

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

**THIS INDENTURE** made this 4<sup>th</sup> day of October, 2012 between Owner(s) Auburn Real Estate Company, Inc., having an office at 333 West Washington Street, Suite 600, Syracuse, County of Onondaga, 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 74 State Street in the City of Auburn, County of Cayuga and State of New York, known and designated on the tax map of the County Clerk of Cayuga as tax map parcel numbers: Section 115.52 Block 1 Lot 81, being the same as that property conveyed to Grantor by deed dated November 12, 2010; November 8, 2010; July 16, 2010; February 24, 2011 and April 4, 2011 and recorded in the Cayuga County Clerk's Office in Liber and Page 1430, 321; 1432, 181; 1433, 263; 1439, 82 and 1442, 160. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 2.659 +/- acres, and is hereinafter more fully described in the Land Title Survey dated as of May 22, 2012 prepared by Ianuzi & Romans Land Surveying, P.C. (Hal R. Romans, L.L.S., 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

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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 Brownfield Cleanup Agreement Index Number: C706017-11-10, 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.

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



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.

AUBURN REAL ESTATE COMPANY, INC.:

By: *David R. Norcross*

Print Name: David R. Norcross

Title: Vice President Date: 9/26/2012

**Grantor's Acknowledgment**

STATE OF NEW YORK )  
 ) ss:  
COUNTY OF )

On the 26<sup>th</sup> day of October, in the year 20 12, before me, the undersigned, personally appeared DAVID R. NORCROSS, 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.

*Charles H. Grundner*  
Notary Public - State of New York

CHARLES H. GRUNDNER  
Notary Public, State of New York  
Qualified in Onondaga County, No. 4696269  
Commission Expires May 31, 2015

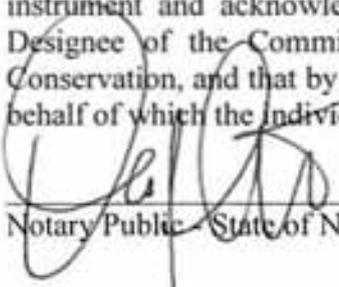
THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

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

**Grantee's Acknowledgment**

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

On the 4<sup>th</sup> day of October, in the year 2012, before me, the undersigned, personally appeared Robert 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. 01CH5082146  
Qualified in Schenectady County  
Commission Expires August 22, 2014

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Auburn, County of Cayuga and State of New York, bounded and described as follows:

BEGINNING at the intersection of the east line of State Street with the south line of Water Street;

1) Thence N 29° 29' 28" W, along the east line of State Street being the west end of this part of Water Street, a distance of 87.61 feet to the north line of Water Street;

2) Thence N 29° 29' 28" W, along the east line of State Street, a distance of 71.30 feet to a point;

3) Thence N 60° 53' 31" E, a distance of 99.92 feet to a point;

4) Thence N 29° 06' 29" W, a distance of 28.55 feet to the south line of the west bound lane of New York State Route 5 and U.S. Route 20;

5) Thence N 79° 45' 01" E, along said south line, a distance of 172.10 feet to the lands of the City of Auburn;

6) Thence S 57° 23' 18" E, along said City lands, a distance of 285.30 feet to the lands of the State of New York Department of Transportation;

7) Thence S 13° 05' 43" W, along said State lands, a distance of 113.65 feet to the northerly line of the east bound lane of New York State Route 5 and U.S. Route 20;

Thence along said northerly line,

8) S 72° 10' 23" W, and along the apparent east end of said Water Street, a distance of 125.52 feet to a point;

9) S 12° 46' 41" W, a distance of 31.64 feet to a point;

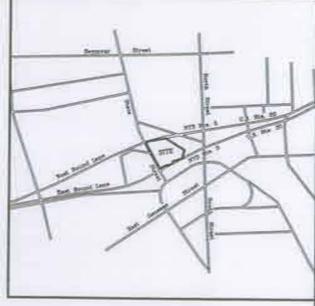
10) S 65° 10' 42" W, a distance of 53.24 feet to a point;

11) S 84° 41' 24" W, a distance of 39.63 feet to a point; and

12) S 61° 32' 37" W, a distance of 85.79 feet to the east line of State Street;

13) Thence N 29° 29' 10" W, along said east line of State Street, a distance of 181.67 feet to the point of beginning.

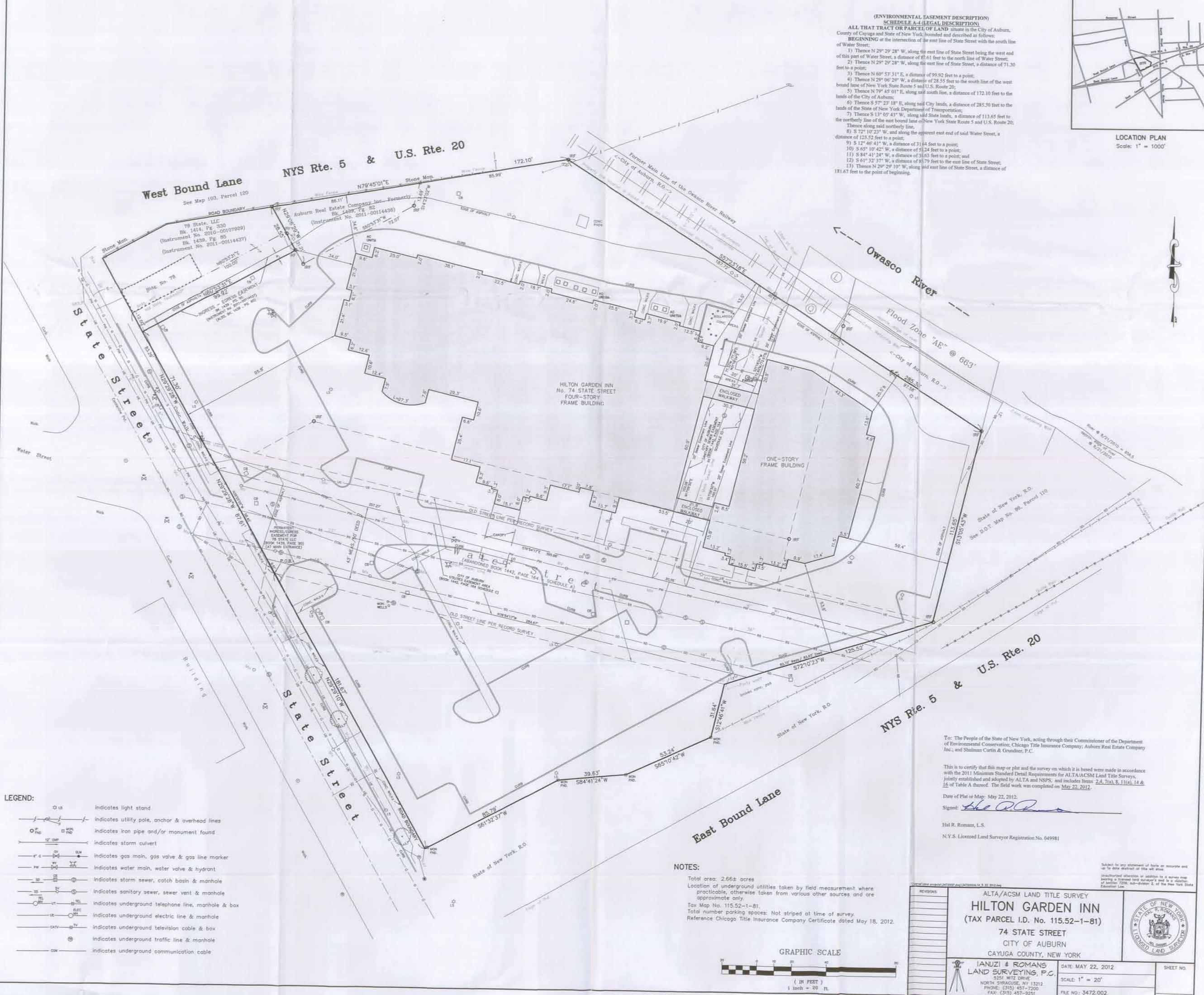
**SURVEY**



LOCATION PLAN  
Scale: 1" = 1000'

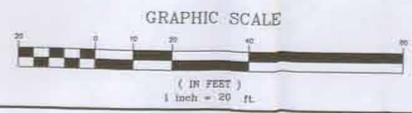
(ENVIRONMENTAL EASEMENT DESCRIPTION)  
SCHEDULE A-4 (LEGAL DESCRIPTION)  
ALL THAT TRACT OR PARCEL OF LAND situate in the City of Auburn,  
County of Cayuga and State of New York bounded and described as follows:  
BEGINNING at the intersection of the east line of State Street with the south line  
of Water Street;  
1) Thence N 29° 29' 28" W, along the east line of State Street being the west end  
of this part of Water Street, a distance of 67.61 feet to the north line of Water Street;  
2) Thence N 29° 29' 28" W, along the east line of State Street, a distance of 71.30  
feet to a point;  
3) Thence N 60° 53' 31" E, a distance of 99.92 feet to a point;  
4) Thence N 29° 06' 29" W, a distance of 28.55 feet to the south line of the west  
bound line of New York State Route 5 and U.S. Route 20;  
5) Thence N 79° 45' 01" E, along said south line, a distance of 172.10 feet to the  
lands of the City of Auburn;  
6) Thence S 57° 23' 18" E, along said City lands, a distance of 285.30 feet to the  
lands of the State of New York Department of Transportation;  
7) Thence S 13° 05' 43" W, along said State lands, a distance of 113.65 feet to  
the northerly line of the east bound line of New York State Route 5 and U.S. Route 20;  
Thence along said northerly line,  
8) S 72° 10' 23" W, and along the apparent east end of said Water Street, a  
distance of 125.52 feet to a point;  
9) S 12° 46' 41" W, a distance of 31.64 feet to a point;  
10) S 65° 10' 42" W, a distance of 51.24 feet to a point;  
11) S 84° 41' 24" W, a distance of 36.63 feet to a point; and  
12) S 61° 32' 37" W, a distance of 85.79 feet to the east line of State Street;  
13) Thence N 29° 29' 10" W, along said east line of State Street, a distance of  
181.67 feet to the point of beginning.

West Bound Lane  
See Map 103, Parcel 120  
NYS Rte. 5 & U.S. Rte. 20



- LEGEND:
- ☆ us indicates light stand
  - indicates utility pole, anchor & overhead lines
  - indicates iron pipe and/or monument found
  - indicates storm culvert
  - indicates gas main, gas valve & gas line marker
  - indicates water main, water valve & hydrant
  - indicates storm sewer, catch basin & manhole
  - indicates sanitary sewer, sewer vent & manhole
  - indicates underground telephone line, manhole & box
  - indicates underground electric line & manhole
  - indicates underground television cable & box
  - indicates underground traffic line & manhole
  - indicates underground communication cable

NOTES:  
Total area: 2.66± acres  
Location of underground utilities taken by field measurement where  
practicable, otherwise taken from various other sources and are  
approximate only.  
Tax Map No. 115.52-1-81.  
Total number parking spaces: Not striped at time of survey.  
Reference Chicago Title Insurance Company Certificate dated May 18, 2012.



To: The People of the State of New York, acting through their Commissioner of the Department  
of Environmental Conservation, Chicago Title Insurance Company, Auburn Real Estate Company  
Inc., and Shulman Curtin & Grundner, P.C.

This is to certify that this map or plat and the survey on which it is based were made in accordance  
with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys,  
justly established and adopted by ALTA and NSPS, and includes Items 2.4, 7(a), 8, 11(a), 14 &  
16 of Table A thereof. The field work was completed on May 22, 2012.

Date of Plat or Map: May 22, 2012.  
Signed: *Hal R. Romans*

Hal R. Romans, L.S.  
N.Y.S. Licensed Land Surveyor Registration No. 049981

REASONS		ALTA/ACSM LAND TITLE SURVEY	
		HILTON GARDEN INN	
		(TAX PARCEL I.D. No. 115.52-1-81)	
		74 STATE STREET	
		CITY OF AUBURN	
		CAYUGA COUNTY, NEW YORK	
IANUZI & ROMANS LAND SURVEYING, P.C. 5251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251		DATE: MAY 22, 2012	SHEET NO.
		SCALE: 1" = 20'	
		FILE NO.: 3472.002	F.B. NO. 1485