

Exhibit VIII.C.1.c (Description of Land):

Submit as Exhibit VIII.C.1.c. a description of, and aerial and surface photography demonstrating, the salient topographic, geographic, and vegetative characteristics of the land for the proposed gaming facility as well as any significant existing facilities, improvements or infrastructure thereon. Provide schematics/maps of topographical, geographic and vegetative features and facilities, improvements and infrastructure. Describe and provide schematics/maps illustrating (in scale) the relationship to surrounding development and infrastructure.

The approximately 90 acre property is 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 (Figure 1 – Aerial Photograph). There is a Citgo gas station located on the property along New York Route 17k. 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.

The existing land uses in the vicinity of the Project site primarily consist of a mix of commercial, light industrial and airport uses. The Project site is accessible from the south via Route 17K, also known as Newburgh Cochection Turnpike, and from the west via Corporate Boulevard. The Project site is also bounded by Interstate Route 84 to the north and Interstate Route 87 to the east.

Immediately adjacent to the Project to the south are several parcels of vacant land, as well as, a gas station and attached convenient store and car wash located along Route 17K. Immediately to the west of the Project site are several parcels utilized for commercial uses including warehouse and distribution facilities including Grainger Industrial Supply, F. W. Webb Company, C & S Wholesale Grocers, and New Penn Motor Express. These commercial uses are accessible via Corporate Boulevard. As previously stated, the Project site is separated from land uses to the immediate north by Interstate Route 84 and to the immediate east by Interstate Route 87.

Further west along Route 17K are a few single-family homes. The majority of these homes are vacant or in disrepair. A residential neighborhood is separated from the Project site between the commercial uses located along Commercial Boulevard and a Manheim wholesale automobile auction dealership. Across Route 17K to the south are commercial uses including Hilton Garden Inn Hotel and Orange County Choppers. The Belknap Cemetery is also located south of the Project site across Route 17K. Stewart International Airport is a major land use located south and southwest of the Project site. Specific uses at the airport facility include the Stewart International Airport terminal, the Stewart Air National Guard Base and Cessna Aircraft NE Service Center.

Further east of the Project site, past Interstate Route 87 along Route 17K, are commercial uses including gas stations, hotels, retail stores and restaurants. To the north of the Project site, isolated by Interstate Route 84, is a residential neighborhood. To the northeast of the Project site, across both Interstate highways is the Newburgh Mall.

Additional existing neighboring major developments include Lowe's Home Improvement, Walmart, John Herbert Co, Mid-Island Electrical Supply, High Tech Park and Distribution Northeast and Associates Center.

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The elevation of the site is highest along a ridge which runs north to south roughly centered on the northern portion of the property, approximately 515 feet above mean sea level. The area topography decreases west toward Corporate Boulevard (to approximately 450 feet above mean sea level), east toward Interstate 87 (approximately 365 feet above mean sea level), and south toward state Route 17K (approximately 375 feet above mean sea level).

Existing utilities are available in the vicinity to support the project. Existing sanitary, water, gas and electric service are located along Route 17K. Existing sanitary and water service extensions are located along Corporate Boulevard. With the surrounding infrastructure in place, the Project is currently in an area where both existing and new utility service can be extended to support the site location.

The vegetative cover onsite was identified during site observations completed by Langan Engineering on 28 April 2014. The vegetative characteristics of the land are classified according to Ecological Communities of New York State – Second Edition prepared by the New York Natural Heritage Program (NYNHP) 2002. A description of each of the onsite communities is provided below and is consistent with the Vegetative Land Cover Map (Figure 3 – Vegetative Land Cover Map).

Successional Old Field

Successional Old Field is identified by the NYNHP as a meadow dominated by forbs and grasses that occurs on sites that have been cleared and plowed (for farming or development), and then abandoned. Those areas onsite identified as Successional Old Field are located in the western portion of the site adjacent to the offsite cul-de-sac of Commercial Boulevard; in the southwestern portion of the site near Route 17K; in the northeastern portion of the site near I-87; and in the southeastern corner of the site near Route 17K and the I-87 on ramp (Figure 3 – Vegetative Land Cover Map). The areas mapped as Successional Old Field appear to have been altered by previous onsite and adjacent development including the development adjacent to Corporate Boulevard; I-84 and I-87 construction; and a piped stream in the southeastern portion of the site. These areas are generally dominated by various forbs and grasses and a limited number of trees and shrubs. Herbaceous vegetation in these areas is generally dominated by goldenrod (*Solidago* spp.), Queen-Anne's-lace (*Daucus corota*), common milkweed (*Asclepias syriaca*), quackgrass (*Agropyron* sp.), bedstraw (*Galium* sp.), aster (*Asteracea* spp.), and common reed (*Phragmites australis*). Shrubs scattered throughout these areas are dominated by eastern red cedar (*Juniperus virginiana*), buckthorn (*Rhamnus cathartica*), Russian olive (*Elaeagnus angustifolia*), and Eastern cottonwood (*Populus deltoides*).

Successional Northern Hardwoods

Successional northern hardwoods are identified by the NYNHP as a hardwood or mixed forest that occurs on sites that have been cleared or otherwise disturbed. Characteristic trees and shrubs include any of the following: quaking aspen (*Populus tremuloides*), bigtooth aspen (*P. grandidentata*), balsam poplar (*P. balsamifera*), paper birch (*Betula papyrifera*), or gray birch (*B. populifolia*), pin cherry (*Prunus pensylvanica*), black cherry (*P. serotina*), red maple (*Acer rubrum*), white pine (*Pinus strobus*), with lesser amounts of white ash (*Fraxinus americana*), green ash (*F. pensylvanica*), and American elm (*Ulmus americana*). Northern indicators include aspens, birches, and pin cherry.

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Successional northern hardwoods have been identified in the northwestern, southwestern, and southeastern portions of the site (Figure 3 – Vegetative Land Cover Map). Based on a review of historic aerial photographs, these areas were formerly cleared as part of the previous land use. Vegetation in these areas is dominated by paper birch (*Betula papyrifera*), red maple (*Acer rubrum*), red oak (*Quercus rubra*), blackberry (*Rubus* sp.), and multiflora rose (*Rosa multiflora*). Woody species are typical of a successional forest in that the majority is comprised of saplings or trees less than 4 inches dbh.

Successional Southern Hardwoods

Successional southern hardwoods are identified by the NYNHP as a hardwood or mixed forest that occurs on sites that have been cleared or otherwise disturbed. Characteristic trees and shrubs include any of the following: American elm (*Ulmus americana*), slippery elm (*U. rubra*), white ash (*Fraxinus americana*), red maple (*Acer rubrum*), box elder (*Acer negundo*), silver maple (*A. saccharinum*), sassafras (*Sassafras albidum*), gray birch (*Betula populifolia*), hawthorns (*Crataegus* spp.), eastern red cedar (*Juniperus virginiana*), and choke-cherry (*Prunus virginiana*). Certain introduced species are commonly found in successional forests, including black locust (*Robinia pseudo-acacia*), tree-of-heaven (*Ailanthus altissima*), and buckthorn (*Rhamnus cathartica*). Any of these may be dominant or co-dominant in a successional southern hardwood forest. Southern indicators include American elm, white ash, red maple, box elder, choke-cherry, and sassafras.

Successional southern hardwoods have been identified throughout the central portion of the site (Figure 3 – Vegetative Land Cover Map). Based on a review of historic aerial photographs, these areas were formerly devoid of forested vegetation. Vegetation in these areas is currently dominated by black locust (*Robinia pseudoacacia*), tree-of-heaven (*Ailanthus altissima*), red maple (*Acer rubrum*), sassafras (*Sassafras albidum*), and yellow birch (*Betula alleghaniensis*). Trees within this portion of the site typically vary from approximately 6 to 12 inches diameter at breast height (dbh).

Chestnut Oak Forest

Chestnut oak forest is identified by the NYNHP as a hardwood forest that occurs on well-drained sites in glaciated portions of the Appalachians, and on the coastal plain. This forest type is similar to the Allegheny Oak Forest and is distinguished by fewer canopy dominants and a less diverse shrub layer and ground layer flora. Dominant trees are typically chestnut oak (*Quercus montana*) and red oak (*Q. rubra*). Common associates are white oak (*Q. alba*), black oak (*Q. velutina*), and red maple (*Acer rubrum*).

Chestnut oak forest has been identified in the western portion of the site, along a west-facing slope (Figure 3 – Vegetative Land Cover Map). Vegetation in this area is dominated by chestnut oak (*Quercus montana*), red oak (*Quercus rubra*), red maple (*Acer rubrum*), and eastern red cedar (*Juniperus virginiana*). The understory is generally open with few shrub/herbaceous species present. Trees within this portion of the site typically vary from approximately 6 to 12 inches dbh with larger individuals scattered throughout.

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Rocky Summit Grassland

Rocky summit grassland is identified by the NYNHP as a grassland community that occurs on rocky summits and exposed rocky slopes of hills. Woody plants are sparse and may be scattered near the margin of the community. Small trees and shrubs at low percent cover include eastern red cedar (*Juniperus virginiana*) and red oak (*Quercus rubra*). Characteristic and dominant grasses include little bluestem (*Schizachyrium scoparium*), tufted hairgrass (*Deschampsia flexuosa*), poverty-grass (*Danthonia spicata*, *D. compressa*), and Indian grass (*Sorghastrum nutans*). Other grasses and sedges include Pennsylvania sedge (*Carex pennsylvanica*), big bluestem (*Andropogon gerardii*), and deer-tongue grass (*Panicum clandestinum*).

Rocky summit grassland has been identified in the south-central portion of the site at the peak of the topographic ridge that runs north to south through the central portion of the site (Figure 3 – Vegetative Land Cover Map). Vegetation in this area is generally dominated by little bluestem (*Schizachyrium scoparium*) and various other upland grasses (*Poa* spp.). Various shrubs are scattered throughout this area and include eastern red cedar (*Juniperus virginiana*) and multiflora rose (*Rosa multiflora*).

Shrub Swamp

Shrub Swamp is identified by NYNHP as an inland wetland dominated by tall shrubs that occur along the shore of a lake or river, in a wet depression or valley not associated with lakes, or as a transition zone between a marsh, fen, or bog and a swamp or upland community. This is a very broadly defined community that is very common and quite variable. Characteristic shrubs that are common in these and other types of shrub swamps include meadow-sweet (*Spiraea alba* var. *latifolia*), steeple-bush (*Spiraea tomentosa*), gray dogwood (*Cornus foemina* ssp. *racemosa*), swamp azalea (*Rhododendron viscosum*), highbush blueberry (*Vaccinium corymbosum*), maleberry (*Lyonia ligustrina*), smooth alder (*Alnus serrulata*), spicebush (*Lindera benzoin*), willows (*Salix bebbiana*, *S. discolor*, *S. lucida*, *S. petiolaris*), wild raisin (*Viburnum cassinoides*), and arrowwood (*Viburnum recognitum*).

Shrub Swamp is present in the northeastern portion of the site and adjacent to the stream in the western portion of the site (Figure 3 – Vegetative Land Cover Map). Vegetation in these areas is dominated by smooth alder (*alnus serrulata*), willow (*Salix* spp.), and cottonwood (*Populus deltoides*). Other notable vegetation includes eastern red cedar (*Juniperus virginiana*) and common reed (*Phragmites australis*).

Reedgrass Marsh

Reedgrass Marsh is identified by NYNHP as a marsh that has been disturbed by draining, filling, road salts, etc. in which common reed (*Phragmites australis*) or purple loosestrife (*Lythrum salicaria*) has become dominant. This community is common along highways and railroads.

Reedgrass Marsh is present in the southeastern and southwestern portions of the site and adjacent to the eastern site boundary. The area along the eastern site boundary is a linear feature situated adjacent to I-87. The areas in the southeastern and southwestern portions of the site are situated within previously disturbed areas. Each of these wetlands is dominated by common reed (*Phragmites australis*).

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Unpaved Road/Path

The NYNHP identifies an unpaved road/path as a sparsely vegetated road or pathway of gravel, bare soil, or bedrock outcrop. These roads or pathways are maintained by regular trampling or scraping of the land surface. Unpaved roads/paths are present in the northwestern portion of the site and in the southern portion of the site (Figure 3 – Vegetative Land Cover Map). These roads/paths are currently vegetated; however remain disturbed due to trampling and vehicular traffic.

Artificial Impoundment

An artificial pond is situated in the western portion of the site (Figure 3 – Vegetative Land Cover Map). The pond is part of a waterway system that is contained by a concrete weir and surrounding man-made embankments.

Attachment / Figures

Exhibit VIII.C.1.c. – Figure 1	Aerial Photograph
Exhibit VIII.C.1.c. – Figure 2	USGS Site Location Map
Exhibit VIII.C.1.c. – Figure 3	Vegetative Land Cover Map
Exhibit VIII.C.1.c. – Figure 4	Utility and Roadway Infrastructure Map
Exhibit VIII.C.1.c. – Attachment A	Photograph Location Map and Photographs

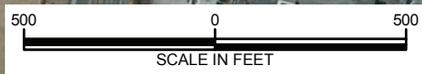
Drawings

Exhibit VIII.C.1.c. – Drawing 1-4	Topographic Survey Drawings
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Legend

Approximate Site Location



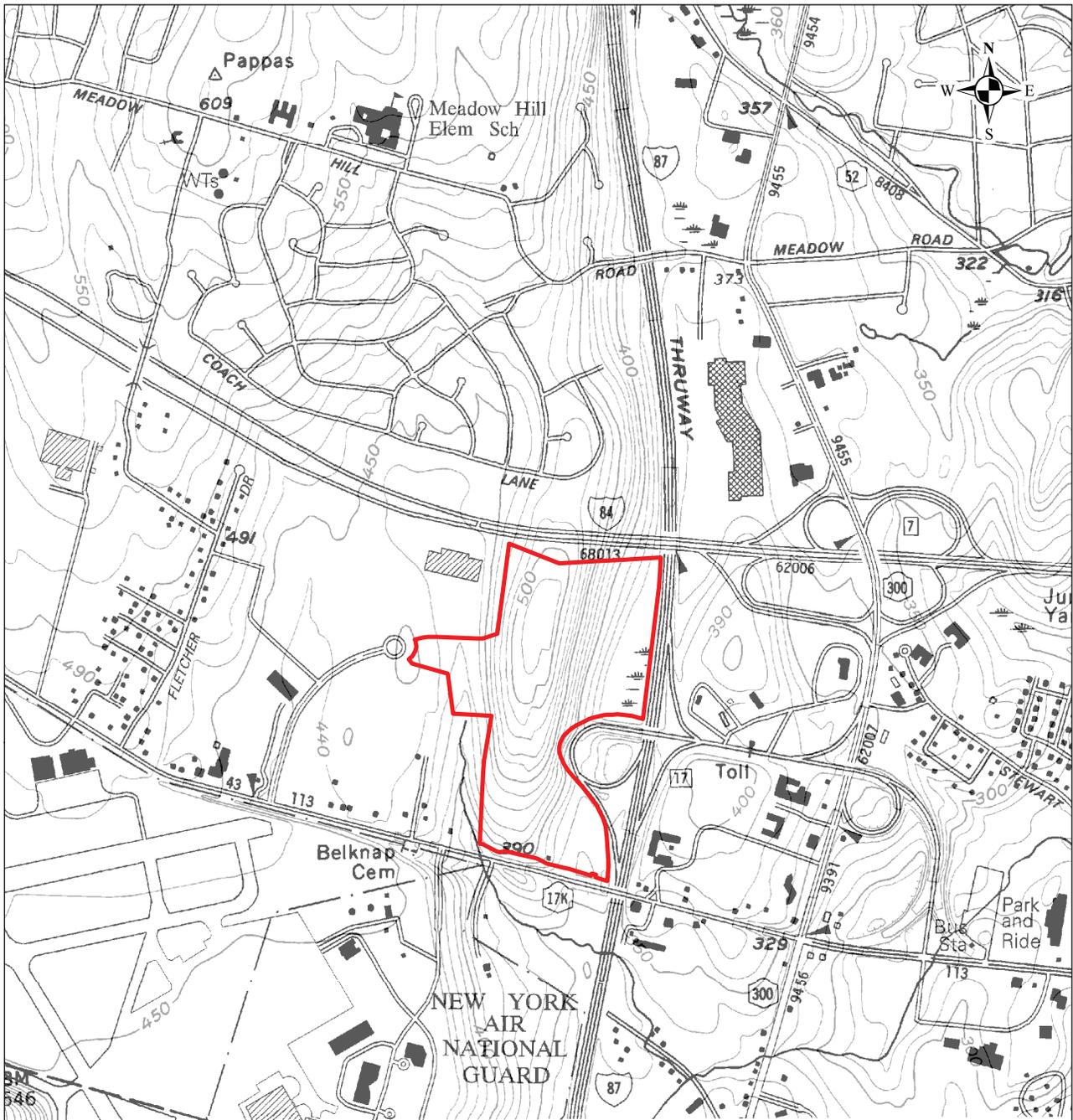
Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Map References: ESRI World Imagery 2013



**AERIAL PHOTOGRAPH
FIGURE 1**

**Exhibit
VIII.C.1.c**



Legend

 Approximate Site Location

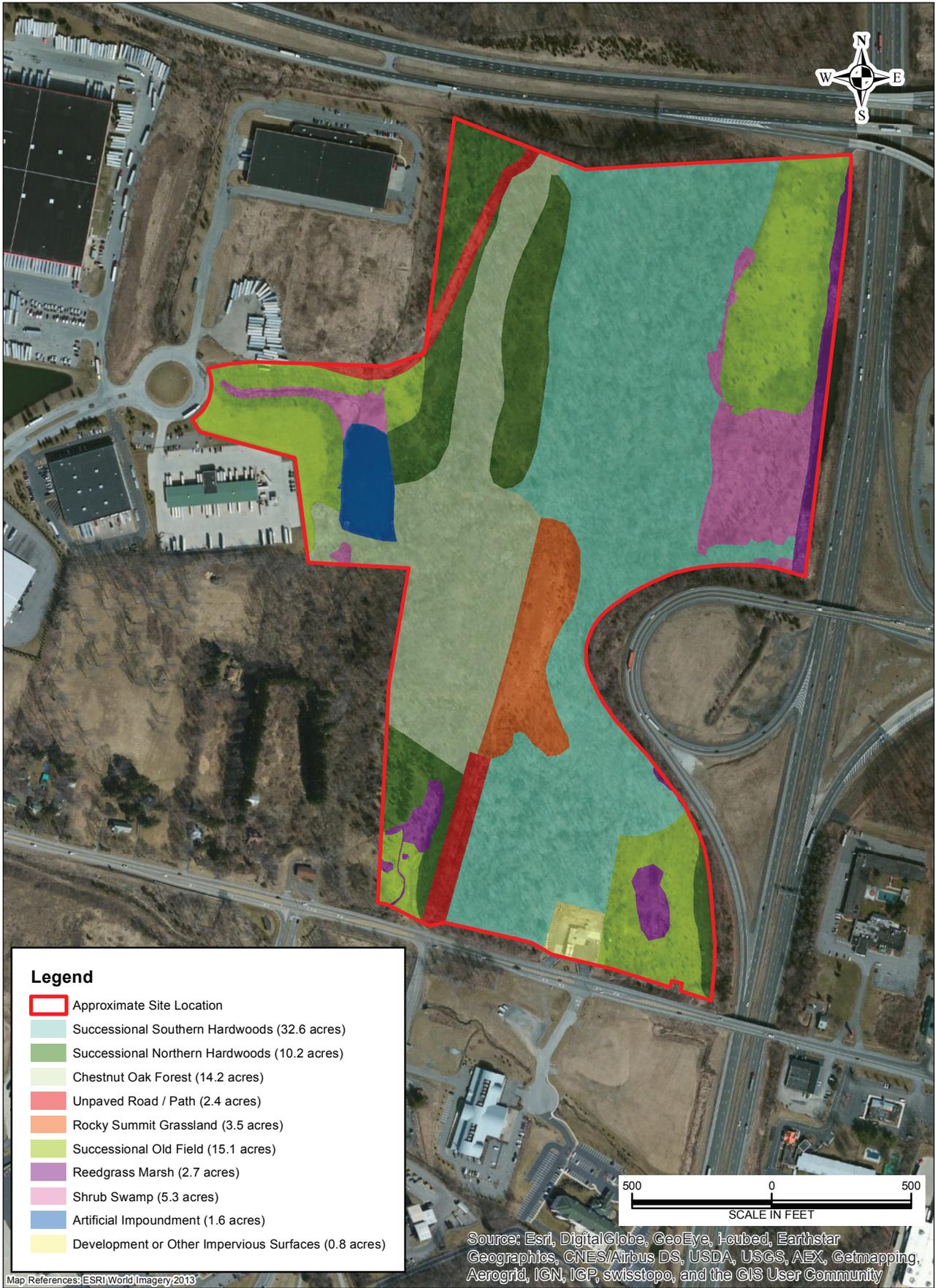


Map References: NYS Department of Transportation Raster Quadrangle Newburgh, NYS DOT Quad Code BB46 (1991) and USGS Quad Code o41074e1 (1957); NY East State Plane Coordinates: 607763, 975778 ft



**USGS SITE LOCATION MAP
FIGURE 2**

**Exhibit
VIII.C.1.c**



VEGETATIVE LAND COVER MAP FIGURE 3

**Exhibit
VIII.C.1.c**



UTILITY AND ROADWAY INFRASTRUCTURE MAP
FIGURE 4

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

Exhibit VIII.C.1.c

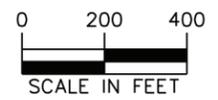
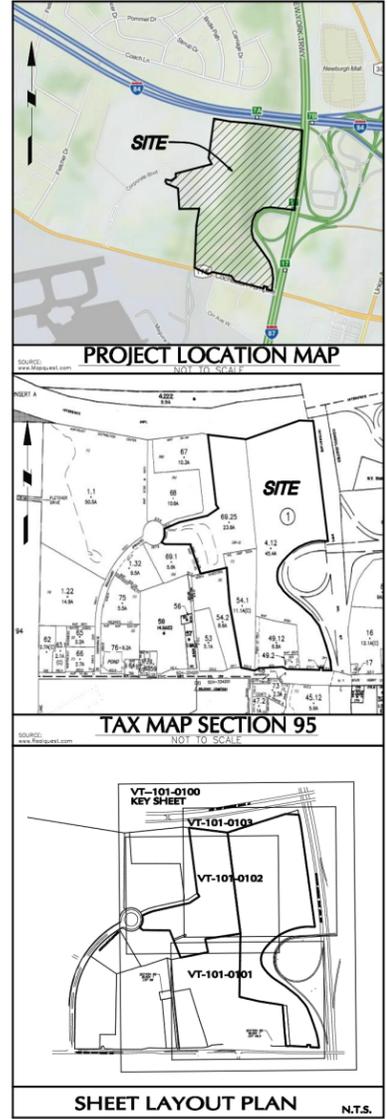
NOTES:

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE AND THE FOLLOWING REFERENCES:
 - A. TITLE REPORT BY: LAWYERS TITLE INSURANCE CORPORATION, HORIZON TITLE SERVICES CORP. COMMITMENT NO. 0-14111. DATED: 02/07/2007
 - B. TITLE REPORT BY: LAWYERS TITLE INSURANCE CORPORATION, HORIZON TITLE SERVICES CORP. COMMITMENT NO. 0-14110. DATED: 02/13/2007
 - C. MAP ENTITLED "LOT LINE CHANGE, LANDS OF LEVIRA ASSOCIATES & H.V.A. 86" ASSOCIATES AND COGNOW DRIVE" BY VINCENT J. DOCE ASSOCIATES AND FILED SEPTEMBER 3, 1988 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 9084.
 - D. 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 # 816-05.
 - E. 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.
 - F. MAP ENTITLED "PLAN OF SUBDIVISION, LOT 2, FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. AND FILED SEPTEMBER 25, 1995 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 821.
 - G. 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 # 821.
 - H. MAP ENTITLED "3 LOT SUBDIVISION FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. AND FILED FEBRUARY 16, 1986 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 8720.
 - I. MAP ENTITLED "EASEMENT MAP, ALTA/ACSM SURVEY FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. DATED SEPTEMBER 24, 1997, DISK #97005809.
 - J. MAP ENTITLED "SURVEY OF PROPERTY, HIGH TECH PARK AT NORTHEAST DISTRIBUTION CENTER, ORANGE COUNTY, NEW YORK" BY BRIDGALL ENGINEERS, INC. DATED OCTOBER 14, 1998, JOB NUMBER 25206.204.
 - K. MAP ENTITLED "MINOR SUBDIVISION, LANDS OF MONJA INVESTORS, INC" BY VINCENT J. DOCE, DATED DECEMBER 10, 1979 AND LAST REVISED JANUARY 29, 1980.
 - L. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR PNC BANK, TAX MAP PARCELS 91-17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100" BY J. PETER BORRASS, DATED APRIL 16, 2003, PROJECT NUMBER 030309.
 - M. VARIOUS ACQUISITION AND RIGHT-OF-WAYS FOR INTERSTATES ROUTE 87 AND 84, AND STATE ROUTE 17K AS SUPPLIED BY THE NEW YORK DEPARTMENT OF TRANSPORTATION.
 - N. VARIOUS R.O.W. MAPS SUPPLIED BY NEW YORK STATE DEPARTMENT OF TRANSPORTATION FOR THE N.Y.S. THROUGHWAY/INTERSTATE ROUTE 84 AND N.Y.S. ROUTE 17K.
 - O. SURVEY DATA FOR CORPORATE DRIVE PARK AS SUPPLIED BY THE OWNER.
2. 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.
 - AVIGATION EASEMENT FOR STEWART AIRPORT - LB 1688 PG 21 BLANKET TYPE
 - DECLARATION OF RECIPROCAL 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 4280 PG 317
 - EASEMENT RELEASED - LB 1246 PG 387 & LB 3001 PG 69
 - APPROPRIATIONS NYDOT TAKING - LB 1680 PG 57 & LB 1790 PG 179
 - APPROPRIATIONS NYDOT TEMPORARY EASEMENT - LB 11375 PG 1526
 - UTILITY LINE EASEMENT - LB 11485 PG 1278
 - UTILITY LINE EASEMENT - LB 1119 PG 239 - NOT PLOTTABLE
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED BY GPS METHODS.
4. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 29 AS ESTABLISHED BY GPS METHODS.
5. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER CURRENT TAX MAPS.
6. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANDAM ENGINEERING AND ENVIRONMENTAL SERVICES COMPLETED SEPTEMBER 1999, UPDATED AS PER VISUAL INSPECTION JULY 2007 AND AERIAL DATA SUPPLIED BY ADR.
7. CONTOURS AND SPOT GRADES LABELED TO ONE DECIMAL PLACE HAVE BEEN OBTAINED FROM AERIAL PHOTOGRAPHIC DATA AS NOTED HEREON. SPOT GRADES SHOWN TO TWO DECIMAL PLACES BEING THE RESULTS OF GROUND SURVEYS PERFORMED BY LANDAM ENGINEERING AND ENVIRONMENTAL SERVICES, INC. BASED ON THE ORIGINAL MAPPING CRITERIA (SCALE, ETC.) THE DATA SHOWS MEETS NATIONAL MAP ACCURACY STANDARDS.
8. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
9. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK", PANEL: 20 OF 26, COMMUNITY PANEL NUMBER 96027, 0020 A, EFFECTIVE DATE JUNE 5, 1985 THE SUBJECT PROPERTY LIES WITH ZONE "C" AN AREA OF MINIMAL FLOODING.
10. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS CONTRACT.
11. 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.
12. THIS IS TO CERTIFY THAT THERE ARE NO NATURAL WATERCOURSES ON THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
13. THIS PLAN NOT VALID UNLESS EMBOSSED OR INK STAMPED WITH THE SEAL OF THE PROFESSIONAL LAND SURVEYOR.
14. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7206, SUB-DIVISION 2 OF N.Y. STATE EDUCATION LAW.
15. INFORMATION SHOWN ON THIS SURVEY IS INTENDED TO REPRESENT CONDITIONS FOR SECTION 95, BLOCK 1, LOTS 412, 4912, 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



**TOPOGRAPHIC KEY MAP
DRAWING 1**

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

**Exhibit
VIII.C.1.c**

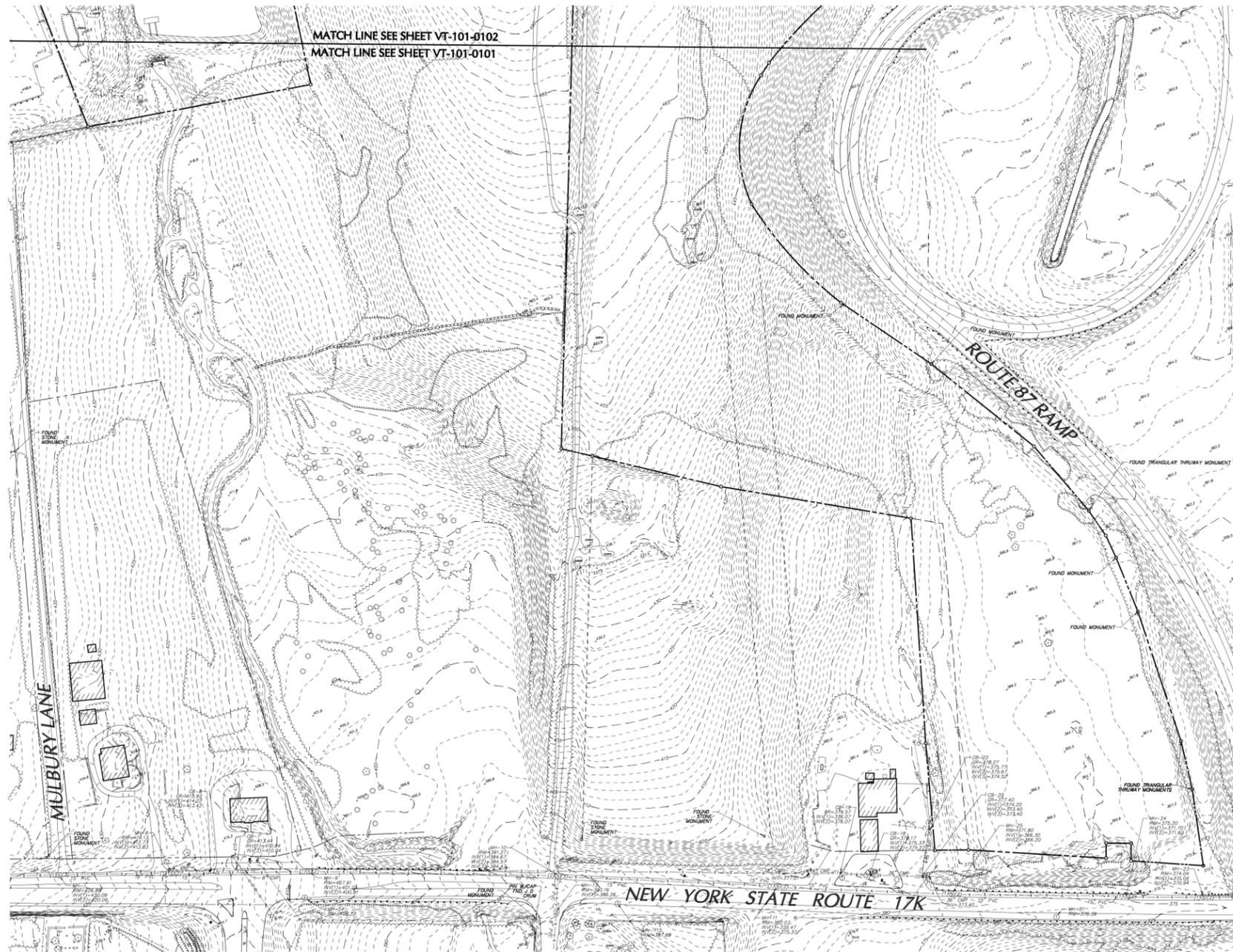
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- D. MAP ENTITLED "PLAN OF SUBDIVISION LOT 28 AND LOT LINE CHANGE FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. AND FILED OCTOBER 20, 2000 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 816-05.
- E. MAP ENTITLED "PLAN OF SUBDIVISION AND LOT LINE CHANGE, LANDS OF NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. AND FILED MARCH 6, 1994 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 34-94.
- F. MAP ENTITLED "PLAN OF SUBDIVISION LOT 27 FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. AND FILED SEPTEMBER 23, 1995 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 171-95.
- G. 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 # 9571.
- H. MAP ENTITLED "3 LOT SUBDIVISION FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. AND FILED FEBRUARY 15, 1988 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 8726.
- I. MAP ENTITLED "EASEMENT MAP, ALTA/ACSM SURVEY FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. DATED SEPTEMBER 24, 1992, DISE #07058809.
- J. MAP ENTITLED "SURVEY OF PROPERTY, HIGH TECH PARK AT NORTHEAST DISTRIBUTION CENTER, ORANGE COUNTY, NEW YORK" BY BIRDSELL ENGINEERING, INC. DATED OCTOBER 14, 1986, JOB NUMBER 25206204.
- K. MAP ENTITLED "MINOR SUBDIVISION, LANDS OF MONA INVESTORS, INC." BY VINCENT J. DOCE, DATED DECEMBER 10, 1978 AND LAST REVISED JANUARY 29, 1982.
- L. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR PNC BANK, TAX MAP PARCELS 95-1-12, 95-1-68, & 95-1-69.2, THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK" BY PETER BORSARI, DATED APRIL 18, 2003, PROJECT NUMBER 030309.
- M. VARIOUS ACQUISITION AND RIGHT-OF-WAY MAPS FOR INTERSTATES ROUTE 87 AND 84, AND STATE ROUTE 17K AS SUPPLIED BY THE NEW YORK DEPARTMENT OF TRANSPORTATION.
- N. VARIOUS R.O.W. MAPS SUPPLIED BY NEW YORK STATE DEPARTMENT OF TRANSPORTATION FOR THE N.Y.S. THRUWAY/INTERSTATE ROUTES 84 AND N.Y.S. ROUTE 17K.
- O. SURVEY DATA FOR CORPORATE DRIVE PARK AS SUPPLIED BY THE OWNER.

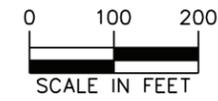
2. THE SURVEYED PROPERTY IS SUBJECT TO BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREIN REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
- AVIGATION EASEMENT FOR STEWART AIRPORT - LB 1568 PG 21 BLANKET TYPE
 - DECLARATION OF RECIPROCAL 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 4280 PG 317
 - EASEMENT RELEASED - LB 1246 PG 387 & LB 3001 PG 69
 - APPROPRIATIONS NYDOT TAKING - LB 1680 PG 57 & LB 1790 PG 179
 - APPROPRIATIONS NYDOT TEMPORARY EASEMENT - LB 11375 PG 1528
 - APPROPRIATIONS NYDOT TAKING - LB 11485 PG 1278
 - UTILITY LINE EASEMENT - LB 1119 PG 239 - NOT PLOTTABLE

- 3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED BY GPS METHODS.
- 4. ELEVATIONS SHOWN ARE REFERENCED TO NGVD 29 AS ESTABLISHED BY GPS METHODS.
- 5. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER CURRENT TAX MAPS.
- 6. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES COMPLETED SEPTEMBER 1999, UPDATED AS PER VISUAL INSPECTION JULY 2007 AND AERIAL DATA SUPPLIED BY ADR.
- 7. CONTOURS AND SPOT GRADES LABELED TO ONE DECIMAL PLACE HAVE BEEN OBTAINED FROM AERIAL PHOTOGRAPHIC 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.
- 8. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
- 9. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK" PANEL 20 OF 25, COMMUNITY PANEL NUMBER 36567 0020 A, EFFECTIVE DATE JUNE 5, 1985 THE SUBJECT PROPERTY LIES WITHIN ZONE "C" AN AREA OF MINIMAL FLOODING.
- 10. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS CONTRACT.
- 11. 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.
- 12. ALL SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. NO EXCAVATIONS WERE MADE TO LOCATE SUBSURFACE UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA. OTHER SERVICES OR ABANDONED UTILITIES 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.
- 13. BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- 14. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF N.Y. STATE EDUCATION LAW.
- 15. INFORMATION SHOWN ON THIS SURVEY IS INTENDED TO REPRESENT CONDITIONS FOR SECTION 95, BLOCK 1, LOTS 4.12, 4.9, 12, 5.41 AND 6.25.



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



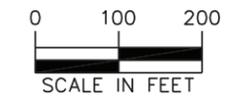
NOTES:

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES.
 - A. TITLE REPORT BY LAWRENCE TITLE INSURANCE CORPORATION, HORIZON TITLE SERVICES CORP. COMMITMENT NO. 0-14111 DATED: 07/27/2007
 - B. TITLE REPORT BY LAWRENCE TITLE INSURANCE CORPORATION, HORIZON TITLE SERVICES CORP. COMMITMENT NO. 0-14110 DATED: 07/27/2007
 - C. MAP ENTITLED "LOT LINE CHANGE, LANDS OF LEMPA ASSOCIATES & H.V.A. 86" ASSOCIATES AND COSMO DEBRITZ" BY VINCENT J. DOCE ASSOCIATES AND FILED SEPTEMBER 4, 1988 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 8084.
 - D. MAP ENTITLED "PLAN OF SUBDIVISION LOT 28 AND LOT LINE CHANGE FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. AND FILED OCTOBER 20, 2000 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 816-05.
 - E. 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.
 - F. MAP ENTITLED "PLAN OF SUBDIVISION, LOT 2, FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. AND FILED SEPTEMBER 25, 1995 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 171-95.
 - G. 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 # 8071.
 - H. 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.
 - I. MAP ENTITLED "EASEMENT MAP, ALTA/ACSM SURVEY FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. DATED SEPTEMBER 24, 1997, DISK #97008009.
 - J. MAP ENTITLED "SURVEY OF PROPERTY, HIGH TECH PARK AT NORTHEAST DISTRIBUTION CENTER, ORANGE COUNTY, NEW YORK" BY BROSALL ENGINEERING, INC. DATED OCTOBER 14, 1996. JOB NUMBER 250620.
 - K. MAP ENTITLED "MAJOR SUBDIVISION, LANDS OF MONIA INVESTORS, INC" BY VINCENT J. DOCE, DATED DECEMBER 10, 1978 AND LAST REVISED JANUARY 29, 1980.
 - L. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR PNC BANK, TAX MAP PARCELS 85-1-12, 85-1-56, & 85-1-58,2, THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK" BY J. PETER BOBBIAS, DATED APRIL 16, 2003, PROJECT NUMBER 030309.
 - M. VARIOUS ACQUISITION AND RIGHT-OF-WAYS FOR INTERSTATES ROUTE 87 AND 84, AND STATE ROUTE 17K AS SUPPLIED BY THE NEW YORK DEPARTMENT OF TRANSPORTATION.
 - N. 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.
 - O. SURVEY DATA FOR CORPORATE DRIVE PARK AS SUPPLIED BY THE OWNER.
2. THE SURVEYED PROPERTY IS SUBJECT TO BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON 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.
 - AVIGATION EASEMENT FOR STEWART AIRPORT - LB 1568 PG 21 BLANKET TYPE
 - DECLARATION OF RECIPROCAL 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 4280 PG 317
 - EASEMENT RELEASED - LB 1246 PG 387 & LB 3001 PG 69
 - APPROPRIATIONS NYDOT TAKING - LB 1680 PG 57 & LB 1790 PG 179
 - APPROPRIATIONS NYDOT TEMPORARY EASEMENT - LB 11375 PG 1526
 - APPROPRIATIONS NYDOT TAKING - LB 11485 PG 1278
 - UTILITY LINE EASEMENT - LB 1119 PG 229 - NOT PLOTTABLE
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED BY GPS METHODS.
4. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 29 AS ESTABLISHED BY GPS METHODS.
5. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER CURRENT TAX MAPS.
6. PLANNING INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES COMPLETED SEPTEMBER 1999. UPDATED AS PER VISUAL INSPECTION JULY 2007 AND AERIAL DATA SUPPLIED BY ADR.
7. CONTOURS AND SPOT GRADES LABELED TO ONE DECIMAL PLACE HAVE BEEN OBTAINED FROM AERIAL TOPOGRAPHIC DATA AS NOTED HEREON. SPOT GRADES SHOWN TO DECIMAL PLACES WERE THE RESULT OF GROUND SURVEYS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. LABELED ON THE DRAWING.
8. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
9. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK", PANEL 20 OF 25, COMMUNITY PANEL NUMBER 360927, 0020 & EFFECTIVE DATE JUNE 5, 1985 THE SUBJECT PROPERTY LIES WITHIN ZONE "A" AN AREA OF MINIMAL FLOODING.
10. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS CONTRACT.
11. 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.
12. 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.
13. BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
14. THIS IS TO CERTIFY THAT THERE ARE NO NATURAL WATERCOURSES ON THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
15. THIS PLAN NOT VALID UNLESS EMBOSSED OR INK STAMPED WITH THE SEAL OF THE PROFESSIONAL LAND SURVEYOR.
16. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF N.Y. STATE EDUCATION LAW.
17. INFORMATION SHOWN ON THIS SURVEY IS INTENDED TO REPRESENT CONDITIONS FOR SECTION 86, BLOCK 1, LOTS 412, 48-12, 54-1 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



**TOPOGRAPHIC SURVEY 2
DRAWING 3**

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

**Exhibit
VIII.C.1.c**

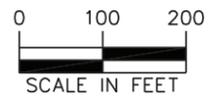
NOTES:

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE AND THE FOLLOWING REFERENCES.
 - A. TITLE REPORT BY LAWRENCE TITLE INSURANCE CORPORATION, HORIZON TITLE SERVICES CORP. COMMITMENT NO. 0-14111 DATED: 07/27/2007
 - B. TITLE REPORT BY LAWRENCE TITLE INSURANCE CORPORATION, HORIZON TITLE SERVICES CORP. COMMITMENT NO. 0-14110 DATED: 07/27/2007
 - C. MAP ENTITLED "LOT LINE CHANGE, LANDS OF LEUPRA ASSOCIATES & H.V.A. 86" ASSOCIATES AND COSMO DIBRIZZI" BY VINCENT J. DOCE ASSOCIATES AND FILED SEPTEMBER 4, 1988 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 8084.
 - D. MAP ENTITLED "PLAN OF SUBDIVISION LOT 28 AND LOT LINE CHANGE FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. AND FILED OCTOBER 20, 2000 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 816-05.
 - E. 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.
 - F. MAP ENTITLED "PLAN OF SUBDIVISION, LOT 2, FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. AND FILED SEPTEMBER 25, 1995 IN THE ORANGE COUNTY CLERK'S OFFICE AS MAP # 171-95.
 - G. 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 # 8071.
 - H. 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.
 - I. MAP ENTITLED "EASEMENT MAP, ALTA/ACSM SURVEY FOR NORTHEAST DISTRIBUTION CENTER" BY EUSTANCE & HOROWITZ, P.C. DATED SEPTEMBER 24, 1997, DISK #97008089.
 - J. MAP ENTITLED "SURVEY OF PROPERTY, HIGH TECH PARK, NORTHEAST DISTRIBUTION CENTER, ORANGE COUNTY, NEW YORK" BY BROSALL ENGINEERING, INC. DATED OCTOBER 4, 1996. JOB NUMBER 250620.
 - K. MAP ENTITLED "MINOR SUBDIVISION, LANDS OF MONIA INVESTORS, INC" BY VINCENT J. DOCE, DATED DECEMBER 10, 1978 AND LAST REVISED JANUARY 29, 1980.
 - L. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR PNC BANK, TAX MAP PARCELS 85-1-12, 85-1-15, 85-1-16, & 85-1-18, THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK" BY J. PETER BOBBA, DATED APRIL 16, 2003, PROJECT NUMBER 030309.
 - M. VARIOUS ACQUISITION AND RIGHT-OF-WAYS FOR INTERSTATES ROUTE 87 AND 84, AND STATE ROUTE 17K AS SUPPLIED BY THE NEW YORK DEPARTMENT OF TRANSPORTATION.
 - N. 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.
 - O. SURVEY DATA FOR CORPORATE DRIVE PARK AS SUPPLIED BY THE OWNER.
2. THE SURVEYED PROPERTY IS SUBJECT TO BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON 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.
 - AVIATION EASEMENT FOR STEWART AIRPORT - LB 1568 PG 21 BLANKET TYPE
 - DECLARATION OF RECIPROCAL 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 4280 PG 317
 - EASEMENT RELEASED - LB 1246 PG 387 & LB 3001 PG 69
 - APPROPRIATIONS NYDOT TAKING - LB 1680 PG 57 & LB 1790 PG 179
 - APPROPRIATIONS NYDOT TEMPORARY EASEMENT - LB 11375 PG 1526
 - APPROPRIATIONS NYDOT TAKING - LB 11485 PG 1278
 - UTILITY LINE EASEMENT - LB 1119 PG 229 - NOT PLOTTABLE
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW YORK EAST STATE PLANE COORDINATE SYSTEM NAD 83 AS ESTABLISHED BY GPS METHODS.
4. ELEVATIONS SHOWN ARE REFERENCED TO NGVD 29 AS ESTABLISHED BY GPS METHODS.
5. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER CURRENT TAX MAPS.
6. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES COMPLETED SEPTEMBER 1999. UPDATED AS PER VISUAL INSPECTION JULY 2007 AND AERIAL DATA SUPPLIED BY ADR.
7. CONTOURS AND SPOT GRADES LABELED TO ONE DECIMAL PLACE HAVE BEEN OBTAINED FROM AERIAL PHOTOGRAPHIC DATA AS NOTED HEREON. SPOT GRADES SHOWN TO TWO DECIMAL PLACES WERE THE RESULT OF GROUND SURVEYS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. BASED ON THE FOLLOWING SURVEYING METHODS (SCALE, ETC.) THE DATA SHOW MEETS NATIONAL MAP ACCURACY STANDARDS.
8. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
9. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP TITLED "TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK", PANEL 20 OF 25, COMMUNITY PANEL NUMBER 96027, 0020 & EFFECTIVE DATE JUNE 5, 1985 THE SUBJECT PROPERTY LIES WITHIN ZONE "C" AN AREA OF MINIMAL FLOODING.
10. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, ARE NOT COVERED UNDER THIS CONTRACT.
11. 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.
12. ALL SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. NO EXCAVATIONS WERE MADE TO LOCATE 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.
13. BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
14. THIS IS TO CERTIFY THAT THERE ARE NO NATURAL WATERCOURSES ON THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
15. THIS PLAN IS NOT VALID UNLESS EMBOSSED OR INK STAMPED WITH THE SEAL OF THE PROFESSIONAL LAND SURVEYOR.
16. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF N.Y. STATE EDUCATION LAW.
17. INFORMATION SHOWN ON THIS SURVEY IS INTENDED TO REPRESENT CONDITIONS FOR SECTION 86, BLOCK 1, LOTS 412, 48-12, 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



**TOPOGRAPHIC SURVEY 3
DRAWING 4**

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

**Exhibit
VIII.C.1.c**



PHOTOGRAPH LOCATION MAP ATTACHMENT A

**Exhibit
VIII.C.1.c**



Photograph No. 1 - View looking northeast along the path at the northern portion of the site.



Photograph No. 2 - View looking south towards the detention basin.



Photograph No. 3 - View looking south-southeast within a successional old field.



Photograph No. 4 - View looking northeast towards a culvert at the perimeter of the site.



Photograph No. 5 - View looking northwest towards successional southern hardwoods.



Photograph No. 6 - View looking northeast towards successional hardwoods.



Photograph No. 7 - View looking west-northwest along Route 17K.



Photograph No. 8 - View looking east-southeast along Route 17K.



Photograph No. 9 - View looking southeast within the successional southern hardwood forest.



Photograph No. 10 - View looking southwest towards the Orange County Choppers building.



Photograph No. 11 - View looking south-southeast within the northwest portion of the site.



Photograph No. 12 - View of the rocky summit grassland facing northeast.



Photograph No. 13 - View looking east towards Interstate Route 84.



Photograph No. 14 - View looking southwest along the path at the northern portion of the site.



Photograph No. 15 - View looking west towards Interstate Route 84.



Photograph No. 16 - View looking west towards Route 84, at a further distance from Photo No. 15.



Photograph No. 17 - View of Interstate Route 87 facing southeast.



Photograph No. 18 - View looking northwest towards the northwestern corner of the site.



Photograph No. 19 - View looking southeast towards the perimeter of the site.



Photograph No. 20 - View looking southeast towards the Route 87 interchange ramp.



Photograph No. 21 - View looking north from the southern portion of the site.