

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

THIS INDENTURE made this 6<sup>th</sup> day of November, 2012, between Owner(s) Welded Tube USA Realty, LLC, having an office at 2537 Hamburg Turnpike, Lackawanna, County of Erie, 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 2537 and 2539 (formerly 1951) Hamburg Turnpike in the City of Lackawanna, County of Erie and State of New York, known and designated on the tax map of the County Clerk of Erie as tax map parcel numbers: Section 141.15 Block 1 Lots 1 and 2 (formerly part of Section 141.11 Block 1 Lot 1.11), being the same as that property conveyed to Grantor by deed dated October 23, 2012 and recorded October 29, 2012 in the Erie County Clerk's Office in Liber 11232 and Page 2695. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 45.15 +/- acres, and is hereinafter more fully described in the Land Title Survey dated October 21, 2013, prepared by Wendel, 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; and

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**NOW THEREFORE**, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement IndexNumber: B9-0696-05-06(C), amended August 20, 2012, 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) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Erie 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 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, 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. 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 [10/12]

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: C915199G and C915199H  
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 [10/12]

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.

Welded Tube USA Realty, LLC:

By: \_\_\_\_\_



Print Name: \_\_\_\_\_

Barry Sunshine

EXECUTIVE

Title: \_\_\_\_\_

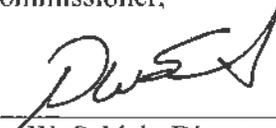
CHAIRMAN

Date: \_\_\_\_\_

OCT. 29-13



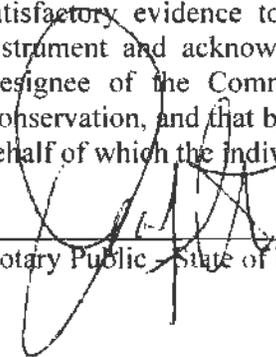
**THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK**, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

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

**Grantee's Acknowledgment**

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

On the 6<sup>th</sup> day of November, in the year 2012, 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(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**

Parcel A:

BEING part of the piece or parcel of land made by KB Business Redevelopment LLC to Welded Tube USA Realty, LLC by quit claim deed dated October 23, 2012 recorded October 29, 2012 in Liber 11232 of Deeds at page 2695 in the Erie County Clerk's Office.

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Lackawanna, County of Erie and State of New York being part of Lot No. 18 of the Ogden Gore Tract and part of Lot No. 24, Township 10, Range 8 of the Holland Land Company's Survey, and being BCP Site No. C915199G as shown on a survey of the Tecumseh Redevelopment, Inc., Business Park Phase III, Parcel "B" dated June 7, 2012, and made by Wendel, described as follows:

COMMENCING at the intersection of the westerly highway boundary of the Hamburg Turnpike (aka State Route No. 5) as appropriated by the State of New York by Notice of Appropriation recorded in the Erie County Clerk's Office in Liber 5650 of Deeds at page 404 and being Parcel No. 1 as shown on Map No. 1 and the municipal boundary line of the City of Lackawanna (to the North) and the Town of Hamburg (to the South), said point of intersection also being in the northerly line of lands conveyed to the South Buffalo Railroad Company by deed recorded in the Erie County Clerk's Office in Liber 10119 of deeds at page 131; thence N 22° 36' 14" W a distance of 2158.13 feet to the southeast corner of said Business Park Phase III, Parcel "B", said southeast corner being approximately 25 feet north from the existing northerly top of the high bank of Smokes Creek and in the westerly line of the South Return Water Trench; thence N 18° 20' 36" W along the easterly line of said Business Park Phase III, Parcel "B", said easterly line also being the westerly line of the aforesaid South Return Water Trench, a distance of 1327.70 feet to the principal point of beginning, said principal point of beginning being the southeast corner of BCP Site No. C915199G; running thence S 71° 39' 24" W a distance of 1036.13 feet to a point;

Thence N 48° 09' 58" W, a distance of 113.54 feet to a point;

Thence S 82° 08' 06" W, a distance of 124.50 feet to a point on the approximate center line of railroad tracks;

Thence along the approximate center line of said railroad tracks the following 5 courses and distances:

(1) N 27° 51' 58" W, a distance of 325.00 feet to a point;

(2) N 26° 40' 17" W, a distance of 130.00 feet to a point;

(3) N 22° 56' 38" W, a distance of 120.00 feet to a point;

(4) N 20° 21' 28" W, a distance of 138.87 feet to a point and

(5) N 18° 20' 36" W, a distance of 550.00 feet to the northwest corner of BCP Site No. C915199G;

Thence N 71° 41' 32" E, a distance of 1033.00 feet to a point;

Thence S 48° 01' 09" E, a distance of 180.00 feet to a point;

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Thence N 71° 41' 32" E, a distance of 180.00 feet to a point in the easterly line of said Business Park Phase III, Parcel "B", said easterly line also being the westerly line of the South Return Water Trench;

Thence S 18° 20' 36" E along said easterly line of said Business Park Phase III, Parcel "B", said easterly line also being the westerly line of the aforesaid South Return Water Trench, a distance of 1221.54 feet to the principal point of beginning.

Parcel B:

BEING part of the piece or parcel of land made by KB Business Redevelopment LLC to Welded Tube USA Realty, LLC by quit claim deed dated October 23, 2012 recorded October 29, 2012 in Liber 11232 of Deeds at page 2695 in the Erie County Clerk's Office.

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Lackawanna, County of Erie and State of New York being part of Lots Nos. 18, 19 & 20 of the Ogden Gore Tract and part of Lot No. 24, Township 10, Range 8 of the Holland Land Company's Survey, and being BCP Site No. C915199H as shown on a survey of the Tecumseh Redevelopment, Inc., Business Park Phase III, Parcel "B" dated June 7, 2012 and made by Wendel, described as follows:

COMMENCING at the intersection of the westerly highway boundary of the Hamburg Turnpike (aka State Route No. 5) as appropriated by the State of New York by Notice of Appropriation recorded in the Erie County Clerk's Office in Liber 5650 of Deeds at page 404 and being Parcel No. 1 as shown on Map No. 1 and the municipal boundary line of the City of Lackawanna (to the North) and the Town of Hamburg (to the South), said point of intersection also being in the northerly line of lands conveyed to the South Buffalo Railroad Company by deed recorded in the Erie County Clerk's Office in Liber 10119 of deeds at page 131; thence N 22° 36' 14" W a distance of 2158.13 feet to the southeast corner of said Business Park Phase III, Parcel "B", said southeast corner being approximately 25 feet north from the existing northerly top of the high bank of Smokes Creek and in the westerly line of the South Return Water Trench; thence N 18° 20' 36" W along the easterly line of said Business Park Phase III, Parcel "B", said easterly line also being the westerly line of the aforesaid South Return Water Trench, a distance of 2705.74 feet to a point therein; thence S 71° 39' 24" W and at right angles to the last described course, a distance of 269.12 feet to the principal point of beginning, said principal point of beginning being the southeast corner of BCP Site No. C915199H; thence S 71° 41' 32" W, a distance of 1033.00 feet to a point in the approximate center line of a railroad track;

Thence N 18° 20' 36" W and along the approximate center line of said railroad tracks, a distance of 155.42 feet to a point

Thence continuing N 12° 54' 26" W and along the approximate center line of said railroad tracks, a distance of 95.00 feet to the northwesterly corner of BCP Site Number C915199H;

Thence N 71° 41' 32" E, a distance of 1024 feet to a point;

Thence S 18° 20' 36" E, a distance of 250.00 feet to the principal point of beginning.

Total Site: 45.15 +/- acres

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**THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH 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 CAN BE OBTAINED FROM THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@GW.DEC.STATE.NY.US.**

**GENERAL NOTES:**

- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83), WESTERN ZONE, US SURVEY FEET.
- MONUMENTS ACQUIRED: NCS MONUMENT "LEHR" PID: AE2177 NORTHING: 1030094.885 EASTING: 1076447.880 SITE CONTROL MONUMENT PIN WITH ALUMINUM CAP "BSP2" NORTHING: 1024721.330 EASTING: 1076610.356
- BUFFALO CREEK RESERVATION & OGDEN GORE TRACT INFORMATION IS SHOWN IN ITS APPROXIMATE LOCATION FROM MAPS FILED IN THE ERIE COUNTY CLERK'S OFFICE.
- REFER TO NEW YORK STATE DEPARTMENT OF TRANSPORTATION APPROXIMATE MAPS FOR MAP DISTANCES & BEARINGS.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, NO. 1313-25142, DATED JULY 2, 2013 AND AMENDED OCTOBER 8, 2013.
- SANITARY MANHOLES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM PLANS PROVIDED BY OTHERS.
- BCP SITE NO. ### = PARCEL DESIGNATION
- REFERENCE MAPS: MAP PREPARED BY BERGMANN ASSOCIATES 10/16/00, MAP NO. 303, PARCEL 303 OF THE HAMBURG TURNPIKE ARTERIAL HIGHWAY, DATED APRIL 15, 1960, PREPARED BY THE NEW YORK STATE DEPARTMENT OF PUBLIC WORKS AND BUSINESS PARK PHASE I, PREPARED BY WENDEL, JUNE 7, 2012, PROJECT NO. 411107

**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 NEW YORK ENVIRONMENTAL CONSERVATION LAW.**

**BUSINESS PARK PHASE III, PARCEL B TECUMSEH REDEVELOPMENT (REPUTED OWNER) PART OF L-11040 P-8953**

**ENVIRONMENTAL EASEMENT AREA = 39.23 ± ACRES [AREA A] ENVIRONMENTAL EASEMENT AREA = 5.92 ± ACRES [AREA B]**

**ENVIRONMENTAL EASEMENT DESCRIPTION FOR BCP SITE #C915199G**

**BEING PART OF THE PIECE OR PARCEL OF LAND MADE BY KB BUSINESS REDEVELOPMENT LLC TO WELDED TUBE USA REALTY, LLC BY DEED DATED OCTOBER 23, 2012 RECORDED OCTOBER 29, 2012 IN LIBER 11232 OF DEEDS AT PAGE 2695 IN THE ERIE COUNTY CLERK'S OFFICE.**

**ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE AND STATE OF NEW YORK BEING PART OF LOTS 18, 19 & 20 OF THE OGDEN GORE TRACT AND PART OF LOT NO. 24, TOWNSHIP 10, RANGE 8 OF THE HOLLAND LAND COMPANY'S SURVEY, AND BEING BCP SITE NO. C 915199G AS SHOWN ON A SURVEY OF THE TECUMSEH REDEVELOPMENT, INC., BUSINESS PARK PHASE III, PARCEL "B" DATED JUNE 7, 2012 AND MADE BY WENDEL, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE INTERSECTION OF THE WESTERLY HIGHWAY BOUNDARY OF THE HAMBURG TURNPIKE (AKA STATE ROUTE NO. 5) AS APPROPRIATED BY THE STATE OF NEW YORK BY NOTICE OF APPROPRIATION RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 5650 OF DEEDS AT PAGE 404 AND BEING PARCEL NO. 1 AS SHOWN ON MAP NO. 1 AND THE MUNICIPAL BOUNDARY LINE OF THE CITY OF LACKAWANNA (TO THE NORTH) AND THE TOWN OF HAMBURG (TO THE SOUTH), SAID POINT OF INTERSECTION ALSO BEING IN THE NORTHERLY LINE OF LANDS CONVEYED TO THE SOUTH BUFFALO RAILROAD COMPANY BY DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 10119 OF DEEDS AT PAGE 131; THENCE N 22° 36' 14" W A DISTANCE OF 2158.13 FEET TO THE SOUTHWEST CORNER OF SAID BUSINESS PARK PHASE III, PARCEL "B"; SAID SOUTHWEST CORNER BEING APPROXIMATELY 25 FEET NORTH FROM THE EXISTING NORTHERLY TOP OF THE HIGH BANK OF SMOKE CREEK AND IN THE WESTERLY LINE OF THE SOUTH RETURN WATER TRENCH; THENCE N 18° 20' 36" W ALONG THE EASTERLY LINE OF SAID BUSINESS PARK PHASE III, PARCEL "B", SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF THE AFORESAID SOUTH RETURN WATER TRENCH, A DISTANCE OF 1327.70 FEET TO THE PRINCIPAL POINT OF BEGINNING, SAID PRINCIPAL POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF BCP SITE NO. C 915199G; RUNNING THENCE S 71° 39' 24" W A DISTANCE OF 1036.13 FEET TO A POINT;**

**THENCE N 48° 09' 58" W (N 48° 09' 08" W DEED), A DISTANCE OF 113.54 FEET TO A POINT;**

**THENCE S 82° 08' 06" W, A DISTANCE OF 124.50 FEET TO A POINT ON THE APPROXIMATE CENTER LINE OF RAILROAD TRACKS;**

**THENCE ALONG THE APPROXIMATE CENTER LINE OF SAID RAILROAD TRACKS THE FOLLOWING 5 COURSES AND DISTANCES:**

- N 27° 51' 58" W, A DISTANCE OF 325.00 FEET TO A POINT;
- N 26° 40' 17" W, A DISTANCE OF 120.00 FEET TO A POINT;
- N 22° 56' 38" W, A DISTANCE OF 120.00 FEET TO A POINT;
- N 20° 21' 28" W, A DISTANCE OF 138.87 FEET TO A POINT AND
- N 18° 20' 36" W, A DISTANCE OF 550.00 FEET TO THE NORTHWEST CORNER OF BCP SITE NUMBER C915199G;

**THENCE N 71° 41' 32" E, A DISTANCE OF 1033.00 FEET TO A POINT;**

**THENCE S 48° 01' 09" E, A DISTANCE OF 180.00 FEET TO A POINT;**

**THENCE N 71° 41' 32" E, A DISTANCE OF 180.00 FEET TO A POINT IN THE EASTERLY LINE OF SAID BUSINESS PARK PHASE III, PARCEL "B"; SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF THE AFORESAID SOUTH RETURN WATER TRENCH;**

**THENCE S 18° 20' 36" E ALONG SAID EASTERLY LINE OF SAID BUSINESS PARK PHASE III, PARCEL "B", SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF THE AFORESAID SOUTH RETURN WATER TRENCH, A DISTANCE OF 1221.54 FEET TO THE PRINCIPAL POINT OF BEGINNING; BEING 39.23 ACRES OF LAND, OF A 45.15 TOTAL ACRE PARCEL, MORE OR LESS.**

**WEST LINE OF HAMBURG TURNPIKE AS APPROPRIATED BY NEW YORK STATE DEPARTMENT OF PUBLIC WORKS AS SHOWN ON MAP NO. 1, PARCEL 1 AND RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 5650 OF DEEDS AT PAGE 404 AND BEING PARCEL NO. 1 AS SHOWN ON MAP NO. 1 AND THE MUNICIPAL BOUNDARY LINE OF THE CITY OF LACKAWANNA (TO THE NORTH) AND THE TOWN OF HAMBURG (TO THE SOUTH), SAID POINT OF INTERSECTION ALSO BEING IN THE NORTHERLY LINE OF LANDS CONVEYED TO THE SOUTH BUFFALO RAILROAD COMPANY BY DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 10119 OF DEEDS AT PAGE 131; THENCE N 22° 36' 14" W A DISTANCE OF 2158.13 FEET TO THE SOUTHWEST CORNER OF SAID BUSINESS PARK PHASE III, PARCEL "B"; SAID SOUTHWEST CORNER BEING APPROXIMATELY 25 FEET NORTH FROM THE EXISTING NORTHERLY TOP OF THE HIGH BANK OF SMOKE CREEK AND IN THE WESTERLY LINE OF THE SOUTH RETURN WATER TRENCH; THENCE N 18° 20' 36" W ALONG THE EASTERLY LINE OF SAID BUSINESS PARK PHASE III, PARCEL "B", SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF THE AFORESAID SOUTH RETURN WATER TRENCH, A DISTANCE OF 1327.70 FEET TO THE PRINCIPAL POINT OF BEGINNING, SAID PRINCIPAL POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF BCP SITE NO. C 915199G; RUNNING THENCE S 71° 39' 24" W A DISTANCE OF 1036.13 FEET TO A POINT;**

**ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND SEAL OF THE SURVEYOR SHALL BE CONSIDERED TO BE VALID FOR PURPOSES.**

**UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY DRAWING, DESIGN, SPECIFICATION, PLAN OR REPORT IS A VIOLATION OF SECTION 2209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.**

**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 NEW YORK ENVIRONMENTAL CONSERVATION LAW.**

**RECEIVED N.Y.S. DEPT OF ENVIRONMENTAL CONSERVATION REGION 9**

**OCT 30 2013**

**HAMBURG TURNPIKE (WIDTH VARIES) (ALSO KNOWN AS STATE ROUTE NO. 5)**

**STATE OF NEW YORK**

**MARSHALL D. WILSON**

**LICENSED LAND SURVEYOR**

**NO. 050192**

**REVISION NO. DATE DESCRIPTION DRAWN CHECK**

REVISION NO.	DATE	DESCRIPTION	DRAWN	CHECK
1	8/9/2013	REVISED SCHEDULE B, NUMBER 25	BSS	MHW
2	10/1/2013	INCLUDED NYSDC COMMENTS	BSS	MHW
3	10/16/2013	INCLUDED NYSDC COMMENTS	BSS	MHW

**PARCEL "A" ENVIRONMENTAL EASEMENT DESCRIPTION FOR BCP SITE #C915199G**

**BEING PART OF THE PIECE OR PARCEL OF LAND MADE BY KB BUSINESS REDEVELOPMENT LLC TO WELDED TUBE USA REALTY, LLC BY DEED DATED OCTOBER 23, 2012 RECORDED OCTOBER 29, 2012 IN LIBER 11232 OF DEEDS AT PAGE 2695 IN THE ERIE COUNTY CLERK'S OFFICE.**

**ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE AND STATE OF NEW YORK BEING PART OF LOTS 18, 19 & 20 OF THE OGDEN GORE TRACT AND PART OF LOT NO. 24, TOWNSHIP 10, RANGE 8 OF THE HOLLAND LAND COMPANY'S SURVEY, AND BEING BCP SITE NO. C 915199G AS SHOWN ON A SURVEY OF THE TECUMSEH REDEVELOPMENT, INC., BUSINESS PARK PHASE III, PARCEL "B" DATED JUNE 7, 2012 AND MADE BY WENDEL, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE INTERSECTION OF THE WESTERLY HIGHWAY BOUNDARY OF THE HAMBURG TURNPIKE (AKA STATE ROUTE NO. 5) AS APPROPRIATED BY THE STATE OF NEW YORK BY NOTICE OF APPROPRIATION RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 5650 OF DEEDS AT PAGE 404 AND BEING PARCEL NO. 1 AS SHOWN ON MAP NO. 1 AND THE MUNICIPAL BOUNDARY LINE OF THE CITY OF LACKAWANNA (TO THE NORTH) AND THE TOWN OF HAMBURG (TO THE SOUTH), SAID POINT OF INTERSECTION ALSO BEING IN THE NORTHERLY LINE OF LANDS CONVEYED TO THE SOUTH BUFFALO RAILROAD COMPANY BY DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 10119 OF DEEDS AT PAGE 131; THENCE N 22° 36' 14" W A DISTANCE OF 2158.13 FEET TO THE SOUTHWEST CORNER OF SAID BUSINESS PARK PHASE III, PARCEL "B"; SAID SOUTHWEST CORNER BEING APPROXIMATELY 25 FEET NORTH FROM THE EXISTING NORTHERLY TOP OF THE HIGH BANK OF SMOKE CREEK AND IN THE WESTERLY LINE OF THE SOUTH RETURN WATER TRENCH; THENCE N 18° 20' 36" W ALONG THE EASTERLY LINE OF SAID BUSINESS PARK PHASE III, PARCEL "B", SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF THE AFORESAID SOUTH RETURN WATER TRENCH, A DISTANCE OF 1327.70 FEET TO THE PRINCIPAL POINT OF BEGINNING, SAID PRINCIPAL POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF BCP SITE NO. C 915199G; RUNNING THENCE S 71° 39' 24" W A DISTANCE OF 1036.13 FEET TO A POINT;**

**THENCE N 48° 09' 58" W (N 48° 09' 08" W DEED), A DISTANCE OF 113.54 FEET TO A POINT;**

**THENCE S 82° 08' 06" W, A DISTANCE OF 124.50 FEET TO A POINT ON THE APPROXIMATE CENTER LINE OF RAILROAD TRACKS;**

**THENCE ALONG THE APPROXIMATE CENTER LINE OF SAID RAILROAD TRACKS THE FOLLOWING 5 COURSES AND DISTANCES:**

- N 27° 51' 58" W, A DISTANCE OF 325.00 FEET TO A POINT;
- N 26° 40' 17" W, A DISTANCE OF 120.00 FEET TO A POINT;
- N 22° 56' 38" W, A DISTANCE OF 120.00 FEET TO A POINT;
- N 20° 21' 28" W, A DISTANCE OF 138.87 FEET TO A POINT AND
- N 18° 20' 36" W, A DISTANCE OF 550.00 FEET TO THE NORTHWEST CORNER OF BCP SITE NUMBER C915199G;

**THENCE N 71° 41' 32" E, A DISTANCE OF 1033.00 FEET TO A POINT;**

**THENCE S 48° 01' 09" E, A DISTANCE OF 180.00 FEET TO A POINT;**

**THENCE N 71° 41' 32" E, A DISTANCE OF 180.00 FEET TO A POINT IN THE EASTERLY LINE OF SAID BUSINESS PARK PHASE III, PARCEL "B"; SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF THE AFORESAID SOUTH RETURN WATER TRENCH;**

**THENCE S 18° 20' 36" E ALONG SAID EASTERLY LINE OF SAID BUSINESS PARK PHASE III, PARCEL "B", SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF THE AFORESAID SOUTH RETURN WATER TRENCH, A DISTANCE OF 1221.54 FEET TO THE PRINCIPAL POINT OF BEGINNING; BEING 39.23 ACRES OF LAND, OF A 45.15 TOTAL ACRE PARCEL, MORE OR LESS.**

**ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND SEAL OF THE SURVEYOR SHALL BE CONSIDERED TO BE VALID FOR PURPOSES.**

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**OCT 30 2013**

**HAMBURG TURNPIKE (WIDTH VARIES) (ALSO KNOWN AS STATE ROUTE NO. 5)**

**STATE OF NEW YORK**

**MARSHALL D. WILSON**

**LICENSED LAND SURVEYOR**

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**REVISION NO. DATE DESCRIPTION DRAWN CHECK**

REVISION NO.	DATE	DESCRIPTION	DRAWN	CHECK
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3	10/16/2013	INCLUDED NYSDC COMMENTS	BSS	MHW

**PARCEL "B" ENVIRONMENTAL EASEMENT DESCRIPTION FOR BCP SITE #915199H**

**BEING PART OF THE PIECE OR PARCEL OF LAND MADE BY KB BUSINESS REDEVELOPMENT LLC TO WELDED TUBE USA REALTY, LLC BY DEED DATED OCTOBER 23, 2012 RECORDED OCTOBER 29, 2012 IN LIBER 11232 OF DEEDS AT PAGE 2695 IN THE ERIE COUNTY CLERK'S OFFICE.**

**ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF LACKAWANNA, COUNTY OF ERIE AND STATE OF NEW YORK BEING PART OF LOTS 18, 19 & 20 OF THE OGDEN GORE TRACT AND PART OF LOT NO. 24, TOWNSHIP 10, RANGE 8 OF THE HOLLAND LAND COMPANY'S SURVEY, AND BEING BCP SITE NO. C 915199H AS SHOWN ON A SURVEY OF THE TECUMSEH REDEVELOPMENT, INC., BUSINESS PARK PHASE III, PARCEL "B" DATED JUNE 7, 2012 AND MADE BY WENDEL, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE INTERSECTION OF THE WESTERLY HIGHWAY BOUNDARY OF THE HAMBURG TURNPIKE (AKA STATE ROUTE NO. 5) AS APPROPRIATED BY THE STATE OF NEW YORK BY NOTICE OF APPROPRIATION RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 5650 OF DEEDS AT PAGE 404 AND BEING PARCEL NO. 1 AS SHOWN ON MAP NO. 1 AND THE MUNICIPAL BOUNDARY LINE OF THE CITY OF LACKAWANNA (TO THE NORTH) AND THE TOWN OF HAMBURG (TO THE SOUTH), SAID POINT OF INTERSECTION ALSO BEING IN THE NORTHERLY LINE OF LANDS CONVEYED TO THE SOUTH BUFFALO RAILROAD COMPANY BY DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 10119 OF DEEDS AT PAGE 131; THENCE N 22° 36' 14" W A DISTANCE OF 2158.13 FEET TO THE SOUTHWEST CORNER OF SAID BUSINESS PARK PHASE III, PARCEL "B"; SAID SOUTHWEST CORNER BEING APPROXIMATELY 25 FEET NORTH FROM THE EXISTING NORTHERLY TOP OF THE HIGH BANK OF SMOKE CREEK AND IN THE WESTERLY LINE OF THE SOUTH RETURN WATER TRENCH; THENCE N 18° 20' 36" W ALONG THE EASTERLY LINE OF SAID BUSINESS PARK PHASE III, PARCEL "B", SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF THE AFORESAID SOUTH RETURN WATER TRENCH, A DISTANCE OF 1327.70 FEET TO THE PRINCIPAL POINT OF BEGINNING, SAID PRINCIPAL POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF BCP SITE NO. C 915199H; RUNNING THENCE S 71° 41' 32" W A DISTANCE OF 1033.00 FEET TO A POINT IN THE APPROXIMATE CENTER LINE OF A RAILROAD TRACK;**

**THENCE N 18° 20' 36" W AND ALONG THE APPROXIMATE CENTER LINE OF SAID RAILROAD TRACKS, A DISTANCE OF 155.42 FEET TO A POINT**

**THENCE CONTINUING IN 12° 54' 26" W AND ALONG THE APPROXIMATE CENTER LINE OF SAID RAILROAD TRACKS, A DISTANCE OF 95.00 FEET TO THE PRINCIPAL POINT OF BEGINNING; BEING 5.92 ACRES OF LAND, OF A 45.15 TOTAL ACRE PARCEL, MORE OR LESS.**

**THENCE N 71° 41' 32" E (N 71° 41' 32" W DEED), A DISTANCE OF 1024.00 FEET TO A POINT;**

**THENCE S 18° 20' 36" E, A DISTANCE OF 250.00 FEET TO THE PRINCIPAL POINT OF BEGINNING; BEING 5.92 ACRES OF LAND, OF A 45.15 TOTAL ACRE PARCEL, MORE OR LESS.**

**TOGETHER WITH THE BENEFITS AND SUBJECT TO THE BURDENS OF THE FOLLOWING EASEMENTS:**

- EASEMENT BETWEEN TECUMSEH REDEVELOPMENT, INC. AND KB BUSINESS PARK REDEVELOPMENT, LLC, DATED AS OF OCTOBER 22, 2012 AND RECORDED OCTOBER 29, 2012 IN LIBER 11232 OF DEEDS AT PAGE 2542.
- AGREEMENT BETWEEN TECUMSEH REDEVELOPMENT, INC. AND KB BUSINESS PARK REDEVELOPMENT, LLC, DATED AS OF OCTOBER 22, 2012 AND RECORDED OCTOBER 29, 2012 IN LIBER 11232 OF DEEDS AT PAGE 2566.
- SANITARY SEWER LINE EASEMENT BETWEEN TECUMSEH REDEVELOPMENT, INC. AND KB BUSINESS PARK REDEVELOPMENT, LLC, DATED AS OF OCTOBER 22, 2012 AND RECORDED OCTOBER 29, 2012 IN LIBER 11232 OF DEEDS AT PAGE 2599.
- SANITARY SEWER LINE AGREEMENT BETWEEN TECUMSEH REDEVELOPMENT, INC. AND KB BUSINESS PARK REDEVELOPMENT, LLC, DATED AS OF OCTOBER 22, 2012 AND RECORDED OCTOBER 29, 2012 IN LIBER 11232 OF DEEDS AT PAGE 2621.
- EASEMENT AGREEMENT FOR UTILITIES BETWEEN TECUMSEH REDEVELOPMENT, INC. AND KB BUSINESS PARK REDEVELOPMENT, LLC, DATED AS OF OCTOBER 22, 2012 AND RECORDED OCTOBER 29, 2012 IN LIBER 11232 OF DEEDS AT PAGE 2653.

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**PREPARED BY CONSULTANT**

**wendel**

**140 John Jay Street, Suite 201 Buffalo, NY 14203**

**PH: 716.882.0198 FAX: 716.882.0205**

**MOBILE: 716.882.0198**

**PREPARED FOR - WELDED TUBE USA REALTY, LLC**

**BEING PART OF LANDS OF TECUMSEH REDEVELOPMENT, INC., BUSINESS PARK PHASE III, PARCEL "B"**

**BROWNFIELD CLEANUP ENVIRONMENTAL EASEMENT 1951 HAMBURG TURNPIKE, CITY OF LACKAWANNA, STATE OF NEW YORK WITH THE CURRENT ADDRESS OF 2537 AND 2539 HAMBURG TURNPIKE LACKAWANNA, NEW YORK**

**THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION IS REQUESTING THAT THE SURVEYOR PREPARE A SURVEY MAP PREPARED UNDER MY DIRECTION, FROM AN ACTUAL SURVEY, PERFORMED IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES ADOPTED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, SEPTEMBER 14, 2012 FIELD SURVEY, COMPLETED JUNE 16, 2013.**

**FORMER TAX IDENTIFICATION NO.: 141-11-1-11**

**NEW TAX IDENTIFICATION NO.: 141-15-1-1 & 141-15-1-2**

**1 inch = 100 Feet**

**1:1200**

**30.48 50' 25' 0' 30.48 60.96**

**1 I HEREBY CERTIFY (1) TO THE PEOPLE OF THE STATE OF NEW YORK, ACTING THROUGH THEIR COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, (2) OWNERS, WELDED TUBE USA REALTY, LLC AND (3) CHICAGO TITLE INSURANCE COMPANY THAT THIS IS AN ACCURATE SURVEY MAP PREPARED UNDER MY DIRECTION, FROM AN ACTUAL SURVEY, PERFORMED IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES ADOPTED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, SEPTEMBER 14, 2012 FIELD SURVEY, COMPLETED JUNE 16, 2013.**

**Marshall D. Wilson 10/21/13**

**MARSHALL D. WILSON, LAND SURVEYOR #050192 DATE**

**Brian S. Smith 10/21/13**

**BRIAN S. SMITH, CST 3 SURVEY DRAFTER DATE**

**SHEET 1 OF 1**

**SITE III-7 TECUMSEH PHASE III BUSINESS PARK SITE NUMBERS C915199G & C915199H**

**ENVIRONMENTAL EASEMENT AREA ACCESS**

**THE DEC OR THEIR AGENT MAY ACCESS THE ENVIRONMENTAL EASEMENT AREA AS SHOWN HEREON THROUGH ANY EXISTING STREET ACCESS OR BUILDING INGRESS/EGRESS ACCESS POINT**

**TRUE NORTH AT THE 78°35' MERIDIAN OF WEST LONGITUDE**

**155.42' D. & MS. N 18°-20'-36" W**

**95.00' D. & MS. N 12°-54'-26" W**

**120.00' D. & MS. N 22°-56'-38" W**

**138.87' D. & MS. N 20°-21'-28" W**

**550.00' D. & MS. N 18°-20'-36" W**

**130.00' D. & MS. N 26°-40'-17" W**

**325.00' D. & MS. N 27°-51'-58" W**

**124.50' D. & MS. S 82°-08'-06" W**

**113.54' D. & MS. N 48°-09'-08" W (D.)**

**113.54' D. & MS. N 48°-09'-58" W**

**124.50' D. & MS. S 82°-08'-06" W**

**1036.13' D. & MS. S 71°-39'-24" W**

**1024.00' D. & MS. N 71°-41'-32" E**

**250.00' D. & MS. S 18°-20'-36" E**

**180.00' D. & MS. S 48°-01'-09" E**

**180.00' D. & MS. N 71°-41'-32" E**

**269.12' D. & MS. S 71°-39'-24" W**

**90°-00'-00" W**

**2705.74' D. & MS. N 18°-20'-36" W**

**66.0' WIDE WATERLINE EASEMENT ACQUIRED BY WELDED TUBE USA REALTY, LLC L-11244, P-7853**

**150' WIDE EASEMENT FOR OVERHEAD HIGH VOLTAGE POWER LINE L-11232, P-2653**

**15.0' WIDE EASEMENT TO NIAGARA MOHAWK POWER CORPORATION & VERIZON NEW YORK, INC. L-11228, P-3035**

**10.0' WIDE GAS LINE EASEMENT TO NATIONAL FUEL GAS DISTRIBUTION CORP. L-11246, P-2638**

**24.0' WIDE ROAD AND MULTI UTILITY EASEMENT L-11232, P-2653**

**ACCESS EASEMENT L-11232, P-2542**

**L-11232, P-2566**