

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

THIS INDENTURE made this 30th day of September, 2010, between Owner(s) The Pass & Seymour, Inc., having an office at 50 Boyd Avenue, Syracuse, New York, 13221 (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 50 Boyd Avenue, 35 Boyd Avenue, 2540 Milton Avenue in the Village of Solvay, Town of Geddes, County of Onondaga and State of New York, known and designated on the tax map of the County Clerk of Onondaga as tax map parcel numbers: Section 001. Block 01 Lot 04.0; Section 001. Block 03 Lot 04.0 and Section 001. Block 01 Lot 05.0, being the same as that property conveyed to Grantor by quit claim deed dated February 8, 2000 and recorded in the Onondaga County Clerk's Office on March 10, 2000 at Liber 4399, page 104 of Deeds, comprising approximately 14.38 (Parcel A) and 2.93 (Parcel B) ± acres, and hereinafter more fully described in the Land Title Survey dated July, 2010 and revised September 21, 2010, prepared by Bryant Associates, P.C. Engineers, Surveyors and Construction Managers, which will be attached to the Site Management Plan. The property description (the "Controlled Property") 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 human 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 BCA Index NoNumber: B7-0677-04-10, 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, 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:

Regional Remediation Engineer
NYSDEC – Region 7
Division of Environmental Remediation
615 Erie Blvd. West
Syracuse, NY 13204-2400,
Phone: (315) 426 – 7551

or

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 defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a

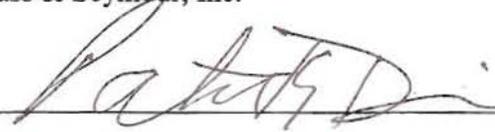
8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated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

GRANTOR'S NAME: Pass & Seymour, Inc.

By: 

Print Name: Patrick Davin

Title: Vice - President/ General Manager Date: 9-27-10

Grantor's Acknowledgment

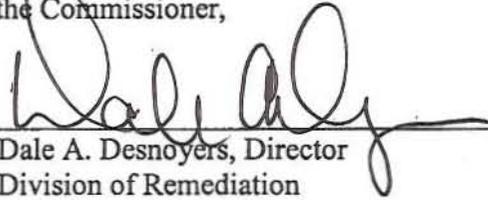
STATE OF NEW YORK)
) ss:
COUNTY OF)

On the 27th day of Sept., in the year 20 10, before me, the undersigned, personally appeared Patrick Davin 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

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,

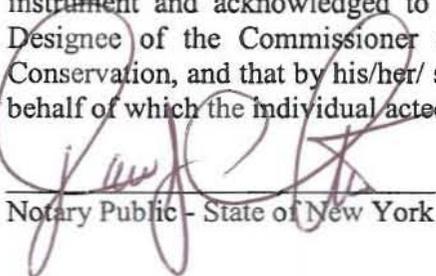
By:


Dale A. Desnoyers, Director
Division of Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
COUNTY OF Albany) ss:

On the 30th day of September in the year 2010, before me, the undersigned, personally appeared Dale A. Desnoyers, 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, 2014

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE VILLAGE OF SOLVAY, TOWN OF GEDDES, COUNTY OF ONONDAGA AND STATE OF NEW YORK, BEING PART OF GREAT LOTS 136, 137 & 138 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ENVIRONMENTAL EASEMENT AREA PARCEL A

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF BOYD AVENUE AND THE NORTHERLY LINE OF THE LANDS OF THE FINGER LAKES RAIL ROAD CORPORATION, REPUTED OWNER;

THENCE, S 81° 09' 52" W, 265.47' ALONG THE DIVISION LINE BETWEEN SAID LANDS OF FINGER LAKES RAILROAD CORPORATION ON THE SOUTH AND THE LANDS OF PASS & SEYMOUR, INC., REPUTED OWNER, AS RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN LIBER 4399 AT PAGE 104 ON THE NORTH TO A POINT;

THENCE, CONTINUING ON SAID DIVISION LINE, ON A CURVE TO THE LEFT HAVING A RADIUS OF 2100.40' AN ARC LENGTH OF 1237.97' TO THE SOUTHEAST CORNER OF THE LANDS OF FRAZER & JONES, INC., REPUTED OWNER, AS RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN LIBER 394 AT PAGE 244;

THENCE, N 04° 07' 51" W, 624.95' ALONG THE DIVISION LINE BETWEEN SAID LANDS OF FRAZER & JONES, INC. ON THE WEST AND SAID LANDS OF PASS & SEYMOUR, ON THE EAST TO AN EXISTING IRON PIPE MARKING THE NORTHEAST CORNER OF SAID LANDS OF FRAZER & JONES, INC.;

THENCE, ALONG THE DIVISION LINE BETWEEN THE LANDS ALLIED SIGNAL, INC., THE VILLAGE OF SOLVAY AND NATIONAL GRID, REPUTED OWNERS ON THE NORTH AND SAID LANDS OF PASS & SEYMOUR, INC. ON THE SOUTH, SAID DIVISION LINE ALSO BEING A PORTION OF THE BLUE LINE OF THE OLD ERIE CANAL (CLINTONS DITCH), THE FOLLOWING COURSES AND DISTANCES:

- 1) N 85° 05' 27" E, 33.73' TO AN EXISTING IRON PIPE;
- 2) N 72° 38' 47" E, 75.17' TO AN EXISTING IRON PIPE;
- 3) N 66° 47' 18" E, 402.81' TO A POINT;
- 4) N 85° 30' 17" E, 284.92' TO A POINT;
- 5) N 76° 43' 51" E, 639.23' TO A POINT IN THE WESTERLY LINE OF BOYD AVENUE;

THENCE, S 03° 29' 47" E, 406.91' TO THE POINT OF BEGINNING, CONTAINING 626, 524± SQUARE FEET OR 14.38 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ENVIRONMENTAL EASEMENT AREA PARCEL B

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF BOYD AVENUE AND THE NORTHERLY LINE OF THE LANDS OF THE FINGER LAKES RAIL ROAD CORPORATION, REPUTED OWNER;

THENCE, N 81° 09' 52" E, 303.17' ALONG THE DIVISION LINE BETWEEN SAID LANDS OF FINGER LAKES RAILROAD CORPORATION ON THE SOUTH AND THE LANDS OF PASS & SEYMOUR, INC., REPUTED OWNER, AS RECORDED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN LIBER 4399 AT PAGE 104 ON THE NORTH, TO AN EXISTING IRON PIPE MARKING THE SOUTHWEST CORNER OF THE LANDS OF SKYTOP BUILDERS, INC., REPUTED OWNER, AS RECORDED IN THE ONONDAGA COUNTY CLERKS OFFICE IN LIBER 3047 AT PAGE 47;

THENCE, N 03° 29' 47" W, 434.59' ALONG THE DIVISION LINE BETWEEN SAID LANDS OF SKY TOP BUILDERS, INC. ON THE EAST AND SAID LANDS OF PASS & SEYMOUR, INC. ON THE WEST TO AN EXISTING IRON PIPE BEING THE NORTHWEST CORNER OF SAID LANDS OF SKYTOP BUILDERS, INC. AND ON THE SOUTHERLY LINE OF THE LANDS OF NATIONAL GRID, REPUTED OWNER;

THENCE, S 76° 43' 51" W, 306.30' ALONG THE DIVISION LINE BETWEEN THE LANDS OF NATIONAL GRID, REPUTED OWNER ON THE NORTH, AND SAID LANDS OF PASS & SEYMOUR ON THE SOUTH TO A POINT IN THE EASTERLY LINE OF BOYD AVENUE;

THENCE, S 03° 29' 47" E, 410.81' ALONG THE EASTERLY LINE OF BOYD AVENUE TO THE POINT OF BEGINNING, CONTAINING 127, 595± SQUARE FEET OR 2.93 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SAID PARCELS ARE SHOWN ON A MAP MADE BY BRYANT ASSOCIATES, P.C. ENGINEERS, SURVEYORS AND CONSTRUCTION MANAGERS ENTITLED "LANDS OF PASS & SEYMOUR ALONG MILTON AVENUE AT BOYD AVENUE" DATED JULY 2010.

