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

THIS INDENTURE, made this 29th day of December, 2005, between
Owner(s) MBA – Manor Haven, LLC, having an office at 215 Nassau Street, Princeton, New
Jersey 08542, County of Mercer, State of New Jersey (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 5 Sagamore
Hill Drive in the Village of Manorhaven, Town of N. Hempstead, County of Nassau and State of
New York, known and designated on the tax map of the County Clerk of Nassau as tax map parcel
numbers: Section 4 Block L Lot 153, being the same as that property conveyed to Grantor by
deed dated February 2, 1997 and recorded in the Nassau County Clerk's Office in Liber and Page
10749/791. The property subject to this Environmental Easement (the "Controlled Property")
comprises approximately 11.038 +/- acres, and is hereinafter more fully described in the Land Title
Survey dated September 4, 1998 and last revised August 10, 2015 prepared by Gregory David
Peterman, NYSLLS of Nelson & Pope, LLP, 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 Voluntary Cleanup Agreement dated January 2, 2001, 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:

   Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii),
   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 Nassau 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

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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 purposes as defined in 6NYCRR 375-1.8(g)(2)(i), 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
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 privy 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: V00336
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
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.

MBA – Manor Haven, LLC:

By: [Signature]

Print Name: Richard Thypin

Title: Manager Date: 12/9/2015

Grantor’s Acknowledgment

Jersey
STATE OF NEW YORK )
) ss:
COUNTY OF Middlesex )

On the 9th day of December, in the year 2015, before me, the undersigned, personally appeared Richard Thypin, 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.

[Signature]
Notary Public - State of New York Jersey

Christine Appel, Commission ID: 50023893, Valid Until November 17, 2020
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 29th day of December, in the year 2015, 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. 01CH6092146
Qualified in Schenectady County
Commission Expires August 22, 2018
SCHEDULE "A" PROPERTY DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Manorhaven, County of Nassau and State of New York, more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Yennicoek Avenue with the westerly side of Sagamore Hill Drive;

RUNNING THENCE South 10 degrees 42 minutes 20 seconds East 650 feet;

THENCE South 79 degrees 17 minutes 40 seconds West 606.61 feet;

THENCE South 10 degrees 42 minutes 20 seconds East 40 feet;

THENCE South 79 degrees 17 minutes 40 seconds West 82.29 feet to a point in the mean high water line of Manhasset Bay;

THENCE North 21 degrees 50 minutes 10 seconds West 317.34 feet along the mean high water mark of Manhasset Bay;

THENCE North 11 degrees 44 minutes 20 seconds West still along said mean high water line 338.86 feet;

THENCE North 79 degrees 17 minutes 40 seconds East 106.09 feet;

THENCE North 10 degrees 42 minutes 20 seconds West 40 feet;

THENCE North 79 degrees 17 minutes 40 seconds East 650 feet, more or less, to the point or place of BEGINNING.

FOR INFORMATION ONLY: SECTION: 4 BLOCK: L LOT 153