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

THIS INDENTURE made this 30th day of October, 2012, between Owner(s) New Waverly Avenue Associates, LLC, a New York Limited Liability Company, having an office at 566 Westchester Avenue, Rye Brook, County of Westchester, State of New York (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 441 and 501 Waverly Avenue in the Village of Mamaroneck, County of Westchester and State of New York, known and designated on the tax map of the County Clerk of Westchester as tax map parcel numbers: Section 8 Block 25 Lot 268.2, 273, 278, being the same as that property conveyed to Grantor by deed dated August 31, 2006 and recorded in the Westchester County Clerk's Office in Instrument No. 462830374. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 1.0359 +/- acres, and is hereinafter more fully described in the Land Title Survey dated June 8, 2011 and last revised October 11, 2011 prepared by Ward Carpenter Engineers, Inc., 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.

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Number: Index:W3-1134-09-03, 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) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP.

(5) 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.

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

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

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

(9) 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.

(10) Use of groundwater as a source of potable or process water is restricted without necessary water quality treatment as determined by the NYSDOH or Westchester County DOH.

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 annually, or such time as NYSDEC may allow, 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 the owner of the Property, any lessees, and any person using the land. Enforcement shall not be

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.

New Waverly Avenue Associates, LLC:

By: TJ Milo

Print Name: TJ Milo

Title: VP Date: 10/16/12

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF)

On the 16th day of October, in the year 2012, before me, the undersigned, personally appeared TJ Milo, 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.

Maryjane De Fiore
Notary Public - State of New York

MARYJANE DE FIORE
NOTARY PUBLIC, State of New York
No. 01DE4604574
Qualified in Westchester County
Commission Expires 8/31/14

SCHEDULE "A" PROPERTY DESCRIPTION**PARCEL A**

All that certain piece or parcel of land, situate, lying and being located in the Village and Town of Mamaroneck, County of Westchester, State of New York known and designated as portions of Lots 389 through 396 inclusive as shown on a certain map entitled "Waverly Subdivision of Grand Park, Mamaroneck, Westchester County, NY" made by Benjamin S. Olmstead, C.E. and filed in the Register's Office of Westchester County now the Westchester County Clerk's Office (Division of Land Records) on July 16, 1873 as Map No 594 and which portions of Lots are more particularly bounded and described as follows:

BEGINNING at a point formed by the intersection of the southeasterly side of Waverly Avenue with the division line between Lots 388 and 389 said point being distant 325.00 feet as measured along the southeasterly side of Waverly Avenue on a course of North 50 degrees 18 minutes 45 seconds East from the northeasterly side of Ogden Avenue as shown on the aforesaid filed Map No. 594;

RUNNING THENCE northeasterly along the southeasterly side of Waverly Avenue North 50 degrees 18 minutes 45 seconds East a distance of 187.50 feet to a point;

RUNNING THENCE through Lot 396 as shown on the aforesaid filed Map No. 594 South 39 degrees 41 minutes 15 seconds East a distance of 134.00 feet to a point;

RUNNING THENCE through Lots 396 through 389 inclusive, South 50 degrees 18 minutes 45 seconds West a distance of 187.50 feet to a point of the division line between Lots 388 and 389;

RUNNING THENCE along said division line North 39 degrees 41 minutes 15 seconds West a distance of 134.00 feet to the southeasterly side of Waverly Avenue, the point and place of **BEGINNING**.

PARCEL B

All that certain piece or parcel of land situate, lying and being located in the Village and Town of Mamaroneck, County of Westchester, State of New York known and designated as Lots 313 through 320 inclusive shown on a certain map entitled "Waverly Subdivision of Grand Park, Mamaroneck, Westchester County, N.Y. made by Benjamin S. Olmstead, C.E. and filed in the Register's Office of Westchester County now the Westchester County Clerk's Office (Division of Land Records) on July 16, 1873 as Map No. 594 and which lots are more particularly bounded and described as follows:

BEGINNING at a point formed by the division line between Lots 312 and 313 and the northwesterly side of Waverly Avenue, said point being distant 375.00 feet as measured along the northwesterly side of Waverly Avenue on a course of North 50 degrees 18 minutes

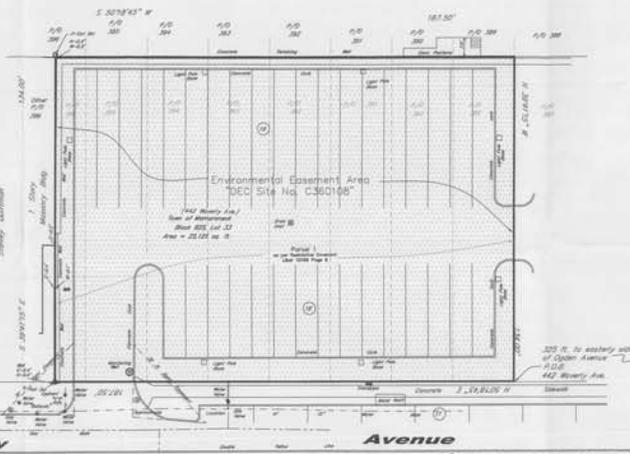
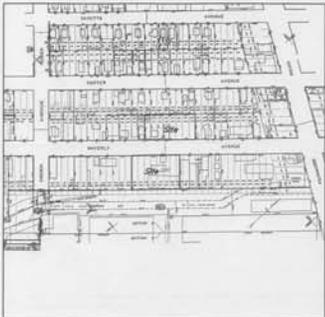
45 seconds West from the northeasterly side of Ogden Avenue, as shown on a the aforesaid filed Map No. 594;

RUNNING THENCE from said point of beginning along the aforesaid division line between Lots 312 and 313, North 39 degrees 41 minutes 15 seconds West a distance of 100.00 feet to the southerly corner of Lot 236 as shown on the aforesaid filed Map No. 594;

RUNNING THENCE along said southeasterly side of Lots 236 through 243 inclusive and along the northwesterly side of Lots 313 through 320 inclusive, North 50 degrees 18 minutes 45 seconds East a distance of 200.00 feet to the northerly corner of Lot 320;

RUNNING THENCE along the northeasterly side of Lot 320 South 39 degrees 41 minutes 15 seconds East a distance of 100.00 feet to the northwesterly side of Waverly Avenue;

RUNNING THENCE along said northwesterly side of Waverly Avenue South 50 degrees 18 minutes 45 seconds West a distance of 200.00 feet to the division line between Lot 312 and 313, the point and place of BEGINNING.



Total Environmental Easement Area
443 Waverly Avenue = 29,125 sq. ft.
441, 501, 513 Waverly Avenue = 21,000 sq. ft.
Total Area = 50,125 sq. ft.
or 1.1528 acres

THE ENGINEERING AND INSTITUTIONAL CONTROLS for these Easements are set forth in more detail in the Site Management Plan ("SMP"). A copy of the SMP must be obtained by any party with an interest in the property. The SMP may be obtained from New York State Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@gw.dec.state.ny.us

Legend

TL	Utility Pole	---	Gas Line
MB	Manhole	---	Water Line
XX	Sign	---	Drain Line
---	Stone Marker	---	Drain Line
○	Iron Marker	---	Property Line
○	Iron of Marker	---	Utility Line
○	Iron Pole	---	
○	Iron Pole	---	
○	Light Pole	---	
○	Wooden Utility Pole	---	

DEED RECORD - 917 (Administrative)
Minimum Lot Area 12,000 sq. ft.
Flooring Lot Area 50 ft.
Building Coverage 40%
Floor Area Ratio (FAR) 1.0
Density 4
Height 45 ft.
Setback: Front 10 ft., Side 5 ft., Rear 10 ft.
Information taken above taken from Chapter 242, Village of Mamaroneck, dated Sept. 2002.

NOTE:
1. The portions hereof of this survey as recorded in the Westchester County Clerk's Office, Division of Land Records, are as follows:
a) Deed No. 48952216, dated Aug. 20, 2009 and recorded Nov. 1, 2009.
b) The property described in the deed in the same priority as shown on the map.
2. Subject to the Easements Covenants recorded in Liber 12069 Page 8 dated Sept. 26, 2009 and recorded Dec. 1, 2009.
3. Horizontal Datum shown on the survey is based on datum recorded in Deed No. 48952216.
4. There is one existing utility shown on the surveyed property.

ADJACENT PROPERTY WITHIN THE ENVIRONMENTAL EASEMENT

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