



Petroleum Bulk Storage Application

Pursuant to the Environmental Conservation Law: Article 17, Title 10; and Regulations 6 NYCRR Part 613 and 6 NYCRR Subpart 374-2

(Please Type or Print Clearly and Complete All Items for Sections A, B & C)

Return Completed Form & Fees To:
NYSDEC Region 7
5786 Widewaters Parkway
Syracuse, NY 13214
(315) 426-7519



PBS Number:
7-301523

Section A - Facility/Property Owner/Contact Information

Expiration Date: 09/30/2029

Transaction Type: 4
Facility Name: SPEEDWAY #7646 / 7-ELEVEN #46896
Facility Address: 5323 WEST GENESEE ST
City: CAMILLUS, NY 13031
County: Onondaga, Township: Camillus
Facility Operator: SPEEDWAY LLC
TYPE OF PETROLEUM FACILITY: 02=Retail Gasoline Sales
Emergency Contact Name: ENVIROTRAC, Telephone: (800) 652-5140
Facility (Property) Owner: Buffalo-Main Street, LLC
Facility Owner Address: 500 SPEEDWAY DR, 7978 Cooper Creek Blvd
City: ENON, FL 34201
Owner Telephone Number: (937) 863-7071, 716-998-9910
Official Use Only: Date Received, Date Processed, Amount Received, Reviewed By, Tel. Number: (937) 863-7071, 207-1712, eMail Address: BRANDIE.LEHMAN@7-11.COM

**PBS Number:
7-301523**

Section B - Tank Information

(Please use the key located on the last page to complete each item/column)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	
Action	Tank Number	Tank Location	Status	Installation, out-of-service, or Permanent ClosureDate (mm/dd/yyyy) Application will be returned if blank	Capacity (Gallons)	Product Stored (If Gasoline w/ethanol or Biodiesel, list % additive) %	Tank Type	Tank Internal Protection	Tank External Protection	Tank Secondary Containment	Tank Leak Detection	Tank Overfill Prevention	Tank Spill Prevention	Pumping/Dispensing Method	Piping Location	Piping Type	Piping External Protection	Piping Secondary Containment	Piping Leak Detection	Under Dispenser Containment (UDC) (Check box if present)	
3	001	5	31	-12/1/1976- removed 4/7/26	10,000	2712 10	06	00	04	00	05	03	01	01	02	06	04	04	07	99	<input checked="" type="checkbox"/>
3	002	5	31	-12/1/1976- removed 4/7/26	10,000	0008	06	00	04	00	05	03	01	01	02	06	04	04	07	99	<input checked="" type="checkbox"/>
3	003	5	31	-12/1/1976- removed 4/7/26	10,000	2712 10	06	00	04	00	05	03	01	01	02	06	04	04	07	99	<input checked="" type="checkbox"/>
3	004	5	31	-12/1/1976- removed 4/7/26	10,000	2722	06	00	04	00	05	03	01	01	02	06	04	04	07	99	<input checked="" type="checkbox"/>
2	5	5	1	4/14/2026	20,000	2712 10	06	00	04	04	01	03	01	01	02	11	00	04	01	07	X
2	6A	5	1	4/14/2026	8,000	2712 10	06	00	04	04	01	03	01	01	02	11	00	04	01	07	X
2	6B	5	1	4/14/2026	12,000	0008	06	00	04	04	01	03	01	01	02	11	00	04	01	07	X

Note: If you need to add tanks to your registration, write them in using blank lines above. Attach additional sheets as needed.

Blank Section B is available at http://www.dec.ny.gov/docs/remediation_hudson_pdf/pbsrenewal.pdf

*Piping for Tanks 5, 6A, 6B installed 4/17/26

PBS Number:

7-301523

Petroleum Bulk Storage Application

Section C - Tank Ownership Information (for PBS tanks listed in Section B)

Tank Owner Information				Tank Owner Information			
				<input type="checkbox"/> Check box if same as Facility (Property) Owner. If tank owner is different from property owner, fill out information below:			
Tank Owner Name (Company/Individual): SPEEDWAY LLC				Tank Owner Name (Company/Individual):			
Contact Person: BRANDIE LEHMAN				Contact Person:			
Tank Owner Address: PO Box 711 500 SPEEDWAY DR ATTN: Gasoline Compliance Loc #148				Tank Owner Address:			
City: ENON Dallas		State: OH TX	ZIP: 45323 75221	City:		State:	ZIP:
Contact Person Telephone Number: (937) 863-7071 207-1712		Contact Person email: brandie.lehman@7-11.com		Contact Person Telephone Number:		Contact Person email:	
Specific Tanks Owned				Specific Tanks Owned			
				<input type="checkbox"/> Check box if this owner owns all tanks at this facility. If not, list tanks owned by this owner below:			
Tank Number:				Tank Number:			
Name of Class B (Daily On-Site) Operator: LUIS BELLO			Authorization No: BXX-TDN	Name of Class B (Daily On-Site) Operator:			Authorization No:
Name of Class A (Primary) Operator: BRANDIE LEHMAN			Authorization No: KM3-NFC	Name of Class A (Primary) Operator:			Authorization No:

001	002	003	004				
5	6A	6B					

PETROLEUM BULK STORAGE APPLICATION - SECTION B - TANK INFORMATION - CODE KEY

Action (1)

1. Initial Listing
2. Add Tank
3. Close/Remove Tank
4. Information Correction
5. Repair/Reline Tank

Tank Location (3)

1. Aboveground-contact w/soil
2. Aboveground-contact w/impervious barrier
3. Aboveground on saddles, legs, stilts, rack or cradle
4. Partially buried tank (tank with 10% or more below ground)
5. Underground including vaulted with no access for inspection
6. Aboveground in Subterranean Vault w/access for inspections

Status (4)

1. In-service
2. Out-of-service
3. Closed-Removed
4. Closed- In Place
5. Tank converted to Non-Regulated use

Products Stored (7)

Heating Oils: On-Site Consumption

- 0001. #2 Fuel Oil
- 0002. #4 Fuel Oil
- 0259. #5 Fuel Oil
- 0003. #6 Fuel Oil
- 0012. Kerosene
- 0591. Clarified Oil
- 2711. Biofuel Oil
- 2642. Used Oil (Heating)

Motor Fuels

- 0009. Gasoline
- 2712. Gasoline/Ethanol

- 0008. Diesel
- 2710. Biodiesel
- 0011. Jet Fuel
- 1044. Jet Fuel (Biofuel)
- 2641. Aviation Gasoline

Emergency Generator Fuels

- 0001. #2 Fuel Oil
- 2730. Biodiesel (E-Gen)
- 2731. Diesel (E-Gen)

Lubricating/Cutting Oils

- 0013. Lube Oil
- 0015. Motor Oil
- 1045. Gear/Spindle Oil
- 0010. Hydraulic Oil
- 0007. Cutting Oil
- 0021. Transmission Fluid
- 1836. Turbine Oil
- 0308. Petroleum Grease

Oils Used as Building Materials

- 2626. Asphaltic Emulsions
- 0748. Form Oil

Petroleum Spirits

- 0014. White/Mineral Spirits
- 1731. Naptha

Mineral/Insulating Oils

- 0020. Insulating Oil (e.g., Transformer, Cable Oil)
- 2630. Mineral Oil

Waste/Used/Other Oils

- 0022. Waste/Used Oil
- 9999. Other-Please list:*

Crude Oil

- 0006. Crude Oil
- 0701. Crude Oil Fractions

Tank Type (8)

- 01. Steel/Carbon Steel/Iron
- 02. Galvanized Steel Alloy
- 03. Stainless Steel Alloy
- 04. Fiberglass Coated Steel
- 05. Steel Tank in Concrete
- 06. Fiberglass Reinforced Plastic (FRP)
- 07. Plastic
- 08. Equivalent Technology

- 09. Concrete
- 10. Urethane Clad Steel
- 99. Other-Please list:*

Internal Protection (9)

- 00. None
- 01. Epoxy Liner
- 02. Rubber Liner
- 03. Fiberglass Liner (FRP)
- 04. Glass Liner
- 99. Other-Please list:*

External Protection (10/18)

- 00. None
- 01. Painted/Asphalt Coating
- 02. Original Sacrificial Anode
- 03. Original Impressed Current
- 04. Fiberglass
- 05. Jacketed
- 06. Wrapped (Piping)
- 07. Retrofitted Sacrificial Anode
- 08. Retrofitted Impressed Current
- 09. Urethane
- 99. Other-Please list:*

Tank Secondary Containment (11)

- 00. None
- 01. Diking (AST Only)
- 02. Vault (w/access)
- 03. Vault (w/o access)
- 04. Double-Walled (UST Only)
- 05. Synthetic Liner
- 06. Remote Impounding Area
- 07. Excavation Liner
- 09. Modified Double-Walled (AST Only)
- 10. Impervious Underlayment (AST Only)**
- 11. Double Bottom (AST Only)**
- 12. Double-Walled (AST Only)
- 99. Other - Please list*

Tank Leak Detection (12)

- 00. None
- 01. Interstitial Electronic Monitoring
- 02. Interstitial Manual Monitoring
- 03. Vapor Well
- 04. Groundwater Well
- 05. In-Tank System (Auto Tank

- 06. Impervious Barrier/Concrete Pad (AST Only)
- 07. Statistical Inventory Reconciliation (SIR)
- 08. Weep holes in vaults with no access for inspection
- 99. Other-Please list: *

Overfill Protection (13)

- 00. None
- 01. Float Vent Valve
- 02. High Level Alarm
- 03. Automatic Shut-Off
- 04. Product Level Gauge (AST Only)
- 05. Vent Whistle
- 99. Other-Please list:*

Spill Prevention (14)

- 00. None
- 01. Catch Basin
- 99. Other-Please list:*

Pumping/Dispensing Method (15)

- 00. None
- 01. Presurized Dispenser
- 02. Suction Dispenser
- 03. Gravity
- 04. On-Site Heating System (Suction)
- 05. On-Site Heating System (Supply/Return)
- 06. Tank-Mounted Dispenser
- 07. Loading Rack/Transfer Pump

Piping Location (16)

- 00. No Piping
- 01. Aboveground
- 02. Underground/On-ground
- 03. Aboveground/Underground Combination

Piping Type (17)

- 00. None
- 01. Steel/Carbon Steel/Iron
- 02. Galvanized Steel
- 03. Stainless Steel Alloy
- 04. Fiberglass Coated Steel
- 05. Steel Encased in Concrete

- 06. Fiberglass Reinforced Plastic (FRP)
- 07. Plastic
- 08. Equivalent Technology
- 09. Concrete
- 10. Copper
- 11. Flexible Piping
- 99. Other-Please list:*

Piping Secondary Containment (19)

- 00. None
- 01. Diking (Aboveground Only)
- 02. Vault (w/access)
- 04. Double-Walled (Underground Only)
- 06. Remote Impounding Area
- 07. Trench Liner
- 12. Double-Walled (Aboveground Only)
- 99. Other-Please list: *

Pipe Leak Detection (20)

- 00. None
- 01. Interstitial Electronic Monitoring
- 02. Interstitial Manual Monitoring
- 03. Vapor Well
- 04. Groundwater Well
- 07. Pressurized Piping Leak Detector
- 09. Exempt Suction Piping
- 10. Statistical Inventory Reconciliation (SIR)
- 99. Other-Please list:*

Under Dispenser Containment (UDC) (21)

Check Box if Present

.....
* If other, please list on a separate sheet including tank number,

** Each of these codes must be combined with code 01 or 06 to meet compliance requirements.

LEASE MODIFICATION AGREEMENT

THIS AGREEMENT, made this 28th day of October, 2025, between BUFFALO-MAIN STREET, LLC (hereinafter referred to as "Lessor"), having offices at 7978 Cooper Creek Boulevard, University Park, Florida 34201, and SPEEDWAY, LLC (hereinafter referred to as "Lessee"), having offices at 539 South Main Street, Findlay, Ohio 45840.

WITNESSETH:

WHEREAS, Lessor's predecessor-in-interest and Lessee's predecessor-in-interest entered into a written Lease dated February 19, 1976 (the "Original Lease") as subsequently modified by that certain Amendment to Lease undated ("the First Modification"), that certain Amendment to Lease undated (the "Second Modification"), and that certain Lease Modification Agreement dated July 28, 2006 (the "Third Modification"; the Original Lease, First Modification, Second Modification and Third Modification are hereinafter referred to as "Lease") for all that parcel of land as shown in Exhibit A located at Camillus Commons, West Genessee Street, Camillus, New York, as shown together with and including, but not limited to, the related building, improvements, and the surrounding parking, sidewalks, walkways, drive aisles, and more as particularly described in the Lease (hereinafter referred to as the "Demised Premises" or "premises") ; and

WHEREAS, Lessor and Lessee are desirous of modifying the Lease.

NOW THEREFORE, for One Dollar (\$1.00) and other good and valuable consideration, paid by each to the other, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree that the Lease is modified as follows:

1. The term of the Lease is hereby extended for an additional twenty (20) years commencing July 1, 2026 (the "Effective Date") and expiring June 30, 2046 (the "Extended Term").

2. Lessee shall pay the following new rentals for the Extended Term:

an annual rental of \$275,000.00 payable in equal monthly installments of \$22,916.67 each from July 1, 2026 to June 30, 2031;

an annual rental of \$302,500.00 payable in equal monthly installments of \$25,208.34 each from July 1, 2031 to June 30, 2036;

an annual rental of \$332,750.00 payable in equal monthly installments of \$27,729.17 each from July 1, 2036 to June 30, 2041; and

an annual rental of \$366,025.00 payable in equal monthly installments of \$30,502.09 each from July 1, 2041 to June 30, 2046;

3. Lessee shall use the Demised Premises solely for the operation of a full service facility selling gasoline. Lessee shall not change such use or assign this Lease or sublet the Demised Premises without the prior written consent of Lessor, such consent not to be unreasonably withheld or delayed.

4. The Liability Insurance limit of "\$250,000.00" as set forth in Section 16 of the Lease is deleted and replaced with "\$3,000,000.00".

5. Lessee, at its sole cost and expense, shall supply to Lessor proof of storage tank pollution liability insurance with a minimum limit of \$3,000,000.00. Said insurance shall include, but not be limited to, coverage for first and third party liability for on-site and off-site bodily injury and property damage, on and off site cleanup expense caused by Lessee's use and operations, defense costs, and must continually be in compliance with any Federal or State mandated requirements. If said insurance is underwritten on a "claims made" basis, then the policy must include an extended reporting period of at least one (1) year. Lessee shall also provide Lessor with satisfactory proof of "Pollution Legal Liability Insurance" with a limit of not less than \$2,000,000.00.

6. Exhibit A of the Lease and Exhibit A-1 Third Lease Modification are hereby deleted in their entirety and replaced with Exhibit A and Exhibit A-1 attached hereto. All references to "premises" under the Lease shall mean the "Demised Premises" as defined herein.

7. Paragraph 5 of the Third Modification is hereby deleted in its entirety.

8. The third sentence of Paragraph 49(a) of the Lease is hereby deleted in its entirety and restated as follows: "It being understood between the parties that the parking areas located within the Demised Premises and the curb cuts providing access to West Genesee Street shall remain throughout the term substantially as shown on Exhibit "A" attached hereto and made a part hereof."

9. The last sentence of Section 53 as added to the Lease by Paragraph 8 of the Third Modification is hereby deleted and replaced with: "The foregoing shall not be applicable to the leases with Lowe's, Wal-Mart, P&C Markets, or any other anchor tenant and their successors and/or assigns."

10. TANK REMOVAL. Paragraph 13 and the second sentence of Paragraph 47 of the Lease are hereby deleted in their entirety and restated as follows:

"(i) Upon the sooner of expiration or earlier termination of the Lease, Lessee shall: (a) cause all any petroleum products, hazardous substances, toxic substances, contaminants or pollutants (collectively "Hazardous Substances") previously owned, stored or used by Lessee to be removed from the Demised Premises and disposed of in accordance with applicable provisions of law; and, (b) cause any soil, groundwater or other portion of the Demised Premises that has become contaminated by any Hazardous Substances stored or used by Lessee on the Demised Premises to become decontaminated, detoxified or otherwise cleaned up to such level of residual contamination as is permitted in writing by the regulatory agency with jurisdiction thereof; and, (c) surrender possession of the Demised Premises area to Lessor free of contamination attributable to Hazardous Substances generated or used by Lessee in or on the Demised Premises during the term of this Lease; and (d) at Lessor's specification, remove any or all of the gas pump operations and aboveground and underground storage tanks or other containers installed or used by Lessee to store any Hazardous Substances on the Demised Premises, as designated by Lessor, and restore the Demised

Premises area to substantially the condition as existed immediately prior to the installation of the gas pump operations, including, but not limited to, backfilling and repaving to level grade any areas disturbed by such removal. This Section shall survive the expiration or sooner termination of the Lease.

(ii) Notwithstanding the foregoing, Lessor may, on written notice to Lessee, elect to have any or all of the buildings and improvements located on the Demised Premises, excluding the gas pump operations and storage tanks, remain and become the property of Lessor upon the expiration or sooner termination of the Lease. In such event, notwithstanding anything to the contrary in Paragraph 14 of the Lease, Lessee shall convey such improvements to Lessor in first-class and broom clean condition subject to ordinary wear and tear and Lessee shall be responsible to comply with Subsections (a), (b) and (c) above unless otherwise directed by Lessor.

(iii) If during the term of this Lease or in the course of Lessee's removal of the improvements, gas pump operations, or storage tanks at the Demised Premises, it is determined that a release of Hazardous Substances had or has occurred as a result of Lessee's use or possession of the Demised Premises (a "Release"), Lessee shall remediate the contamination in accordance with applicable environmental laws. The exercise of the foregoing and any required sampling shall be subject to the following: (1) Lessee shall promptly repair any damage to the Demised Premises caused by its activities, (2) such activities shall be required for Lessee to comply with applicable laws, and (3) Lessee shall indemnify and hold harmless Landlord from and against any and all bodily and personal injury, loss, claims or damages to any person or property caused by or arising out of Lessee's exercise of the rights of access and sampling at the Demised Premises."

11. NOTICES. Article 29 of the Lease is hereby deleted in its entirety and replaced with the following new Article 29:

NOTICES. Any notices required or permitted hereunder shall be in writing and effective when delivered to the other party by: (a) courier; (b) United States Certified Mail, Return Receipt, postage prepaid; or (c) a nationally recognized overnight courier, shipping charges prepaid, to the addresses set forth below or to such other addresses as either party may designate in writing and deliver as provided in this Article. The parties hereto acknowledge that any written correspondence delivered or received via e-mail or facsimile is for convenience purposes only, and said electronic/facsimile correspondence will not constitute formal notice.

LESSOR

Buffalo-Main Street, LLC
c/o Benderson Development
Company, LLC
7978 Cooper Creek Boulevard
University Park, Florida 34201
Attn: Legal Department

With a copy to:
Buffalo-Main Street, LLC
c/o Benderson Development
Company, LLC
570 Delaware Avenue
Buffalo, New York 14202
Attn: Lease Administration
Department

LESSEE

Tax statements and support to:
7-Eleven, Inc.
P.O. Box 711
Dallas, Texas 75221-0711
Attn: Ad Valorem Tax, Store
#46896

CAM statements and support to:
7-Eleven, Inc.
3200 Hackberry Road
Irving, Texas 75063
Attn: CAM Dept., Store #46896

ALL OTHER COMMUNICATIONS, INCLUDING ANY NOTICES OF DEFAULT, TO:

7-Eleven, Inc.
3200 Hackberry Road
Irving, Texas 75063
Attn: Corporate Real Estate,
Store #46896

12. Lessee has no existing defenses, offsets, liens, claims or credits against Lessor or against the enforcement of the Lease by Lessor. Lessor is not in default under the Lease and to Lessee's knowledge as of the date hereof, no event has occurred which, with the giving of notice or passage of time, or both, could result in a default by Lessor.

13. This agreement may be executed in several counterparts each of which when taken together shall be considered one and the same instrument and shall constitute a binding agreement. This agreement may be effected by electronic means, (including pdf and/or certificate based digital signature), executed and delivered by electronic copy or via facsimile, which such electronic copy or facsimile signatures and delivery shall be valid and binding the same as if original documents were delivered.

14. Except as herein modified, all other terms and conditions of the Lease, except for any options or renewals which are hereby deleted, shall remain unchanged and in full force and effect.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

SIGNATURES ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Lease Modification Agreement the day and year first written above.

LESSOR:

BUFFALO-MAIN STREET, LLC

Date: 10-28-25

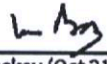
 By:

Shaun Jackson, Counsel and
Authorized Agent

LESSEE:

SPEEDWAY, LLC

Date: 10/21/2025


By: Ivan Maskey (Oct 21, 2025 15:43:58 CDT)

Print Name: Ivan Maskey

Print Title: Agent and Attorney-in-
Charge

EXHIBIT A

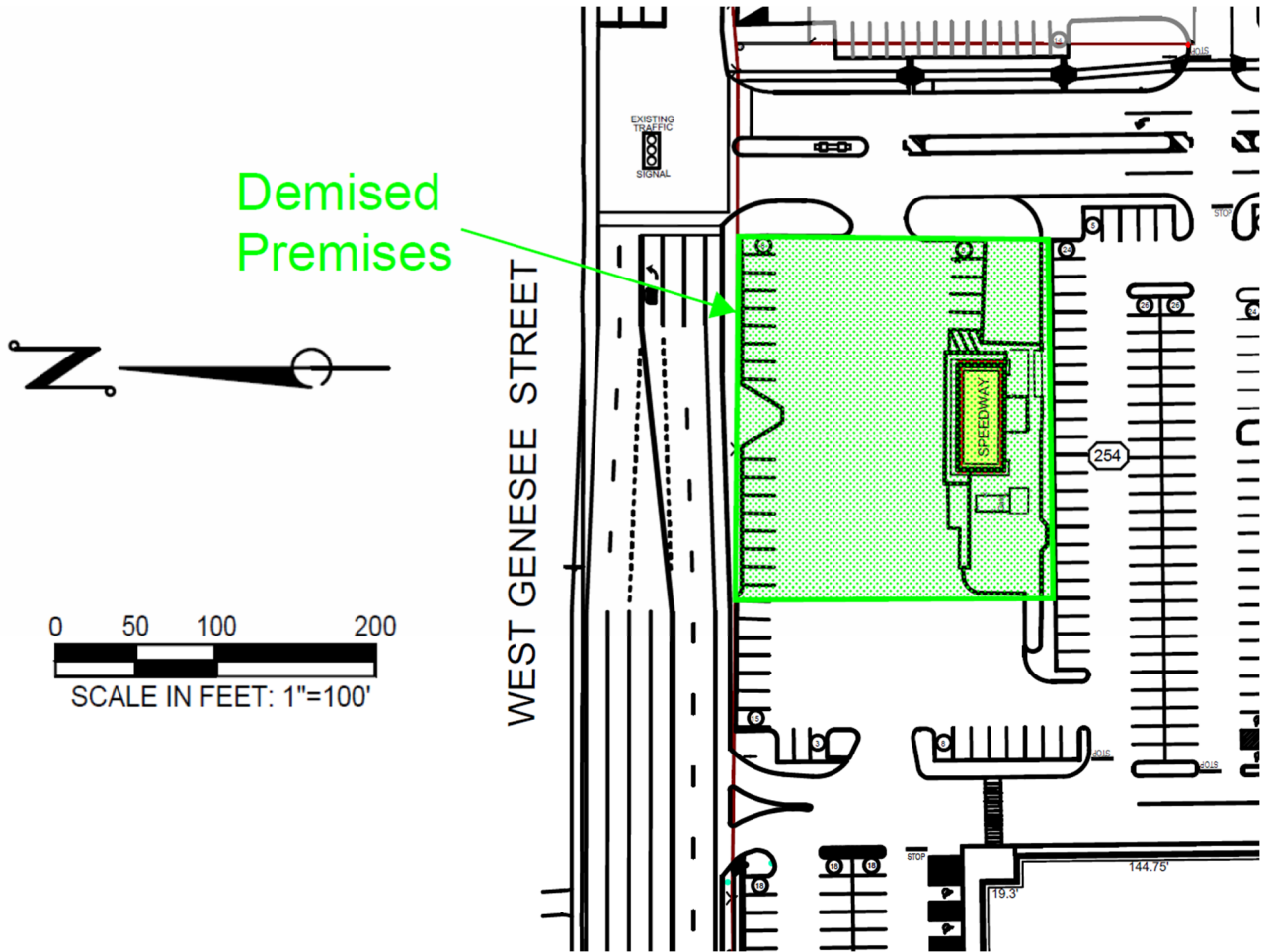


EXHIBIT A-1





Property Description Report For: 5301 W Genesee St, Municipality of Town of Camillus

No Photo Available

Status: Active
Roll Section: Taxable
Swis: 312089
Tax Map ID #: 066.-01-10.1/5
Property #:
Property Class: 451 - Reg shop ctr
Site: COM 1
In Ag. District: No
Site Property Class: 451 - Reg shop ctr
Zoning Code: 05 - Commercial
Neighborhood Code: 20002
School District: West Genesee
Total Assessment: 2025 - \$1,500,000

Property Desc: Camillus Plaza
 speedway

Deed Page:
Grid North: 1107206

Total Acreage/Size: 1.42
Land Assessment: 2025 - \$500,000
Full Market Value: 2025 - \$2,173,913
Equalization Rate: ----

Deed Book:
Grid East: 583352

Owners

Buffalo Main Street LLC
570 Delaware Ave
Buffalo NY 14202

Sales

No Sales Information Available

Utilities

Sewer Type: Comm/public **Water Supply:** Comm/public
Utilities: Gas & elec

Inventory

Overall Eff Year Built: 0 **Overall Condition:** Normal
Overall Grade: Average **Overall Desirability:** 4

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
100	0	100	0		1999		Normal	Economy	1680	1	1

Improvements

Structure	Size	Grade	Condition	Year
Canpy-w/slab	36 × 54	Average	Normal	1997
Tank-undgrn	10,000.00 sq ft	Average	Normal	1993

Special Districts for 2025

Description	Units	Percent	Type	Value
CSW16-County Sewer (Com)	1	0%		0
CWR40-County Water	0	0%		0
EM001-Camillus ambulance	0	0%		0
FP020-Camillus Cons Fire	0	0%		0
SW613-Camillus con sew sp	0.59	0%		0
WR425-Camillus Cons Water	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

Year	Description	Amount
------	-------------	--------

*** Taxes reflect exemptions, but may not include recent changes in assessment.**