

Lisa Dell, County Clerk
401 Montgomery Street
Room 200
Syracuse, NY 13202
(315) 435-2229

Onondaga County Clerk Recording Cover Sheet

Received From :
BOUSQUET HOLSTEIN
110 W FAYETTE ST STE 1000
SYRACUSE, NY 13202

Return To :
BOUSQUET HOLSTEIN
110 W FAYETTE ST STE 1000
SYRACUSE, NY 13202

Method Returned : MAIL

First PARTY 1

315 WAVEL LLC

First PARTY 2

PENNY BROTHERS HOLDING CO LLC

Index Type : Land Records

Instr Number : 2023-00033873

Book : **Page :**

Type of Instrument : Certificate

Type of Transaction : Recording - Misc

Recording Fee: \$66.00

Recording Pages : 5

Recorded Information

State of New York

County of Onondaga

I hereby certify that the within and foregoing was
recorded in the Clerk's office for Onondaga
County, New York

On (Recorded Date) : 10/13/2023

At (Recorded Time) : 3:46:37 PM



Doc ID - 052319510005

Lisa Dell
Lisa Dell, County Clerk



NOTICE OF TRANSFER OF CERTIFICATE OF COMPLETION

Brownfield Cleanup Program

Pursuant to 6 NYCRR Part 375-1.9(f)

JIT Precision Machinery Inc, Site ID No. C34087

315 Wavel St. Syracuse NY 13206

PLEASE TAKE NOTICE, that pursuant to Article 27, title 14 of the Environmental Conservation Law and 6 NYCRR 375-1.9(f), 315 Wavel LLC hereby transfer(s) the Certificate of Completion (COC) issued by the Department of Environmental Conservation on 12/31/2008 for the site described below. Such COC was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, title 14 had been or would be achieved in accordance with the time frame, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, that JIT Precision Machinery Inc is located at 315 Wavel St. Syracuse NY 13206 Onondaga County. The Site is bearing DEC site number: C34087 and is more fully described on Schedule A attached hereto. The Tax Map Identification Number(s) for the Site is/are: 031.-04-08.2

PLEASE TAKE NOTICE, that a Notice of Certificate of Completion for the Site was filed in the Onondaga County Clerk's Office on 12/31/2008 in The Recording Office for Onondaga County as Book of Deeds 5058 Page 285

PLEASE TAKE NOTICE, that on 01/06/2023 315 Wavel LLC conveyed title to the Site to Penny Brothers Holding Company LLC by Deed Instr Number 2023-00003860

PLEASE TAKE NOTICE, 315 Wavel LLC hereby transfers the Certificate to the following new property owner(s) as provided for pursuant to Article 27, title 14 of the Environmental Conservation Law and 6 NYCRR 375-1.9(f):

A prior transfer of said Certificate of Completion recorded
Nov. 6, 2020 as Instrument No. 2020-42032 in Onondaga County Clerk's Office.
Penny Brothers Holding Co. LLC 13 Brattle Rd., Syracuse NY 13203
(New Property Owner) (Address)

88-4341129
(Employer Identification Number)

Joshua S. Werbeck, Esq.
Representative (if applicable)

Bousquet Holstein PLLC
(Address)
110 W. Fayette St., STE 1000
Syr., NY 13202

PLEASE TAKE FURTHER NOTICE, that if there is an environmental easement for this site, that Penny Brothers Holding Company LLC, recognize(s) and agree(s) to implement the Department-approved Site Management Plan, and any amendments thereto, and to fully comply with all restrictions and affirmative obligations contained therein as well as in the Environmental Easement for the Site.

WHEREFORE, the undersigned have signed this Notice of Transfer of Certificate of Completion as of this 8th of February 2023

315 Wavel, LLC

Certificate holder(s)

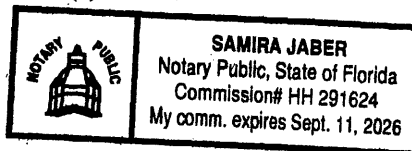
Lori Ann Ross

By Lori Ann Ross, Member

STATE OF FLORIDA)
) ss:
COUNTY OF VOLUSIA)

On the 8th day of February in the year 2023, before me, the undersigned, personally appeared Lori Ann Ross, 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.

Samira Jaber
Notary Public - State of Florida



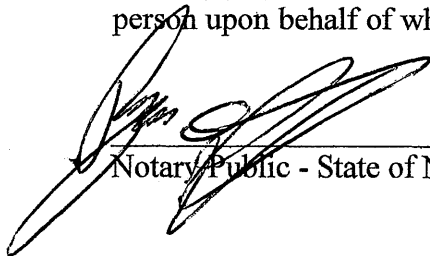


(New Property Owner(s))

By Michael B. Penny.
IRS: Authorizes Person

STATE OF NEW YORK)
) ss:
COUNTY OF)

On the 17th day of Feb, in the year 20 23, before me, the undersigned, personally appeared Michael Penny, 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

RYAN P GERRY
Notary Public, State of New York
No. 01GE6355776
Qualified in Onondaga County
Commission Expires 3/13/2025

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Dewitt, County of Onondaga and State of New York and being part of M.L. Lot 29 in said Town and being more particularly bounded and described as follows: BEGINNING at a point in the easterly line of Wavel Street at its intersection with the south line of Tarnow Street (reputedly abandoned) as shown on a map of Courtview Heights filed in the Onondaga County Clerk's Office as Tract Map No. 1706 on October 22, 1920; thence northerly along the easterly line of Wavel Street for a distance of 81.0 feet to a point; thence easterly at right angles to Wavel Street and passing through Lots 10 thru 18, inclusive, Block K, of the aforementioned Courtview Heights Tract for a distance of 360.0 feet to a point in the westerly line of Poznan Street; thence southerly along the westerly line of Poznan Street for a distance of 81.0 feet to a point in the south line of the aforementioned Tarnow Street; thence westerly along the south line of Tarnow Street for a distance of 360.0 feet to a point and place of beginning.

CONTAINING 0.669 acres of land more or less.

SUBJECT to easements, covenants and restrictions of record, if any.

BEING the same premises conveyed to 315 Wavel, LLC from BST Real Property, Inc. by Warranty Deed dated September 4, 2018 and recorded in the Onondaga County Clerk's Office September 10, 2018 as Instrument No. 2018-40172.

Property commonly known as 315 Wavel St., Syracuse, New York, Tax Map #31.-04-08.2

This sale does not constitute a substantial part of the grantors assets.

Printed: 10/13/2023 19:47:17 UTC

TRANSACTION SUMMARY

PAYMENT ITEM	REFERENCE NUMBER	TRANSACTION TYPE: SALE	AMOUNT
MuniciPay*Service Fee Onondaga County			\$3.00
County Clerk	23-38406		\$66.00
		Total:	\$69.00

Transaction Number:	23286568110267971
Date Processed:	10/13/2023 19:47:15 UTC
Transaction Type:	CREDIT CARD
Card Type:	AMERICAN EXPRESS - Swiped
Card Number:	*****1004
Cardholder Name:	JOSHUA S WERBECK

Onondaga County-Disbursement

401 Montgomery
Syracuse, NY 13202
315-435-2226

Authorization:	504805
Reference Number:	2A9B4CAA01
County Clerk	\$66.00
Total:	\$66.00

I agree to pay above total amount according to the card issuer agreement.

Signature:

MuniciPay*Service Fee Onondaga County

10 Dynamic Drive
Suite 201
Scarborough, ME 04074
(877) 590-5097

Authorization:	143199
Reference Number:	2A9B4CAB01

MuniciPay*Service Fee Onondaga County	\$3.00
Total:	\$3.00

I agree to pay above total amount according to the card issuer agreement & understand this non-refundable service fee will be charged to allow my payment via credit card.

Signature:

Onondaga County, NY
Lisa Dell County Clerk
401 Montgomery Street
Room 200
Syracuse, NY 13202
Phone Number: (315)435-2229
E-Mail: lisadell@ongov.net

Official Receipt: 2023-00038406
Printed on 10/13/2023 at 03:46:47 PM
By: 143 on PC16146

BOUSQUET HOLSTEIN
110 W FAYETTE ST STE 1000
SYRACUSE NY 13202
Date Recorded: 10/13/2023

Instrument ID	Recorded Time	Amount
2023-00033873	03:46:37 PM	\$66.00

RECORDING - Misc

315 WAVEL LLC

TO:PENNY BROTHERS HOLDING CO LLC

Accounts	Amount
RECORDING - OTHER	\$46.00
RECORD RETENTION/LAND/STATE	\$4.75
RECORD RETENTION/LAND/COUNTY	\$0.25
CULTURAL ED/LAND/STATE	\$14.25
CULTURAL ED/LAND/COUNTY	\$0.75

Total Due:	\$66.00
Paid By CREDIT CARD:	\$66.00
Change Tendered:	\$0.00

THANK YOU!