

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

Frank J. Messina
Execution – Project Manager
ExxonMobil Environmental Services Company
38 Varick Street
Brooklyn, New York 11222

NOV 08 2016

Re: Certificate of Completion and Registry Reclassification from 2 to 4
Site Name: Tappan Terminal – Western Portion
Site No. 360015A
Hastings-on-Hudson, Westchester County

Dear Mr. Messina:

Congratulations on having satisfactorily completed the remedial program at the Tappan Terminal – Western Portion. Enclosed please find an original, signed Certificate of Completion. The New York State Department of Environmental Conservation (DEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the Certificate of Completion (COC) to be issued for the above-referenced site. This also results in the reclassification of the site on the Registry of Inactive Hazardous Waste Disposal Sites ("Registry") from Class 2 to Class 4. The effective date of the classification change shall be 20 days from the date of this letter.

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

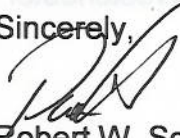
- If you are the site owner, you must record a notice of the COC in the recording office for the County (or Counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of the date that you acquire the site. 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. In all cases, proof of filing must be provided to the Department within 30 days of receipt. A standard notice form is attached to this letter.
- Place the notice of the COC in the document repository for the site within 10 days of issuance of the COC; and

- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program. 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 March 2018.

The Department will prepare and distribute to the Site Contact List a fact sheet describing the institutional and engineering controls that are required at the site, and notifications relating to the reclassification or delisting of the site on the Registry.

If you have any questions regarding the reclassification or any of the above tasks, please contact Sarah Saucier at 518-402-9675.

Sincerely,



Robert W. Schick, P.E.

Director

Division of Environmental Remediation

Enclosures

- ec: Krista Anders, DOH
 Jacquelyn Nealon, DOH
 Maureen Schuck, DOH
 Michael Ryan, DEC
 Sarah Saucier, DEC
 Amen Omorogbe, DEC
 George Heitzman, DEC
 Edward Moore, DEC
 Dolores Tuohy, DEC
 Andrew Guglielmi, DEC
 Benjamin Conlon
 Andrew J. Tarrant, Esq. – ExxonMobil (andrew.j.tarrant@exxonmobil.com)
 Anne Proctor, Woodard and Curran (aproctor@woodardcurran.com)



NYSDEC STATE SUPERFUND PROGRAM (SSF)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	Address
ExxonMobil Oil Corporation	3225 Gallows Road, Fairfax, VA 22037

SITE INFORMATION

Site No.: 360015A **Site Name:** Tappan Terminal - Western Portion
Order on Consent: Index No. A3-0612-1208 **Order Execution Date:** June 4, 2010
Site Owner: ExxonMobil Corporation
Street Address: Railroad Avenue
Municipality: Hastings-on-Hudson **County:** Westchester **DEC Region:** 3
Site Size: 8.088 Acres
Tax Map Identification Number(s): 4.1-93-18

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 6 NYCRR §375-1.9.

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 Order on Consent as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the Environmental Conservation Law (ECL) and 6NYCRR Part 375 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:

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

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 Westchester County with recording identifier 560413480.

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 6NYCRR §375-2.9. 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 6NYCRR §375-2.9(d). The liability limitation shall be subject to all rights reserved to the State by ECL §27-1321 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 6NYCRR §375-1.9(f)-(g).


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 6NYCRR §375-1.9(e)(2) upon a finding that:

- (1) the remedial party has failed to manage the controls or monitoring in full compliance with the terms of the approved remedial program;
- (2) there has been a failure to comply with the terms and conditions of the order;
- (3) there was a misrepresentation of a material fact tending to demonstrate that the cleanup levels were reached;
- (4) the terms and conditions of any environmental easement have been intentionally violated or found to be not protective or enforceable;
- (5) for good cause;
- (6) environmental contamination at, on, under, or emanating from the site if, in light of such conditions, the site is no longer protective of public health or the environment, and the remedial party is not in good faith negotiating, and/or following its approval by the Department, implementing a work plan to achieve conditions at the site which are protective of public health and the environment;
- (7) non-compliance with the terms of the order, the remedial work plan, site management plan, or the certificate of completion after notice of the failure and reasonable opportunity to cure has been afforded to the remedial party by the Department as provided for at paragraph 375-1.9(e)(2);
- (8) fraud related to the remedial program for the site committed by the certificate holder;
- (9) a finding by the Department that a change in an environmental standard, factor, or criterion upon which the remedial work plan was based renders the remedial program implemented at the site no longer protective of public health or the environment, and the remedial party is not in good faith negotiating, and/or following its approval by the Department, implementing a work plan to achieve conditions at the site which are protective of public health and the environment; or
- (10) a change in the site's use subsequent to the Department's issuance of the certificate of completion, unless additional remediation is undertaken which shall meet the standard for protection of the public health and environment that applies to this site.

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 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: 
Robert W. Schick, P.E., Director
Division of Environmental Remediation

Date: November 8, 2016

NOTICE OF CERTIFICATE OF COMPLETION
Inactive Hazardous Waste Disposal Site Program
Pursuant to 6 NYCRR Part 375-1.9(d)

Tappan Terminal – Western Portion, Site ID No. 360015A
Railroad Avenue, Hastings-on-Hudson, New York, 10706
Hastings, Westchester County, Tax Map Identification Number(s) Section 4.1 Block 93 Lot 18

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to 6 NYCRR Part 375 to ExxonMobil Oil Corporation for a parcel approximately 8.088 acres located on Railroad Avenue in the Village of Hastings-on-Hudson, Westchester 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 Order on Consent, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 13 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 Westchester County as County Recording Identifier 560413480.

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 6 NYCRR Part 375-2.9. 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 6 NYCRR Part 375-2.9. The liability limitation shall be subject to all rights reserved to the State by 6 NYCRR Part 375-2.9 and any other applicable provision of law.

Tappan Terminal – Western Portion, 360015A, Railroad Avenue, Hastings-on-Hudson, NY

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 only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by 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 the NYSDEC's Region 3 located at 21 South Putt Corners Road, New Paltz, New York, 12561, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

ExxonMobil Oil Corporation

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

12/03/09

Please record and return to:
Frank J. Messina
ExxonMobil Environmental Services Company
38 Varick Street
Brooklyn, New York 11222



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
7/22/2016



SITE DESCRIPTION

SITE NO. 360015A

SITE NAME Tappan Terminal - Western Portion

SITE ADDRESS: Railroad Avenue **ZIP CODE:** 10706

CITY/TOWN: Hastings-On-Hudson

COUNTY: Westchester

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:

IC/EC Certification Plan YES

Monitoring Plan YES

Operation and Maintenance (O&M) Plan NO

Periodic Review Frequency: 1 year

Periodic Review Report Submittal Date: 03/30/2018

Description of Institutional Control

ExxonMobil Oil Corporation

Railroad Avenue

Environmental Easement

Block: 93

Lot: 18

Sublot:

Section: 4.1

Subsection:

S_B_L Image: 4.1-93-18

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

ExxonMobil Oil Corporation

Railroad Avenue

Environmental Easement

Block: 93

Lot: 18

Sublot:

Section: 4.1

Subsection:

S_B_L Image: 4.1-93-18

Cover System

Vapor Mitigation

SITE MANAGEMENT DESCRIPTION

YES

YES

NO

Description of Pollution Control

ExxonMobil Oil Corporation

Railroad Avenue

Environmental Easement

Block 93

Lot 18

Sublot:

Section 4.1

Subsection:

S_B_L Image: 4.1-93-18

Ground Water Use Restriction

ICGC Plan

Leakage Detection

Monitoring Plan

Site Management Plan

Site Management Plan

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE LYING AND BEING IN THE VILLAGE OF HASTINGS-ON-HUDSON, TOWN OF GREENBURGH, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BEING BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE DIVISION LINE BETWEEN LAND NOW OR FORMERLY BELONGING TO ANACORDA WIRE AND CABLE CO., FORMERLY NATIONAL CONDUIT AND CABLE CO. AND GREAT T. CROWBELL, OF THE NORTH AND TAPPAN TANKER TERMINAL INC., ON THE SOUTH WHICH SAID POINT IS DISTANT AS MEASURED ALONG SAID DIVISION LINE, NORTH 77° 24' 00" WEST 104 FEET FROM A POINT ON THE WEST LINE OF THE MAIN CENTRAL RAILROAD, FORMERLY NEW YORK CENTRAL, WHICH SAID LAST MENTIONED POINT IS DISTANT 657 FEET 00 INCHES WEST 48 FEET FROM THE STONE MONUMENT MARKING THE POINT OF CURVE OR CURVE NO. 24 OF THE EAST OR SAID RAILROAD.

**Exhibit A
Site Description**

RUNNING THENCE FROM SAID POINT OF BEGINNING THROUGH LANDING OF THE TAPPAN TANKER TERMINAL, BY THE FOLLOWING COURSE AND DISTANCES:

SOUTH 27° 15' 45" WEST 114 FEET
NORTH 87° 54' 10" WEST 121 FEET AND
SOUTH 57° 36' WEST 44 FEET TO THE NORTHERLY SIDE OF A TWO STORY BRICK AND FRAME BUILDING.

THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY FACE OF SAID TWO STORY BRICK AND FRAME BUILDING

NORTH 87° 10' 15" WEST 141 FEET
SOUTH 27° 15' 45" WEST 121 FEET AND
SOUTH 87° 10' 15" EAST 12 FEET

THENCE SOUTH 27° 15' 45" WEST 25 FEET TO A POINT OF CURVE

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 43 FEET, A DISTANCE OF 114 FEET AND SOUTH 12° 31' 45" WEST 200 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF LAND BELONGING TO TAPPAN TANKER TERMINAL INC., DISTANT AS MEASURED ALONG THE SAME NORTH 77° 24' 00" WEST 142 FEET FROM THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD.

THENCE INTO THE WATERS OF THE HUDSON RIVER, NORTH 77° 12' WEST 3180 FEET AND NORTH 12° 00' EAST 1040 FEET TO THE DIVISION LINE FIRST HEREBY AFORE REFERRED TO.

THENCE ALONG THE SAID DIVISION LINE, SOUTH 87° 24' 00" EAST 122 FEET TO THE POINT AND PLACE OF BEGINNING.

AND ALL THOSE PARCELS OF LAND NOW OR FORMERLY UNDER THE WATERS OF THE HUDSON RIVER, SITUATE IN THE VILLAGE OF HASTINGS-ON-HUDSON, TOWN OF GREENBURGH, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BOUND AND DESCRIBED AS FOLLOWS:

PARCEL 1
BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL NO. 2 OF A GRANT OF LAND UNDER WATER TO TAPPAN TANKER TERMINAL INC. BY LETTER-PATENT DATED APRIL 17, 1962 SAID POINT BEING SOUTH 87° 24' WEST THIRTY-SIX AND FORTY-EIGHT HUNDRETHS FEET AND NORTH 87° 24' WEST FOUR HUNDRETH EIGHTY-TWO AND THIRTY-THREE HUNDRETHS FEET FROM A STONE MONUMENT MARKING THE P.C. OF CURVE NO. 24 OF THE ORIGINAL CENTER LINE OF THE NEW YORK CENTRAL AND HUDSON RIVER RAILROAD.

RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF SAID GRANT SOUTH 77° 24' WEST FOUR HUNDRETH NINE AND NINETY-FOUR HUNDRETHS FEET.

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF HASTINGS-ON-HUDSON, TOWN OF GREENBURGH, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE DIVISION LINE BETWEEN LAND NOW OR FORMERLY BELONGING TO ANACONDA WIRE AND CABLE CO., FORMERLY NATIONAL CONDUIT AND CABLE CO. AND CHAS. T. CROMWELL, ON THE NORTH AND TAPPAN TANKER TERMINAL INC., ON THE SOUTH WHICH SAID POINT IS DISTANT, AS MEASURED ALONG SAID DIVISION LINE, NORTH 87° 24' 00" WEST 126.00 FEET, FROM A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE PENN CENTRAL RAILROAD, FORMERLY NEW YORK CENTRAL RAILROAD, WHICH SAID LAST MENTIONED POINT IS DISTANT SOUTH 65° 05' 30" WEST 36.48 FEET FROM THE STONE MONUMENT MARKING THE POINT OF CURVE OF CURVE NO. 34 OF THE ORIGINAL CENTER LINE OF SAID RAILROAD;

RUNNING THENCE FROM SAID POINT OF BEGINNING THROUGH LANDS OF THE TAPPAN TANKER TERMINAL INC. THE FOLLOWING COURSES AND DISTANCES:

SOUTH 2° 15' 46" WEST 379.40 FEET,
NORTH 87° 44' 14" WEST 123.01 FEET AND
SOUTH 2° 57' 36" WEST 646.16 FEET TO THE NORTHERLY SIDE OF A TWO STORY BRICK AND FRAME BUILDING;

THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY FACE OF SAID TWO STORY BRICK AND FRAME BUILDING:

NORTH 87° 31' 13" WEST 16.41 FEET,
SOUTH 2° 28' 47" WEST 121.70 FEET AND
SOUTH 87° 31' 13" EAST 15.39 FEET;

THENCE SOUTH 2° 57' 36" WEST 53.01 FEET TO A POINT OF CURVE;

THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 82.97 FEET, A DISTANCE OF 116.71 FEET AND SOUTH 12° 31' 45" WEST 20.00 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF LAND BELONGING TO TAPPAN TANKER TERMINAL INC., DISTANT AS MEASURED ALONG THE SAME NORTH 77° 28' 15" WEST 147.24 FEET FROM THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD;

THENCE INTO THE WATERS OF THE HUDSON RIVER, NORTH 77° 28' 15" WEST 318.00 FEET AND NORTH 3° 24' 00" EAST 1248.43 FEET TO THE DIVISION LINE FIRST HEREINABOVE REFERRED TO;

THENCE ALONG THE SAID DIVISION LINE, SOUTH 87° 24' 00" EAST 356.33 FEET TO THE POINT AND PLACE OF BEGINNING.

AND ALL THOSE PARCELS OF LAND NOW OR FORMERLY UNDER THE WATERS OF THE HUDSON RIVER, SITUATE IN THE VILLAGE OF HASTINGS-ON-HUDSON, TOWN OF GREENBURGH, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL NO. 2 OF A GRANT OF LAND UNDER WATER TO TAPPAN TANKER TERMINAL INC. BY LETTERS-PATENT DATED APRIL 17, 1962 SAID POINT BEING SOUTH 65° 5' 30" WEST, THIRTY-SIX AND FORTY-EIGHT HUNDREDTHS FEET AND NORTH 87° 24' WEST, FOUR HUNDRED EIGHTY-TWO AND THIRTY-THREE HUNDREDTHS FEET FROM A STONE MONUMENT MARKING THE P.C. OF CURVE NO. 34 OF THE ORIGINAL CENTER LINE OF THE NEW YORK CENTRAL AND HUDSON RIVER RAILROAD;

RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF SAID GRANT SOUTH 3° 24' WEST, FOUR HUNDRED NINETY-NINE AND NINETY-FOUR HUNDREDTHS FEET;

THENCE NORTH 2° 19' 10" WEST, THREE HUNDRED ONE AND TWO HUNDREDTHS FEET; NORTH 3° 24' EAST, TWO HUNDRED FEET AND SOUTH 87° 24' EAST, THIRTY FEET TO THE POINT OF BEGINNING, CONTAINING TEN THOUSAND, FOUR HUNDRED NINETY-EIGHT SQUARE FEET, MORE OR LESS; AND

PARCEL 2

BEGINNING AT A POINT IN THE WESTERLY BOUNDARY OF PARCEL NO. 2 OF A GRANT OF LAND UNDER WATER TO TAPPAN TANKER TERMINAL INC. BY LETTERS-PATENT DATED APRIL 17, 1962 SAID POINT BEING SOUTH 47° 52' 18" WEST, SEVEN HUNDRED THIRTY-FOUR AND TWENTY-SEVEN HUNDREDTHS FEET FROM A STONE MONUMENT MARKING THE P.C. OF CURVE NO. 34 OF THE ORIGINAL CENTERLINE OF THE NEW YORK CENTRAL AND HUDSON RIVER RAILROAD;

RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF SAID GRANT SOUTH 3° 24' WEST, TWO HUNDRED FIFTY AND NINE HUNDREDTHS FEET;

THENCE NORTH 88° 09' 50" WEST, ONE HUNDRED SIXTY-FIVE AND SIXTY-FOUR HUNDREDTHS FEET; NORTH 1° 50' 10" EAST, TWO HUNDRED FIFTY FEET AND SOUTH 88° 9' 50" EAST, ONE HUNDRED SEVENTY-TWO AND FORTY-SIX HUNDREDTHS FEET TO THE POINT OF BEGINNING, CONTAINING FORTY-TWO THOUSAND, TWO HUNDRED FORTY-EIGHT SQUARE FEET, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BY FOOT AND BY VEHICLE OVER THE FOLLOWING DESCRIBED PREMISES:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF HASTINGS-ON-HUDSON, TOWN OF GREENBURGH, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE PENN CENTRAL RAILROAD, FORMERLY NEW YORK CENTRAL RAILROAD, WHERE THE SAME IS INTERSECTED BY THE SOUTHERLY BOUNDARY LINE OF LAND BELONGING TO TAPPAN TANKER TERMINAL INC.;

RUNNING THENCE WESTERLY ALONG SAID SOUTHERLY BOUNDARY LINE NORTH 77° 28' 15" WEST 147.24 FEET;

THENCE THROUGH LAND OF TAPPAN TANKER TERMINAL INC. NORTH 12° 31' 45" EAST 23.10 FEET AND SOUTH 79° 11' 00" EAST 146.22 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED RAILROAD;

THENCE SOUTHERLY ALONG THE SAME ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3971.00 FEET, 27.50 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BY FOOT AND BY VEHICLE OVER THE FOLLOWING DESCRIBED PREMISES (WHICH EASEMENT DOES NOT INCLUDE THE RIGHT TO USE THE RAILROAD TRACK SITUATE IN THE BURDENED LAND):

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF HASTINGS-ON-HUDSON, TOWN OF GREENBURGH, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PREMISES HEREIN DESCRIBED WHICH SAID CORNER IS LOCATED THE FOLLOWING COURSES AND DISTANCES FROM THE STONE MONUMENT MARKING THE POINT OF CURVE OF CURVE NO. 34 OF THE ORIGINAL CENTER LINE OF THE PENN CENTRAL RAILROAD, FORMERLY NEW YORK CENTRAL RAILROAD;

RUNNING THENCE FROM SAID STONE MONUMENT SOUTH 65° 05' 30" WEST 36.48 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD WHERE THE SAME IS INTERSECTED BY THE DIVISION LINE BETWEEN LAND NOW OR FORMERLY BELONGING TO ANACONDA WIRE

AND CABLE CO., FORMERLY BELONGING TO NATIONAL CONDUIT AND CABLE CO. AND CHAS. T. CROMWELL, ON THE NORTH AND LAND OF TAPPAN TANKER TERMINAL INC., ON THE SOUTH;

THENCE ALONG SAID DIVISION LINE NORTH 87° 24' 00" WEST 126.00 FEET;

THENCE THROUGH LAND OF TAPPAN TANKER TERMINAL INC. SOUTH 2° 15' 46" WEST 77.00 FEET TO THE POINT AND PLACE OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING THROUGH LAND OF TAPPAN TANKER TERMINAL INC. THE FOLLOWING COURSES AND DISTANCES:

SOUTH 2° 15' 46" WEST 302.40 FEET,
SOUTH 87° 44' 14" EAST 20.00 FEET,
NORTH 2° 15' 46" EAST 302.40 FEET AND
NORTH 87° 44' 14" WEST 20.00 FEET TO THE POINT AND PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES CONVEYED BY DEED IN LIBER 7593 CP 9:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE VILLAGE OF HASTINGS-ON-HUDSON, TOWN OF GREENBURGH, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF UHICO REALTY CORP., AND MOBIL OIL CORP, WHICH POINT BEING 1014.60 FT. SOUTHERLY, WESTERLY AND SOUTHERLY MEASURED ALONG THE SAID DIVISION LINE FROM THE SOUTHERLY BOUNDARY LINE OF THE LAND NOW OR FORMERLY OF ANACONDA WIRE & CABLE CO.;

RUNNING THENCE ALONG THE SAID DIVISION LINE BETWEEN THE LANDS NOW OR FORMERLY OF UHICO REALTY CORP. AND MOBIL OIL CORPORATION THE FOLLOWING TWO COURSES AND DISTANCES;

- 1) S. 2° 57' 36" W. 133.97 FEET;
- 2) N. 87° 31' 13" W. 16.41 FEET TO A POINT;

THENCE ALONG THE FOLLOWING THREE COURSES AND DISTANCES;

- 1) N. 2° 04' 24" E. 91.08 FEET;
- 2) N. 2° 27' 08" E. 42.86 FEET;
- 3) S. 87° 36' 13" E. 18.20 FEET TO THE POINT OR PLACE OF BEGINNING.

NOTE:

PARCELS 1 AND 2 TOTAL APPROXIMATELY 9.298 ACRES. OF THE 9.298 ACRES, APPROXIMATELY 1.21 ACRES ARE RIPARIAN LAND; THE REMAINING 8.088 ACRES OF DRY LAND ARE SUBJECT TO AN ENVIRONMENTAL EASEMENT.

STATE OF CALIFORNIA
COUNTY OF [illegible]
[illegible text]

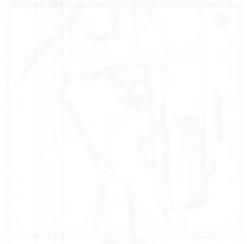
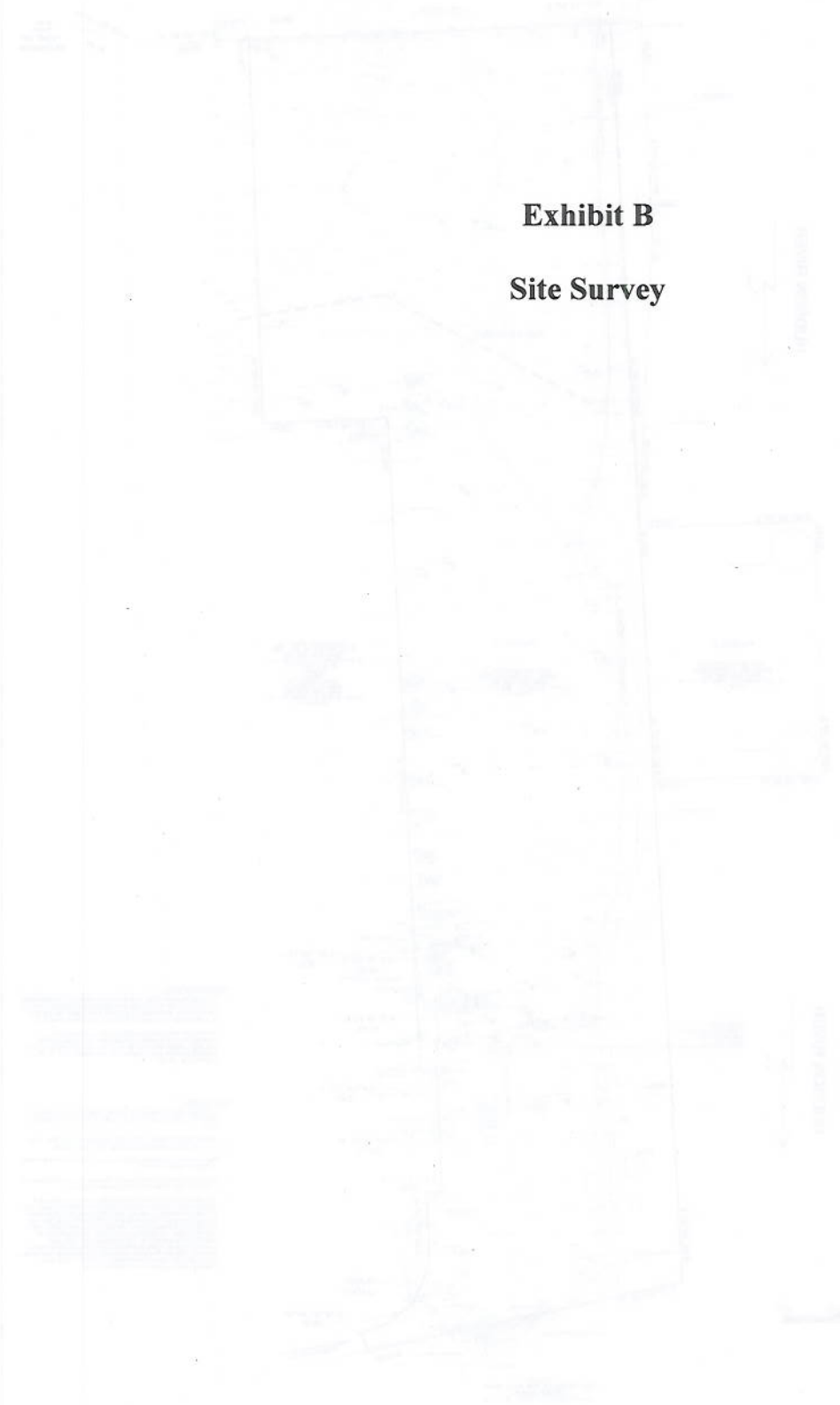


Exhibit B Site Survey



[illegible text]

[illegible text]

NO.	DESCRIPTION	DATE	BY

STATE OF CALIFORNIA
COUNTY OF [illegible]
[illegible text]



