NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director 625 Broadway, 12th Floor, Albany, New York 12233-7011 P: (518) 402-9706 | F: (518) 402-9020 www.dec.ny.gov

December 22, 2021

Jonathan Taylor Sucro Real Estate NY, LLC Sweet Life by Sucro, LLC Sweet Life, LLC 2020 Ponce de Leon Boulevard, Suite 1204 Coral Gables, FL 33134

Keith Nagel Tecumseh Redevelopment Inc. 4020 Kinross Lakes Parkway Richfield OH, 44286

Re: Certificate of Completion

Tecumseh Phase IA Business Park

Site No.: C915218

Lackawanna (c), Erie County

Dear Mr. Taylor and Mr. Nagel:

Congratulations on having satisfactorily completed the remedial program at the Tecumseh Phase IA Business Park site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

• If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.



 Provide electronic copies of the recorded Notice and proof of recording to the Department's project manager. Please return the hard copy of the proof of recording to:

Andrew Zwack
New York State Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Avenue
Buffalo, NY 14203

- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April 2023.

If you have any questions regarding any of these items, please contact Andrew Zwack at (716) 851-7220 or andrew.zwack@dec.ny.gov.

Sincerely,

Susan Edwards
Susan Edwards. P.E.

Acting Director

Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Christine Vooris – NYSDOH, Christine.Vooris@health.ny.gov

Charlotte Bethoney – NYSDOH, charlotte.bethoney@health.ny.gov

Sara Bogardus - NYSDOH, sara.bogardus@health.ny.gov

Matt Gokey, matthew.gokey@tax.ny.gov

Paul Takac, paul.takac@tax.ny.gov

Thomas Forbes – Benchmark, tforbes@bm-tk.com

G. Agostinelli, Esq., gagostinelli@zsa.cc

Thomas Tuori, Esq., ttuori@hselaw.com

ec w/o enc.:

Michael Cruden – NYSDEC Stanley Radon – NYSDEC Benjamin McPherson – NYSDEC Andrew Zwack – NYSDEC Karen Draves, Esq. – NYSDEC Kelly Lewandowski – NYSDEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP) CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name Address

Sucro Real Estate NY, LLC 2020 Ponce de Leon Blvd., Suite 1204, Coral Gables, FL 33134 Sweet Life by Sucro, LLC 2020 Ponce de Leon Blvd., Suite 1204, Coral Gables, FL 33134

Sweet Life, LLC 2020 Ponce de Leon Blvd., Suite 1204, Coral Gables, FL 33134

Tecumseh Redevelopment Inc. 4020 Kinross Lakes Parkway, Richfield, OH 44286

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 10/15/08 **Agreement Execution:** 12/11/08

Agreement Index No.:B9-0752-07-08

Application Approval Amendment: 2/26/20
Application Approval Amendment: 11/12/20
Application Approval Amendment: 11/12/20
Agreement Execution Amendment: 12/8/20

Application Approval Amendment: 11/12/20
Agreement Execution Amendment: 12/8/20
Agreement Execution Amendment: 7/27/21

Application Approval Amendment: 7/6/21

Agreement Execution Amendment: 11/19/21

Application Approval Amendment: 11/17/21

SITE INFORMATION:

Site No.: C915218 Site Name: Tecumseh Phase IA Business Park

Site Owner: Sucro Real Estate NY, LLC **Street Address:** 2303 Hamburg Turnpike

Municipality: Lackawanna County: Erie DEC Region: 9

Site Size: 12.310 Acres

Tax Map Identification Number(s): 141.11-1-48.12 Percentage of site located in an EnZone: 100 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as

Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

Allowable Uses under the BCP: Commercial and Industrial

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 25 %.

Tangible Property Credit Component Rate is 15%. Comprised of 10% Base, 5 % EnZone.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Erie County as BK/PG D 11266 5446.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

CERTIFICATE MODIFICATION/REVOCATION

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
 - (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos Commissioner

New York State Department of Environmental Conservation

By: Susan Edwards Date: 12/22/2021

Susan Edwards, P.E., Acting Director Division of Environmental Remediation

NOTICE OF CERTIFICATE OF COMPLETION Brownfield Cleanup Program 6 NYCRR Part 375-1.9(d)

Tecumseh Phase IA Business Park, Site ID No. C915218
2303 Hamburg Turnpike, Lackawanna, NY 14218
City of Lackawanna, Erie County, Tax Map Identification Number 141.11-1-48.12

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Sucro Real Estate NY, LLC; Sweet Life by Sucro, LLC; Sweet Life, LLC; and Tecumseh Redevelopment Inc. for a parcel approximately 12.31-acres located at the 2303 Hamburg Turnpike in the City of Lackawanna, Erie County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, the remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

	Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
	Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
	Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii
\boxtimes	Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
\boxtimes	Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Erie County as BK/PG D 11266 5446.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved Site Management Plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

PLEASE TAKE NOTICE, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

PLEASE TAKE NOTICE, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 9 located at 270 Michigan Avenue, Buffalo, NY 14203, by contacting the Regional Environmental Remediation Engineer, or at https://www.dec.ny.gov/data/DecDocs/C915218/.

WHEREFORE, the undersigned has signed this Notice of Certificate

	-
	Sucro Real Estate NY, LLC
	By:
	Title:
	Date:
STATE OF NEW YORK) SS: COUNTY OF)	
evidence to be the individual(s) whose acknowledged to me that he/she/they ex	, in the year 20, before me, the undersigned, personally lly known to me or proved to me on the basis of satisfactory name is (are) subscribed to the within instrument and secuted the same in his/her/their capacity(ies), and that by nent, the individual(s), or the person upon behalf of which the ment.
Signature and Office of individual taking acknowledgment	Please record and return to: Sucro Real Estate NY, LLC Jonathan Taylor 2020 Ponce de Leon Boulevard, Suite 1204 Coral Gables, FL 33134

Exhibit A Site Description

County: Erie Site No: C915218 Brownfield Cleanup Agreement Number: B9-0752-07-08

SCHEDULE "A" PROPERTY DESCRIPTION

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 20, 21, 22, 23 and 25 of the Ogden Gore Tract and being designated as BCP Site No. C915218, described as follows:

Beginning at the southeast corner of lands conveyed to Gateway Trade Center Inc. by deed recorded in the Erie County Clerk's office in Liber 10886 of Deeds at page 1064;

Thence along said lands so conveyed to Gateway Trade Center Inc., by deed aforesaid, the following 7 courses and distances:

- 1. N 18°-42'-31" W a distance of 1001.28 feet to a point;
- 2. S 71°-17'-29" W a distance of 168.48 feet to a point;
- 3. N 18°-42'-31" W a distance of 642.00 feet to a point;
- 4. N 71°-17'-37" E a distance of 17.30 feet to a point;
- 5. N 18°-42'-31" W a distance of 574.67 feet to a point;
- 6. N 71°-17'-29" E a distance of 151.18 feet to a point;
- 7. N 18°-42'-30" W a distance of 956.68 feet to a point;

Thence N 71°-00′-00″ E, a distance of 143.37 feet to a point:

Thence S 18°-23'-42" E, a distance of 1051.55 feet to a point;

Thence S 09°-40'-30" W, a distance of 106.50 feet to a point;

Thence S 18°-22'-06" E, a distance of 2030.00 feet to a point;

Thence S 71°-11'-53" W, a distance of 86.73 feet to the point of beginning, containing 12.31 acres of land, more or less.

Excepting and reserving therefrom, those portions thereof lying within the north and south return water trenches.

Being part of the piece or parcel of land in a bargain and sale deed dated 5/06/2003 and recorded 5/22/2003 in Liber 11040 of Deeds at page 8953 in the Erie County Clerk's Office. This parcel of land is part of the overall deed.

Exhibit B

Site Survey

BUFFALO SE QUADRANGLE, 7.5 MINUTE SERIES (TOPOGRAPHIC) PROJECT LOCATION SKEICH PROJECT LOCATION SKEICH NOT TO SCALE RETRIEVE, LANS, LAND PERPARED TO RETROUMNY ACCOUNTS. OLIVE/COM-MAR NO. 33, APPECT, 233 OF THE HAMBING TRANNER, AFTERNA HOWING DEPARTOR APPEC, 15, 1960, PRESPARED BY THE REW YORK STATE. DEPARTMENT OF PUBLIC WORSEN AND BESINESS PARK PAUSE I, PRESPARE BY REVIEW, ADME 2012, PROJECT NO. 411707. PAUS PERPARE BUFFILO CREEK RESERVATION & OGDEN GORE TRACT INFORMATION IS SOOMN IN TS APPROXIMITE LOCATION FROM MAPS FILED IN THE ERE COUNTY CLERKS OFFICE. BCP SITE NUMBER C915218 THIS SUPPLY HAS BEEN RENSED WITH THE BENEFIT OF TITLE 1313—25071 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED MARCH 20, 2013. THIS PROPERTY IS LOCATED WITHIN THE AREA HAWNG A ZONE ESCHWARTON "BY FEEDER BERKERFOL AGENTY WITHIN THE AREA HAWNER AS TOWN WITHIN WAY 2 1890 FOR 36024700111 WITHIN AS SOLVEN WITHIN WAY 2 1890 FOR SHEEDER COTH OF LACKHWARM REFER TO NEW YORK STATE DEPARTMENT OF TRANSPO. APPROPRIATION MAPS FOR MAP DISTANCES & BEARING NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONS wendel MAP OF 2303 HAMBURG, NEW YORK HAMBURG, NEW YORK SITE MAME: TECHNISCH PHASE 14 BCA BOUNDAMIES & PLANNED SUB-PA BROWNIES & PLANNED SUB-PA GENERAL NOTES: BCP STE NO. ### = PARCEL STE CONTROL MONUMENT NORTHING: 1024721,330 EASTING: 1076610,356 HORIZONTAL DATUM: NORTH ZONE, US SURVEY FEET. CHECKED BY: CJS STOPHER J. SOOTT, LAND SURVEYOR #050706 PROPERTY. THE SMP CAN BE OBTAINED FROM THE NY DEPARTAINENT OF EWINFOWNETTAL CONSERVATION, DIVISION OF ERWIRCHMAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 17233 OR AT DEFWEEDIGWAY, ALBANY, SHEET 1 of 1 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 BRIAN S. SMITH, CST 3. GATEWAY TRADE CENTER, INC. (REPUTED OWNER) L-10886 P-1064 5 19-27-46" E 547.89' D. & MS. HAMBURG TURNPIKE (WIDTH VARIES) ENVIRONMENTAL EASEMENT AREA ACCESS THIS PROPERTY IS SUBJECT TO AN ENVIRONMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 38 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL. 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 EASEMENT GRANTED TO KB BUSINESS PARK REDEVELORMENT LLC IN LIBER 11232 OF DEEDS AT PAGE 2597 ON OCTOBER 29, 2012. (PLOTTED HEREON) AGREEMENT RECORDED IN LIBER 11196 OF DEEDS AT PAGE 544 18. AGREZMENT FOR SAWITARY SENER LINE BETWEEN TECHNOSH REIDERELOMBENT, INC. AND KB BUSINESS PARK REIDERELOMBENT LLC. IN LIBER 11232 OF DEEDS AT PAGE 2821. (PLOTTEE KREEN EASEMENT GRANTED TO KB BUSINESS PARK REDEVELOPMENT LLC IN LIBER 11232 AT PAGE 2653 ON OCTOBER 29, 2012. (DOES NOT AFFCT PREMISES) LEASE BETWEEN TECHNISCH REDELORMENT INC. AND BO ENERGY LLC RECORDED IN LIBER 11214 AT PAICE 4808 MISPAICE AND IN LIBER 11218 OF DEEDS AT PAICE 7305 ON LAIV. 2008. (DOES) NOT AFFECT PREMISES) ESEMENT GRANTED TO NAGARA MOMINE POWER CORPORATION AND VERIZON NEW YORK RECORDED IN LIBER 1128-05 FEETS AT PAGE 3555 ON MAY 9, 2012. (DASS NOT AFFECT PREMISES) AGREBIOT FOR MANTEMNCE OF PRIMIT ROJOHN'S BETHEON TECHNISH REDISTORAGE IN. AND 18 BOSINESS PARK REDISTORAGE IL. IN LIBER 11232 AF PAGE 2621 ON GCTOBER 29, 2012. (PLOTTED HEREW) EASEMENT GRANTEDTO KB BUSINESS PARK REDEVELOPMENT LLC RECORDED IN LIBER OF DEEDS AT PAGE 2542 ON OCTOBER 29, 2012. (PLOTTED HEREON) ENSEMENT FOR BETHLEHEM STEEL CORPORATION TO INICARA MONAWR POWER IN LIBER 10500 OF DIEDS AT PAGE 613. (DOES NOT AFFECT PREMISES) SCHEDULE B. SECTION 2: CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE #1313—25071; RIGHT OF WAY GRANTED TO NATIONAL FUEL GAS DISTRIBUTION CORPORATION LIBER 1120 OF DEEDS AT PAGE 2359, (UNMBLE TO PLOT) -143.37, MS. E CONSERVATION LAW. -199.75" WS-44" W (D.) N 18-42"-30" W (D.) N 18-42"-30" RANGS PAD W/ GUIDE C915197H (±10.24 AC) SHAFT SUIPPOUNDS BCP SITE No. C915197J (±9.98 AC.) *NOTE: NOM-DISTURBANCE -150.35 E 25 ENVIRONMENTAL EASEMENT AREA = 12.31 ± AC. PHASE "14" PART OF L-11040, P-8953 PART OF TAX MAP NUMBE 141-11-1-50 FEUMSEH FEDERELOPHENT INC. (REPUTE OWNER) L-11040, P-8955, Warden BUSINESS PARK PHASE "14" ENVIRONMENTAL ESSERIENT DESCRIPTION FOR THE PLANT FOR THE BEGINNING AT THE SOUTHEAST CORNER OF LANDS COMPETED TO GATEMIN TRADE CENTER INC. BY DEED RECORDED IN THE ERIE COUNTY CLERK'S OFFICE IN LIBER 10886 OF DEEDS AT PAGE 1064; BEING PART OF THE PIECE OR PARCEL OF LAND IN A BARGAIN AND SULE DEED CATED \$/06/2001 AND RECORDED \$/222.03 N LIBER THOO OF DEEDS AT PIGE 8933 IN THE EPIE COUNTY CLENK'S OFFICE. THIS PARCEL OF LAND MARI OF THE OFFICE LEED. CONTAINING 12.31 ACRES OF EXCEPTING AND RESERVANG THEREFROM, THOSE FORMONS THERE OF LYNG WITHIN THE MORTH AND SOUTH RETURN WITH TRENCHES. 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ACCESS ROAD EASSMENT L-11232, P-2542 L-11232, P-2566 WE STAL IN STRUCTOR SMAL IN SURTANT MANNOLE TALF IN THE PROMISE TALF IN THE PROMISE TALF IN THE PROMISE THE PROST 159,0005.31° E BCP SITE No. C9152: (±12.31 AC.) 200 BCP SITE No. C915197C (±7.63 AC.) WRITTEN STATEMENT THAT CERTIFIES, INDER PENALTY OF PERJURY, THAT: (1) CONTROLES RME OYED AT THE CONTROLLED PROPERTY ARE WORMANGED FROM THE PREVIOUS CERTIFICATION OR THAT ANY CHANGES TO THE CONTROLS WERE APPROVED BY THE WYSDEC, AND, (2) PROCEDURES FOR THE INSPECTION AND MAINTENANCE OF THIS COVER ARE PROVIDED IN THE MONITORING PLAN IN SECTION 4 OF THE SITE MANAGEMENT PLAN (SMP). CROUNDWATER SOIL VAPOR AND OTHER EWINGNOWERTAL OR PUBLIC HEALTH MONITORING MUST BE PERFORMED AS DEFINED IN THE SIMP. DATA AND INFORMATION PERTINENT TO SITE MANAGEMENT OF THE ON TROLLED PON PERTINENT OF SITE MANAGEMENT OF THE IN A MANNER DEFINED IN THE SIMP. THE PROPERTY MAY NOT BE USED FOR A HIGHER LEVEL OF USE, SUCH AS RESTRICTED RESIDENTIAL. 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ENGINEERING CONTROLS ON THE CONTROLLED PROPERTY MUST INSPECTED AT A FREQUENCY AND IN A MANNER DEFINED IN THE COMPLIANCE WITH THE ENVIRONMENTAL EASEMENT AND THE SMP BY THE SITE OWNER OR REMEDIAL PARTY WILL SUBMIT TO NYSDEC A ALL FUTURE ACTIVITIES ON THE PROPERTY THAT WILL DISTURB REMAINING CONTAMINATED MATERIAL MUST BE CONDUCTED IN ACCORDANCE WITH THE SMP; 22 BCP SITE No. C915197 (±5.57 AC.) # # 11 | | | 13 CONC. = CONCRIT. DOT: = DOTUMCT CONC. = CONCRIT. DOT: = DOTUMCT CON. = CONCRIT. DOT: E-DOT CONC. = CONCRIT. DOT: E-DOTUMCT CONC. = CONCRIT. DOT: = DOTUMCT CONC. = CONCRIT. DOT. = DOT. DOT. = DOTUMCT CONC. = CONCRIT. DOT. = DOT. 3.00 TIN BER 19 AC = ACRES APPROX = APPROXIMATE AC = APPROXIMATE AC = ATCH ANCO CR = CHAN CR = CHAN Legend:



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION Site Management Form

12/22/2021



SITE DESCRIPTION

SITE NO. C915218

SITE NAME Tecumseh Phase IA Business Park

SITE ADDRESS: 2303 Hamburg Turnpike ZIP CODE: 14218

CITY/TOWN: Lackawanna

COUNTY: Erie

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan

Monitoring Plan

Operation and Maintenance (O&M) Plan

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2023

Description of Institutional Control

Sucro Real Estate NY, LLC

2020 Ponce de Leon BLVD, Suite 1204

2303 Hamburg Turnpike

Environmental Easement Block: 1

Block: 1 Lot: 48

Sublot: 12

Section: 141

0600011.141

Subsection: 11

S_B_L Image: 141.11-1-48.12

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

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Sucro Real Estate NY, LLC
2020 Ponce de Leon BLVD, Suite 1204
2303 Hamburg Turnpike
Environmental Easement
Block: 1
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Lot: 48 Sublot: 12 Section: 141 Subsection: 11

S_B_L Image: 141.11-1-48.12 Cover System

Monitoring Wells