfactory ame is (are) subscribed to the within instrument and ecuted the same in his/her/their capacity(ies), and that by int, the individual(s), or the person upon behalf of which the ent.
Signature and Office of individual taking acknowledgment	Please record and return to: Sullivan Resorts, LLC 7 Renaissance Square White Plains, NY 10601

	4	
s.		
,		·

Exhibit A – Description of Property

SILIANA PESOPITS, LLC LIBER 2090 PACE 503, continued PACE Alerte d. segmen 73 majors 35 encode frost in 1825 feel pessing obey hinze of seel frost in a posit.	TREACE Goods of Veginus 41 includes 22 moving that 21/28 had bearing about the contraction of the contractio	stericz douth 1st dogwe 1st nedada 18 mejado 1840. Ez 69 koet proving odny the ewier et innweg wy of hist seal to tha poist se pora of Mydeling.	MANCEL & All that exists boat or parasit of long altain to the form of Librity, Copery of Siddhon. Then of they that, they beareded and described as theore.	RELIBANCE of a proof in the cardin at lamped, was at Chemist flood from freed from 18, and proof a lampshop plots by the scatherators, corner of leads of Fallack floor Liber, 753 of seas of proof of the Liber, 753 of seas of posts \$2.7.0 cm.	Alaberdis, include year, add glace all deginees, Such 31 segmen 59 principe ski seranda Med 1037 Late positing accep, this settler of liment way of rad good to a posit of the especially primer of heads of Activities from 1200 354 pt speak of parps 433%.	IndicE leaving west mad and reseally along 31 express the mission coll executed blest 495.20, forth passers along the jointhyty, leaving lead, between passers, and collect their of deservoirs in passers, and the collection is a passer.	PHENCE Auch 11 organs 25 minute 20 propos fast 81.55 for isosby disay on max for or talk determined to a popit of the preferent contract of tends of tends of both determined to a popit of the preference of tends of tend	inerce south all degrees. We defined at the posted Last 499.07 feel, dealery claims, five, south tere all and Please to the point of place of ECOSINIS.	SAPPLE. **All fine period, foret se parent of rient speads in the Town of Liberty, County at Soulens, **Stage of from Very And Jacobs and Searched or Very **
SIALIUM PETORIS, LLC. CONFIDENCE FOR SHARE STATE STATE SHARE STATES STATES SHARE SHA	INSPICE REACH AS degree is notice by except man (ALTO) has parenty lawy. Do cordinally we of lowed of Abstra to inspire the Abstra to inspire and the Abstra to inspire the Abstra to inspire and the Abstra to inspire the Abstra to inspire the Abstra to inspire the Abstra to inspire the Abstraction of the Abstraction	DATAC NEAR 31 SANJON 25 ANNIAS DO SMACHCE LOST 224.55 FOR LOMBATO WING MANY MATERIAL OF THE CONTINUE. WE NO E-good of the sandom statement of lands of the first of the sandom statement.	TREACT May be again to minist 10 defends well (2011) for Losway soog the mouthing that a land America are described to Liber (5) of their it page (5) and Liber (5) of their its page (5) and their control of	deport d'auth 20 depart 54 steams 105 secomd, fout 43.002, des parados sèrs du realord der se fois deservos postel de o, pode:	Trichicle community olong stald energing has builten 12 angrave of remisses \$0 hearbon when their second states from his a promise \$10 hearbon their second states being the \$10 hearbon 13 minutes \$6 meanable sensi states of hear province bits the manife	i car al hai Abathar pockt to a spring. TYPACE, South of pages 10 abbeto 10 about 10 for 00.150 (and possing about ande af-	Infiliké Sodá So segaret Ce malubet Ol archode filmé allocof fest palation obras, the count For an Immét at lead Chemistri so a godda at gas contain all browins way set Commercia Rusal.	THEORY. The Galacines canadata and delenate along the ceptor, of transact any of tall relation. Society, 28 capases 22 instructor off personal West, 1928 lock;	Scient 37 debend, 43 minutes, 48 occarded Mars 94,86 forth and Scient 37 debend, 43 minutes, 15 mentes 17 second Mars 45,17 fort (o o pobl) in 12s cover of troubbed men of mail read.

PIDIX NOVELLY degrees 38 minutes 08 seconds Lies 1465,00 test passing along the ecutority is a discussing to be print. PHENCE terring sold local and hardon Solds 89 drynos 18 industr 18 overvier East, 306 13 (44" passing energy the southeast fine of cities funds at Communa in a polati THENCE Shall IT degrees 50 moutes fit processes first 853722 test present in and charg the specifies of the first first

borges Suith 2) beginnes vid months) tild sessonen foar 18000 feet peeseng deurg minhaisp kied. Et soef Gesekipper bevelsprietel fügs-passet fo i) pohit. PAPACK CLUM 18 deposes 37 rubadas III. sepancis Neel 7,1784 feel jacasiiy albiya Da estandi unine Ame of asid Kele in 2 povid. pLONCE South: O Chaymad CUI annoths 50 specimis lives 200.42 final to and deno. On strandom of Generalgor using to a posts:

PILLONG, Souther or engines 24 milliones 20 mesence Comt 60,340 lend prinsing when the revellents heaven in each Ocidency to a hopbeter minimized theird.

heaving enemy and recovery and member should response 20 member 50 accords first substances and construct format of any substances and construct format of on and compared foundations.

AndREE Such 67 deplets 07 millsome 23 personal that 25.59 test to a point or the senter of tests 06 feeden 13,

PROJECT States 22, deposes 39, makeding 31 accorded Edel 2000 for copies the newford of installed upon de that from the profest of the Applicate Common of frontier of the Orders 2 the Orders 2 for the Applicate Common of frontier of the Orders 2 the Or

THONCE combinings and issues South Sir papers. Styminton 35 sections Edit end 30 seat to an incidental part of

hydroxy controving strong metric constants boundary South 97 degrees 65 minutes 35 teconds that 335,00 followers are two pair and. PARIOS (NATA). IS Julyana Ca minuter, 25 seconds ficat 5.02.25 fant centriusig, obisig a comprovi Are betream and Parses AG. 3 and Pencel AG. 2, to an Ares pion set;

TABNICE (ANY), is Japaness 0.3 minution for excepted meas 122.30 fines passedy usure, sight, massemby becomes to a posite of the recollementalisty carrant of leaked for positivity.

THENCE About 68 degrees 30 minutus OI sections East 18630 heef, presides about the position's council, of soid Fing parcer to the posit or phase of Intilativities.

HIBUIT REVINES HER FORSTOND FOR ITMINES STATE FOR PROPER 20 minutes 20 annious 20 annious 20 annious Mars 186, 186,25 her postulos from 18 us Forston From 18 y 1868 becoments possell to a point on the second poundo of their fives Sorte from 18.

Michel Souls St. degrees 33 sektore 15 sektores 1810 feet critikuse bloog and Chrosy lemit jo se den jot feard. THENCE SEACH AS EXCEPTED BY MAINING 28 personne bies 400,00 lief possing nowy has northwisting has as leaves of the Gound; of Sustains to on from the found.

FRONC'S seem 27 shoppes 25 should see servichs bens, 1985. Shi bank passings bloom the secretary has a front of seed below, the Them 50's bens'ly weak Kinnel its a point to the conference of the set of the second to the second second second to the second second



had cartifications shall his surp to the person, support copies and a surple copies of the copies of		Alexandrian in capiety of the determinant may be envisioned to tapping of the determinants of the ordinary entities and the entities and the entities of the entitle entities of the entities
troutherest intention or widther in a surrey rap bearing a departed tray purpose it need to rotalish of section (2009, respectively 2) of the flast hard field Education (see	they expise from the compand of this preven model only on preparation of the companion of the con- traction of the companion of the companion of the true and companion of the companion of the system was now exponent; replaying all the according to sympted was now exponent;	confractions indicated houses apply that the sump has proported at accordance with the areality Chill of fraction for Land Stomes chapted by the fact that Note Applications of Professions Land Sensitiva, has

17.30 ACRE PARODI. CONDITIONAL TRACK 1 EMPROPHICATAL EXCOLENT AREA EXP. STE. NO. C 35.0015

CONCIDENCE OF IN many and at Norman's windsy common at least these of the confidence of the confidence

CONCENTIVE At a 1/2 maker failing of the finest inholescology corner at least at the finest at the concentration of the concentration of the concentration of 1077-1078 for the concentration o

C. 87 ACRE PARCEL
TRACK | — BCP SITE NO.: C. 353015
(NOT INCLUDED IN ENVIRONMENTAL EXERGINAL FARE)

Others from and FRE Frack OF Michaels, the delicated sub-five (64) courses out deliberate.

Althorax from east paid relicat to gettshooks, the 'stoning fair (v) courses and Althorax fair and the 'stoning fair to 'stoning fair and the 'stoning fair and the 'stoning fair and 'stoning to 'sto

######################################	######################################
Committee of the commit	A STATE OF THE STA
A Second III Second II	\$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,
mei 16 münter in 1	20
Thirty is the state of the stat	Studies to Organica Studies St

RANNING TRUNC from said bloom of bayining the findening polaries and delimitives which the contrast entering any of the first 1141 bloom to degree 51 minutes from 60.31 fets. North 25 degrees 52 minutes from 60.31 fets. Richt 35 degrees 52 minutes from 10.325 fets for a paid in the ceites of The bloom of the Contrast of the ceites of the ceites of The first any of all of the ceites.

effollowing of a good in the counter of decapies and the flower 172 was bytely deciment the works housest of the british 172, and provide houses of the british of the brit

CONTRACT and par the hour find State flore Coordinate System Cost Love (AND 65).

Discretify with the prompts, and Justified in the destroint of the Anderson's properties of Enterope of Enteropy Community of Enteropy (1972).

Destroints of Engineer (1987-1984) Enteropy Community in Case 1810 pages 277.

Characters of Engineer (1987-1984 Enteropy 2 to the 1965 page 277.

Destroints on of Engineer (1987-1984) Enteropy 2 to the 1965 page 277.

Destroints on of Engineer (1987-1984) Enteropy 2 to the 1965 page 277.

Destroints of Engineer (1987-1984) Enteropy 2 to the 1964 page 284.

Destroints of Engineer (1987-1984) Enteropy 2 to the 1964 page 284.

Destroints of Engineer (1987-1984) Enteropy 2 to the 1964 page 279.

Seven Engineer (1987-1984) (1987-1984) Enteropy 2 to the 1964 page 279.

SULLIVAN RESORTS, LLC

				ALWE:
			200	rsav
SHEET 3 OF 3 SHEETS		DZRS .	ş	1304
is n		SATING A 100 PEET OF 3848 METERS	300	7,00
3 05		100 111	,000	200
FEET SEED		S MCH -	To.	12
S	1		2	, "
			0	u o

BCP. SITE # C. SS2015 TAY NAP IDENTRATION PORTION OF SECTION SO BLOCK 1 LDT 1.1 JODRESS 1 & 14 & 116 CEMENTS ROND and 27-127 GROSSWIGER ROAD. LIBERTY, NY 12754 TOTAL OF LIBERTY STAND AND ADMINISTRATION OF THE PARTY NEW YIERS	DECEMBER 19, 2018	CART PACKER ASSOCIATES, INC.	ביבוב ביה אותה כים ביותה מבים איצורים בים אתם אתם בעי-גם - 1225	Chapman a first tary factor, PLS, Prov responsible to Africa deservation
	REVISIONS	Cid/Tall - Second LIF &		
	CMTE	e/sa/zu		ĺ

	1	ŀ
_	à	ŀ
ē.	g.	ŀ
	1	ŀ
13	5	ı
142 MARCATE MUNIC HONESDAME, PM 18637 TELEPHONE (\$70) 224-4300	שלאואו אוש בוסטונה סם לאצאי כבין וואם אלו אלים	
38	ğ.	l
3	₹.	ŀ
žž	'n	ŀ
발집	3	E
쿒	a l	ŀ
£	ğ	Į
ī	Ľ	ĺ
	DRIVER, MAP CHOCKE	ı
	8	١
	١§	١
	С.	ı

	1	
	N.	į
	ine va	١
	1	2
ş	S	ś
-	E.	A SHOW
TELEPHONE (570) 224-4300	DAWN, AVA CHOCKER OCK ANNOLOGY WAS SAUTS	property of 1915 they being being from members has be foreigned
z	H	ŀ
ş	8	×
ä	4.	١
1	8	P
	ë	l
	Ė	Ę
	HAY, MATE CHOCKIN	ξ
	13	4
	1 🕏 '	13
	Įδ	į

all that control boot or patel of time whole is the Tom of Jahry, County of Schows, State of Nam York baship allowed and in this the 1900pp, of Liberty, business one espectated as follows.

estimating in a good in the groups of harmonic view of the Peric States Plays 25 and the worlds.

Leafly example the condensate of the condensate of the Peric States Plays 25 and the condensate of the Peric States of the Condensate States of the

MCNCE, knowing seld braish and sumply South \$21 incomes 17 minutes 80 seconds What 875 fg. (feet. 1995) supply all the local self of knowing require fluid and posselly generally carry a consistency all the local self-decision of the configuration for the fluid field fluid fluid for the configuration of the configuration fluid fl

(HENAT that southwhite ecurated and distrancing coloring top application of themself way of each south

HENTE, beaming sold that set turbing North 2 degrees 50 minutes \$7 seconds literal \$48,36 feet pasking older the section's feet of sold threath Paints' to expedit.

MIRSTER, MACH, 13, points in miscles of a miscles of a miscles find 1554, for devicement stops toret of sold three MACH, 56 depends the principle of summer may 21,713, for parties to a more of the first of basis of themse were a provide.

DRIVE they is desert Schedigs for anomal then \$35,00 that transits around the achieve has all and beginning they be come to a post of the contribution of a standardisc rest forms in 1 and 10 they come of the standard of these acts and the contribution of the standardisc rest forms of the complete of the standardisc rest and the standard in the standard they are they are the standard they are they are they are the standard they are they are they are the standard they are the standard they are they are they are the standard they are they are they are they are the standard they are they are they are they are they are the standard they are the standard they are they are the standard they are the standard

INCINEE that lebining courses one deliurant charge the bounds of stods 40 to now ported.

\$1800.00 into \$3 depose 13 minutes 15 sections (res.) 183.37 test possible octors the statethy persons of section 194. Section 5 sections of their their state facilities of their sections of their their state facilities. MEMORIE the businessy parameter and distinctions along the problemy bounds of end their tank State Spale 17 Outshop paramet

[Indicate South 2] degrees (14 inhalten 25 antistati West 128.25 sent basen abong the marginantesisy film of aski distributioning persol by a paint on the hearthesy human of Deminish Rhad.

INCURS, North 68 dayses 26 whiches 42 meants leas 6000, had pushing obers sin proteints, Keep of seld, Resember parcel 5; an vice pin layer at its most norther's paper of sold parcel:

MODIAL forth 21 degrees 50 principles 60 amongs frost 155.00 fort young five conductables for a "forth for flamening for their 11.00 degrees 10 betwee 75% for an Arch for they will be their 11.00 degrees 10 betwee 75% for an Arch for they are 11.00 degrees 10 betwee 75% for an Arch for they are 11.00 degrees 10 between 10 degrees 10 degree

Note 3 th Opinion, 25 modes of section as and 1400 last last the Opinion and American Sciences of the Miles Bergeron (Miles Be

Act d'angent of michals just 65 accords den 12511 instit.

Conf. de degres 2 of michals just 65 accords den 12511 instit.

Lord of agents 45 males 50 seponds herd 1250 in fact.

Lord of agents 1 minute 50 accords the 1250 in fact.

Conf. of degres 2 males 150 minute 50 accords the 1252 in fact.

Conf. of degres 2 males 150 minute 50 minute 1252 in fact.

Conf. of degres 2 males 150 minute 50 minute 1252 in fact.

Conf. of degres 2 males 150 minute 50 minute 1252 in fact.

Conf. of degres 2 males 50 minute 50 mi

SULPHING TO THE STATE THE STATE OF THE STATE

Edy Border, Alia manie

On the state of th transmission describes as extelest to a server cape against a server cape of cape a reserve of the server of the server 2000, the parties of the filter form. Salts induction for

the behalf of the properties o

SULLIVAN PESOPIS, LLC
LIGHT 2007 PRICE 2007. Confinued
then E deprine 26 mileten 17 minutes had stoles to a sole to

where 50 degrees 27 institutes de Leasuney Edy. SELD strett.

They is a support. So institute de Leasuney Edy. SELD strett

They is a support. Seld support. So institute in the support. Seld support INDICE upolition along the carter of rold river the laboury country and dutancies

Militiz Housely and mad and Anning Harth 17 degrees 28 tripedes, and 39 ancode Edd. P.C.O. test passing to and about the infriency security of the Space Scien Straig 25 to guards.

SULLIAND PRESENTS, LLC.

(But 35 minute 17 minute 21 minute 22 minute 22 minute 23 minute 24 minute 23 min

dampey piak per species dissipantana org Durgo parangga and society demonstrate but 120688.

Note; 27 system 32 modern; 28 monthly by 20,428 batt; commission and modern 52 modern 52 modern 52 modern search; 24 system 51 modern 53 modern 52 modern 52 modern for 52 system 52 modern 52 modern 52 modern 52 modern 52 modern for 52 system 52 modern 52 m

TREACE, housing acts assuming bounds over annual about 183 departs the inhitotics the seasons that \$25.00 feels possibly drup the southernty ties of head they because to a report of the manifested prover of them. INDUCE Medit all decrees 24 analysis 36 seconds Was 78.80 liest promise within on old contrasts and patter.

1948CL, Settin 17 debines 19 schulde. 38 seconds West 284.00 feet pressing Annual Line toll sold Rebin princel to a point on the pastient bounth of Did Rath 17: MENCE the following courses and elektroness plant and Alphanis bounds

MINICE bearing and first and number the talaning courses and distances along the northery bounds of pool Autholitm parsel.

Notice & Appeted 15 remark 15 accorded with 15523 final final final property of the property o

TRINGS invivous was Applies theoris and seculds South 47 deposes 57 tribudes 58 seculds 1840; the State of seculds 58 seculds 1840; the seculds Seculds 58 seculds seculds to an invasi of American seculds seculd to an anniety seculd seculds of seculds.

the statement of the st

PRINC North As degrees (C) and as a passage East (1453), and stating along the amounted by the stating along the control to the state of the state o

HENCE Look & segmen 39 months to technol fact 60.8 fee phints from the look Look for phints from the look from the first Charle from the look from the look

NIONS Could 12 degree 16 milyides 57 security West 18715 had cousted often paying applied for the forested other paying to cook errory (ir pool of the ex-unwexter) and the ex-unwextery forested the ex-unwextery forested paying the ex-unwextery forested paying the ex-unwextery forest forested paying the ex-unwextery forest forest forest forest forested Triblect South 74 deposes 10 movether 25 areasts best 9300 best over the section of the section of the control of the control

India? Neith \$1 agrams \$5 visions \$55 security \$11.75\$ 14 line (passes, nitro). Neither an expensively at the construction of their specific property of the construction of the construct

when it is described. On mountain the specimen websites good freely means to describe the mountain of the specimens of the sp

1820. South 46 impress 26 notices this except flow, 21.00 has proving the septements has at sold behaved parent to on that for each THOMS SOUTH 20 elegates No. Infantes 38 encounts Neel 19100 fait passing, clarifits confinentely the of said Schmidt porce to on inserpin ski.

THINGS conditions above above of such Schmidt South 56 degrees all manyers DD between LDS 182169 from opening the such thing the old man opening to between soul degree of process that the such that such that the such that the such that the such that the 30 few and the such that the 30 few and the such that th ONONE, South 19 degrees 23 inventor 31 seconds West, 20,72 less to a paint.

DEDICE South XI depresa 14 misusias CQ amenda Cost 192.00 med possing idang (ne pourbory Rei et Aresto in Anser to a piente 7,600C Morth 11 elegence 21 stidutes Of motoring and 12,022 (see possibly about the assertion has all beauties of both bounds to a score of the assertions of professions) contributed of themptons. MUCE SLUIN, 69 degrees UI mishdes 10 sektorits Edit 215.8) (tes paramy easy the southers) for all large of Lond London and another of London to sover the Annaholy by all large to the States of the S

MUNCE trient is composed. If similates 00 inscends light 200,000 deet possibly along the cost first from possibly along the cost first of these possibly to a possibly. MENCE South 19 diagnose 53 namentas co expensas Enst. 2702 do 'yan postaniay askiny. Ann postaniay ilane as aduid ingan to root askiny. Ann mandardy from as homes of stagills to a posta DIRICE (With 18 degrees 18 mondres To seconds East 193,14 her promover of passed over any and assemble for at years of said forbird of a point of the promoverady second of backs of table.

SHEET 2 OF 3 SHEETS

4 MG1 - 100 73

NEACH NORTH, 20 acpress 22 institutes .00, enounds Cost. FRATO freit equality always the east. The of 1904 think harred to a point: SULLIVIAN WESTORMS AND THE CONTRIBUTION OF THE CONTRIBUTION OF THE STATE OF THE STA

THENCE therit SS deputes Of mitudes to reconstrictly 264,60 feet jassing abong the earlierly Kin of and Singson policel to a point. Insured South 31 stephens 54 publishes as selected East AMIDS seet parties along the ancients for all exist Singular parties to a point.

Michael Stand. It departs the induction of memoria Mail fold of had possibly being the secretary his of house of Stringson in committed in laws 27% of those it pages 37% to spring spring.

historical South 35' segment 31 mikelika 22 ascomby Garl, Jilli, 39 livet potenny abrill the northerely few of knuts of Kijo to n points.

MUNICA South 57 degrees 54 modules as expense that 16,53 het mastery whos a south has of and Songwart as described to their 107 of about 35 page 25? to a point, the contraction in their 107 of about 35 page 25? to a point, PACINCE MAYON 34 beginess 106 manufor 60 security fixed \$7.40 feet patently sharps has over the an immediate transfer of acts somewhat has point in the actions of branched may of home found of 15.00 feet and 15.00 feet actions to be acted to the contract of the contract of 15.00 feet acts and 15.00 feet a

nelacii soning sod noci och nunite, buch 13 Gopers D. inkulie Di seciole Misi 1812 (etc.) 1842 (etc.) 1844 (etc.) inspired South 40 degrees 42 minutes 42 account East Mass News constituting as account as a minute 40 account as a minute and account as a minute and account as a minute and account as a minute as a minute account account

HONG Bould 67 dispraise 11 privates 30 privates 25th 1850 has promise about the manifesty has no facility from the significant of formal or formal datur south 42 departs 59 minutes 40 mechan Med 2005 test porting deny the enjoy has a selection of east system ported to 4 paints

PARACE SOUTH 31 departs 35: minutes 10's access that 188,30 (est transluing when a constitution for a re-included beboth 15 paraces to population for a paraces of constitution as notices accessed in Law 10,35 of south on population, a page 10,30 of south on population, a page 10,30 of south on population. http://www.india.com/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/seconds/s

MRNOC South, 30 capamer 24 ministers 400 minimum, thesi 240.59 feet possing about newtoning and the of managements in a point of the examinentality beview of survival managements. motystic South 62 depires. 18, inholdes titl expende eine 186,57 fert pateng otang 4 mine. Ierze ikke einfehrlig des pasasalates ikke of tends all said Antaly in a poets.

HEINEL South 56 degrees. 16 weighte die excentr Erni, 774st feet broade debtg, inc.
statische 'the sign and Liddebing opposition op point of the contestings, comme of bases of
licondome (we than 1971 of dente of grees 35).

PICING. South the engraves 10 minutes con evaluate that 1801,50 km (vinado) afrong the Basil kmy fine and said termbouch pinters in a polick in the confer of interests 180 of Champtins Basil THENCE Smith 15 depotes 12 minutes CO seconds likes 725.00 fact solving the estays for estays for the paid Lembardo physical to a point of the auditment opinion of same;

INSMS, South 31 departs 31 inherity (2) accords their 155.0 lest and Smell 31 inhyres. If an interior 32 seconds that 158.0 lest and South 31 departs 35 mainter 32 expected their 154.0 lest passed deby, the residence of the resid

HEINE, Rosings and read read thering John 155 septems 35 methods 194 techniques 195 195 and 195 techniques 195 methods particle to a point of the northeastery partner of sources (continuently partner of sources (continuently partner of sources)

777 SULLIVAN RESORTS, BCP SITE # 0.353015.

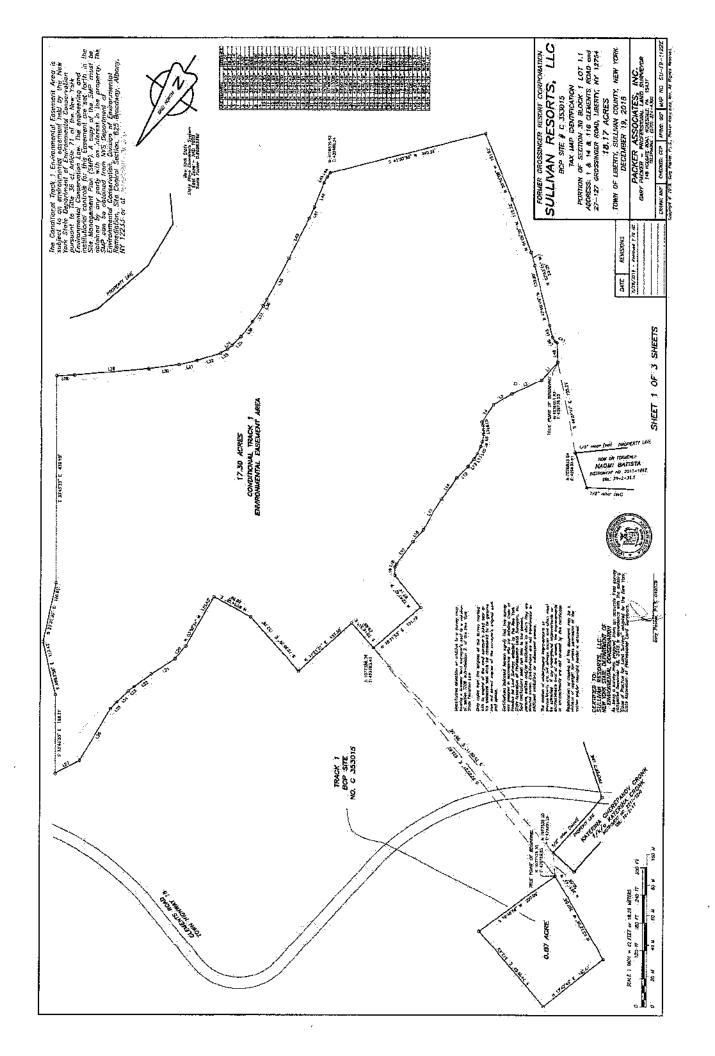
TAX MAP, DEMINICATION
PORTION OF SECRET 1, LCT 1:1
ADDRESS: 1 & 14 & 116 CLEMENTS READ one
27-127, GROSSWARE ROAD, LIBERT, NY 1275-4
18, 17 ACRES

TOWN OF LIBERTY, SULLINGY COUNTY, HEW YORK DECEMBER 19, 2018
PACKET ASSOCIATES, INC.
CORT PACKET PROFESSIONAL LAW SURFERENCE IN MEDICAL COUNTY OF THE STATE OF TH

PEVSICAS

(MIC W TIET OF STARS METERS

Exhibit B – Site Survey





NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION Site Management Form

12/23/2019

SITE DESCRIPTION



CI	т	B.	

C353015

SITE NAME Former Grossingers Resort

SITE ADDRESS: Clements and Grossinger Roads

ZIP CODE: 12754

CITY/TOWN:

Liberty

COUNTY: Sullivan

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

Conditional Track 1 (17.30 Acre area)

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:

YES NO

IC/EC Certification Plan

Monitoring Plan

×

 \Box

Operation and Maintenance (O&M) Plan

35

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2021

Description of Institutional Control

Sullivan Resorts, LLC

7 Renaissance Square **Grossinger Road** Environmental Easement

Block: 1 Lot: 1

> Sublot: 1 Section: 30

Subsection:

S_B_L Image: 30-1-1.1 (portion of) **Ground Water Use Restriction**

IC/EC Plan

Monitoring Plan

Site Management Plan

Description of Engineering Control

Sullivan Resorts, LLC

7 Renaissance Square

Grossinger Road

Environmental Easement

Block: 1

Lot: 1

Sublot: 1

Sublot: 1

Section: 30

Subsection:

S_B_L Image: 30-1-1.1 (portion of)

Monitoring Wells