

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

**THIS INDENTURE** made this 8th day of MAY, 2013 between Owner(s) Benedetto Campagnolo and Giuliana A. Campagnolo, both at 1209 Hanshaw Road, Ithaca, New York, 14850 ( the "Grantors"), 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 503, 507-511 North Meadow Street in the City of Ithaca, County of Tompkins and State of New York, known and designated on the tax map of the County Clerk of Tompkins as tax map parcel numbers: Section 51 Block 1 Lot (s)18.1 and 18.2, being the same as that property conveyed to Grantor by deed dated March 25, 1981 and recorded in the Tompkins County Clerk's Office in Book 582 at Page 443 [Parcel B] and deed dated the November 27, 1989 and recorded in the Tompkins County Clerk's Office in Liber 651 of deeds at page 1084. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 0.188 ± acres [Parcel A] and 0.259 ± acres [Parcel B], and is hereinafter more fully described in the Land Title Survey dated August 15, 2011 prepared by T. G. Miller P.C. Engineers and Surveyors, 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

**NOW THEREFORE**, in consideration of the mutual covenants contained herein and the terms and conditions of Consent Order Index No. DER-755013-12-10, 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.

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(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:

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(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 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



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: Benedetto Campagnolo and Giuliana A. Campagnolo**

By: Benedetto Campagnolo

Print Name: Benedetto Campagnolo

Title: SELF Date: 4/12/12

By: Giuliana Campagnolo

Print Name: Giuliana A. Campagnolo

Title: SELF Date: 4/12/12

**Grantor's Acknowledgment**

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

On the 12<sup>th</sup> day of April, in the year 2012, before me, the undersigned, personally appeared Benedetto Campagnolo 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.

Edward A. Mazza  
Notary Public - State of New York

EDWARD A. MAZZA  
Attorney and Counselor at Law  
Reg. No. 4523006  
Qualified in Tompkins County  
Commission Expires May 31, 2016

**Grantor's Acknowledgment**

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

On the 12<sup>th</sup> day of April, in the year 2012, before me, the undersigned, personally appeared Giuliano A. Campagnolo, 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.

Edward A. Mazza  
Notary Public - State of New York

EDWARD A. MAZZA  
Attorney and Counselor at Law  
Reg. No. 4523006  
Qualified in Tompkins County  
Commission Expires May 31, 2016

Edward A. Mazza  
Notary Public, State of New York  
No. 01385218  
Qualified in Tompkins County  
Commission Expires August 31, 2016



**SCHEDULE "A"**  
**ENVIRONMENTAL EASEMENT PROPERTY DESCRIPTION**

Physical Address: 503 & 507-511 North Meadow Street  
Tax Map : 51-1-18.2 [Parcel A] and 51-1-18.1[Parcel B]

Measure Description Parcel A:

"Environmental Easement Area Description" Intended to be the same parcel conveyed in Deed recorded at Deed Book 651, page 1084.

BEGINNING at a railroad spike set at the intersection of the east line of North Meadow Street and the north line of Esty Street;

RUNNING THENCE North 13° 39' 39" East along the east line of North Meadow Street for a distance of 86.88 feet to a railroad spike set;

RUNNING THENCE South 75° 20' 34" East for a distance of 99.69 feet to a railroad spike set;

RUNNING THENCE South 13° 59' 01" West for a distance of 14.13 feet to a railroad spike set;

RUNNING THENCE North 76° 38' 14" West for a distance of 5.00 feet to a railroad spike set;

RUNNING THENCE South 13° 59' 01" West for a distance of 70.50 feet to a railroad spike set on the north line of Esty Street;

RUNNING THENCE North 76° 38' 14" West along the north line of Esty Street for a distance of 94.20 feet to the point and place of beginning of Parcel A.

Measure Description Parcel B:

"Environmental Easement Area Description" Intended to be the same parcel conveyed in Deed recorded at Deed Book 582, page 443.

BEGINNING at a railroad spike set at the intersection of the east line of North Meadow Street and the north line of Esty Street;

RUNNING THENCE North 13° 39' 39" East along the east line of North Meadow Street 86.88 feet to a railroad spike set at the POINT OF BEGINNING;

RUNNING THENCE South 75° 20' 34" East for a distance of 99.69 feet to a railroad spike set;

RUNNING THENCE North 13° 59' 01" East for a distance of 81.60 feet to a pin set with a cap;

RUNNING THENCE North 76° 09' 00" West for a distance of 33.98 feet to a pipe found;

RUNNING THENCE North 13° 44' 42" East for a distance of 48.18 feet to a pipe found;

RUNNING THENCE North  $76^{\circ} 24' 28''$  West for a distance of 66.23 feet to a railroad spike set on the east line of North Meadow Street;

RUNNING THENCE South  $13^{\circ} 39' 39''$  West along the east line of North Meadow Street for a distance of 128.08 feet to the point of beginning of Parcel B.

Record description Parcel A:

BEGINNING at the point of intersection of the east line of North Meadow Street with the north line of Esty Street;

RUNNING THENCE East along the north line of Esty Street, 94.2 feet to a point marking other premises of the grantees (Liber 616 of Deeds at Page 664);

RUNNING THENCE North 70.5 feet to a point;

RUNNING THENCE East 5 feet to a point;

RUNNING THENCE North 14.5 feet to other premises of the grantees (Liber 582 of Deeds at page 443);

RUNNING THENCE along the south line of said other premises of the grantees, about 99.2 feet to a point in the east line of North Meadow Street;

RUNNING THENCE South along the east line of North Meadow Street, 85 feet to the point or place of beginning.

Record description Parcel B:

BEGINNING at a point in the east line of North Meadow Street, 213.4 feet north from its intersection with the north line of Esty Street;

RUNNING THENCE South along the east line of North Meadow Street 128.4 feet to a point on the east line of North Meadow Street;

RUNNING THENCE East and along a line located five (5) feet south of the south foundation wall of a dry cleaning building known as Meadow Cleaners, 99.2 feet, more or less, to a point;

RUNNING THENCE North 80.4 feet to a point;

RUNNING THENCE West 28.6 feet to a point;

RUNNING THENCE North 48 feet to a point;

RUNNING THENCE West 70.8 feet to the point or place of beginning. Containing 11,364.5 square feet.

# SURVEY



