



## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

### PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

Check the appropriate box below based on the nature of the amendment modification requested:

Amendment to [check one or more boxes below]

- Add
- Substitute
- Remove
- Change in Name

applicant(s) to the existing Brownfield Cleanup Agreement [*Complete Section I-IV below and Part II*]

Does this proposed amendment involve a transfer of title to all or part of the brownfield site?  Yes  No

If yes, pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been previously submitted. If not, please submit this form with this Amendment. See <http://www.dec.ny.gov/chemical/76250.html>

Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Sections I and V below and Part II*]

Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Section I and V below and Part II*]

**Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY:** Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form.

Other (explain in detail below)

Please provide a brief narrative on the nature of the amendment:

Amendment to change the Owner of the property (DER site No. C734140) from Syracuse Industrial Development Agency ("SIDA") to Salina 1st LLC pursuant to a sale of the property and the deed filed with the Onondaga County Clerk's Office on 12/30/2019, found at Book 2019, Page 49798. Salina 1st LLC is now the sole Owner of the property. A copy of the filed deed is attached.

**\*Please refer to the attached instructions for guidance on filling out this application\***

Section I. Existing Agreement Information			
BCP SITE NAME: South Salina Street Parcels		BCP SITE NUMBER: C734140	
NAME OF CURRENT APPLICANT(S): Syracuse Industrial Development Agency & Salina 1st, LLC			
INDEX NUMBER OF EXISTING AGREEMENT: C73414-11-18 DATE OF EXISTING AGREEMENT: 12/31/18			
Section II. New Requestor Information (if no change to Current Applicant, skip to Section V)			
NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Is the requestor authorized to conduct business in New York State (NYS)? <input type="checkbox"/> Yes <input type="checkbox"/> No			
<ul style="list-style-type: none"> <li>If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation &amp; Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.</li> </ul>			
NAME OF NEW REQUESTOR'S REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Describe Requestor's Relationship to Existing Applicant:			

**Section III. Current Property Owner/Operator Information (only include if new owner/operator or new existing owner/operator information is provided, and highlight new information)**

OWNER'S NAME (if different from requestor) Salina 1st, LLC

ADDRESS Attn: Gail Montplaisir, 321 West Taylor Street

CITY/TOWN Syracuse

ZIP CODE 13202

PHONE (202)462-4904 ext. 232

FAX

E-MAIL gail@taurusdev.com

OPERATOR'S NAME (if different from requestor or owner)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

**Section IV. Eligibility Information for New Requestor (Please refer to ECL § 27-1407 for more detail)**

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site?  Yes  No
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site?  Yes  No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site?  Yes  No  
Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the subject law; ii) any order or determination; iii) any regulation implementing ECL Article 27 Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment.  Yes  No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, Department assigned site number, the reason for denial, and other relevant information.  Yes  No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?  Yes  No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state?  Yes  No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department?  Yes  No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?  Yes  No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?  Yes  No
11. Are there any unregistered bulk storage tanks on-site which require registration?  Yes  No

THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL §27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.

VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

**If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.**

Requestor's Relationship to Property (check one):

Prior Owner  Current Owner  Potential /Future Purchaser  Other \_\_\_\_\_

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?  Yes  No

**Note: a purchase contract does not suffice as proof of access.**

**Section V. Property description and description of changes/additions/reductions (if applicable)**

ADDRESS

CITY/TOWN

ZIP CODE

TAX BLOCK AND LOT (TBL) (in existing agreement )

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage

Check appropriate boxes below:

Changes to metes and bounds description or TBL correction

Addition of property (may require additional citizen participation depending on the nature of the expansion – see attached instructions)

Approximate acreage added: \_\_\_\_\_

**ADDITIONAL PARCELS:**

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage

Reduction of property

Approximate acreage removed: \_\_\_\_\_

**PARCELS REMOVED:**

Parcel Address	Parcel No.	Section No.	Block No.	Lot No.	Acreage

If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, or acceptable site map to this application.

**Supplement to the Application To Amend Brownfield Cleanup Agreement And Amendment - Questions for Sites Seeking Tangible Property Credits in New York City ONLY.**

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Please answer questions below and provide documentation necessary to support answers.</b>	
1. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see <a href="#">DEC's website</a> for more information.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the property upside down as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>From ECL 27-1405(31):</b>	
"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.	
3. Is the project an affordable housing project as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
From 6 NYCRR 375- 3.2(a) as of August 12, 2016:	
(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.	
(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.	
(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.	
(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.	

**PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT**

<b>Existing Agreement Information</b>	
BCP SITE NAME: South Salina Street Parcels	BCP SITE NUMBER: C734140
NAME OF CURRENT APPLICANT(S): Syracuse Industrial Development Agency & Salina 1st, LLC	
INDEX NUMBER OF EXISTING AGREEMENT: C734140-11-18	
EFFECTIVE DATE OF EXISTING AGREEMENT: December 31, 2018	

Declaration of Amendment:

By the Requestor(s) and/or Applicant(s) signatures below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from any obligations held under the Agreement or those same laws.

<b>Statement of Certification and Signatures: New Requestor(s) (if applicable)</b>
(Individual)  I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.  Date: _____ Signature: _____  Print Name: _____
(Entity)  I hereby affirm that I am (title _____) of (entity _____); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. _____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.  Date: _____ Signature: _____  Print Name: _____

**Statement of Certification and Signatures: Existing Applicant(s) (an authorized representative of each applicant must sign)**

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(Entity)

I hereby affirm that I am Manager (title) of Salina 1st LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. GAIL MONTPLAISIR signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 4/30/20 Signature: 

Print Name: Gail Montplaisir

**REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT**

Status of Agreement:

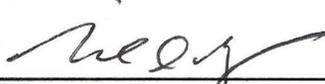
<input type="checkbox"/> <b>PARTICIPANT</b> A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	<input checked="" type="checkbox"/> <b>VOLUNTEER</b> A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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Effective Date of the Original Agreement: December 31, 2018

Signature by the Department:

DATED: 5/14/20

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By:   
\_\_\_\_\_  
Michael J. Ryan, P.E., Director  
Division of Environmental Remediation

**Statement of Certification and Signatures: Existing Applicant(s) (an authorized representative of each applicant must sign)**

(Individual)

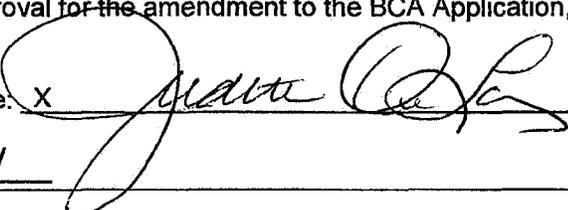
I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(Entity)

I hereby affirm that I am Executive Director (title) of Syracuse Industrial Development Agency (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Judith Delaney's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 4-16-2020 Signature: X 

Print Name: Judith A. Delaney

**REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT**

Status of Agreement:

<input type="checkbox"/> PARTICIPANT A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	<input checked="" type="checkbox"/> VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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Effective Date of the Original Agreement: 12/31/18

Signature by the Department:

DATED: 5/14/20

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By:   
Michael J. Ryan, P.E., Director  
Division of Environmental Remediation

**SUBMITTAL INFORMATION:**

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in Portable Document Format (PDF) must be sent to:

Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020

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**FOR DEPARTMENT USE ONLY**

**BCP SITE T&A CODE:** \_\_\_\_\_ **LEAD OFFICE:** \_\_\_\_\_

**PROJECT MANAGER:** \_\_\_\_\_

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

### Onondaga County Clerk Recording Cover Sheet

Received From :  
STEWART-VAL

Return To :  
BOND SCHOENECK & KING  
PICK UP BOX

Method Returned : MAIL

**First PARTY 1**

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

**First PARTY 2**

SALINA 1ST LLC

Index Type : Land Records

Instr Number : 2019-00049798

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$330.50

Recording Pages : 7

The Property affected by this instrument is situated in Syracuse, in the County of Onondaga, New York

**Real Estate Transfer Tax**

RETT # : 5913

Deed Amount : \$75,000.00

RETT Amount : \$300.00

Total Fees : \$630.50

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) : 12/31/2019

At (Recorded Time) : 3:05:13 PM



Doc ID - 038345850007

*Lisa Dell*

Lisa Dell, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: BHALL Printed On : 12/31/2019 At : 3:06:00PM

File Number: 2019-00049798 Seq: 1

**QUITCLAIM DEED**

*THIS INDENTURE*, made the 31<sup>st</sup> day of December, 2019, **between**

**CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY**, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, duly organized and existing under the laws of the State of New York, with an office at 201 East Washington Street, 6<sup>th</sup> Floor, Syracuse, New York 13202

party of the first part, and

**SALINA 1<sup>ST</sup>, LLC**, a New York limited liability company, having an address at 321 West Taylor Street, Syracuse, New York 13202,

party of the second part,

*WITNESSETH*, that the party of the first part, in consideration of One and 00/100 (\$1.00) dollars, lawful money of the United States, paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, any and all interest the party of the first part may have in and to:

**SEE Schedule A Attached,**

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

**BEING AND INTENDING TO CONVEY** the same premises conveyed from (1) Rebuild Syracuse, Inc. to City of Syracuse Industrial Development Agency, by deed dated October 22, 1994, and recorded in the Onondaga County Clerk's Office on December 6, 1994, in Book 3970 of Deeds at page 266; (2) Rebuild Syracuse, Inc. to City of Syracuse Industrial Development Agency, by deed dated October 27, 1993, and recorded in the Onondaga County Clerk's Office on November 5, 1993, in Book 3884 of Deeds at page 32; (3) Rebuild Syracuse, Inc. to City of Syracuse Industrial Development Agency, by deed dated October 20, 1994, and recorded in the Onondaga County Clerk's Office on December 6, 1994, in Book 3970 of Deeds at page 271; and (4) Ruth M. Rhodes to City of Syracuse Industrial Development Agency, by deed dated March 21, 1996, and recorded in the Onondaga County Clerk's Office on March 22, 1996, in Book 4064 of Deeds at page 84.

*TOGETHER* with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

*TOGETHER* with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever. This deed is subject to the trust provisions of Section 13 of the Lien Law

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

## SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Syracuse, County of Onondaga and State of New York, known and described as part of Block No. 386 bounded as follows: Beginning at a point in the easterly line of South Salina Street distant 100 feet northerly from the intersection of said easterly line of South Salina Street with the northerly line of East Raynor Avenue (formerly Croton Street); thence northerly along said easterly line of South Salina Street 297.19 feet to a point which is 65 feet south of the northwest corner of said Block 386; thence east to a point in the westerly line of Montgomery Street such point being 66 feet south of the northeast corner of said Block 386; thence southerly along the westerly Line of Montgomery Street 34 feet; thence westerly parallel with the north line of said Block 386 to a line midway between Montgomery Street and South Salina Street; thence southerly along said line midway between Montgomery Street and South Salina Street 34.17 feet to the north line of the premises described in a deed by Bessie Meltzer to Ida C. Meltzer and Rosalyn Meltzer recorded in Onondaga County Clerk's Office December 18, 1945 in Book 1181 of Deeds, page 472; thence easterly parallel to said north line of Block 386 and along the north line of the land so deeded to Ida C. Meltzer and Rosalyn Meltzer to a point in the west line of Montgomery Street 134.17 feet south of the north line of said Block 386; thence southerly along the west line of Montgomery Street 135.54 feet to a point 193 feet north of the north line of East Raynor Avenue (formerly Croton Street); thence west parallel with East Raynor Avenue to a line midway between Montgomery Street and South Salina Street, thence southerly along said line midway between Montgomery Street and South Salina Street, the same being the center line of Block 386, to a point on said line 100 feet north of the north line of East Raynor Avenue, thence westerly 91.75 feet to the place of beginning.

EXCEPTING, ALL THAT TRACT OR PARCEL OF LAND situate in the City of Syracuse, County of Onondaga and State of New York, known and described as part of Block No. 386, bounded as follows: Beginning on the west line of Montgomery Street 66 feet south of the northeast corner of Block No. 386; thence south on the west line of Montgomery Street 34 feet; thence westerly parallel with the north line of said Block 96.78 feet more or less to a point midway between the east line of South Salina Street and the west line of Montgomery Street; thence northerly along the said midway line about 34 feet to the south line of lands heretofore deeded by Justus Newell to Grillenberger; thence easterly parallel with the northerly line of said Block No. 386 and along the south line of lands heretofore deeded by Justus Newell to Grillenberger 97.43 feet to the place of beginning.

ALSO EXCEPTING THEREFROM ALL THAT TRACT OR PARCEL OF LAND situate in the City of Syracuse, County of Onondaga and State of New York, described as part of Block 386 bounded as follows:

Beginning at a point in the easterly line of South Salina Street distant northerly 100 feet from the intersection of said easterly line of South Salina with the northerly line of East Raynor Avenue (formerly Croton Street); Thence northerly along said easterly line of South Salina Street 169.71 feet; thence east to a point in the westerly line of Montgomery Street which is 193.31 feet southerly from the north line of Block 386 and 76.40 feet northerly along the westerly line of Montgomery Street from the southerly line of the premises conveyed herewith on Montgomery Street; thence southerly along the westerly line of Montgomery Street 76.40 feet to a point 193 feet north of the north line of East Raynor Avenue; thence westerly 93.52 feet along said southerly line parallel to East Raynor Avenue to a line midway between Montgomery Street and South Salina Street; thence southerly along said line midway between Montgomery Street and South Salina Street, the same being the center line of Block 386, to a point on said Line 100 feet north from the north line of East Raynor Avenue; thence westerly 91.75 feet to the place of beginning.

ALSO EXCEPTING THEREFROM ALL THAT TRACT OR PARCEL OF LAND situate in the City of Syracuse, County of Onondaga and State of New York, being part of Block 386 in said City and being more specifically described as follows:

Beginning at a point in the easterly line of South Salina Street North 5°-47'-20" West a distance of 269.71 feet measured along said easterly line from the intersection of said easterly line with the northerly line of E. Raynor Ave., running thence North 5°-47'-20" West a distance of about 44.60 feet along the easterly line of South Salina Street to the south face of the wall of an

existing building, thence North 86°-13' East a distance of 191.67 feet along the south face of the wall of said existing building and a prolongation easterly thereof to a point in the westerly line of Montgomery Street, thence South 3° 36'-10" East a distance of about 44.19 feet along the westerly line of Montgomery Street to a point, thence South 86°-06' West a distance of 189.91 feet to the place of beginning.

The premises herein conveyed are also described as follows: ALL THAT TRACT OR PARCEL OF LAND being a part of Block 386, City of Syracuse, New York, being more particularly described as follows: Beginning at a point N 5° 47' 20" W, 314.31 feet from the intersection of the north line of East Raynor Avenue and the East line of South Salina Street, thence continuing north 5° 47' 20" W, a distance of 82.13 feet to a point 66 feet from the northwest corner of Block 386; thence N 86° 5' 50" E about 97.43 feet to the middle of Block 386; thence south on a line parallel with the east line of South Salina Street 68.17 feet to a point; thence north 86° 5' 50" E, 96.13 feet to a point on the west line of Montgomery St.; thence south 3° 36' 10" E, 14.95 feet to a point; thence south 86° 13' E, 191.67 feet to the point and place of beginning.

ALSO ALL THAT TRACT OR PARCEL OF LAND, located in the City of Syracuse, County of Onondaga and State of New York, being more particularly described as being Lot 10P 8 & 12, Block 380, designated as Tax Map Book 2, Plate 157, Parcel 22, Property #1862003700, 89.75 x 100 feet, Vacant Lot.

This property is commonly known as 1016-18 Montgomery Street.

ALSO ALL THAT TRACT OR PARCEL OF LAND, located in the City of Syracuse, County of Onondaga and State of New York, being more particularly described as being Lot P2 Block 386, designated as Tax Map Book 2, Plate 157, Parcel 20, Property #1862003900, 33 x 80 feet, Vacant Lot.

This property is commonly known as 1028 Montgomery Street.

ALSO ALL THAT TRACT OR PARCEL OF LAND, located in the City of Syracuse, County of Onondaga and State of New York, being more particularly described as being Lot P2 and 4 Block 386, designated as Tax Map Book 2, Plate 157, Parcel 19, Property #1862004000, 33 x 80 feet, Vacant Lot.

This property is commonly known as 1030 Montgomery Street.

ALSO ALL THAT TRACT OR PARCEL OF LAND, located in the City of Syracuse, County of Onondaga and State of New York, being more particularly described as being Lot 9 P7 & 11, Block 380, FL P Abandoned Street, designated as Tax Map Book 2, Plate 157, Parcel 14, Property #1879003400, 89.75 x 117, Ang. Billboards.

This property is commonly known as 1029 South Salina Street.

ALSO ALL THAT TRACT OR PARCEL OF LAND, located in the City of Syracuse, County of Onondaga and State of New York, being more particularly described as being Lot P13, 14, 12 & 11, Block 380 designated as Tax Map Book 2, Plate 157, Parcel 15, Property #1879003500, 40 x 123.18 feet. Vacant Lot.

This property is commonly known as 1045-47 South Salina Street.

ALSO ALL THAT TRACT OR PARCEL OF LAND, located in the City of Syracuse, County of Onondaga and State of New York, being more particularly described as being Lot P13 & 14, 15 to 20, Block 380, designated as Tax Map Book 2, Plate 157, Parcel 16, Property #1879003600, 158.75 x 200 x 157.85 feet, Vacant Lot.

This property is commonly known as 1049-71 South Salina Street.

ALSO ALL THAT TRACT OR PARCEL OF LAND, located in the City of Syracuse, County of Onondaga and State of New York, being more particularly described as being Lot P1 and 2, Block 386, designated as Tax Map Book 2, Plate 157, Parcel 17, Property #1879003700, 33 x 114.89 feet, Vacant Lot.

This property is commonly known as 1073-79 South Salina Street.

ALSO ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, in the County of Onondaga and State of New York, known and distinguished as being part of Block No. 386 in said City and bounded and described as follows:

Beginning at a point in the easterly line of South Salina Street 33 feet southerly from the northwest corner of said Block 386; running thence easterly parallel with the northerly line of said Block about 115 feet to the easterly line of premises conveyed to Stephen A. Caraher by James Cahill and his wife by deed recorded in the Onondaga County Clerk's Office December 31, 1909 in Book 397 of Deeds at Page 196; thence southerly along the easterly line of said premises about 33 feet to the southeast corner thereof; thence westerly along the southerly line of said premises 114.89 feet to the easterly line of South Salina Street; thence northerly along the easterly line of South Salina Street 33 feet to the place of beginning.

Known as 1081-1085 South Salina Street, Syracuse.

ALSO ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga and State of New York, briefly described as follows: Being part of Farm Lot No. 203 Block 380, described as follows: Beginning at a point on the west side of Montgomery Street, about one hundred fifty-seven and eighty-seven hundredths feet (157-87/100) northerly from the southerly line of Farm Lot No. 203 running thence northerly along the west side of Montgomery Street about thirty-nine and eighty-eight one hundredths feet (39-88/100) thence westerly to the northeast corner of land deeded by John Dunfee to John Marbes; thence southerly along Marbes east line 39-88/100 feet; thence easterly and parallel with the northerly line to the place of beginning said premises being known as No. 1020 Montgomery Street.

**THE ABOVE-DESCRIBED PREMISES ARE MORE MODERNLY DESCRIBED AS FOLLOWS:**

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Syracuse, County of Onondaga and State of New York and being part of Blocks 380 and 386 in said City and being more particularly described as follows:

BEGINNING at a point in the easterly road boundary of South Salina Street (99 feet wide), said point being 314.25 feet from the northerly road boundary of East Raynor Avenue said point also being the northwesterly corner of lands now or formerly owned by Greater New Testament Missionary Baptist Church, Inc., as recorded in the Onondaga County Clerk's Office in Book 3106 of Deeds at Page 62;

thence N. 05° 47' 20" W., along said easterly road boundary of South Salina Street, a distance of 148.94 feet to the northwesterly corner of said Block 386 and the southwest corner of said Block 380;

thence N. 08° 02' 00" W., continuing along said easterly road boundary said South Salina Street, a distance of 288.47 feet to its intersection with the southwest corner of lands now or formerly owned by Southeast Gateway Community Development Corporation as recorded in the Onondaga County Clerk's Office in Book 5173 of Deeds at Page 46;

thence N. 85° 56' 48" E., along the southerly line of said Southeast Gateway Community Development Corporation, a distance of 219.65 feet to its intersection with the westerly road boundary of Montgomery Street (60 feet wide), said point being 180.00 feet southerly from the southerly road boundary of Burt Street;

thence S. 03° 36' 10" E., along said westerly road boundary of Montgomery Street, a distance of 354.33 feet to its intersection with the northeasterly corner of lands now or formerly owned by New Jerusalem Baptist Church as recorded in the Onondaga County Clerk's Office in Book 2329 of deeds at Page 757;

thence along the lands of said New Jerusalem Baptist Church the following four (4) courses and distances:

1. S. 86° 06' 19" W., a distance of 80.00 feet to an angle point;
2. S. 86° 07' 22" W., a distance of 17.42 feet to a point;
3. S. 04° 41' 47" E., a distance of 68.18 feet to a point;
4. N. 86° 06' 19" E., a distance of 96.12 feet to its intersection with said westerly road boundary of Montgomery Street;

thence S. 03° 36' 10" E., along said westerly road boundary of Montgomery Street, a distance of 14.71 feet to its intersection with the northeasterly corner of said Greater New Testament Missionary Baptist Church, Inc.;

thence S. 86° 06' 37" W., along the northerly line of said Greater New Testament Missionary Baptist Church, Inc. a distance of 191.69 feet to the point of beginning.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

City of Syracuse Industrial Development Agency

By: *Judith Delaney*  
Judith Delaney, Executive Director

STATE OF NEW YORK )  
 ) SS.:  
COUNTY OF ONONDAGA )

On the 24<sup>th</sup> day of December in the year 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared **Judith Delaney** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

*Lori L. McRobbie*  
Notary Public

LORI L. McROBBIE  
Notary Public, State of New York  
Qualified in Onondaga Co. No. 01MC5055591  
Commission Expires on Feb. 12, 2022

*Record & return  
B & K  
mail code 01710*