

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

THIS INDENTURE made this 24th day of MAY, 2016, between Owner(s) Stauffer Management Company, LLC, having an office at 1800 Concord Pike, Wilmington, Delaware, County of New Castle, State of Delaware (the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 121 Pierces Road in the City of Newburgh, County of Orange and State of New York, known and designated on the tax map of the County Clerk of Orange as tax map parcel numbers: Section 5 Block 1 Lot 1 and Section 5 Block 2 Lot 1, being the same as that property conveyed to Grantor by deed dated November 17, 1987 (Parcels A & B) and recorded in the Orange County Clerk's Office in Liber and Page 2837/122. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 49.6 +/- acres, and is hereinafter more fully described in the Land Title Survey dated May 15, 2015 prepared by Eric E. Crampton, P.L.S. of C.T. Male Associates, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is

extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Order on Consent Index Number: W3-0832-98-12, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Orange County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential or Restricted Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i) and (ii), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation

Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:
(i) are in-place;
(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against

recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

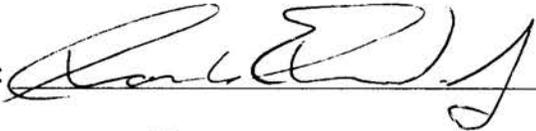
9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

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IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Staffer Management Company, LLC:

By: 

Print Name: Charles Elmendorf

Title: Pres. Dent Date: 5/5/16

Grantor's Acknowledgment

Delaware
STATE OF ~~NEW YORK~~)
) ss:
COUNTY OF New Castle)

On the 5th day of May, in the year 20 16, before me, the undersigned, personally appeared Charles Elmendorf, 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.

Beth J. Hilyard
Notary Public - State of New York



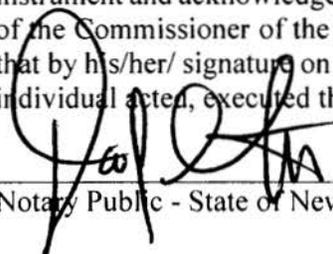
THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: 
Robert W. Schick, Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 24th day of May, in the year 2016, before me, the undersigned, personally appeared Robert W. Schick, 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/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public - State of New York

David J. Chiusano
Notary Public, State of New York
No. 01CH5032146
Qualified in Schenectady County
Commission Expires August 22, 2018

SCHEDULE "A" PROPERTY DESCRIPTION

ALL those certain lots, pieces or parcels of land situate in the City of Newburgh, County of Orange, State of New York, denominated below as Parcel A and Parcel B, and being more accurately bounded and described as follows:

PARCEL A

BEGINNING at the intersection of the northerly line of South Street with the westerly line of Pierce's Road, said point of beginning being located South $51^{\circ}20'25''$ East 0.64' from a corner fence post; thence from said point of beginning and along the northerly line of South Street, North $71^{\circ}58'50''$ West 835.76' to the intersection of the northerly line of South Street with the center line of the Gidney Town Creek; thence along the center line of Gidney Town Creek and along the easterly line of lands now or formerly of Newburgh Gardens, North $25^{\circ}26'$ West 73.49' to an angle point in creek; thence North $39^{\circ}43'$ West 184.40' to a monument in the center line of the creek; thence North $16^{\circ}26'$ West 77.99' to the intersection of the center line of the creek with the southerly line of Old Pierce's Road, said point being on the southerly face of the old bridge over the creek; thence along a portion of the southerly face of the bridge and along a portion of the southerly line of Old Pierce's Road, South $84^{\circ}42'$ West 35.74' to a point; thence crossing Old Pierce's Road North $30^{\circ}44'$ East 36.07' to a point in the westerly line of the old bridge; thence along a portion of the westerly line of the old bridge North $14^{\circ}25'$ West 11.47' to the northwest corner of the old bridge, said point being in the northerly line of Old Pierce's Road; thence along the northerly line of the Old Pierce's Road, following a portion of the northerly face of the old bridge, North $84^{\circ}42'$ East 9.33' to the intersection of the northerly face of the old bridge with the center line of the Gidney Town Creek; thence along the center line of the creek as it existed in 1912 and along the lands formerly of Newburgh Gardens on the next several courses and distances, North $24^{\circ}30'30''$ West 112.89' to a point; thence North $1^{\circ}00'20''$ East 98.09' to a point; thence North $35^{\circ}45'30''$ East

30.60' to a point; thence North 13°07'30" East 91.78' to a point; thence North 73°00'30" East 90.69' to a point; thence North 32°01' East 30.28' to a point; thence North 9°30'40" East 31.05' to a point; thence North 33°02' East 104.87' to a point; thence North 10°24'50" East 30.59' to a point; thence North 4°48'50" West 67.09' to a point; thence North 21°44'30" East 90.00' to a point; thence North 11°09' East 109.73' to a point; thence North 30°40'30" West 53.53' to a point; thence North 13°35'40" East 198.08' to a point; thence North 41°39'20" East 152.21' to a point; thence North 54°46'50" East 103.45' to a point; thence North 34°25'40" East 66.45' to a point; thence North 19°17'20" East 91.78' to a point in the southerly line of Interstate Route 84; thence along the southerly line of Interstate Route 84, on the next several courses and distances, North 57°43'20" East 156.10' to a point in the center line of the Gidney Town Creek, as it now exists; thence passing over a highway monument at 71.70', and following a fence in part, North 81°34'20" East a total distance of 430.40' to a highway monument; thence following a fence South 82°08'10" East 308.96' to a highway monument; thence following a fence South 58°40'10" East 14.48' to the intersection of a stone wall with said fence, said point being the northwest corner of lands of City of Newburgh; thence along the westerly line of lands of City of Newburgh, following a stone wall South 37°27'50" West 33.12' to an angle point in the wall; thence still following a wall South 12°00'20" East 455.40' to a monument in the wall; thence still following a wall South 15°59'50" East 430.65' to a monument set in a stone wall corner; thence following a stone wall and along the line of lands now or formerly of the City of Newburgh North 84°57'50" West 270.45' to a nail set in concrete; thence South 01°21'40" West 289.00' to a monument; thence South 02°10'50" East, passing over a monument at 342.77' a total distance of 352.80' to a monument in the northerly line of Pierce's Road; thence along the northerly and westerly line of Pierce's Road on the remaining courses and distances, North 88°03'20" West, passing over a monument at 81.33' a total distance of 90.13' to an angle point; thence South 29°44'10" West 287.06' to an angle point; thence South 18°01'10" West 268.70' to the point of beginning.

Said Parcel A is the same as "Parcel A" in that certain Deed dated February 1, 1967 made by E.I. DuPont de Nemours and Company to Stauffer Chemical Company and recorded on February 3, 1967 in Liber 1762 of Deeds at page 307 in the Office of the County Clerk of Orange County, New York.

EXCEPTING from said Parcel A all those certain lots, pieces or parcels of land situate in the City of Newburgh, County of Orange, State of New York, and lying west of the westerly bank of the relocated Gidney Town Creek, which were described in the following ten (10) Deeds all dated September 19, 1967 and all made by Stauffer Chemical Company, to the grantees listed below, and recorded in the Orange County Clerk's Office also as below:

Recorded in Orange County Clerk's Office

<u>Grantees</u>	<u>Date</u>	<u>Liber and Page of Deeds</u>
Leita Mae Sylvia	10/9/1967	1778 cp 1030
Henry Morgan, as Executor of the Estate of Henrietta Morgan, Deceased	10/3/1967	1778 cp 417
Douglas Chauncey	10/3/1967	1778 cp 408
William B. Griffin and Florence M. Griffin	10/3/1967	1778 cp 396
Adolph F. Clavio	10/3/1967	1778 cp 392
Clare W. Clapper and Sarah A. Clapper	10/3/1967	1778 cp 402
Howard D. Atkins and Florence Atkins	10/3/1967	1778 cp 399
Catherine Albers	10/3/1967	1778 cp 411
Donald L. McQuiston and Ethel M. McQuiston	10/3/1967	1778 cp 414
John Owens Kerochan Jr.	10/3/1967	1778 cp 405

PARCEL B

BEGINNING at a monument in the easterly line of Pierce's Road, said monument being located North 18°01'10" East 258.33' from the intersection of the easterly line of Pierce's Road with the northerly line of South Street; thence from said point of beginning and along the easterly line of Pierce's Road, North 29°44'10" East 268.62' to a point, said point being located South 55°05'40" West 66.93' from a monument on the northerly line of Pierce's Road, said monument being in the easterly line of Parcel A described above; thence along the westerly line of lands now or formerly of Lowden, South 7°54'10" West 258.70' to a point; thence along the northerly line of lands now or formerly of Overhiser North 76°44'50" West 100.34' to the point of beginning.

Said Parcel B is the same "Parcel B" in that certain Deed dated February 1, 1967 made by E.I. DuPont deNemours and Company to Stauffer Chemical Company and recorded on February 3, 1967 in Liber 1762 of Deeds at Page 307 in the Office of the County Clerk of Orange County, New York.

This Deed is subject to all matters of record, and to any state of facts that is apparent or that an accurate surveyor inspection of the premises would disclose.