



HANCOCK
ESTABROOK, LLP

COUNSELORS AT LAW

SHERRIE L. PLOUFF, PARALEGAL
splouff@hancocklaw.com

February 1, 2017

VIA FEDERAL EXPRESS

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

Re: Camillus Cutlery Company Site
BCP Site Number C734142 / Index No. C734142-01-13

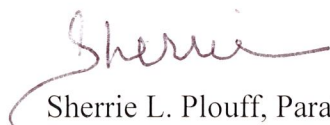
Dear Sir/Madam:

Enclosed please find a file stamped copy and a copy of the receipt for recording the Notice of Certificate of Completion in the Onondaga County Clerk's Office.

Thank you for your courtesies and consideration. Please let me know if you need any additional information or have any questions.

Very truly yours,

HANCOCK ESTABROOK, LLP



Sherrie L. Plouff, Paralegal

/slp

Enclosures

cc: Christopher Mannes, NYSDEC (Region 7)

RECEIVED
RECEIVED
FEB 02 2017
BUR. OF TECH. SUPPORT

NOTICE OF CERTIFICATE OF COMPLETION

Brownfield Cleanup Program

6 NYCRR Part 375-1.9(d)

Former Camillus Cutlery Company Site, Site ID No. C734142

52 -54 Genesee Street, Camillus, New York 13031

Village of Camillus, Onondaga County

Tax Map Identification Number(s): 002-01-02.1, 002.-01-03.0, and 002.-01-04.0

PLEASE TAKE NOTICE, 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) to Camillus Mills, LLC; Camillus Mills Redevelopment Company, Inc; Franklin Camillus, LLC; Camillus Holdings, Inc.; Sweet Spot Realty, LLC for a parcel approximately 4.297 acres located at 52-54 Genesee Street in the Village of Camillus and Onondaga County.

PLEASE TAKE NOTICE, the Certificate was 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.

PLEASE TAKE NOTICE, 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):

- ☐ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- ☐ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- ☒ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or 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 Liber and Page 5393/872

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, 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

Former Camillus Cutlery Company, Site No. C734142, 52-54 Genesee Street Camillus, New York 13031

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.

PLEASE TAKE NOTICE, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

PLEASE TAKE NOTICE, the Certificate may only 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 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

PLEASE TAKE NOTICE, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

PLEASE TAKE NOTICE, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 7 located at 615 Erie Boulevard West Syracuse, New York 13204, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

Camillus Mills, LLC

By:

Title: MANAGING MEMBER

Date: JANUARY 19, 2017

STATE OF NEW YORK) SS:
COUNTY OF *Orange*)

On the 19th day of January, in the year 2017, before me, the undersigned, personally appeared [Signature], 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

C. DANIEL SHULMAN
Notary Public, State of New York
Qualified in Onondaga County
No. 34-8981350
Commission Expires 2/28/2019

Please record and return to:

Camillus Mills, LLC
Attn: Douglas B. Sutherland
221 Division Street
Syracuse, New York 13204

Exhibit A
Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Camillus, Town of Camillus, County of Onondaga and State of New York, being part of Lot 80 in said Village and Town and being more particularly described as follows:

BEGINNING at the intersection of the common line between lands now or formerly owned by Solvay Bank as recorded in the Onondaga County Clerk's Office in Liber of Deeds #4972, Page #347 and lands now or formerly owned by Green Leaf Holding I, LLC, as recorded in the Onondaga County Clerk's Office in Liber of Deeds #5046, Page #410 with the northerly line of New York State Route 5 (West Genesee Street);

thence N.00°30'20"E., along the easterly line of said Solvay Bank property, a distance of 117.64 feet to a point for corner;

thence N. 77°22'00"W., along the northerly line of said Solvay Bank property, a distance of 85.27 feet to a point for corner in the easterly line of North Street;

thence N.17°26'00"E., along the easterly line of said North Street, a distance of 18.00 feet to a point for corner, said point being the southwesterly corner of lands now or formerly owned by R&R Enterprises, LLC as recorded in the Onondaga County Clerk's Office in Liber of Deeds #5132, Page #551;

thence S.77°22'00"E., along the southerly line of said R&R Enterprises, LLC property, a distance of 72.00 feet to a point for corner;

thence N.07°46'00"E., along the easterly line of said R&R Enterprises, LLC property, a distance of 86.26 feet to a point for corner;

thence N.73°53'00"W., along the northerly line of said R&R Enterprises, LLC property, a distance of 57.28 feet to a concrete monument found for corner in the easterly line of North Street;

thence N.17°48'00"E., along the easterly line of said North Street, a distance of 75.00 feet to a monument found corner, said monument found being the southwesterly corner of lands now or formerly owned by Cashmier Kotlarz III as recorded in the Onondaga County Clerk's Office in Liber of Deeds #4986, Page #881;

thence S. 73°53'00"E., along the southerly line of said Kotlarz property, a distance of 79.68 feet to a point for corner;

thence N.24°20'46"E., along the easterly line of said Kotlarz property and the easterly line of lands now or formerly owned by Erin M. MacArthur as recorded in the Onondaga County Clerk's Office in Liber of Deeds #4974, Page #598, a distance of 79.97 feet to a point for corner;

thence N.24°29'57"E., along the easterly line of said MacArthur property and the easterly line of lands now or formerly owned by Karen A. Robinson as recorded in the Onondaga County Clerk's office In Liber of Deeds #4910, Page #826, a distance of 84.56 feet to a point for corner;

thence N.22°44'33"E., along the easterly line of said Robinson property and the easterly line of lands now or formerly owned by Robert J. Oliver III as recorded in the Onondaga County Clerk's Office in Liber of Deeds #5074, Page #858, a distance of 52.54 feet to a point for corner;

thence N.22°17'06"E., along the easterly line of said Oliver property, a distance of 64.76 feet to a point for corner, said point being the southeasterly corner of lands now or formerly owned by Jason Durstine as recorded in the Onondaga County Clerk's Office in Liber of Deeds #5085, Page #82;

thence N.34°24'46"E., along the easterly line of said Durstine property, a distance of 18.48 feet to a point for corner;

thence N.30°55'26"E., continuing along the easterly line of said Durstine property, a distance of 48.09 feet to a point for corner in the southerly line of lands now or formerly owned by Thomas J. & Claire M. Grant as recorded in the Onondaga County Clerk's Office in Liber of Deeds #3626, Page #145;

thence S.70°04'00"E., along the southerly line of said Grant property, a distance of 4.66 feet to a point for corner;

thence N.33°54'49"E., along the easterly line of said Grant property, a distance of 63.81 feet to a point for corner, said point being the southeasterly corner of lands now or formerly owned by Renee M. Valerino as recorded in the Onondaga County Clerk's Office in Liber of Deeds #4833, Page #245;

thence N.36°11'57"E., along the easterly line of said Valerino property, a distance of 41.76 feet to a point for corner, said point being the southeasterly corner of lands now or formerly owned by Russell P. Karesek as recorded in the Onondaga County Clerk's Office in Liber of Deeds #4108, Page #141;

thence N.31°05'39"E., along the easterly line of said Karesek property, a distance of 50.45 feet to a point for corner, said point being the northeasterly corner of said Karesek property;

thence N.71°09'44"W., along the northerly line of said Karesek property, a distance of 12.57 feet to a point for corner, said point being the southeasterly corner of lands now or formerly owned by Thomas J. And Claire M. Grant as recorded in the Onondaga County Clerk's Office in Liber of Deeds #4625, Page #123;

thence N.27°55'56"E., along the easterly line of said Grant property, a distance of 61.18 feet to a point for corner in the southerly line of lands now or formerly owned by Robert G. Stanton as recorded in the Onondaga County Clerk's Office in Liber of Deeds #4376, Page #266;

thence S.71°09'44"E., along the southerly line of said Stanton property, a distance of 64.02 feet to a point for corner;

thence N.30°49'06"E., along the easterly line of said Stanton property, a distance of 15.04 feet to a point in the westerly line of Newport Road;

thence along the westerly line of said Newport Road, the following:

S.05°52'04"W., a distance of 56.85 feet to a point;

S.04°59'41"E., a distance of 143.08 feet to a point;

S.80°47'51"E., a distance of 13.90 feet to point;

S.09°11'03"W., a distance of 55.00 feet to a point;

S.09°10'52"W., a distance of 96.48 feet to a point;

S.63°17'36"E., a distance of 15.95 feet to a point;

S.09°41'00"W., a distance of 23.50 feet to a point on the westerly edge of Nine Mile Creek; thence along the edge of Nine Mile Creek the following;

S.20°36'34"W., a distance of 64.26 feet to a point;

S.01°50'03"W., a distance of 30.73 feet to a point;

S.22°40'50"W., a distance of 39.76 feet to a point;

S.19°06'42"W., a distance of 82.46 feet to a point;

S.35°06'19"W., a distance of 58.05 feet to a point;

S.23°01'45"W., a distance of 103.51 feet to a point;

S.28°32'50"W., a distance of 54.52 feet to a point;

S.33°29'01"W., a distance of 3.88 feet to a point;

thence S.89°41'10"W., along the northerly line of said Genesee Street, a distance of 144.81 feet to a point;

thence S.00°20'29"W., a distance of 13.15 feet to a point;

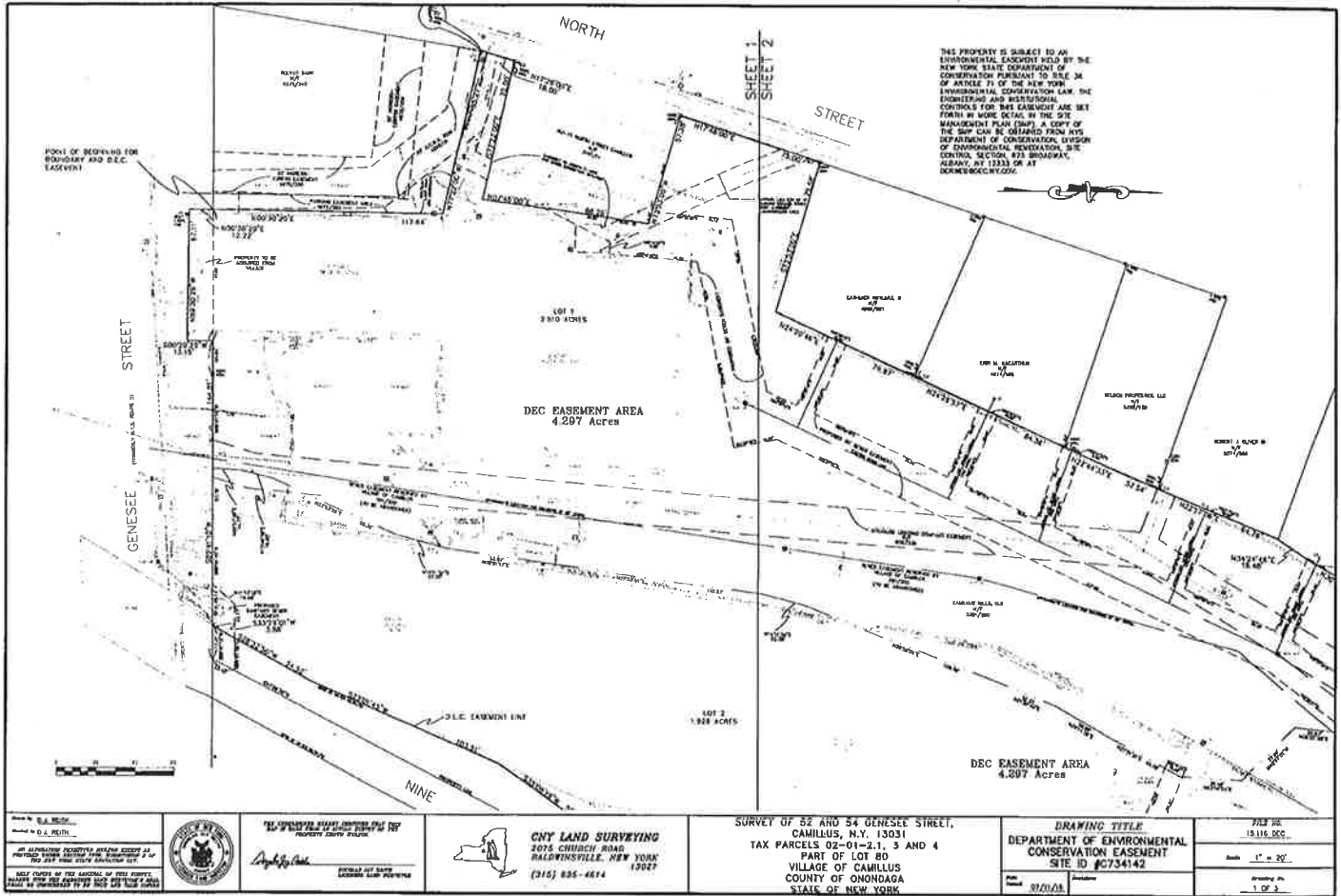
thence S.89°30'20"W., a distance of 67.11 feet to a point;

thence N.00°30'20"E., a distance of 12.22 feet to the POINT OF BEGINNING.
CONTAINING 4.297 acres of land more or less.

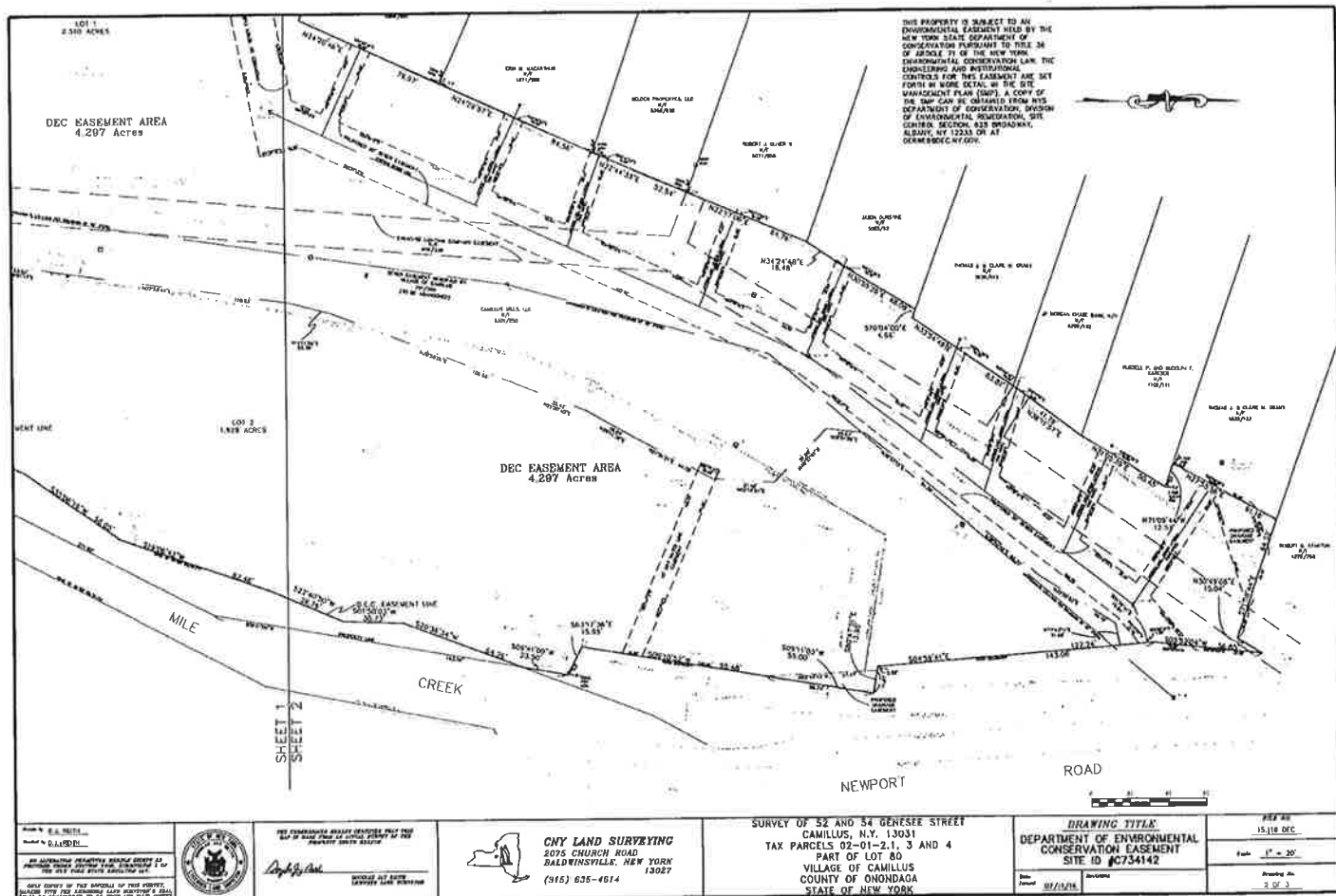
The hereinbefore described parcel of land is subject to any and all easements and/or rights of ways of record.

Exhibit B

Site Survey



<p>Drawn by: E.A. BROWN Checked by: G. L. BROWN</p> <p>ON REMAINING PROPERTY INTERESTS AS PROVIDED UNDER THE EASEMENT OF LOT 80 AND THE NEW YORK ENVIRONMENTAL CONSERVATION LAW.</p> <p>ONLY CHANGES TO THE ORIGINAL OF THIS EASEMENT, WHICH HAVE BEEN APPROVED BY THE DEC, ARE TO BE CONSIDERED AS VALID.</p>		<p>THE OFFICIAL STATE SURVEYOR FOR THE PROPERTY SURVEYED</p> <p><i>Signature</i></p> <p>OFFICIAL STATE SURVEYOR</p>	<p>CNY LAND SURVEYING 2015 CHURCH ROAD BALDWINVILLE, NEW YORK 13007 (315) 835-4674</p>	<p>SURVEY OF 52 AND 54 GENESEE STREET, CAMILLUS, N.Y. 13031 TAX PARCELS 02-01-2, 3 AND 4 PART OF LOT 80 VILLAGE OF CAMILLUS COUNTY OF ONONDAGA STATE OF NEW YORK</p>	<p>DRAWING TITLE DEPARTMENT OF ENVIRONMENTAL CONSERVATION EASEMENT SITE ID #0734142</p> <p>Scale: 1" = 20'</p> <p>Sheet: 1 OF 3</p>	<p>FILE NO. 13.116.000</p> <p>Scale: 1" = 20'</p> <p>Sheet: 1 OF 3</p>
---	--	---	--	--	---	---





NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
11/14/2016



SITE DESCRIPTION

SITE NO. C734142

SITE NAME Former Camillus Cutlery Company Site

SITE ADDRESS: 52 - 54 Genesee Street **ZIP CODE:** 13031

CITY/TOWN: Camillus

COUNTY: Onondaga

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Monitoring Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operation and Maintenance (O&M) Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Periodic Review Frequency: Annual

Periodic Review Report Submitted Date: April 1, 2018

Description of Institutional Control

Camillus Mills, LLC

221 Division Street

52 Genesee Street

Environmental Easement

Block: 01

Lot: 02

Sublot: 1

Section: 002

Subsection:

S_B_L Image: 002-01-02.1

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

54 Genesee Street

Environmental Easement

Block: 01
Lot: 04
Sublot: 0
Section: 002
Subsection:
S_B_L Image: 002-01-04.0
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Genesee Street

Environmental Easement
Block: 01
Lot: 03
Sublot: 0
Section: 002
Subsection:
S_B_L Image: 002-01-03.0
Ground Water Use Restriction
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Description of Engineering Control

Camillus Mills, LLC

221 Division Street
52 Genesee Street
Environmental Easement
Block: 01
Lot: 02
Sublot: 1
Section: 002
Subsection:
S_B_L Image: 002-01-02.1
Cover System
Vapor Mitigation

54 Genesee Street

Environmental Easement
Block: 01
Lot: 04
Sublot: 0
Section: 002
Subsection:
S_B_L Image: 002-01-04.0
Cover System

Block: 01

Lot: 04

Sublot: 0

Section: 002

Subsection:

S_B_L Image: 002-01-04.0

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

Genesee Street

Environmental Easement

Block: 01

Lot: 03

Sublot: 0

Section: 002

Subsection:

S_B_L Image: 002-01-03.0

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

Description of Engineering Control

Camillus Mills, LLC

221 Division Street

52 Genesee Street

Environmental Easement

Block: 01

Lot: 02

Sublot: 1

Section: 002

Subsection:

S_B_L Image: 002-01-02.1

Cover System

Vapor Mitigation

54 Genesee Street

Environmental Easement

Block: 01

Lot: 04

Sublot: 0

Section: 002

Subsection:

S_B_L Image: 002-01-04.0

Cover System

Vapor Mitigation

Genesee Street

Environmental Easement

Block: 01

Lot: 03

Sublot: 0

Section: 002

Subsection:

S__B__L Image: 002-01-03.0

Cover System

Vapor Mitigation

14:28 01/20/17 221417 EK DB-5409P-531

14:28 01/20/17 221417 EK DB-5409P-531

ONONDAGA COUNTY CLERK

401 MONTGOMERY ST.

SYRACUSE NY 13202

PHONE: 435-2227

RECEIPT #: 1329860 DATE: 01/20/17 14:28

From: HANCOCK ESTA EK

Instrument #: 221417

NAME: FORMER CAMILLUS CUTLERY COMP

CD#	DESCRIPTION	AMOUNT
24	RMI	0.00
01	TAX TRANSFER	0.00
11	RECORD DEEDS	0.00
	Total	\$0.00
	Receipt Total	\$0.00
	CHECK	0.00
	Total Paid	0.00
	Change	0.00