

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

THIS INDENTURE made this 18th day of November, 2011, between Owner(s) Niagara Frontier Transportation Authority, having an office at 181 Ellicott Street, Buffalo, New York 14203 (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 Outer Lots 44 -50 & Ogden Gore Tracts 1 - 2 in the City of Buffalo, County of Erie and State of New York, known and designated on the tax map of the County Clerk of Erie as tax map parcel numbers: Section 122.09 Block 1 Lot 1; Section 122.13 Block 1 Lot 1 & 2; Section 122.17 Block 1 Lot 1 and Section 121.12 Block 1 Lot 3 being the same as that property conveyed to Grantor by deed(s) dated June 15, 1959 and recorded in Liber 6434 at Page 84; deed dated June 15, 1959 and recorded in Liber 6434 at Page 43; Deed dated February 15, 1962 and recorded in Liber 6746 at Page 57; deed dated February 9, 1962 and recorded in Liber 6742 at Page 235; and deed dated June 15, 1962 and recorded in Liber 6776 at Page 83 in the Erie County Clerk's Office. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 15.83 +/- acres, and is hereinafter more fully described in the Land Title Survey dated September 2010 and revised February 16, 2011; March 9, 2011; July 29, 2011 and August 26, 2011 and signed October 12, 2011, prepared by Earle C. Newman of URS Corporation, which will be attached to the Site Management Plan. The Controlled Property description and survey 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 State Assistance Contract Number: C302569, 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.

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(8) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP.

(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:

(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

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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: B00149
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

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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.

Grantor: Niagara Frontier Transportation Authority

By: Kimberley A. Minkel

Print Name: Kimberley A. Minkel

Title: Executive Director Date: 11/8/2011

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF)

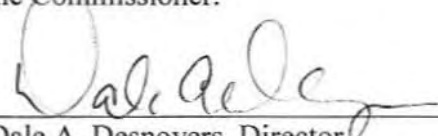
On the 8th day of November in the year 20 11, before me, the undersigned, personally appeared Kimberley Minkel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they 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.

Lisa M. Flynn
Notary Public - State of New York



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.

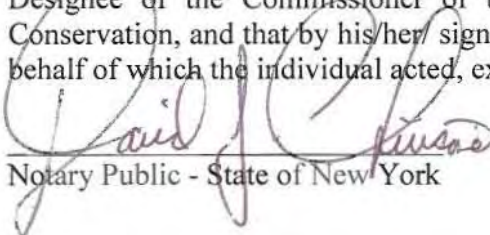
By:


Dale A. Desnoyers, Director
Division of Environmental Remediation

Grantee's Acknowledgment

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

On the 1st day of November in the year 2011, before me, the undersigned, personally appeared Dale A. Desnoyers, 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. 01CH5032146
Qualified in Schenectady County
Commission Expires August 22, 2014

SCHEDULE "A" PROPERTY DESCRIPTION

Address: Outer Lots 44-50 & Ogden Gore Tracts 1-2, City of Buffalo, New York
Tax Map: 122.09-1-1; 122.13-1-1; 122.13-1-2; 122.17-1-1; and 121.12-1-3

**Description for Environmental Easement granted to the
New York State Department of Environmental Conservation
from the Niagara Frontier Transportation Authority**

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Buffalo, County of Erie and State of New York, being part of Lots Nos. 1 and 2 of the Ogden Gore Tract, part of Outer Lots Nos. 44 to 50 and part of lands formerly lying under the waters of Lake Erie, bounded and described as follows:

Commencing at a point in the westerly line of Fuhrmann Boulevard (aka Seawall Highway, Harbor Turnpike, Hamburg Turnpike or New York State Route 5), said point being the southeasterly corner of Parcel Two of lands conveyed to the Niagara Frontier Port Authority (NFTA), predecessor in title to the Niagara Frontier Transportation Authority (NFTA) by deed recorded in the Office of the Clerk of Erie County in Liber 6434 at Page 84; said point also being the northeasterly corner of lands now belonging to NFTA as described in a deed to the Ford Motor Company recorded in said Clerks Office in Liber 2100 at Page 566;

thence along the most easterly line of said Parcel Two, which line is also the westerly line of Fuhrmann Boulevard, so called, N 28°-24'-25" W, 861.30 feet to a point, said point being the most southerly point of lands conveyed by NFTA to the People of the State of New York for the improvement of Fuhrmann Boulevard by Appropriation Map Number 343 Parcel 386;

thence along a westerly line of lands conveyed to the People of the State of New York by said Map 343 Parcel 386, N 38°-12'-40" W, 216.58 feet to the POINT OF BEGINNING of this easement; said point having the coordinates of North 1,042,653.63 feet, East 1,070,809.47 feet based on the coordinates of National Geodetic Survey Monument "LEHR" PID No AE2177 which coordinates are based upon the New York State Plane Coordinate System, West Zone, North American Datum of 1983;

thence along the last mentioned line, S 38°-12'-40" E, 15.22 feet to a point;

thence through the lands conveyed to NFTA by deeds recorded in said Clerks office in Liber 6434 at Page 84, Liber 6434 at page 43, Liber 6746 at Page 57, Liber 6742 at Page 235 and Liber 6776 at Page 83, the following courses and distances:

S 61°-32'-00" W, 290.45 feet;
S 21°-15'-03" E, 130.49 feet;
S 07°-15'-48" W, 167.74 feet;
S 54°-22'-55" W, 149.98 feet;
S 77°-26'-54" W, 184.98 feet;
S 62°-50'-48" W, 305.63 feet;
S 21°-19'-22" W, 147.32 feet;

S 20°-46'-13" E, 735.87 feet;
S 64°-40'-53" W, 120.11 feet to a point at the ground elevation of 573.56 feet on the shoreline revetment mats along the Lake Erie shoreline as said mats existed at the time of this survey; said 573.56 feet elevation being the historical Lake Erie ordinary high water mark as determined by the United States Army Corp of Engineers (USACE); said elevation is referenced to North American Vertical Datum of 1988 (NAVD 88) as converted from (573.4 feet) International Great Lakes Datum of 1985 (IGLD 85);

thence along the said USACE 573.56 feet ground elevation of said revetment mats the following courses and distances:

N 26°-22'-58" W, 71.63 feet;
N 17°-23'-25" W, 73.77 feet;
N 19°-50'-50" W, 126.26 feet;
N 16°-25'-22" W, 150.44 feet;
N 25°-24'-56" W, 200.72 feet;
N 12°-51'-54" W, 130.38 feet;
N 21°-07'-11" W, 50.56 feet;
N 03°-05'-42" W, 89.98 feet;
N 38°-38'-46" E, 128.76 feet;
N 60°-40'-42" E, 88.50 feet;
N 65°-01'-25" E, 100.01 feet;
N 61°-03'-58" E, 58.83 feet;
N 61°-22'-23" E, 136.10 feet;
N 77°-23'-51" E, 88.96 feet;
N 85°-47'-09" E, 59.60 feet;
N 69°-10'-33" E, 48.61 feet;
N 55°-47'-51" E, 23.69 feet;
N 33°-55'-22" E, 50.27 feet;
N 05°-40'-13" E, 37.64 feet;
N 21°-44'-03" W, 24.72 feet;
N 03°-43'-32" W, 25.50 feet;
N 20°-53'-18" E, 27.88 feet;
N 48°-35'-48" E, 35.45 feet;
N 26°-53'-36" E, 11.86 feet;
N 01°-58'-32" E, 17.30 feet;
N 23°-04'-42" W, 58.09 feet;
N 44°-07'-51" W, 27.73 feet;
N 89°-14'-12" W, 54.82 feet;
N 71°-35'-26" W, 53.90 feet;
N 59°-12'-17" W, 58.40 feet;
N 49°-59'-22" W, 30.33 feet;
N 09°-07'-32" W, 31.70 feet;
N 05°-54'-47" E, 36.31 feet;
N 00°-21'-37" W, 42.00 feet;
N 02°-16'-13" W, 29.80 feet;

N 69°-59'-08" W, 13.35 feet;
S 70°-29'-49" W, 19.04 feet;
S 89°-18'-06" W, 16.82 feet;
S 84°-25'-18" W, 17.93 feet;
S 49°-01'-00" W, 19.65 feet;
S 20°-29'-22" W, 40.01 feet;
S 15°-49'-32" W, 49.58 feet;
S 04°-46'-17" W, 40.67 feet;
S 10°-35'-52" E, 66.31 feet;
S 10°-36'-42" W, 59.60 feet;
S 50°-19'-44" W, 42.55 feet;
S 57°-47'-47" W, 51.93 feet;
S 48°-59'-36" W, 21.44 feet;
S 52°-45'-02" W, 83.34 feet;
S 56°-55'-16" W, 89.77 feet;
S 72°-33'-31" W, 11.45 feet;
N 83°-07'-40" W, 13.78 feet;
S 72°-25'-43" W, 81.95 feet;
S 74°-05'-52" W, 41.83 feet;
N 84°-54'-16" W, 88.38 feet;
N 64°-04'-19" W, 84.10 feet;
N 33°-41'-51" W, 84.40 feet;
N 21°-25'-44" W, 72.42 feet;
N 22°-06'-04" W, 49.81 feet;
N 09°-41'-32" W, 50.99 feet;
N 21°-51'-47" W, 150.12 feet;
N 12°-42'-48" W, 100.93 feet;
N 18°-56'-41" W, 100.16 feet;
N 26°-06'-45" W, 77.12 feet;
N 19°-59'-55" W, 123.23 feet;
N 25°-23'-30" W, 50.23 feet;
N 17° 37' 13" W, 73.99 feet;
N 21°-08'-42" W, 75.30 feet;
N 36°-13'-51" W, 77.83 feet;
N 29°-38'-15" W, 73.26 feet;
N 33°-51'-26" W, 226.80 feet;
N 24°-15'-24" W, 100.98 feet;
N 33°-55'-40" W, 100.27 feet;
N 33°-56'-26" W, 100.06 feet;
N 38°-20'-15" W, 100.44 feet;
N 32°-13'-30" W, 177.43 feet;
N 33°-01'-29" W, 150.88 feet;
N 28°-13'-30" W, 122.03 feet;
N 39°-42'-07" W, 81.36 feet;
N 64°-40'-24" W, 23.19 feet;
N 24°-52' 32" W, 49.66 feet;

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N 32°-15'-59" W, 50.30 feet;
N 35°-27'-19" W, 100.03 feet;
N 27°-59'-40" W, 100.35 feet;
N 35°-52'-04" W, 49.98 feet;
N 26°-11'-40" W, 50.57 feet;
N 42°-09'-55" W, 50.72 feet;
N 32°-24'-53" W, 220.81 feet;
N 30°-42'-28" W, 106.00 feet;

thence leaving the said revetment mats at the said USACE ground elevation of 573.56 feet and continuing through the lands conveyed to NFTA by said deeds recorded in said Clerks office the following courses and distances:

N 63°-01'-46" E, 110.25 feet;
S 32°-53'-12" E, 2122.77 feet;
S 20°-46'-13" E, 976.59 feet;
N 74°-51'-01" E, 227.52 feet;
N 49°-34'-57" E, 168.13 feet;
N 01°-31'-52" E, 143.02 feet;
N 16°-20'-28" E, 178.93 feet;
S 84°-45'-39" E, 224.85 feet;
S 00°-19'-06" W, 197.83 feet;
S 59°-39'-49" E, 39.51 feet;
S 75°-49'-09" E, 127.99 feet;
S 21°-15'-03" E, 65.37 feet;
N 61°-32'-00" E, 285.97 feet to the POINT OF BEGINNING.

Containing 15.83 acres, more or less.

The bounds of the above described easement is based upon a field survey performed in September 2010 by URS Corporation – New York, Buffalo, New York and is shown on a map entitled *ALTA Survey Showing Lands Owned By Niagara Frontier Transportation Authority Conveyed As an Environmental Easement Area To The New York State Department Of Environmental Conservation* dated September 2010, revised August 26, 2011 and was supplemented by the information contained in the documents referenced in the above description, which description was revised on August 26, 2011.



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SURVEY