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
Map References: NYS Department of Transportation Raster Quadrangle Newburgh, NYS DOT Quad Code BB46 (1991) and USGS Quad Code e41074e1 (1957); NY East State Plane Coordinates: 607763, 975778 ft

Legend

Approximate Site Location

USGS SITE LOCATION MAP

FIGURE 1

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

FIGURE 2

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: Town of Newburgh Tax Map Section 95, Tax Year 2013

Legend
- Approximate Site Location

Map: Landmarks: Town of Newburgh Tax Map Section 95, Tax Year 2013
Map References: Town of Newburgh Official Zoning Map, adopted 6/11/12 and updated 10/22/12

Legend
- Approximate Site Location
- Hudson River
- Parcels
- Municipal Boundaries
- Airport Overlay
- Roads
  - Interstate
  - Federal Highway
  - State Route
  - County Road
  - Local Road
- Zoning Districts
  - RR, Reservoir
  - AR, Agricultural
  - B, Business
  - R1, Residential
  - IB, Interchange Business
  - R2, Residential
  - I, Industrial
- Professional Office Overlay (O)
- Marina Townhouse Overlay
- Self Storage Overlay
- LHI Overlay**

**Light and Heavy Equipment and Recreational Vehicle Sales, Service and Repair

ZONING MAP
FIGURE 4

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

Exhibit VIII.C.1.d