

Exhibit VIII.C.1.d (Description of Project Site):

Submit as Exhibit VIII.C.1.d. a reasonably detailed description, including the dimensions and total acreage, and provide a schematic/map illustrating the boundary of the area of the land constituting the Project Site.

The project site is an approximately 90 acre property adjacent to New York Route 17K in the town of Newburgh, Orange County, New York. The site is bound by Interstate Route 87 to the east, Interstate Route 84 to the north, New York Route 17K to the south, and adjacent industrial facilities to the west (See Figure 1 – USGS Site Location Map). The property is identified as tax Section 95, Block 1, Lot 4.12, Lot 49.12, Lot 49.2, Lot 54.1, and Lot 69.25 on the Newburgh tax map (See Figure 3 – Tax Map).

The site can be conveniently accessed from N.Y. State Route 17k and Corporate Boulevard that serves the industrial park to the west.

The site consists primarily of forests, wetlands and marshes. The forest areas occupy approximately half the site. The remaining land is divided into wetlands and marsh areas. There are two existing onsite dirt access roads. One of these roads starts at the south of the property and runs north the entire length of the site towards Interstate Route 84. This road also branches off towards Lot 67. The second road runs parallel to Interstate Route 87 and is used as an access road for a billboard. One of the lots onsite is included in the NE Distribution Center Complex, which is an adjacent industrial warehouse complex. An existing detention basin which provides stormwater detention for the NE Distribution Center is located on the site. In addition one man-made and one natural channel are located on the lot (See Figure 2 – Aerial Photograph). The land in the general vicinity of the site includes industrial and commercial uses.

The site is located in a mixed-use area (Interchange-Business). Properties to the north, on the other side of Route 84, are residential, properties to the east and west are light industrial and commercial, and the property to the south, on the other side of Route 17, is the Stewart International Airport. Lots 4.12, 69.2, 49.12, and 54.1 are composed of vacant, unimproved lands, and Lot 49.2 is an existing Citgo fuel station.

There is a +100-foot difference in elevation across site from surrounding roadways, which provides for high visibility from many vantage points in Newburgh and the adjacent areas. Two state highways and an industrial facility directly abut the project site.

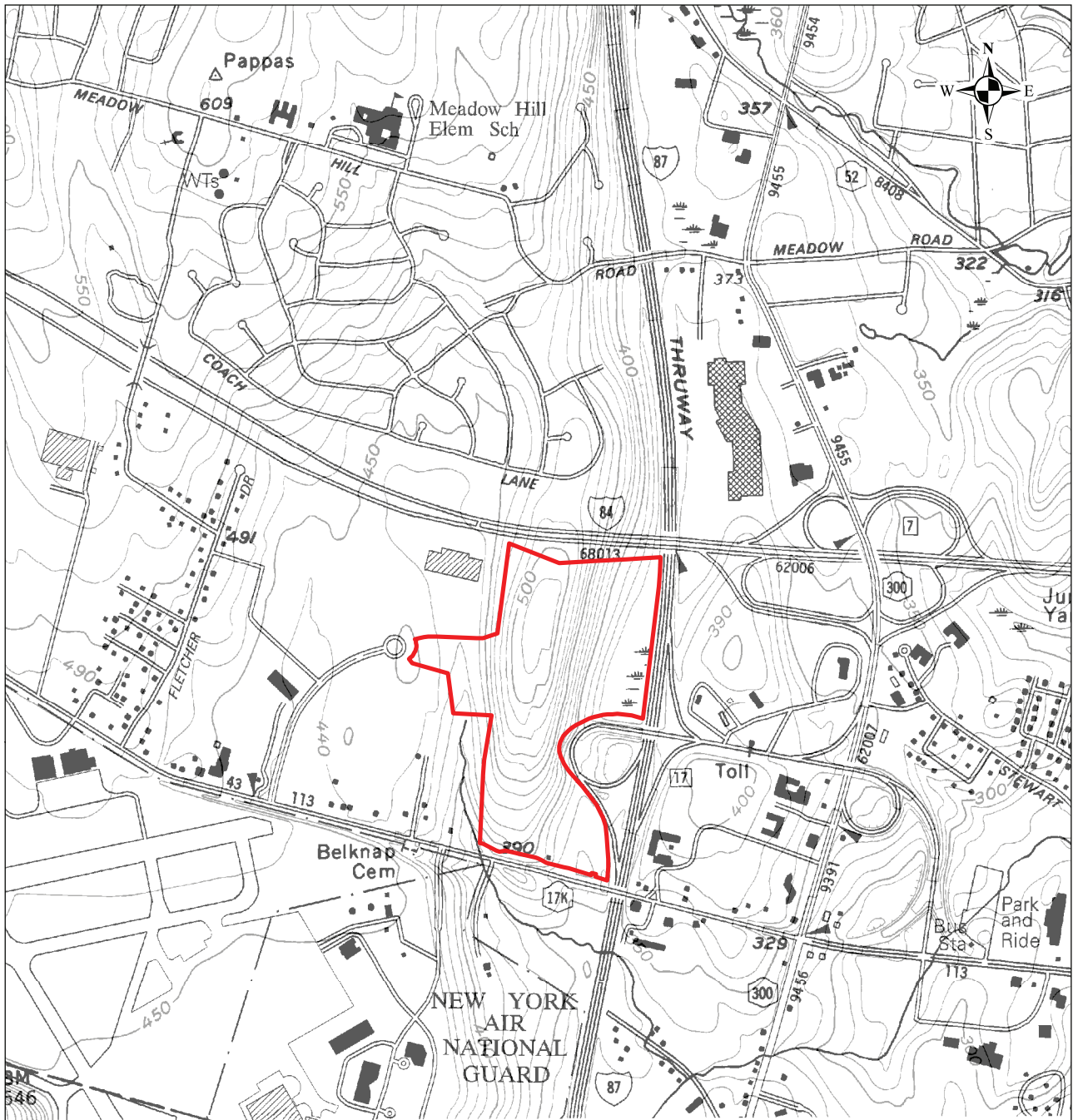
The site is located north of Stewart International Airport. Because of the close proximity to the airport, a flight path runs above the southern portion of the site. Refer to the following figures which show the site and surrounding areas.

Attachment/Figures

Exhibit VIII.C.1.d. – Figure 1	USGS Site Location Map
Exhibit VIII.C.1.d. – Figure 2	Aerial Photograph
Exhibit VIII.C.1.d. – Figure 3	Tax Map
Exhibit VIII.C.1.d. – Figure 4	Zoning Map

Drawings

Exhibit VIII.C.1.d. – Drawing 1	Boundary Survey
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Legend

 Approximate Site Location



Map References: NYS Department of Transportation Raster Quadrangle Newburgh, NYS DOT Quad Code BB46 (1991) and USGS Quad Code o41074e1 (1957); NY East State Plane Coordinates: 607763, 975778 ft



**USGS SITE LOCATION MAP
FIGURE 1**

**Exhibit
VIII.C.1.d**



Legend

Approximate Site Location

500 0 500
SCALE IN FEET

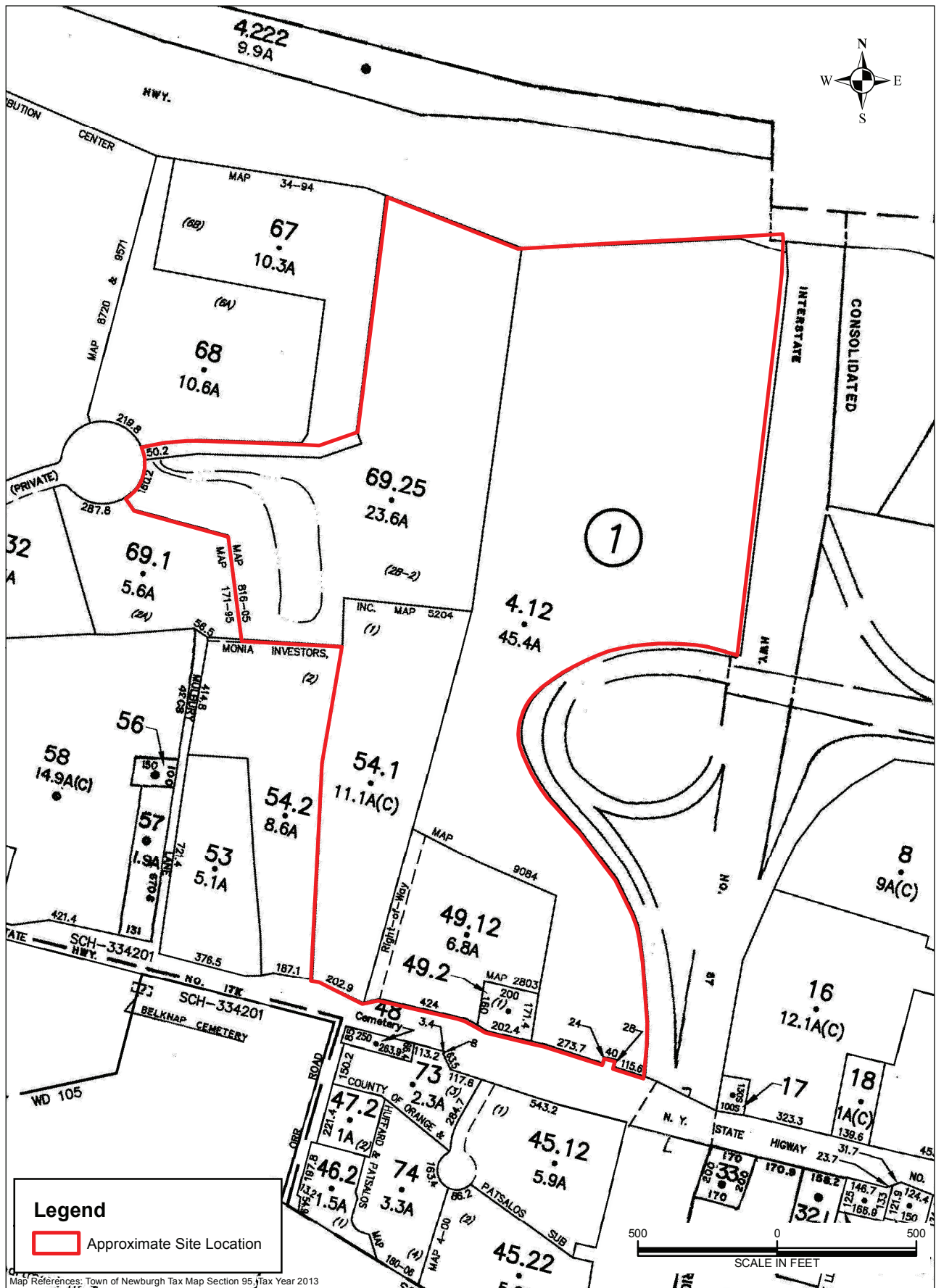
Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Map References: ESRI World Imagery 2013



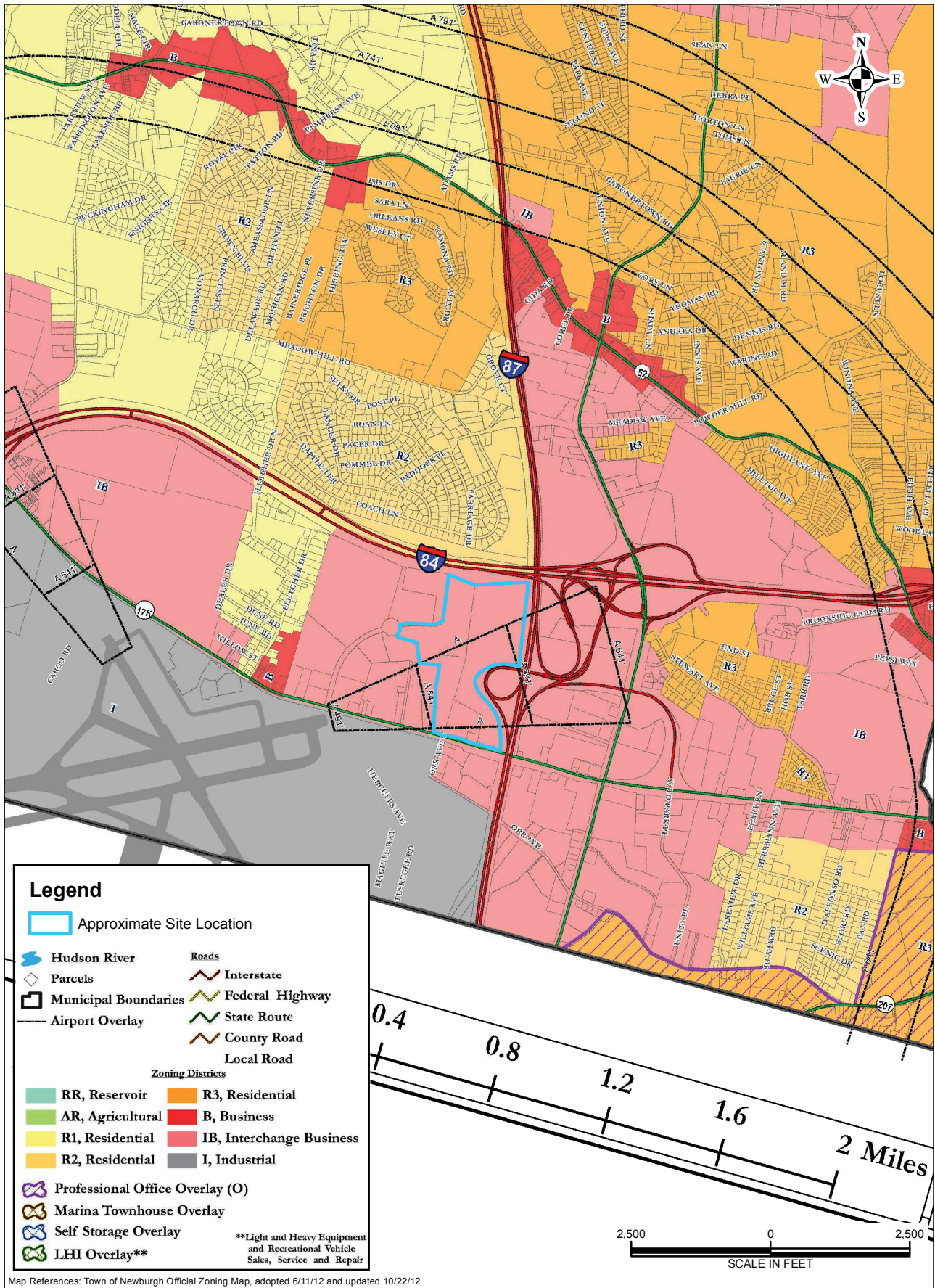
**AERIAL PHOTOGRAPH
FIGURE 2**

**Exhibit
VIII.C.1.d**



**TAX MAP
 FIGURE 3**

**Exhibit
 VIII.C.1.d**



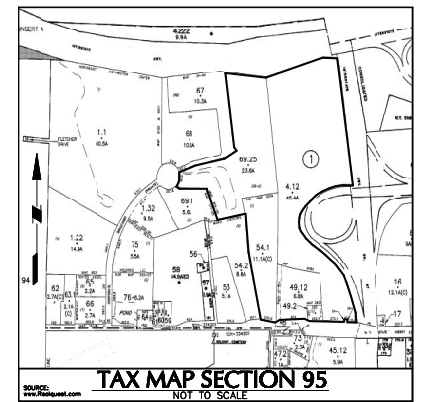
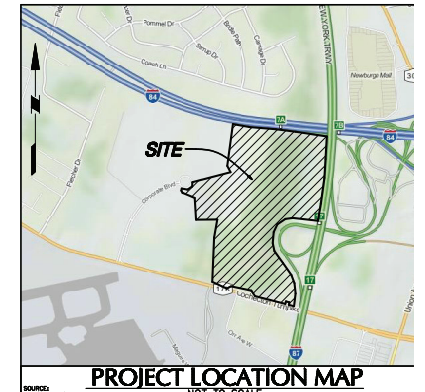
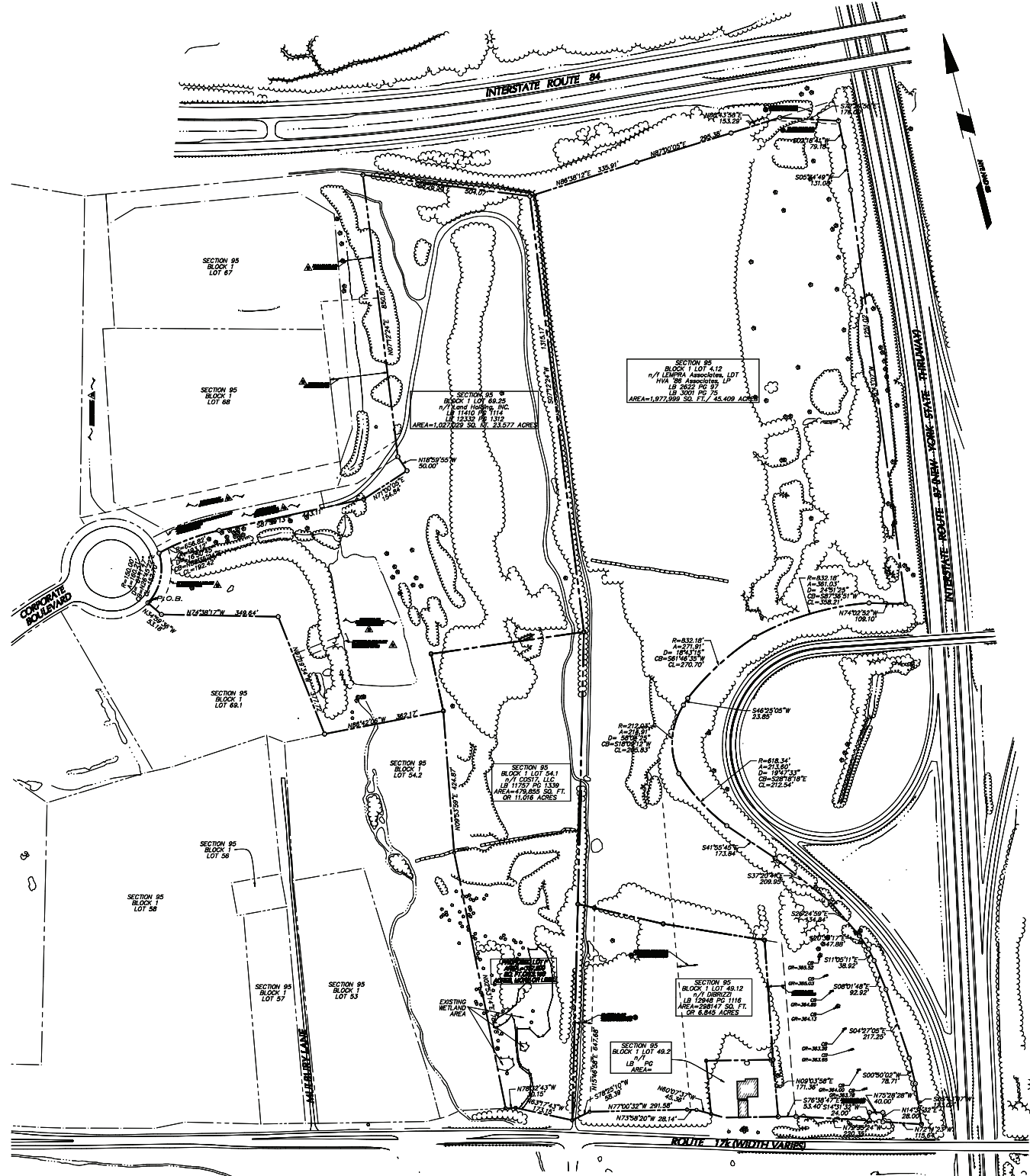
ZONING MAP FIGURE 4

PERKINS EASTMAN - LANGAN - THORNTON TOMASETTI - JAROS BAUM & BOLLES - CLEO DESIGN

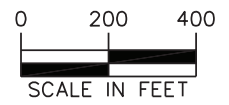
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NOTES:

- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES.
 - TITLE REPORT BY: LAWYERS TITLE INSURANCE CORPORATION, HORIZON TITLE SERVICES CORP. COMMITMENT NO. C-14111 DATED: 02/07/2007
 - TITLE REPORT BY: LAWYERS TITLE INSURANCE CORPORATION, HORIZON TITLE SERVICES CORP. COMMITMENT NO. C-14110 DATED: 02/13/2007
 - MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK, BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DATED SEPTEMBER 6, 2007, SHEET NO. 07/01
 - MAP ENTITLED "LOT LINE CHANGE, LANDS OF LEMPIRA ASSOCIATES & H.V.A. 881 ASSOCIATES AND CORING DISBURG" BY VINCENT J. DOOL AND FILED SEPTEMBER 3, 1988 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 9084.
 - MAP ENTITLED "PLAN OF SUBDIVISION LOT 28 AND LOT LINE CHANGE FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. AND FILED OCTOBER 20, 2005 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 816-02.
 - MAP ENTITLED "PLAN OF SUBDIVISION AND LOT LINE CHANGE, LANDS OF NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. AND FILED MARCH 4, 1994 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 34-94.
 - MAP ENTITLED "PLAN OF SUBDIVISION, LOT 2, FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. AND FILED SEPTEMBER 29, 1993 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 171-93.
 - MAP ENTITLED "SUBDIVISION FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. AND FILED JULY 20, 1989 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 6571.
 - MAP ENTITLED "3 LOT SUBDIVISION FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. AND FILED FEBRUARY 18, 1988 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 8720.
 - MAP ENTITLED "EASEMENT MAP, ALTA/ACSM SURVEY FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. DATED SEPTEMBER 24, 1997, DISK #7005869.
 - MAP ENTITLED "SURVEY OF PROPERTY, HIGH TECH PARK AT NORTHEAST DISTRIBUTION CENTER, ORANGE COUNTY, NEW YORK" BY BIRDALL ENGINEERING, INC. DATED OCTOBER 14, 1998, JOB NUMBER 25206.204.
 - MAP ENTITLED "MINOR SUBDIVISION, LANDS OF MONIA INVESTORS, INC" BY VINCENT J. DOOL, DATED DECEMBER 10, 1978 AND LAST REVISED JANUARY 29, 1989.
 - MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR PNC BANK, TAX MAP PARCELS 188-189-190-191-192, THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK" BY J. PETER BORGAS, DATED APRIL 18, 2003, PROJECT NUMBER 03008.
 - VARIOUS ACQUISITION AND RIGHT-OF-WAYS FOR INTERSTATES ROUTE 84 AND ROUTE 17K AS SUPPLIED BY THE NEW YORK DEPARTMENT OF TRANSPORTATION.
 - VARIOUS R.O.W. MAPS SUPPLIED BY NEW YORK STATE DEPARTMENT OF TRANSPORTATION FOR THE N.Y.S. THRUWAY/INTERSTATE ROUTE 84 AND N.Y.S. ROUTE 17K.
 - SURVEY DATA FOR CORPORATE DRIVE PARK AS SUPPLIED BY THE OWNER.
- THE SURVEYED PROPERTY IS SUBJECT TO BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREIN REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
 - NAVIGATION EASEMENT FOR STEWART AIRPORT - LB 1588 PG 21 BLANKET TYPE
 - DECLARATION OF REPROFICIAL EASEMENTS - LB 3159 PG 129
 - DRAINAGE EASEMENT & DETENTION BASIN - LB 4030 PG 72 & PG 141
 - ACCESS ROAD EASEMENT - LB 4030 PG 116
 - DRAINAGE EASEMENT - LB 4030 PG 141
 - GENERAL UTILITY EASEMENT - LB 4030 PG 168
 - GENERAL UTILITY EASEMENT - LB 4030 PG 193
 - LANDSCAPING AGREEMENT LB 4279 PG 44 - NOT PLOTTABLE
 - DRAINAGE EASEMENT - LB 4290 PG 317
 - EASEMENT RELEASED - LB 1246 PG 387 & LB 3001 PG 69
 - APPROPRIATIONS NYDOT TAKING - LB 1690 PG 57 & LB 1790 PG 179
 - APPROPRIATIONS NYDOT TEMPORARY EASEMENT - LB 1375 PG 1239
 - APPROPRIATIONS NYDOT TAKING - LB 11485 PG 1278
 - UTILITY LINE EASEMENT - LB 1119 PG 239 - NOT PLOTTABLE
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED BY GPS METHODS.
- ELEVATIONS SHOWN ARE REFERENCED TO NAVD 29 AS ESTABLISHED BY GPS METHODS.
- STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER CURRENT TAX MAPS.
- PLANNING INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. SEPTEMBER 6, 2007. THE INFORMATION SHOWN HEREON IS FOR VISUAL INSPECTION ONLY. THE DATA SHOWN IS NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
- CONTOURS AND SPOT GRADES LABELED TO ONE DECIMAL PLACE HAVE BEEN OBTAINED FROM AERIAL TOPOGRAPHIC DATA AS NOTED HEREON. SPOT GRADES SHOWN TO TWO DECIMAL PLACES WERE THE RESULTS OF GROUND SURVEYS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. BASED ON THE ORIGINAL MAPPING CRITERIA (SCALE, ETC.) THE DATA SHOWN MEETS NATIONAL MAP ACCURACY STANDARDS.
- OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
- AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK - PANEL 20 OF 25 - COMMUNITY PANEL NUMBER 360627 0000 EFFECTIVE DATE JUNE 5, 1985 THE SUBJECT PROPERTY LIES WITH ZONE "C" AN AREA OF MINIMAL FLOODING.
- METLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS CONTRACT.
- STORM AND SANITARY SEWER INFORMATION WAS MEASURED AT FIELD LOCATED MANHOLES/ CATCH BASINS AND RUNS WERE ASSUMED TO BE STRAIGHT BETWEEN LOCATED MANHOLES/ CATCH BASINS. ALL SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. NO EXCAVATIONS WERE MADE TO LOCATION SUBSURFACE UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS IS TO CERTIFY THAT THERE ARE NO NATURAL WATERCOURSES ON THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
- THIS PLAN NOT VALID UNLESS EMBOSSED OR INK STAMPED WITH THE SEAL OF THE PROFESSIONAL LAND SURVEYOR.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7709, SUB-DIVISION 2 OF N.Y. STATE EDUCATION LAW.
- INFORMATION SHOWN ON THIS SURVEY IS INTENDED TO REPRESENT CONDITIONS FOR SECTION 85, BLOCK 1, LOTS 412, 4412, 541, AND 69.25.



- LEGEND**
(SYMBOLS NOT SHOWN TO SCALE)
- HYDRANT
 - STREET LIGHT
 - SIGNAL POLE
 - MANHOLE
 - WATER VALVE
 - GAS VALVE
 - UNKNOWN VALVE
 - CATCH BASIN
 - METAL COVER
 - ELECTRIC BOX
 - DOOR
 - DOUBLE DOOR
 - GARAGE DOOR
 - PARKING METER
 - SPOT ELEVATION
 - CLEAN OUT
 - TREE
 - BENCH MARK
 - SIGN
 - POLE
 - ANCHOR POLE
 - BOLLARD
 - STORM DRAIN
 - SANITARY
 - COMBINED SEWER
 - CABLE TV TONE OUT
 - GAS TONE OUT
 - WATER TONE OUT
 - ELECTRIC TONE OUT
 - TELEPHONE TONE OUT
 - STEAM TONE OUT
 - UNKNOWN UTILITY TONE OUT
 - FENCE (TYPE AS NOTED)
 - OVERHEAD WIRE
 - GUIDE RAIL (TYPE AS NOTED)
 - TREE LINE
 - PROPERTY/RIGHT-OF-WAY LINE
 - REFERENCED UTILITY LINE (TYPE AS NOTED)
 - PLOTTED FROM EXISTING MAPPING
 - EASEMENT REFERENCE AS PER NOTE 1A
 - EASEMENT REFERENCE AS PER NOTE 1B



**BOUNDARY SURVEY
DRAWING 1**

PERKINS EASTMAN - LANGAN - THORNTON TOMASETTI - JAROS BAUM & BOLLES - CLEO DESIGN

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