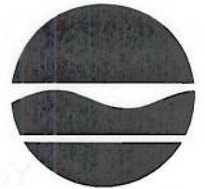


**New York State Department of Environmental Conservation
Division of Environmental Remediation, 12th Floor**

625 Broadway, Albany, New York 12233-7011
Phone: (518) 402-9706 • FAX: (518) 402-9020
Website: www.dec.state.ny.us



Alexander B. Grannis
Commissioner

DEC 31 2008

315 Wavel Street LLC
315 Wavel Street
Syracuse, NY 13206

RE: Certificate of Completion
JIT Precision Machinery Inc.
315 Wavel Street, Syracuse, NY 13206
Onondaga County
Site # C734087

Dear Sir:

Congratulations on having satisfactorily completed the remedial program at the 315 Wavel Street site. Enclosed please find an original Certificate issued on December 31, 2008. The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the Certificate of Completion (COC) to be issued for the above referenced site.

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

- If you are the site owner, you must record a notice of the COC in the recording office for the County (or Counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of the date that you acquire the site. A standard notice form is attached to this letter;
- You must provide a notice of the COC and a fact sheet describing the institutional and engineering controls (IC/EC) that are required at the site to the Brownfield Site Contact list within 10 days of issuance of the COC;
- You must implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The first PRR including the certification of the IC/ECs is due to the Department in June, 2010.



- You and your lessees must submit an annual report to the New York State Department of Taxation and Finance within one year and for each of the following eleven years after the execution of the Brownfield Site Cleanup Agreement. The Report must provide the information required by Chapter 390 of the Laws of 2008, Tax Law Section 171-s.

If you have any questions regarding any of these items, please contact Carl S Cuipyllo at 315-426-7525.

Sincerely yours,

Dale A. Desnoyers
Director
Division of Environmental Remediation

Enclosure

cc w/o enc. Carl S Cuipyllo
Gregg Townsend
Bill Daigle
Richard Jones [DOH PM]
Deborah Christian

Please record and return to:
315 Wavel Street LLC
315 Wavel Street
Syracuse, NY 13206

NOTICE OF CERTIFICATE OF COMPLETION

State of New York
Onondaga County

The undersigned, being duly sworn, hereby deposes and states:

The New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) for the 315 Wavel Street Site, BCP # C734087.

The Certificate was issued on December 31, 2008 to 315 Wavel Street, LLC for a parcel approximately 0.6 acres located at 315 Wavel Street in the City of Syracuse. A metes and bounds description of the Site subject to this Certificate is attached to the Certificate as Schedule A.

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

A copy of the Certificate can be reviewed at the NYSDEC's Region Seven (7) located at 615 Erie Blvd West, Syracuse, NY, by contacting the Regional Environmental Remediation Engineer.

This Notice of Certificate of Completion is being filed with the Onondaga County Clerk's office in accordance with ECL Section 27-1419.8 to give all parties who may acquire any interest in the Site notice of the Certificate.

WHEREFORE, the undersigned has signed this Notice of Certificate

315 Wavel Street LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK)
) ss:
COUNTY OF)

On the _____ day of _____, in the year 200 , before me, the undersigned, personally appeared _____, 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.

Signature and Office of individual
taking acknowledgment

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

315 WAVEL STREET, LLC

Address

One Remington Park Drive, Cazenovia

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 1/14/04 **Agreement Execution:** 1/14/04 **Agreement Index No.:** A7-0456-0110

SITE INFORMATION

Site No.: C734087 **Site Name:** JIT Precision Machinery Inc.

Site Owner: 315 WAVEL STREET LLC

Street Address: 315 Wavel Street

Municipality: Syracuse **County:** Onondaga **DEC Region:** 7

Site Size: 0.67Acres

Tax Map Identification Number(s): 031.-04-08.2

Percentage of site located in an EnZone: 0 - 49 %

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

CERTIFICATE ISSUANCE

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

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

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

Allowable Uses under the BCP: Industrial

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

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 12 %.

Tangible Property Credit Component Rate is 12 %.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 10 %.

Tangible Property Credit Component Rate is 10 %.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Onondaga County as Book of Deeds 5058, Page 285.

LIABILITY LIMITATION

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

CERTIFICATE TRANSFERABILITY

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

CERTIFICATE MODIFICATION/REVOICATION

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

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (5) the terms and conditions of the environmental easement have been intentionally violated; or
- (6) there is good cause for such modification or revocation.

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

Alexander B. Grannis
Commissioner
New York State Department of Environmental Conservation

By: 
Dale A. Desnoyers, Director
Division of Environmental Remediation

Date: 12/31/08

EXHIBIT A

DESCRIPTION FOR 315 WAVEL STREET

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of DeWitt, County of Onondaga, State of New York; being part of Farm Lot No. 29, and a portion of Lots 10-18 of Block "K" of Courtview Heights and being more particularly described as follows:

Beginning at a point in the easterly street boundary of Wavel Street, said point being 176.0± feet southerly of the intersection of the southerly street boundary of Grodno Street and the easterly street boundary of Wavel Street;

Thence N 89° 58' 22" E – 360.00 feet to the westerly street boundary of Poznan Street;

Thence, S 00° 01' 38" E – 81.00 feet along said westerly street boundary of Poznan Street to a point;

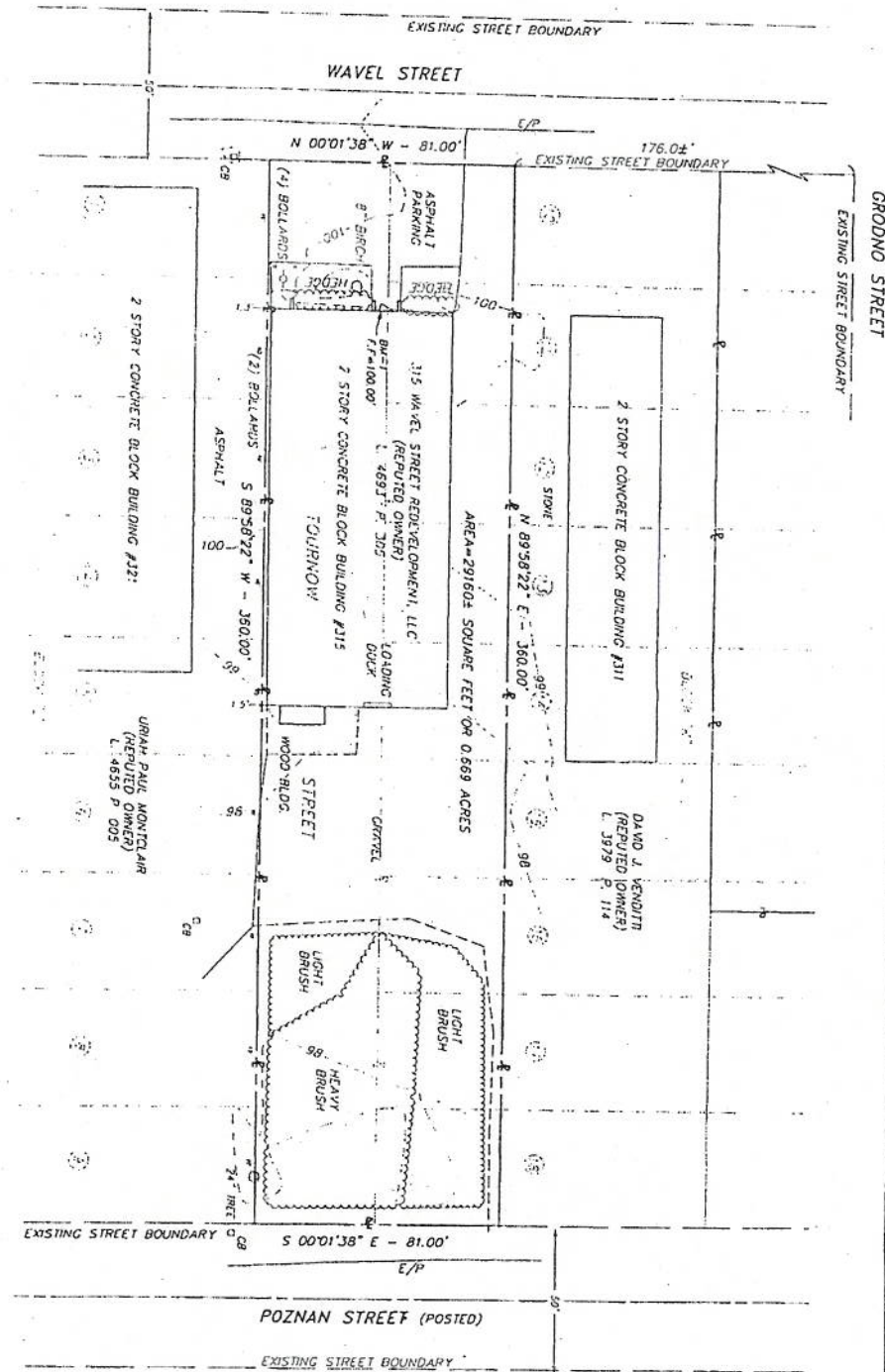
Thence, S 89° 58' 22" E – 360.00 feet to the easterly street boundary of Wavel Street;

Thence, N 00° 01' 38" W – 81.00 feet along said easterly street boundary of Wavel Street to the point of beginning, containing 29, 160 square feet or 0.669 acres more or less.

Subject to easements and restrictions of record.

The above described parcel is in accordance with a map made by Bryant Associates, P.C., entitled "Topographic Survey of 315 Wavel Street Redevelopment, LLC Reputed Owner" dated April 5, 2005.

EXHIBIT B



- LEGEND:**
- ☐ CATCH BASIN
 - SUBDIVISION LOT No

- DEED REFERENCE:**
- 1) QUIT CLAIM DEED FROM THE COUNTY OF ONONDAGA TO 315 WAVEL STREET REDEVELOPMENT, LLC AS RECORDED IN LIBER 4693 AT PAGE 325
 - 2) WARRANTY DEED FROM CARRIER CORP TO THRESH PROPERTIES, LLC AS RECORDED IN LIBER 4411 AT PAGE 152
 - 3) QUIT CLAIM DEED FROM DAVID W. CLINE AND ANN M. CLINE TO ANN M. CLINE AS RECORDED IN LIBER 4823 AT PAGE 90
 - 4) ADMINISTRATORS DEED FROM BILLY C. HANFERS, JR TO THRESH PROPERTIES, LLC AS RECORDED IN LIBER 4489 AT PAGE 208.
 - 5) QUIT CLAIM DEED FROM CLIFTON DEVELOPMENT, INC TO DAVID J. VENDITTI AS RECORDED IN LIBER 3979 AT PAGE 114.
 - 6) WARRANTY DEED FROM JACOB J. HANFERS, THOMAS L. HANFERS AND DAVID P. OHARA TO MICHAEL E. GAREY AS RECORDED IN LIBER 3422 AT PAGE 187

VAP REFERENCE:

MAP ENTITLED "COURTVIEW HEIGHTS, SURVEY FOR HOME DEVELOPMENT CO BY J.S. WOODARD, ENG. DATED JULY 1920 AND FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE OCTOBER 22, 1920 AS MAP No. 1706



Bryant Associates
Engineers - Surveyors - Landmark Architects

April 5, 2005

Thomas W. Bock, P.E., L.S.

THOMAS W. BOCK, P.E., L.S.
PLUS LICENSE NO. 048912
FOR BRYANT ASSOCIATES, P.C.

1 HEREBY CERTIFY THAT THIS IS AN ACCURATE MAP MADE FROM AN ACCURATE SURVEY PREPARED UNDER MY DIRECTION

TOPOGRAPHIC SURVEY OF 315 WAVEL STREET REDEVELOPMENT, LLC REPUTED OWNER

PART OF FARW LOT No. 29
PART OF LOTS 10-18
BLOCK "X"
COURTVIEW HEIGHTS

DATE OF SURVEY: 04/05/05
SCALE: 1" = 40'