

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

THIS INDENTURE made this 25<sup>th</sup> day of April, 2016, between Owner, Special Metals Corporation, having an office at 100 Willowbrook Avenue, Dunkirk, New York 14048, (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 100 Willowbrook Avenue in the City of Dunkirk, County of Chautauqua and State of New York, known and designated on the tax map of the County Clerk of Chautauqua as tax map parcel number: Section 96.10 Block 1 Lot 2, being the same as that property conveyed by the County of Chautauqua Industrial Development Agency to Grantor by Bargain & Sale Deed recorded September 26, 2014 in the Chautauqua County Clerk's Office as Instrument No# DE2014005624. The property subject to this Environmental Easement (the "Controlled Property") is part of the property owned by the Grantor and comprises approximately 2+/- acres, and is hereinafter more fully described in the Survey Map dated May 19, 2009 prepared by Wendy J. Woodbury Straight L.L.S. of Woodbury Surveying, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A and a copy of the Survey Map is attached as Schedule B; 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 the Order On Consent and Administrative Settlement Index #B9-0737-07-02, Site #907031, effective February 21, 2007, as amended by Amendment To Order On Consent and Administrative Settlement effective May 21, 2007, as amended further by Amendment No. 2 To Order On Consent and Administrative Settlement effective July 10, 2014, 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 use that is described in 6 NYCRR § 375-1.8(g)(2)(iii) as the “land use category which shall only be considered for the primary purpose of buying, selling or trading of merchandise or services. Commercial use includes passive recreational uses, which are public uses with limited potential for soil contact;” and

Industrial use that is described in 6 NYCRR § 375-1.8(g)(2)(iv) as the “land use category which shall only be considered for the primary purpose of manufacturing, production, fabrication or assembly processes and ancillary services. Industrial use does not include any recreational component.”

(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 Chautauqua 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 a higher level of use such as Residential or Restricted Residential Purposes as defined in 6 NYCRR § 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. 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 the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:

Site Number: #907031  
Office of General Counsel NYSDEC  
625 Broadway  
Albany New York 12233-5500

With a copy to:

Site Control Section  
Division of Environmental Remediation  
NYSDEC  
625 Broadway  
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in 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.

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.

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

SPECIAL METALS CORPORATION

By: Fred B. Schwarz

Print Name: Fred Schwarz

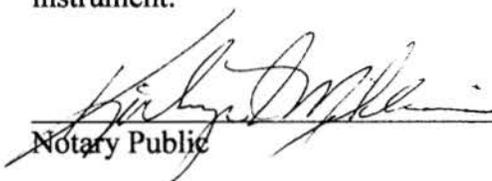
Title: Vice President - Finance & Business Strategy

Date: MARCH 18, 2016

Grantor's Acknowledgment

STATE OF OHIO )  
 ) ss:  
COUNTY OF LAKE )

On the 18<sup>TH</sup> day of MARCH, in the year 2016, before me, the undersigned, personally appeared Fred Schwarz, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
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Notary Public



KATHRYN A. MIKLAVCIC  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
July 18, 2017

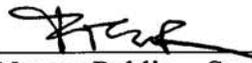
THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

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

**Grantee's Acknowledgment**

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

On the 25<sup>th</sup> day of APRIL, 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 whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his 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

PATRICK EUGENE FOSTER  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN KINGS COUNTY  
NO. 02FO6278032  
COMMISSION EXPIRES 03/18/2017

**SCHEDULE "A" PROPERTY DESCRIPTION**

An Environmental Easement pursuant to Article 71, Title 36 of the Environmental Conservation Law, in, on, over, under and upon the Controlled Property as more fully described herein as follows:

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Dunkirk, County of Chautauqua and State of New York that is more particularly described as follows:

BEGINNING in the northerly line of Willowbrook Avenue (50 feet wide) as now laid out and occupied at the iron pin located 892.36 feet easterly along said northerly line of Willowbrook Avenue from the intersection thereof with the centerline of Brigham Road as now laid out and occupied; thence continuing easterly along said northerly line of Willowbrook Avenue a distance of 297.1 feet to an iron pin; thence northerly at an interior angle of 90 degrees 02 minutes 20 seconds a distance of 274.4 feet to an iron pin; thence westerly at an interior angle of 90 degrees 24 minutes a distance of 115 feet to a point; thence northerly at an interior angle of 269 degrees 36 minutes a distance of 33.4 feet to a point; thence westerly at an interior angle of 90 degrees 00 minutes a distance of 75.3 feet to a point; thence northerly at an interior angle of 270 degrees 00 minutes a distance of 11.2 feet to a point; thence westerly at an interior angle of 90 degrees 00 minutes a distance of 106.8 feet to an iron pin; thence southerly at an interior angle of 90 degrees 00 minutes a distance of 110 feet to a point; thence easterly at an interior angle of 89 degrees 57 minutes 40 seconds a distance of 32.5 feet to a point; thence southerly at an interior angle of 270 degrees 02 minutes 20 seconds a distance of 70 feet to a point; thence westerly at an interior angle of 269 degrees 57 minutes 40 seconds a distance of 32.5 feet to an existing iron pin; thence southerly at an interior angle of 90 degrees 02 minutes 20 seconds a distance of 140 feet to the point or place of beginning, and containing 2 acres of land more or less.

**SCHEDULE "B" - SURVEY**

**SURVEYOR'S CERTIFICATE**  
May 19, 2009

This survey is made for the benefit of (1) New York State - Department of Environmental Conservation, (2) Special Metals Corporation.

I, Wendy J. Woodbury Straight, Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of the premises shown hereon.

I further certify that:

- The accompanying survey was made on the ground and shows the location of buildings, structures and other improvements situated on the premises and within at least five feet of the boundaries thereof.
- This map or plot and the survey on which it is based were made in accordance with laws regulating surveying in the State of New York, and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies, that in my professional opinion, as a land surveyor registered in the State of New York, the Relative Position Accuracy of this survey conforms to that which is specified therein.

3. The property described hereon is a portion of the property covered in Deed 2824/566. NOTE: (a) This survey was prepared without the benefit of a current abstract of title and is subject to any state of facts that may be revealed by an examination of such.

4. Easements and utilities are shown from field survey or from records provided by the client. For further information on underground facilities contact utility companies and U.P.O. (1-800-952-7962). The following underground items may be located within the surveyed area: (a) communication lines, (b) gas lines, (c) abandoned storm lines, (d) sanitary sewer lines, and (e) water lines.

5. WARNING: STATEMENTS AS TO THE STATUS OF A SURVEY (CHANGE OR NO CHANGE) CAN BE MADE ONLY BY A PRACTICING, LICENSED SURVEYOR WHO HAS SUPERVISED A FIELD CREW TO INSPECT PREMISES AND COMPARE SAME WITH THE CURRENT DEED OF RECORD. UNAUTHORIZED ALTERATION HERE TO OR PLAGIARISM HEREOF, MAY BE A VIOLATION OF NEW YORK STATE LAW OR REGULATION. ORIGINAL SURVEYOR'S PRINTS OF THIS DRAWING BEAR (1) THE SURVEYOR'S SIGNATURE (2) THE SURVEYOR'S CIRCULAR STAMP AND (3) THE SURVEYOR'S CIRCULAR, EMBOSSED SEAL.

Professional and Surveyor No. 48520

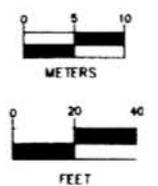
**LEGAL DESCRIPTION FOR AREA OF CONCERN**

All that tract or parcel of land situate in the City of Dunkirk, County of Chautauqua and State of New York, and more particularly described as follows:

Beginning in the northerly line of Willowbrook Avenue (50 feet wide) as now laid out and occupied at the iron pin located 892.36 feet easterly along said northerly line of Willowbrook Avenue from the intersection thereof with the centerline of Brigham Road as now laid out and occupied, thence continuing easterly along said northerly line of Willowbrook Avenue a distance of 297.1 feet to an iron pin, thence northerly at an interior angle of 90 degrees 02 minutes 20 seconds a distance of 274.4 feet to an iron pin, thence westerly at an interior angle of 90 degrees 24 minutes a distance of 115 feet to a point, thence northerly at an interior angle of 269 degrees 36 minutes a distance of 33.4 feet to a point, thence westerly at an interior angle of 90 degrees 00 minutes a distance of 75.3 feet to a point, thence northerly at an interior angle of 270 degrees 00 minutes a distance of 11.2 feet to a point, thence westerly at an interior angle of 90 degrees 00 minutes a distance of 106.8 feet to an iron pin, thence southerly at an interior angle of 90 degrees 00 minutes a distance of 110 feet to a point, thence easterly at an interior angle of 89 degrees 57 minutes 40 seconds a distance of 32.5 feet to a point, thence southerly at an interior angle of 270 degrees 02 minutes 20 seconds a distance of 70 feet to a point, thence westerly at interior angle of 269 degrees 57 minutes 40 seconds a distance of 32.5 feet to an existing iron pin, thence southerly at an interior angle of 90 degrees 02 minutes 20 seconds a distance of 140 feet to the point or place of beginning and containing 2 acres of land more or less.



**GRAPHIC SCALES**



- KEY**
- = EXISTING IRON PIN
  - = IRON PIN SET
  - = POLE
  - = CYCLONE FENCE
  - = MANHOLE
  - = STORM RECEIVER
  - = HYDRANT
  - = POINT OF BEGINNING

**DRAWING OF ALTA/ACSM LAND TITLE SURVEY**  
PORTION OF PROPERTY FOR  
**SPECIAL METALS CORPORATION**  
CITY OF DUNKIRK

CHAUTAUQUA COUNTY NEW YORK  
SCALE: 1" = 40' MAY 19, 2009  
LAND SURVEYOR, NYS LIC. NO. 49520

