



# LEVENE GOULDIN & THOMPSON, LLP

ATTORNEYS AT LAW

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Direct Dial: 607.584.5653

## Partners

May 2, 2011

Samuel K. Levene  
David M. Gouldin  
Michael H. Zuckerman  
Eugene E. Peckham †  
John J. Carlin  
Sharon L. Dyer  
Paul R. Hoffmann  
Howard M. Rittberg  
John J. Pollock \*\*  
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Maria E. Lisi-Murray \*\*  
Sandra E. Malkin \*\*

## Associates

Holly L. Avery  
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Karen J. McMullen  
Lana D. DeLos Santos \*\*  
Jeffrey M. Monaco  
Sarah E. Nuffer ††

## Of Counsel

John H. Hartman  
Richard N. Matties †  
John P. Rittinger  
John R. Normile, Jr.  
Sanford P. Tanenhaus  
Donald M. Flanagan  
Bruno Colapietro \*  
John F. Artman \*\*  
Alan M. Zalbowitz \*\*

## Special Counsel, Retired

Lawrence J. Schorr

† also admitted in FL  
†† also admitted in NJ  
\*\* also admitted in PA  
\* also admitted in MA

\* 71 State Street  
Binghamton, NY 13901

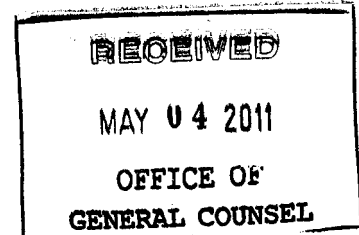
131 Front Street  
Deposit, NY 13754

2912 US Route 11  
Whitney Point, NY 13862

## Via Federal Express

Yvonne Ward, Esq.

NYS Department of Environmental Conservation  
Office of General Counsel, 14<sup>th</sup> Floor  
625 Broadway  
Albany, NY 12233-1500



RE: BCP Site No. C 704046

Former Wehle Electronic Site

Washington Development Associates Property

Dear Yvonne:

As requested in your letter dated April 4, 2011 in connection with the Environmental Easement for the above referenced site, enclosed please find the following items:

1. A copy of the recorded Easement;
2. A copy of the recorded Subordination Agreement with the Broome County IDA;
3. A copy of the Municipal Notice together with the return receipt from the certified mail;
4. A copy of the Notice to the two (2) Lenders together with a copy of the cover letter sending that Notice. It was hand-delivered on April 29, 2011.
5. The final Title Insurance Policy.

Should you have any questions regarding the enclosed, please do not hesitate to contact me. As always, it has been a pleasure to work with you on this matter.

Very truly yours,

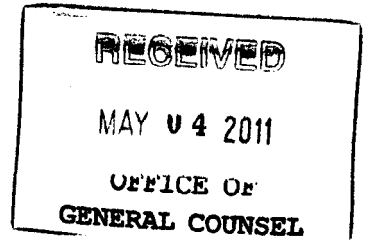
LEVENE GOULDIN & THOMPSON, LLP

Heather M. Cornell, Esq.

HMC/mlt  
Enc.

Main Office: 450 Plaza Drive \* Vestal, NY 13850 \* Phone: 607.763.9200  
Mailing Address: P.O. Box F-1706 \* Binghamton, NY 13902-0106 \* Fax: 607.763.9211

BROOME COUNTY CLERK  
RECORDING PAGE



Return To:

LEVENE GOULDIN & THOMPSON  
P O BOX F 1706  
BINGHAMTON, NY 13902

Index : BOOK OF DEEDS  
Book : 02342 Page: 0425  
Pages : 0011  
Instrument : Easement  
Date : 4/08/2011  
Time : 2:14:05  
Control# : 201100012171

WASHINGTON DEVELOPMENT ASSOCIATES LLC

Fil#2 : TT 2011 003311  
Employee ID: GMG30953

RC2 - RECORDING	\$	76.00
RCMx Basic Recording	\$	19.00
STTX - TRANSFER TAX	\$	0.00
CTTX - TRANSFER TAX	\$	0.00

MORTGAGE TAX

Mortgage Amount	\$	.00
Basic	\$	.00
Special	\$	.00
Additional	\$	.00
Total	\$	.00

Total \$ 95.00

STATE OF NEW YORK  
BROOME COUNTY CLERK

TRANSFER TAX

WARNING-THIS SHEET CONSTITUTES THE CLERKS  
ENDORSEMENT, REQUIRED BY SECTION 316-A(5) &  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. DO NOT DETACH.

Taxable Amt	\$	.00
Transfer Tax	\$	.00

RICHARD R BLYTHE

Comp \_\_\_\_\_  
Ver. \_\_\_\_\_  
Bk. \_\_\_\_\_



0201100012171

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

**THIS INDENTURE** made this 31<sup>ST</sup> day of MARCH, 2010, between Owner(s) Washington Development Associates, LLC, having an office at 3101 Shippers Road, Vestal, New York 13850, (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 21 Washington Street, 31 Washington Street, 35 Washington Street, 37 Washington Street, 38 Water Street, 40 Water Street in the City of Binghamton, County of Broome and State of New York, known and designated on the tax map of the County Clerk of Broome as tax map parcel numbers: Section 160.56 Block 2 Lot(s) 10, 9, 8, 7, 12 and 13, being the same as that property conveyed to Grantor by deed(s) dated July 29, 2008 and recorded in Book 2237 at page 304; October 15, 2004 and recorded in Book 2086 at page 483; August 28, 2008 and recorded in Book 2242 at page 95 and by deed dated December 17, 2008 and recorded in Book 2254 at page 531 in the Broome County Clerk's Office, comprising approximately 1.326 ± acres, and hereinafter more fully described in the Land Title Survey dated March 22, 2011, prepared by Rodney L. Carey PLS, Keystone Associates Architects, Engineers and Surveyors, LLC, which will be attached to the Site Management Plan. The property description and survey (the "Controlled Property") 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 human 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 BCA Index Number: A7-0518-0505, 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) 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.

(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 raising livestock or producing animal products for human consumption, 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:

NYSDEC – Region 7  
Division of Environmental Remediation  
615 Erie Blvd. West  
Syracuse, NY 13204-2400,  
Phone: (315) 426-7551

or

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 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: C 704046  
Office of General Counsel  
NYSDEC  
625 Broadway  
Albany New York 12233-5500

With a copy to:      Site Control Section  
Division of Environmental Remediation  
NYSDEC  
625 Broadway  
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

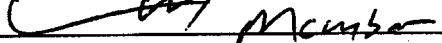
8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

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

Grantor: Washington Development Associates, LLC

By:  Member

Print Name: MARC NEWMAN

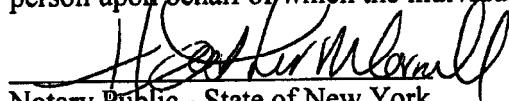
Title: MEMBER Date: 3/28/11



**Grantor's Acknowledgment**

STATE OF NEW YORK     )  
                                  ) ss:  
COUNTY OF (BROOME )

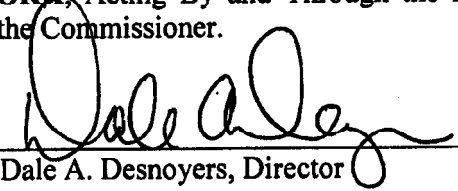
On the 28<sup>th</sup> day of March, in the year 2011, before me, the undersigned, personally appeared Marc Newman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that 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.

  
Notary Public - State of New York

HEATHER M. COSEWELL  
Notary Public, State of New York  
No. 01CO6021106  
Qualified in Broome County  
My commission expires March 8, 2015

**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 Remediation

**Grantee's Acknowledgment**

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

On the 31<sup>st</sup> day of March, in the year 2011, before me, the undersigned, personally appeared Dale 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(es): 21 Washington Street, 31 Washington Street, 35 Washington Street,  
37 Washington Street, 38 Water Street, and 40 Water Street  
City of Binghamton, County of Broome, State of New York

Tax Map No(s): 160.56-2-10, 160.56-2-9, 160.56-2-8, 160.56-2-7, 160.56-2-12 and 160.56-2-13.

**SURVEYOR'S DESCRIPTION****TOTAL ENVIRONMENTAL EASEMENT**

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Binghamton, County of Broome, State of New York, being portions of the properties now or formerly of Washington Development Associates, LLC as recorded in the Broome County Clerk's Office as follows: 1) Liber 2086 Page 483 on October 18, 2004 (TM# 160.56-2-12 & TM# 160.56-2-9); 2) Liber 2237 Page 304 on July 30, 2008 (a portion of TM# 160.56-2-7 & a portion of TM# 160.56-2-8); 3) Liber 2242 Page 95 on August 29, 2008 (TM# 160.56-2-10); and 4) Liber 2254 Page 531 on December 18, 2008 (TM# 160.56-2-13), hereinafter collectively referred to as property of Washington Development;

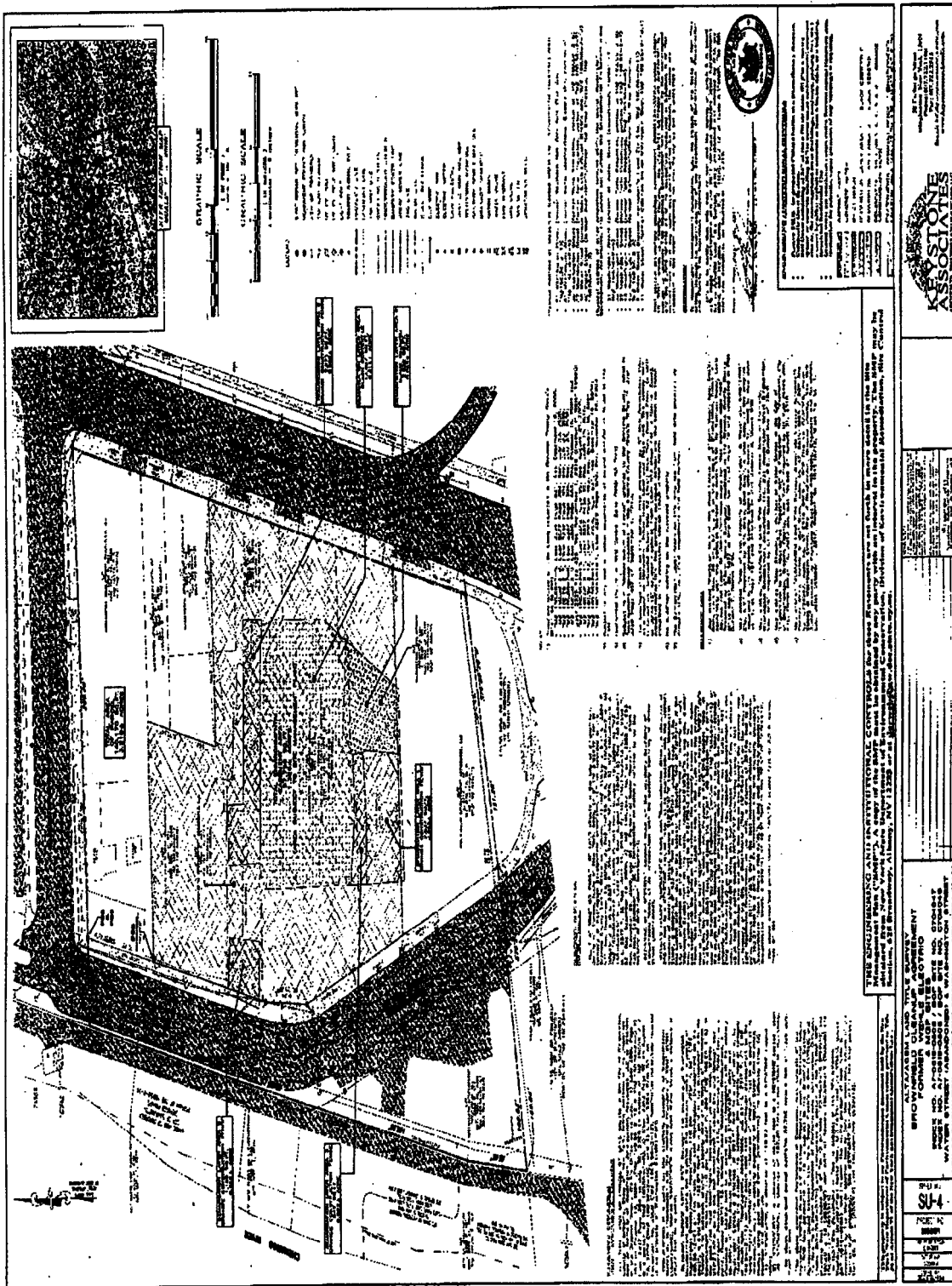
COMMENCING at a point on the southerly boundary of Susquehanna Street at its intersection with the easterly boundary of Water Street (abandoned); thence S10°52'45"W along said Water Street, a distance of 72.77 feet to a point;

RUNNING THENCE N87°11'25"E through the property of Washington Development and along the division line between another property of Washington Development Associates, LLC per L. 2254 P. 531 (TM# 160.56-2-5) on the north and said Washington Development on the south, a distance of 132.00 feet to a point at its intersection with the division line between another property now or formerly of Washington Development Associates, LLC per L. 2237 P. 304 (TM# 160.56-2-6) on the east and said Washington Development on the west; thence S10°53'45"W along the last mentioned division line and through said Washington Development Associates, LLC, a distance of 75.00 feet to a point; thence N87°11'25"E through said Washington Development, a distance of 133.83 feet to a point at its intersection with the westerly boundary of Washington Street; thence S10°53'45"W along said Washington Street, a distance of 201.51 feet to a 5/8" rebar at its intersection with the division line between the property now or formerly of Washington Development Associates, LLC per L. 2317 P. 32 (TM# 160.56-2-11) on the south and said Washington Development on the north; thence S87°04'10"W, a distance of 200.54 feet to a point at its intersection with the easterly boundary of Water Street (abandoned); thence along said Water Street (abandoned) the following three (3) courses and distances:

- 1) N19°58'54"W, a distance of 110.29 feet to a KEYSTONE capped rebar;
- 2) N01°55'20"E, a distance of 44.14 feet to a KEYSTONE capped rebar;
- 3) N10°52'45"E, a distance of 123.20 feet to the POINT OF BEGINNING.

The above described parcel contains 57,750 square feet or 1.326 acre, more or less.

**SURVEY**



BROOME COUNTY CLERK  
RECORDING PAGE

Return To:

LEVENE GOULDIN & THOMPSON  
P O BOX F 1706  
BINGHAMTON, NY 13902

Index : BOOK OF DEEDS  
Book : 02342 Page: 0436  
Pages : 0003  
Instrument : Deed Misc  
Date : 4/08/2011  
Time : 2:14:05  
Control# : 201100012173

BROOME COUNTY INDUSTRIAL DEVELOPMENT AGE

Fil#2 :  
Employee ID: GMG30953

MORTGAGE TAX

RC2 - RECORDING	\$	37.50	Mortgage Amount	\$	.00
RCMx Basic Recording	\$	19.00	Basic	\$	.00
			Special	\$	.00
			Additional	\$	.00
			Total	\$	.00
Total	\$	56.50			

STATE OF NEW YORK  
BROOME COUNTY CLERK

TRANSFER TAX

WARNING-THIS SHEET CONSTITUTES THE CLERKS  
ENDORSEMENT, REQUIRED BY SECTION 316-A(5) &  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. DO NOT DETACH.

Taxable Amt \$ .00  
Transfer Tax \$ .00

RICHARD R BLYTHE

Comp \_\_\_\_\_  
Ver. \_\_\_\_\_  
Bk. \_\_\_\_\_



0201100012173

D39

2

SUBORDINATION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

That, for consideration of the sum of One Dollar (\$1.00) and other good valuable considerations, in hand paid, receipt of which is hereby acknowledged, Broome County Industrial Development Agency ("Broome County IDA"), the undersigned, has agreed and by these presents does agree that The People of the State of New York acting through their Commissioner of the Department of Environmental Conservation has an interest in the real property described on Schedule "A" attached hereto and made a part hereof, by a certain Environmental Easement from Washington Development Associates, LLC ("Grantor") to The People of the State of New York ("Grantee") acting through their Commissioner of the Department of Environmental Conservation, dated the 31<sup>st</sup> day of March 2011, recorded in Liber/Book 2312, Page 425, in the records of Broome County:

The above-described Environmental Easement shall be a superior interest upon said property to the following liens:

- A. That certain Memorandum of Lease given by Grantor to Broome County IDA, dated August 31, 2010 and recorded September 1, 2010 in Liber 2325 of Deeds, at page 457.
- B. That certain Memorandum of Leaseback given by Broome County IDA, to Grantor, dated August 31, 2010 and recorded on September 1, 2010 in Liber 2325 of Deeds, at page 461.

Such priority shall be accorded said first above-described Environmental Easement notwithstanding that said Environmental Easement was dated and recorded subsequent to the date and recordation of the said above-described Memorandums in items A and B above. If the superior Environmental Easement is amended or assigned, it is still the intent that this Subordination Agreement be enforced.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

Broome County Industrial Development Agency

BY:

Print Name: RICARDO D'ARTILLO

Title: EXECUTIVE DIRECTOR

STATE OF NEW YORK )

) **SS:**

COUNTY OF BROOME )

On this 28<sup>th</sup> day of March in the year 2011, before me personally appeared Richard D'Attilio, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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 agreement.

Ruth H. Davis  
Notary Public





# LEVENE GOULDIN & THOMPSON, LLP

ATTORNEYS AT LAW

## Partners

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Karen J. McMullen  
Lana D. DeLos Santos \*\*  
Jeffrey M. Monaco  
Sarah E. Nuffer ††

## Of Counsel

John H. Hartman  
Richard N. Matties †  
John P. Rittinger  
John R. Normile, Jr.  
Sanford P. Tanenhaus  
Donald M. Flanagan  
Bruno Colapietro †  
John F. Artman \*\*  
Alan M. Zalbowitz \*\*

## Special Counsel, Retired

Lawrence J. Schorr

† also admitted in FL  
†† also admitted in NJ  
\*\* also admitted in PA  
\* also admitted in MA

✦ 71 State Street  
Binghamton, NY 13901

131 Front Street  
Deposit, NY 13754

2912 US Route 11  
Whitney Point, NY 13862

E-mail: hcornell@binghamtonlaw.com  
Direct Dial: 607.584.5653

April 26, 2011

### Via Certified Mail - Return Receipt Requested

City of Binghamton  
38 Hawley Street  
Binghamton, NY 13901

**RE: Environmental Easement Granted Pursuant to Article 71,  
Title 36 of the New York State Environmental Conservation Law**

To Whom it May Concern:

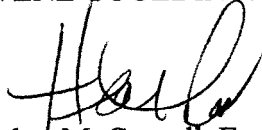
Pursuant to the Environmental Conservation Law and as directed by the New York State Department of Environmental Conservation, we are hereby providing you notice that the following Environmental Easement has been put of record:

1. Environmental Easement granted by Washington Development Associates, LLC covering the property it owns in the City of Binghamton, a fully executed copy of which is enclosed herewith. This easement was recorded on April 8, 2011 in Book 2342 of Deeds at Page 425.

Thank you very much and should you have any questions, please do not hesitate to contact me.

Very truly yours,

LEVENE GOULDIN & THOMPSON, LLP

  
Heather M. Cornell, Esq.

HMC/sls

cc: Yvonne Ward  
Kenneth Frank (Via Hand Delivery)

Main Office: 450 Plaza Drive • Vestal, NY 13850 • Phone: 607.763.9200  
Mailing Address: P.O. Box F-1706 • Binghamton, NY 13902-0106 • Fax: 607.763.9211



BROOME COUNTY CLERK  
RECORDING PAGE

Return To:

LEVENE GOULDIN & THOMPSON  
P O BOX F 1706  
BINGHAMTON, NY 13902

Index : BOOK OF DEEDS  
Book : 02342 Page: 0425  
Pages : 0011  
Instrument : Easement  
Date : 4/08/2011  
Time : 2:14:05  
Control# : 201100012171

WASHINGTON DEVELOPMENT ASSOCIATES LLC

Fil#2 : TT 2011 003311  
Employee ID: GMG30953

MORTGAGE TAX

RC2 - RECORDING	\$	76.00
RCMx Basic Recording	\$	19.00
STTX - TRANSFER TAX	\$	0.00
CTTX - TRANSFER TAX	\$	0.00

Mortgage Amount	\$	.00
Basic	\$	.00
Special	\$	.00
Additional	\$	.00
Total	\$	.00

Total \$ 95.00

STATE OF NEW YORK  
BROOME COUNTY CLERK

TRANSFER TAX

WARNING-THIS SHEET CONSTITUTES THE CLERKS  
ENDORSEMENT, REQUIRED BY SECTION 316-A(5) &  
SECTION 319 OF THE REAL PROPERTY LAW OF THE  
STATE OF NEW YORK. DO NOT DETACH.

Taxable Amt	\$	.00
Transfer Tax	\$	.00

RICHARD R BLYTHE

Comp \_\_\_\_\_  
Ver. \_\_\_\_\_  
Bk. \_\_\_\_\_



0201100012171

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

**THIS INDENTURE** made this 31<sup>ST</sup> day of MARCH, 2011, between Owner(s) Washington Development Associates, LLC, having an office at 3101 Shippers Road, Vestal, New York 13850, (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 21 Washington Street, 31 Washington Street, 35 Washington Street, 37 Washington Street, 38 Water Street, 40 Water Street in the City of Binghamton, County of Broome and State of New York, known and designated on the tax map of the County Clerk of Broome as tax map parcel numbers: Section 160.56 Block 2 Lot(s) 10, 9, 8, 7, 12 and 13, being the same as that property conveyed to Grantor by deed(s) dated July 29, 2008 and recorded in Book 2237 at page 304; October 15, 2004 and recorded in Book 2086 at page 483; August 28, 2008 and recorded in Book 2242 at page 95 and by deed dated December 17, 2008 and recorded in Book 2254 at page 531 in the Broome County Clerk's Office, comprising approximately 1.326 ± acres, and hereinafter more fully described in the Land Title Survey dated March 22, 2011, prepared by Rodney L. Carey PLS, Keystone Associates Architects, Engineers and Surveyors, LLC, which will be attached to the Site Management Plan. The property description and survey (the "Controlled Property") 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 human 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 BCA Index Number: A7-0518-0505, 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) 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.

(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 raising livestock or producing animal products for human consumption, 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:

NYSDEC – Region 7  
Division of Environmental Remediation  
615 Erie Blvd. West  
Syracuse, NY 13204-2400,  
Phone: (315) 426-7551

or

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 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: C 704046  
Office of General Counsel  
NYSDEC  
625 Broadway  
Albany New York 12233-5500

With a copy to:      Site Control Section  
Division of Environmental Remediation  
NYSDEC  
625 Broadway  
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

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

Grantor: Washington Development Associates, LLC

By: 

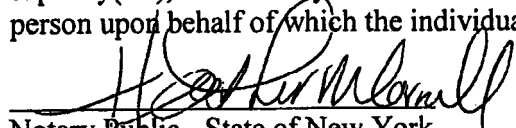
Print Name: MARC NEWMAN

Title: MEMBER Date: 3/28/11

**Grantor's Acknowledgment**

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

On the 28<sup>th</sup> day of March, in the year 2011, before me, the undersigned, personally appeared Marc Newman, 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.

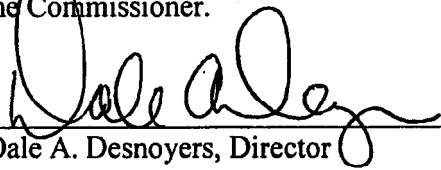
  
Notary Public - State of New York

HEATHER M. CORNELL  
Notary Public, State of New York  
No. 01CO6021106  
Qualified in Broome County  
My commission expires March 8, 2015



**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 Remediation

**Grantee's Acknowledgment**

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

On the 31<sup>st</sup> day of March, in the year 2011, before me, the undersigned, personally appeared Dale 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(es): 21 Washington Street, 31 Washington Street, 35 Washington Street,  
37 Washington Street, 38 Water Street, and 40 Water Street  
City of Binghamton, County of Broome, State of New York

Tax Map No(s): 160.56-2-10, 160.56-2-9, 160.56-2-8, 160.56-2-7, 160.56-2-12 and 160.56-2-13.

**SURVEYOR'S DESCRIPTION****TOTAL ENVIRONMENTAL EASEMENT**

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Binghamton, County of Broome, State of New York, being portions of the properties now or formerly of Washington Development Associates, LLC as recorded in the Broome County Clerk's Office as follows: 1) Liber 2086 Page 483 on October 18, 2004 (TM# 160.56-2-12 & TM# 160.56-2-9); 2) Liber 2237 Page 304 on July 30, 2008 (a portion of TM# 160.56-2-7 & a portion of TM# 160.56-2-8); 3) Liber 2242 Page 95 on August 29, 2008 (TM# 160.56-2-10); and 4) Liber 2254 Page 531 on December 18, 2008 (TM# 160.56-2-13), hereinafter collectively referred to as property of Washington Development;

COMMENCING at a point on the southerly boundary of Susquehanna Street at its intersection with the easterly boundary of Water Street (abandoned); thence S10°52'45"W along said Water Street, a distance of 72.77 feet to a point;

RUNNING THENCE N87°11'25"E through the property of Washington Development and along the division line between another property of Washington Development Associates, LLC per L. 2254 P. 531 (TM# 160.56-2-5) on the north and said Washington Development on the south, a distance of 132.00 feet to a point at its intersection with the division line between another property now or formerly of Washington Development Associates, LLC per L. 2237 P. 304 (TM# 160.56-2-6) on the east and said Washington Development on the west; thence S10°53'45"W along the last mentioned division line and through said Washington Development Associates, LLC, a distance of 75.00 feet to a point; thence N87°11'25"E through said Washington Development, a distance of 133.83 feet to a point at its intersection with the westerly boundary of Washington Street; thence S10°53'45"W along said Washington Street, a distance of 201.51 feet to a 5/8" rebar at its intersection with the division line between the property now or formerly of Washington Development Associates, LLC per L. 2317 P. 32 (TM# 160.56-2-11) on the south and said Washington Development on the north; thence S87°04'10"W, a distance of 200.54 feet to a point at its intersection with the easterly boundary of Water Street (abandoned); thence along said Water Street (abandoned) the following three (3) courses and distances:

- 1) N19°58'54"W, a distance of 110.29 feet to a KEYSTONE capped rebar;
- 2) N01°55'20"E, a distance of 44.14 feet to a KEYSTONE capped rebar;
- 3) N10°52'45"E, a distance of 123.20 feet to the POINT OF BEGINNING.

The above described parcel contains 57,750 square feet or 1.326 acre, more or less.

The drawing is a technical floor plan of a building, likely a school or institutional structure. It features a large central hall with a grid of rooms. The drawing includes a north arrow pointing towards the top right and a scale bar indicating dimensions. A legend in the bottom right corner identifies various symbols used in the plan, such as doors, windows, and structural elements. The building is labeled 'BRAINING HOUSE' in two locations. The drawing is oriented horizontally on the page.

7009 3410 0002 1625 2464

U.S. Postal Service	
<b>CERTIFIED MAIL RECEIPT</b>	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.99
Sent To <u>City of Binghamton</u> Street, Apt. No., or PO Box No. <u>Akel-Env East 4th</u> City, State, ZIP+4 <u>4-26-11</u>	
PS Form 3800 August 2006 See Reverse for Instructions	

Hma  
Postmark  
Here

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <u>James Walling</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) <u>JAMES WALLING</u> C. Date of Delivery <u>4-27-11</u> D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:	
1. Article Addressed to: <u>City of Binghamton</u> <u>38 Hawley St.</u> <u>Binghamton NY 13901</u>		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label)		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, February 2004		7009 3410 0002 1625 2464 Domestic Return Receipt 102595-02-M-1540	



LEVENE GOULDIN & THOMPSON, LLP  
ATTORNEYS AT LAW

Partners

Samuel K. Levene  
David M. Gouldin  
Michael H. Zuckerman  
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Sharon L. Dyer  
Paul R. Hoffmann  
Howard M. Rittberg  
John J. Pollock \*\*  
John L. Perticone \*\*  
Michael R. Wright  
Philip C. Johnson  
Elizabeth K. Joggerst  
David F. McCarthy  
Scott R. Kurkoski  
John G. Grall \*\*  
Patricia M. Curtin  
Caroline A. Vadala \*\*  
Albert B. Kukol \*\*  
Kathryn Grant Madigan  
Jeffrey A. Loew  
Gary W. Farneti  
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Dorian D. Ames \*\*  
Sam P. Monachino  
Margaret J. Fowler \*\*  
Michael E. Osburn \*  
Cynthia Ann K. Manchester \*\*  
Heather M. Cornell \*\* †  
Kevin T. Williams  
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Greg S. Catarella  
Alyssa M. Barreiro  
Jamye L. Lindsey  
Carrie A. Wenban  
Maria E. Lisi-Murray \*\*  
Sandra E. Malkin \*\*

Associates

Holly L. Avery  
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Special Counsel, Retired

Lawrence J. Schorr

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Binghamton, NY 13901

131 Front Street  
Deposit, NY 13754

2912 US Route 11  
Whitney Point, NY 13862

E-mail: hcornell@binghamtonlaw.com  
Direct Dial: 607.584.5653

April 29, 2011

Via Hand Delivery

M&T Bank  
Attn: Kevin O'Hara  
58-68 Exchange Street  
Binghamton, New York 13901

**RE: Washington Development - Notice of Environmental Easement  
Recorded in the Broome County Clerk's Office on April 8, 2011 at Liber  
2342 Page 425 of Deeds**

Dear Kevin:

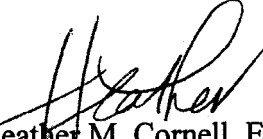
In connection with the above referenced environmental easement, and as required by New York State Department of Environmental Conservation, enclosed are the Notices of Environmental Easements that have been filed in the Broome County Clerk's Office on April 28, 2011 in miscellaneous records.

As a lienholder on the property covered by the environmental easement, we are obligated to provide you with this Notice.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

LEVENE GOULDIN & THOMPSON, LLP

  
Heather M. Cornell, Esq.

HMC/sls  
Enc.

cc: Mark Gorgos, Esq. (Via Email w/ Enclosures)  
Yvonne Ward

Main Office: 450 Plaza Drive • Vestal, NY 13850 • Phone: 607.763.9200  
Mailing Address: P.O. Box F-1706 • Binghamton, NY 13902-0106 • Fax: 607.763.9211

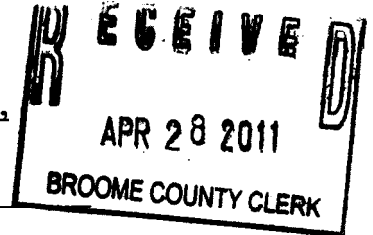
MI#m 022261

## NOTICE OF ENVIRONMENTAL EASEMENT

The New York State Department of Environmental Conservation (the "Grantee"), has been granted an Environmental Easement pursuant to Article 71, Section 36 affecting real property located at the following address:

21, 35 & 37 Washington Street and 40 Water Street,

Binghamton, New York 13901



Property Owner/Grantor: Washington Development Associates, LLC

The Tax Map Identification No.: 160.56-2-7, 160.56-2-8, 160.56-2-10, 160.56-2-13

NYS Department of Environmental Conservation Site No.: C-704046

The Environmental Easement covers a portion of the same property as described in a title document issued by Lawyers Title Insurance dated January 10, 2011, Title No. 080419 as follows:

- (1) Mortgage made by Grantor to Manufacturers and Traders Trust Company ("M&T"), dated December 17, 2008 and recorded December 18, 2008 in Liber 3345 of Mortgages, at page 560,
- (2) Mortgage made by Grantor to M&T dated August 28, 2008 and recorded August 29, 2008 in Liber 3326 of Mortgages at page 515,
- (3) Mortgage made by Grantor to M&T dated July 29, 2008 and recorded July 30, 2008 in Liber 3320 of Mortgages at page 129,
- (4) General Assignment of Rents given by Grantor to M&T dated December 17, 2008 and recorded December 18, 2008 in Liber 2254 of Deeds at page 535 (Schedule "B" exception #13),
- (5) General Assignment of Rents given by Grantor to M&T dated August 28, 2008 and recorded August 29, 2008 in Liber 2242 of Deeds at page 102 (Schedule "B" exception #15 ),
- (6) General Assignment of Rents given by Grantor to M&T dated July 29, 2008 and recorded July 30, 2008 in Liber 2237 of Deeds at page 312 (Schedule "B" exception #17),
- (7) UCC-1 Financing Statement given by Grantor to M&T recorded December 18, 2008 in Liber 84 of Liens at page 902, File No. 2008000216 ( Schedule "B" exception #14 ),

- (8) UCC-1 Financing Statement given by Grantor to M&T recorded August 29, 2008 in Liber 81 of Liens at page 1392, File No. 2008000151 ( Schedule "B" exception #16), and also
- (9) UCC-1 Financing Statement given by Grantor to M&T recorded July 30, 2008 in Liber 80 of Liens at page 1417, File No. 2008000129 ( Schedule "B" exception #18).

The Environmental Easement for the above referenced property has been filed in the Broome County Clerk's Office on April 8, 2011 at Liber 2342, Page 425 of Deeds.

The Environmental Easement contains institutional and/or engineering controls that run with the land. The Environmental Easement may restrict the use of the above referenced property to Restricted Residential, Commercial and Industrial (residential, commercial or industrial).

NOTICE IS HEREBY GIVEN that any activity on the land which might or will prevent or interfere with the ongoing or completed remedial program, including the controls as set forth in the Environmental Easement and the Site Management Plan, must be done in accordance with the Site Management Plan which is incorporated by reference into the Environmental Easement. A copy of the Site Management Plan can be obtained by contacting the Department at [derweb@gw.dec.state.ny.us](mailto:derweb@gw.dec.state.ny.us). Be further advised of the notice provisions of NYCRR 375-1.11(d) relative to contemplated significant changes in use.

Failure to Comply with the terms and conditions of the Environmental Easement may subject violators to penalties of up to \$37,500 per day for violation of 6 NYCRR 375-1.11(b).

An electronic version of this environmental easement has been accepted by the New York State Department of Environmental Conservation and is available to the public at: <http://www.dec.ny.gov/chemical/36045.html>.

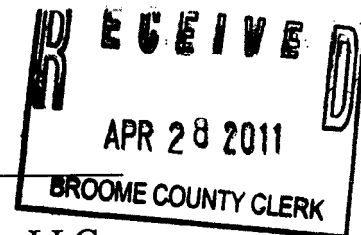
MI#M 022262

## NOTICE OF ENVIRONMENTAL EASEMENT

The New York State Department of Environmental Conservation (the "Grantee"), has been granted an Environmental Easement pursuant to Article 71, Section 36 affecting real property located at the following address:

31 Washington Street and 38 Water Street,

Binghamton, New York 13901



Property Owner/Grantor: Washington Development Associates, LLC

The Tax Map Identification No.: 160.56-2-9, 160.56-2-12

NYS Department of Environmental Conservation Site No.: C-704046

The Environmental Easement covers a portion of the same property as described in a title document issued by Lawyers Title Insurance dated January 10, 2011, Title No. 080419 as follows:

- (1) Mortgage made by Grantor to M&T Real Estate Trust, dated October 14, 2004 and recorded October 18, 2004 in Liber 3019 of Mortgages, at page 679;
- (2) General Assignment of Rents given by Grantor to M&T Real Estate Trust dated October 14, 2004 and recorded October 18, 2004 in Liber 2086 of Deeds at page 486 ( Schedule "B" exception #19 ) and also
- (3) UCC-1 Financing Statement given by Grantor to M&T Real Estate Trust recorded October 18, 2004 in Liber 52 of Liens at page 992, File No. 2004000230 (schedule "B" exception #20 ).

The Environmental Easement for the above referenced property has been filed in the Broome County Clerk's Office on April 8, 2011 at Liber 2342, Page 425 of Deeds.

The Environmental Easement contains institutional and/or engineering controls that run with the land. The Environmental Easement may restrict the use of the above referenced property to Restricted Residential, Commercial and Industrial (residential, commercial or industrial).

NOTICE IS HEREBY GIVEN that any activity on the land which might or will prevent or interfere with the ongoing or completed remedial program, including the



controls as set forth in the Environmental Easement and the Site Management Plan, must be done in accordance with the Site Management Plan which is incorporated by reference into the Environmental Easement. A copy of the Site Management Plan can be obtained by contacting the Department at [derweb@gw.dec.state.ny.us](mailto:derweb@gw.dec.state.ny.us). Be further advised of the notice provisions of NYCRR 375-1.11(d) relative to contemplated significant changes in use.

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