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County: Onondaga

Site No: C734087

VCA No: A7-0456-0110

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

THIS INDENTURE made this 20th day of June, 2008, between Owner 315 Wavel Street, LLC, having an office at 315 Wavel Street, Syracuse, New York 13206 (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 of ensuring the potential 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 315 Wavel Street in the Town of DeWitt, Onondaga County, New York known and designated on the tax map of the County of Onondaga as tax map parcel number 031.04-08.2, being the same as that property conveyed to Grantor by deed on March 26, 2002, and recorded in the Land Records of the Onondaga County Clerk at Page 305, Liber 4693 of Deeds, comprised of approximately 0.6 acres, hereinafter more fully described in Schedule A by metes and bounds description and Schedule B by survey, both of which are attached hereto and made a part hereof (the "Controlled Property"); and

WHEREAS, the Commissioner does hereby acknowledge that the Department accepts this Environmental Easement in order to ensure the protection of human health and the environment and to achieve the requirements for remediation established at this

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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 covenants and mutual promises contained herein and the terms and conditions of Brownfield Cleanup Agreement Number A7-0456-0110, Grantor grants, conveys and releases to Grantee a permanent Environmental Easement pursuant to Article 71, Title 36 of the ECL 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 potential restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The following controls 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. The Controlled Property may be used for commercial/industrial use as long as the following long-term engineering controls are employed:

(i) use of groundwater underlying the Controlled Property is prohibited without treatment rendering it safe for drinking water or industrial purposes, as appropriate, and provided the user first obtains permission to do so from the NYSDEC; and

(ii) the asphalt parking area to the east of the existing structure on the Controlled Property must be maintained so as to limit exposure to metal dusts, including but not limited to, cobalt; further, the NYSDEC must be notified of an planned disturbance of such asphalt barrier and must approve management of soils and restoration of such barrier.

B. The Controlled Property may not be used for a higher level of use such as unrestricted/ residential use and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of 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 of Title 36 to Article 71 of the Environmental Conservation Law.

D. 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.

E. 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 that the controls employed at the Controlled Property are unchanged from the previous certification or that any changes to the controls employed at the Controlled Property were approved by the NYSDEC, and that nothing has occurred that would impair the ability of such control to protect the public health and environment or constitute a violation or failure to comply with any Site Management Plan for such controls and giving access to such Controlled Property to evaluate continued maintenance of such controls.

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 Controlled Property, including:

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

2. The right to give, sell, assign, or otherwise transfer the underlying fee interest to the Controlled Property by operation of law, by deed, or by indenture, subject and subordinate to this Environmental Easement;

3. The right to mortgage, lease, grant easements, licenses and other interests in the Controlled Property provided that same are subject to the terms of 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 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 intentionally violates this environmental easement, the Grantee may revoke the Certificate of Completion provided under ECL Article 27, Title 14 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. Grantor shall then have a reasonable amount of time from receipt of such notice to cure. At the expiration of said second period, Grantee may commence any proceedings and take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement in accordance with applicable law to require compliance with the terms of this Environmental Easement.

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 its enforcement rights in the event of a subsequent breach of or noncompliance with any of the terms of this Environmental easement.

6. Notice. Whenever notice to the State (other than the annual certification) or approval from the State is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing its County tax map number or the Liber and Page or computerized system tracking/ identification number and address correspondence to:

Division of Environmental Enforcement
Office of General Counsel
New York State Department of Environmental Conservation
625 Broadway
Albany New York 12233-5500

Such correspondence shall be delivered by hand, or 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

COUNTY: ONONDAGA SITE No: C734087 VCA/BCP No: A7-0456-0110

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. This environmental easement may be amended only by an amendment executed by the Commissioner of the New York State Department of Environmental Conservation 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 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.

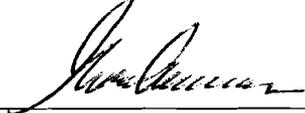
315 Wavel Street, LLC

By: 
IRELAND DEAN MCCORTESE II

Title: SOLE Manager SOLE MANAGING MEMBER

Date: 7/30/07

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

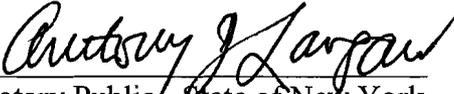
By: 

ALEXANDER B. GRANNIS, COMMISSIONER

Grantor's Acknowledgment

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

On the 31 day of ~~January~~ ^{JULY}, in the year 2007, before me, the undersigned, personally appeared LELAND DENN MCGORMAC II, 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.

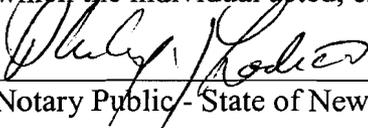

Notary Public - State of New York

ANTHONY J. LANGAN
Notary Public, State of New York
Qualified in Onondaga County
No. 02LAG013822
Commission Expires Sept. 28, 20 10

Grantee's Acknowledgment

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

On the 20th day of June, in the year 2008, before me, the undersigned, personally appeared Alexander B. Gramis 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 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

PHILIP J. LODICO
Notary Public, State of New York
No. 02L05038057
Qualified in Albany County
My Commission Expires January 17, 2011

County: Onondaga

Site No: C734087

VCA No: A7-0456-0110

Schedule "A" Property Description

The Land referred to in this policy is described as follows:

Real property in the City of Dewitt, County of Onondaga, State of New York, described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Dewitt, County of Onondaga and State of New York, and being more particularly bounded and described as follows: Beginning at a point in the easterly line of Wavel Street at its intersection with the south line of Tarnow Street (reputedly Abandoned) as shown on map of Courtview Heights filed in the Onondaga County Clerk's Office as Tract Map No. 1706 on October 22, 1920; thence northerly along the easterly line of Wavel Street for a distance of 81.0 feet to a point; thence easterly at right angles to Wavel Street and passing through Lots 10 thru 18, inclusive, Block K, of the aforementioned Courtview Heights Tract for a distance of 360.0 feet to a point in the westerly line of Poznan Street; thence southerly along the westerly line of Poznan Street for a distance of 81.0 feet to a point in the south line of the aforementioned Tarnow Street; thence westerly along the south line of Tarnow Street for a distance of 360.0 feet to a point and place of beginning.

1101 LOT 10-18 COURTVIEW HEIGHTS
Dewitt

DEED REFERENCE:

11 QUIT 2100 DEED FROM THE COUNTY OF ONONDAGA TO THE WAVE STREET REDEVELOPMENT, LLC AS RECORDED IN BOOK 4053 PAGE 508.

12 PARCELS 11 AND 1200 PARCELS FROM THE WAVE STREET REDEVELOPMENT, LLC AS RECORDED IN BOOK 4053 PAGE 508.

13 DEED FROM JOHN THOMAS W. QUINN AND ANNE W. QUINN TO WAVE STREET REDEVELOPMENT, LLC AS RECORDED IN BOOK 4053 PAGE 508.

14 PARCELS 11 AND 1200 PARCELS FROM THE WAVE STREET REDEVELOPMENT, LLC AS RECORDED IN BOOK 4053 PAGE 508.

15 PARCELS 11 AND 1200 PARCELS FROM THE WAVE STREET REDEVELOPMENT, LLC AS RECORDED IN BOOK 4053 PAGE 508.

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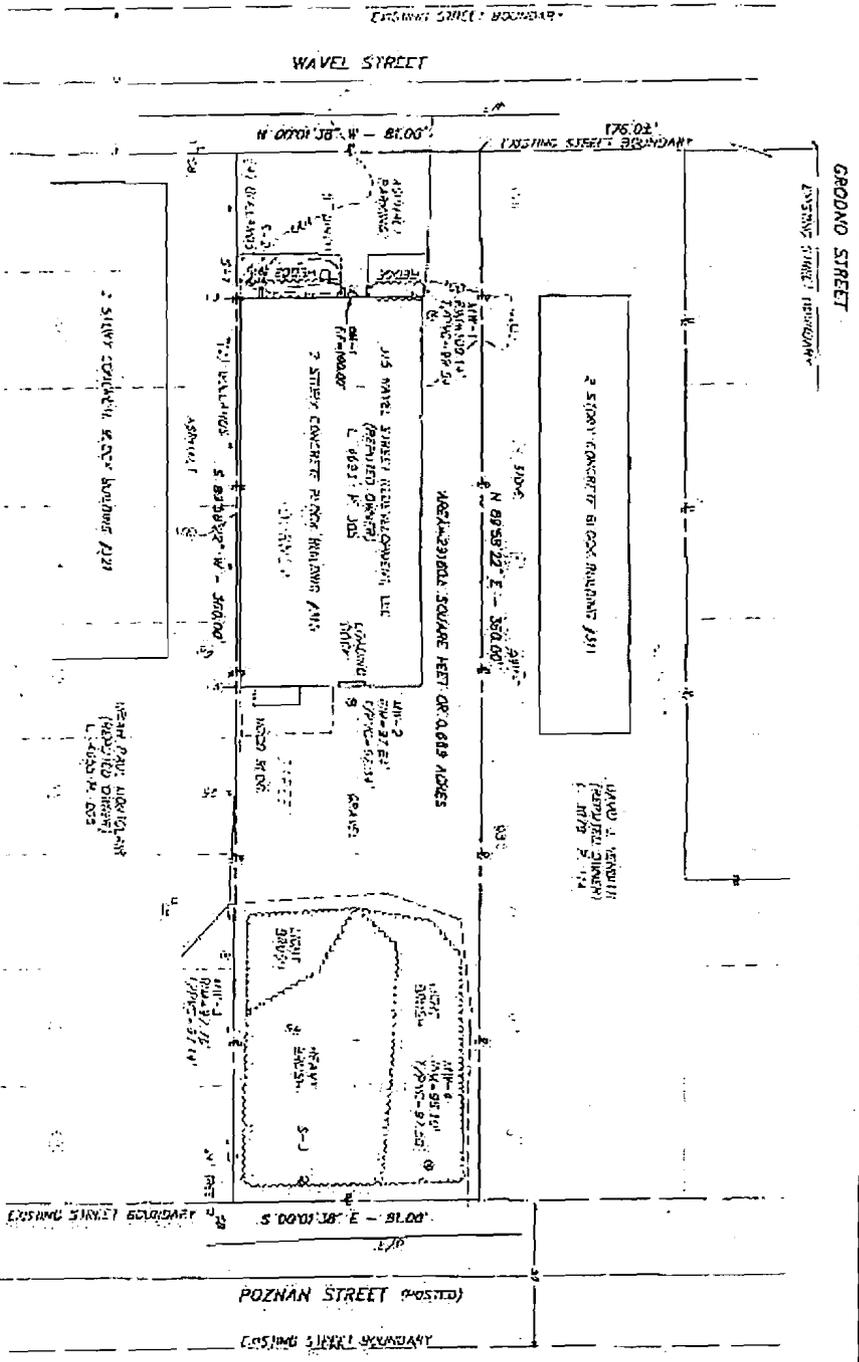
18 PARCELS 11 AND 1200 PARCELS FROM THE WAVE STREET REDEVELOPMENT, LLC AS RECORDED IN BOOK 4053 PAGE 508.

19 PARCELS 11 AND 1200 PARCELS FROM THE WAVE STREET REDEVELOPMENT, LLC AS RECORDED IN BOOK 4053 PAGE 508.

20 PARCELS 11 AND 1200 PARCELS FROM THE WAVE STREET REDEVELOPMENT, LLC AS RECORDED IN BOOK 4053 PAGE 508.

MAP REFERENCE:

MAP ENTITLED "CONCRETE RIGHTS, SUBJECT FOR HOME DEVELOPMENT, ON 45 WOODLAND, 500 LOTS AND 1000 AND THEREIN THE ORIGINAL COUNTY CLERK'S OFFICE VOUCHER NO. 1570 44 AND 1570 45 1970.



LEGEND

- HIGH BUILDING WITH LOT
- HIGH BUILDING
- CATCH BASIN
- SUBDIVISION LOT 100

TOPOGRAPHIC SURVEY OF 315 WAVE STREET REDEVELOPMENT, LLC REPORTED OWNER

PART OF PARCEL LOT 100 TO 29 PART OF LOTS 10-19 IN SECTION 2

COURTYARD HEIGHTS

I HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN APPROPRIATE SURVEY PREPARED UNDER MY DIRECTION.

Robert J. Boyd
 ROBERT J. BOYD
 1108 BRYANT ASSOCIATES, P.C.
 1108 BRYANT ASSOCIATES, P.C.