

NIAGARA COUNTY CLERK

JOSEPH A. JASTRZEMSKI

Receipt

Receipt Date: 09/16/2021 02:53:42 PM

RECEIPT # 2021519566

Recording Clerk: CAY

Cash Drawer: CASH14

Rec'd Frm: HARRIS BEACH PLLC

Rec'd By Mail

Instr#: 2021-19452

DOC: EASEMENT

DEED STAMP: 901

OR Party: ROYALTON HARTLAND CENTRAL
SCHOOL DISTRICT

EE Party: PEOPLE OF THE STATE OF NEW
YORK

Recording Fees

Cover Page	\$8.00
Recording Fee	\$35.00
Cultural Ed	\$14.25
Records Management - County	\$1.00
Records Management - State	\$4.75
TP584	\$5.00

Transfer Tax

Transfer Tax \$0.00

DOCUMENT TOTAL: -----> \$68.00

Receipt Summary

Document Count: 1

TOTAL RECEIPT: -----> \$68.00

TOTAL RECEIVED: -----> \$68.00

CASH BACK: -----> \$0.00

PAYMENTS

Check # 4004498 -> \$68.00

HARRIS BEACH PLLC

ORIGINAL RECORDED

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36

OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW SEP 16 2021

THIS INDENTURE made this 31st day of August, 2021, between JOSEPH A. JASTRZEMSKI
NIAGARA COUNTY CLERK Owner, Royalton-Hartland Central School District, having an office at 54 State Street, Middleport, New York 14105, County of Niagara, 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 Elizabeth Street in the Town of Royalton, County of Niagara and State of New York, known and designated on the tax map of the County Clerk of Niagara as tax map parcel number: Section 86.17 Block 1 Lot 77, being the same as that property conveyed to Grantor by deed dated October 1, 2020 and recorded in the Niagara County Clerk's Office in Instrument No. 2020-17812. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 3.74 +/- acres, and is hereinafter more fully described in the Land Title Survey dated January 20, 2021 prepared by Mark J. Andrews, L.L.S. of GPI Engineering, Landscape Architecture and Surveying, 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, 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 Niagara 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 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 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: 932014
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.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

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IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name.

Royalton-Hartland Central School District:

By: Dr. Hank Stopinski

Print Name: Dr. Hank Stopinski

Title: Superintendent Date: 8/2/2021

Grantor's Acknowledgment


STATE OF NEW YORK)
) ss:
COUNTY OF)

On the 2nd day of August, in the year 2021, before me, the undersigned, personally appeared Dr. Hank Stopinski, 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.

Marjorie Masters
Notary Public - State of New York

MARJORIE MASTERS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MA6170813
Qualified In Orleans County
My Commission Expires July 23, 2023

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: 
Michael J. Ryan, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 31ST day of August, in the year 2021, before me, the undersigned, personally appeared Michael J. Ryan, 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

Dale L. Thiel
Notary Public, State of New York
Qualified in Columbia County
No 01TH6414394
Commission Expires February 2/22/2025

SCHEDULE "A" PROPERTY DESCRIPTION**Environmental Easement Description
Elizabeth Street, Village of Middleport, Town of Royalton
Niagara County, New York****Parcel "A"**

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Middleport, County of Niagara and State of New York, being part of Lot No. 6, Section 4, Township 14, Range 5 of the Holland Land Company's Survey, bounded and described as follows:

Beginning at the point of intersection of the west line of lands conveyed to R. M. Hughes and Company by deed recorded in Niagara County Clerk's Office in Liber 333 of Deeds at page 438 with the north line of lands owned by the New York Central and Hudson River Railroad; thence north along the west line of said lands conveyed to said R. M. Hughes and Company 261 feet 1 inch to a point, which point is 227 feet east from the northeast corner of Elizabeth Street, measured along the easterly extension of the north line of said Elizabeth Street; thence west along said easterly extension of the north line of Elizabeth Street 227 feet to the northeast corner of said Elizabeth Street; thence south along the east line of said Elizabeth Street 33 feet to the southeast corner of Elizabeth Street; thence southerly along a line making an angle of 99° 32' with the south line of said Elizabeth Street 130 feet to a point; thence southerly a distance of 115 feet to a point in the north line of said lands owned by said New York Central and Hudson River Railroad which point is 194.5 feet westerly from the point of beginning measured along the north line of said Railroad's lands; thence easterly along the said north line of said land owned by said Railroad 194.5 feet to the point of beginning.

Parcel "B"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Middleport, Town of Royalton, County of Niagara and State of New York, being part of the north parts of Lots Nos. 4 and 6, Section 4, Township 14, Range 5 of the Holland Land Company's Survey, more particularly bounded and described as follows:

Beginning at the southeast corner of land heretofore deeded by John Hammond and Anna Hammond, his wife, to Elgie J. Lewis by deed recorded in Niagara County Clerk's Office in Liber 302 of Deeds at page 450 on October 13, 1904, which point is at the junction of the lands of the New York Central & Hudson River Railroad, Elgie J. Lewis and John Hammond and Anna Hammond, his wife, as a place of beginning; thence northerly along the line of land owned in 1908 by Elgie J. Lewis, 150 feet to a point; thence easterly on a line parallel with the lands owned by the N.Y.C.R.R., 290 feet to a point; thence southerly parallel with the first mentioned line, 150 feet to a point in the lands of the N.Y.C.R.R., which point is 290 feet from the place of beginning; thence westerly along the north line of the N.Y.C. & H. R. R. R., 290 feet to the place of beginning, be the same more or less.

Being and intended to be the same premises conveyed by Speas Company to Middleport Industrial Development Corporation by deed recorded August 5, 1963 in the Niagara County Clerk's Office in Liber 1416 of Deeds at page 223.

Parcel "C"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Village of Middleport, Town of Royalton, County of Niagara and State of New York, being part of Lots Nos. 4 and 6, Section 4, Township 14, Range 5 of the Holland Land Company's Survey, more particularly bounded and described as follows:

Beginning at a point in the westerly line of Alfred Street at the southeast corner of Lot No. 18 on the west side of Alfred Street according to a Map of the Village of Middleport, New York, compiled by Julius Freshee, C.E. in 1931, and filed in Niagara County Clerk's Office June 2, 1931, in Book of Maps No. 34 at page 841, now in Book 26 of Microfilmed Maps at page 2513 through 2516; thence westerly along the southerly line of said Lot No. 18 and along an extension of said southerly line parallel with the southerly line of Park Avenue to the southeast corner of Lot No. 17 on the south side of Park Avenue; thence northerly along the easterly line of said Lot No. 17, 132 feet to the south line of Park Avenue; thence west along the south line of Park Avenue, 132 feet to the west line of Lot No. 18 on the south side of Park Avenue; thence south along the west line of said Lot No. 18, 132 feet to the southwest corner of said Lot No. 18; thence east along the south line of said Lot No. 18, 29 feet; thence south parallel with the west line of Lot No. 73 on the south side of Elizabeth Street, 111 feet, 1 inch to the north line of lands conveyed to R. M. Hughes & Company by deed recorded in Niagara County Clerk's Office in Liber 333 of Deeds at page 438; thence easterly along said north line, 290 feet to the east line of the lands so conveyed to R. M. Hughes & Company; thence south along said east line 150 feet to the north bounds of lands conveyed to the Rochester, Lockport & Niagara Falls Railroad Company by deed recorded in Niagara County Clerk's Office in Liber 52 of Deeds at page 171; thence easterly along the north bounds of said Railroad Company's land to the westerly line of Alfred Street; thence northerly along the west line of Alfred Street to the point of beginning.

EXCEPTING and Reserving from the above described parcel, All that tract or parcel of land, situate in the Village of Middleport, County of Niagara and State of New York, bounded and described as follows:

Beginning at the northeast corner of Lot No. 17 on the south side of Park Avenue according to the said map made by Julius Freshee, C.E. in 1931 and filed in Niagara County Clerk's Office, June 2, 1911 in Book of Maps No. 34 at page 841, running thence westerly along the southerly line of Park Avenue, 60 feet; running thence south parallel to the west line of Lot No. 18, 132 feet to the north line of Elizabeth Street; running thence east along the north line of Elizabeth Street and the south line of Lots 18 and 17, 80 feet to the southeast corner of Lot No. 17; running thence north along the east line of Lot No. 17, 132 feet to the place of beginning.

Parcels "A", "B" and "C" together contain approximately 3.74 acres more or less.