

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 | F: (518) 402-9020
www.dec.ny.gov

December 28, 2021

Dino Peios
Ranalli/Taylor St., LLC
PO Box 678
Liverpool, NY 13088

Dino Peios
CELLH LLC
JMA EDGE SERVICES, LLC
JMA TECH LLC
JMA Tech Properties Holdings LLC
JMA Tech Properties, LLC
PREVAIL NY LLC
XRN LLC
7645 Henry Clay Blvd.
Liverpool, NY 13088

Re: Certificate of Completion
Former Coyne Textile, Site No.: C734144
City of Syracuse, Onondaga County,

Dear Mr. Peios:

Congratulations on having satisfactorily completed the remedial program at the Former Coyne Textile site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the 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 the Notice of Certificate of Completion in the recording office for the county 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 the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame



Department of
Environmental
Conservation

specified. A standard Notice of Certificate of Completion form is attached to this letter.

- Provide electronic copies of the recorded Notice and proof of recording to the Department's project manager. Please return the hard copy of the proof of recording to:

Michael Belveg, Region 7
New York State Department of Environmental Conservation
Division of Environmental Remediation
615 Erie Blvd. West
Syracuse, NY 13204

- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- 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 site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April 2023.

If you have any questions regarding any of these items, please contact Michael Belveg at 315-426-7446.

Sincerely,

Susan Edwards

Susan Edwards, P.E.
Acting Director
Division of Environmental Remediation

Enclosure

cc w/ enclosure:

Samantha Miller, smiller@chacompanies.com
Dean Sommer, dsommer@youngsommer.com
Christine Vooris, christine.vooris@health.ny.gov
Scarlett McLaughlin, scarlett.mclaughlin@health.ny.gov
Angela Martin, angela.martin@health.ny.gov
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

Michael Belveg

Gary Priscott

David Harrington

Margaret Sheen

Kelly Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

CELLH LLC
JMA EDGE SERVICES, LLC
JMA TECH LLC
JMA Tech Properties Holdings LLC
JMA Tech Properties, LLC
PREVAIL NY LLC
XRN LLC
Ranalli/Taylor St., LLC

Address

7645 Henry Clay Blvd., Liverpool, NY 13088
7645 Henry Clay Blvd., Liverpool, NY 13088
7645 Henry Clay Blvd., Liverpool, NY 13088
7645 Henry Clay Blvd., Liverpool, NY 13088
7645 Henry Clay Blvd., Liverpool, NY 13088
7645 Henry Clay Blvd., Liverpool, NY 13088
7645 Henry Clay Blvd., Liverpool, NY 13088
PO Box 678, Liverpool, NY 13088

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 6/2/17 **Agreement Execution:** 10/2/17

Agreement Index No.: C734144-05-17

Application Approval Amendment: none

Agreement Execution Amendment: 6/10/20

Application Approval Amendment: 2/25/21

Agreement Execution Amendment: 2/25/21

Application Approval Amendment: 6/16/21

Agreement Execution Amendment: 6/16/21

Application Approval Amendment: 7/28/21

Agreement Execution Amendment: 7/28/21

Application Approval Amendment: 12/22/21

Agreement Execution Amendment: 12/22/21

SITE INFORMATION:

Site No.: C734144 **Site Name:** Former Coyne Textile

Site Owner: Ranalli/Taylor St., LLC and JMA Tech Properties, LLC

Street Address: 1002-1022 Salina Street & Cortland Avenue; 120-154 Cortland Street; 40 Salina Street & Tallman Street; abandoned road bed of a portion of South Clinton Street

Municipality: Syracuse

County: Onondaga

DEC Region: 7

Site Size: 3.255 Acres

Tax Map Identification Number(s): 094.-05-06.0, 094.-20-01.0, 094.-20-02.0, 28,500 sq ft of South Clinton St

Percentage of site located in an EnZone: 100 %

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 applicable remediation requirements set forth in the ECL 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: Commercial and Industrial

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

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 25 %.

Tangible Property Credit is 15%. Comprised of 10% Base, 5% EnZone.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

The Remedial Program includes use restrictions or reliance on the long-term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Onondaga County as 2021-00048750 and 2021-00048743.

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/REVOCATION

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) there is good cause for such modification or revocation;
- (5) 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;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

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 is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By: Susan Edwards Date: 12/28/2021

Susan Edwards, P.E., Acting Director
Division of Environmental Remediation



NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)

Former Coyne Textile, Site ID No. C734144
1002-1022 Salina Street & Cortland Avenue; 120-154 Cortland Street; 40 Salina Street & Tallman Street;
and abandoned road bed of a portion of South Clinton Street, Syracuse, NY, 13202
Syracuse, Onondaga County,
Tax Map Identification Numbers: 094.-05-06.0, 094.-20-01.0, 094.-20-02.0

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 Ranalli/Taylor St., LLC, CELLH LLC, JMA EDGE SERVICES, LLC, JMA TECH LLC, JMA Tech Properties Holdings LLC, JMA Tech Properties, LLC, PREVAIL NY LLC, and XRN LLC for parcels totaling approximately 2.611 acres located at 1002-1022 Salina Street & Cortland Avenue; 120-154 Cortland Street; and 40 Salina Street & Tallman Street in the City of Syracuse, 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 2021-00048750.

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

***Former Coyne Textile, Site #C734144, 1002-1022 Salina Street & Cortland Avenue; 120-154 Cortland Street;
40 Salina Street & Tallman Street; and abandoned road bed of a portion of South Clinton Street,
Syracuse, NY 13202***

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.

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 be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

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, 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, a copy of the Certificate can be reviewed at the NYSDEC's Region 7 office located at 615 Erie Blvd. West, Syracuse, NY 13204, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C734144>.

WHEREFORE, the undersigned has signed this Notice of Certificate

Ranalli/Taylor St., LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 20 __, 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

Please record and return to:

Ranalli/Taylor St., LLC
Dino Peios
PO Box 678
Liverpool, NY 13088

NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)

Former Coyne Textile, Site ID No. C734144
1002-1022 Salina Street & Cortland Avenue; 120-154 Cortland Street; 40 Salina Street & Tallman Street;
and abandoned road bed of a portion of South Clinton Street, Syracuse, NY, 13202
Syracuse, Onondaga County, 28,500 square feet of South Clinton Street

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 Ranalli/Taylor St., LLC, CELLH LLC, JMA EDGE SERVICES, LLC, JMA TECH LLC, JMA Tech Properties Holdings LLC, JMA Tech Properties, LLC, PREVAIL NY LLC, and XRN LLC for a parcel totaling approximately 0.644 acres located at an abandoned road bed of a portion of South Clinton Street in the City of Syracuse, 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 2021-00048743.

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 Coyne Textile, Site #C734144, 1002-1022 Salina Street & Cortland Avenue; 120-154 Cortland Street; 40 Salina Street & Tallman Street; and abandoned road bed of a portion of South Clinton Street, Syracuse, NY 13202

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, 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 be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

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, 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, a copy of the Certificate can be reviewed at the NYSDEC's Region 7 office located at 615 Erie Blvd. West, Syracuse, NY 13204, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C734144>.

WHEREFORE, the undersigned has signed this Notice of Certificate

JMA Tech Properties, LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 20__, 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

Please record and return to:
Ranalli/Taylor St., LLC
Dino Peios
PO Box 678
Liverpool, NY 13088

Exhibit A
Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

PARCEL 1 ENVIRONMENTAL EASEMENT DESCRIPTION:

Beginning at a point in the westerly boundary of Clinton Street at its intersection with the northerly boundary of Tallman Street; running thence N 21°00'20" E along said westerly boundary of Clinton Street, a distance of 299.66 feet to an angle point therein; thence N 12°55'00" W continuing along said westerly boundary of Clinton Street, a distance of 165.32 feet to a point therein; thence N 77°09'30" E through said Clinton Street, a distance of 50.00 feet to a point in the easterly boundary of said Clinton Street; thence S 12°55'00" E along said easterly boundary of Clinton Street, a distance of 209.17 feet to an angle point therein; thence S 21°00'20" W continuing along said easterly boundary of Clinton Street, a distance of 267.14 feet to a point in said northerly boundary of Tallman Street; thence N 88°57'50" W along the westerly prolongation of said northerly boundary of Tallman Street, a distance of 70.22 feet to the point of beginning.

Area=0.644± acres

A portion of property located in the City of Syracuse, Onondaga County, New York

Lot 1,2,3,11 & Pt C Blk 1 0 Tr Vg & L Fl 336 546.21x140x378x28 BldgxUnf

Lot 1 Bl 385 150x166.95 Triang Vac

Lot 3 & P2 Bl 385 253.84x193.25x256.86 Ang

SCHEDULE "A" PROPERTY DESCRIPTION

PARCEL 2 ENVIRONMENTAL EASEMENT DESCRIPTION:

Beginning at a point in the westerly boundary of South Salina Street at its intersection with the northerly boundary of Tallman Street; running thence N 5°47'20" W along said westerly boundary of South Salina Street, a distance of 397.36 feet to a point in the southeasterly boundary of Cortland Avenue; thence S 21°00'20" W along said southeasterly boundary of Cortland Avenue, a distance of 419.46 feet to a point in said northerly boundary of Tallman Street; thence S 88°52'10" E along said northerly boundary of Tallman Street, a distance of 190.47 feet to the point of beginning.

Area = 0.862± acres

Subject to any easements and restrictions of record.

A portion of property located in the City of Syracuse, Onondaga County, New York

Lot 1,2,3,11 & Pt C Blk 1 0 Tr Vg & L Fl 336 546.21x140x378x28 BldgxUnf

Lot 1 Bl 385 150x166.95 Triang Vac

Lot 3 & P2 Bl 385 253.84x193.25x256.86 Ang

PARCEL 3 ENVIRONMENTAL EASEMENT DESCRIPTION:

Beginning at a point in the northerly boundary of Tallman Street at its intersection with the westerly boundary of Cortland Avenue; running thence N 88°52'10" W along said northerly boundary of Tallman Street, a distance of 23.91 feet to an angle point therein; thence N 88°57'50" W continuing along said northerly boundary of Tallman Street, a distance of 116.58 feet to a point in the easterly boundary of Clinton Street; thence N 21°00'20" E along said easterly boundary of Clinton Street, a distance of 267.14 feet to an angle point therein; thence N 12°55'00" W continuing along said easterly boundary of Clinton Street, a distance of 112.67 feet to a point in the southerly boundary of lands conveyed to JMA Tech Properties LLC by deed recorded in the Onondaga County Clerk's Office as Instrument No. 2019-48292; thence easterly, northeasterly, southeasterly, northerly and easterly along said southerly boundary of lands conveyed to JMA Tech Properties LLC the following courses and distances: 1) N 77°09'30" E, 75.71 feet; 2) N 21°00'20" E, 32.51 feet; 3) S 64°47'54" E, 26.26 feet; 4) N 12°55'00" W, 89.93 feet; 5) N 77°09'30" E, 177.54 feet to a point in the westerly boundary of South Salina Street; thence S 12°50'30" E along said westerly boundary of South Salina Street, 15.45 feet to a point in said westerly boundary of Cortland Avenue; thence S 21°00'20" W along said westerly boundary of Cortland Avenue, a distance of 546.13 feet to the point of beginning.

Area=1.749± acres

Subject to any easements and restrictions of record.

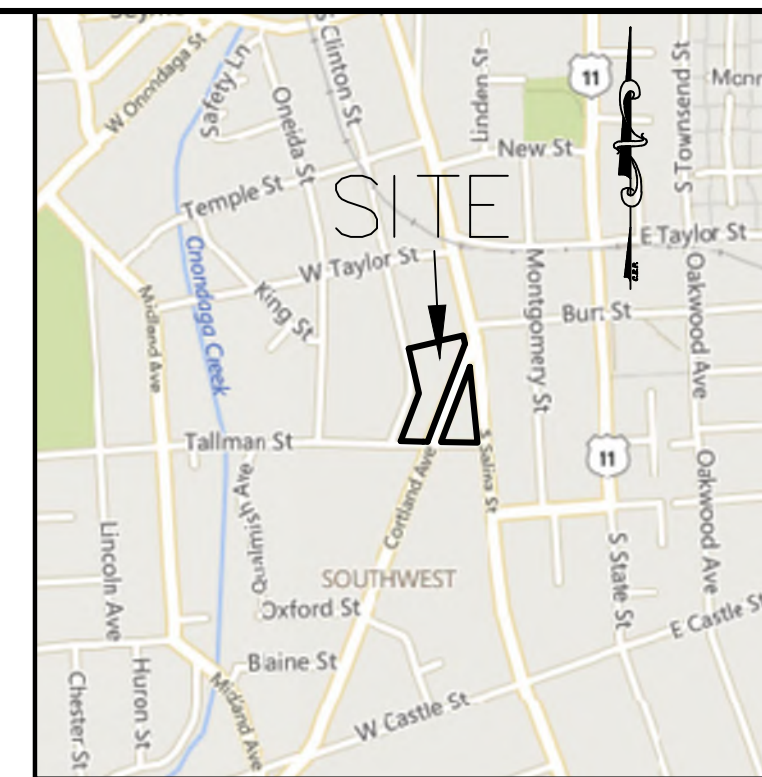
A portion of property located in the City of Syracuse, Onondaga County, New York

Lot 1,2,3,11 & Pt C Blk 10 Tr Vg & L Fl 336 546.21x140x378x28 BldgxUnf

Lot 1 Bl 385 150x166.95 Triang Vac

Lot 3 & P2 Bl 385 253.84x193.25x256.86 Ang

Exhibit B
Site Survey



ENVIRONMENTAL EASEMENT DESCRIPTION

PARCEL 1:
Beginning at a point in the westerly boundary of Clinton Street at its intersection with the northerly boundary of Tallman Street; running thence N 21°00'20" E along said westerly boundary of Clinton Street, a distance of 299.66 feet to an angle point therein; thence N 12°55'00" W continuing along said westerly boundary of Clinton Street, a distance of 165.32 feet to a point therein; thence N 77°09'30" E through said Clinton Street, a distance of 50.00 feet to a point in the easterly boundary of Clinton Street; thence S 12°55'00" E along said easterly boundary of Clinton Street, a distance of 209.17 feet to an angle point therein; thence S 21°00'20" W continuing along said easterly boundary of Clinton Street, a distance of 267.14 feet to a point in said northerly boundary of Tallman Street; thence S 88°57'50" W along the westerly prolongation of said northerly boundary of Tallman Street, a distance of 70.22 feet to the point of beginning.

Area=0.6444 acres

PARCEL 2:

Beginning at a point in the westerly boundary of South Salina Street at its intersection with the northerly boundary of Tallman Street; running thence N 5°47'20" W along said westerly boundary of South Salina Street, a distance of 397.36 feet to a point in the southeasterly boundary of Cortland Avenue; thence S 21°00'20" W along said southeasterly boundary of Cortland Avenue, a distance of 419.46 feet to a point in said northerly boundary of Tallman Street; thence S 88°52'10" E along said northerly boundary of Tallman Street, a distance of 190.47 feet to the point of beginning.

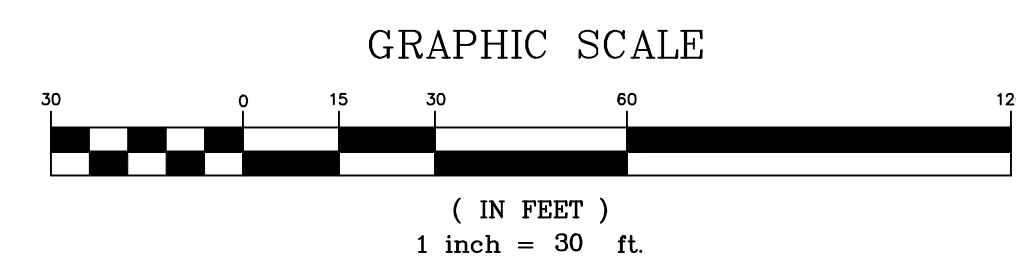
Area = 0.862± acres

PARCEL 3:
Beginning at a point in the northerly boundary of Tallman Street at its intersection with the westerly boundary of Portland Avenue; running thence N88°52'10" W along said northerly boundary of Tallman Street, a distance of 23.91 feet to an angle point thence thence N88°57'50" W continuing along said northerly boundary of Tallman Street, a distance of 55.96 feet to a point on the southerly boundary of Clinton Street; thence N21°00'02" E along said easterly boundary of Clinton Street a distance of 267.14 feet to an angle point thence thence N12°55'00" W continuing along said easterly boundary of Clinton Street, a distance of 112.67 feet to a point in the southerly boundary of lands conveyed to JMA Tech Properties LLC by deed recorded in the Onondaga County Clerk's Office as Instrument No. 2019-483; thence easterly, northeasterly, southeasterly, northerly and easterly along said southerly boundary of lands conveyed to JMA Tech Properties LLC in the following courses and distances: 1) N79°00'30" E, 75.71 feet; 2) N10°02'20" E, 32.51 feet; 3) S64°47'54" E, 26.26 feet; 4) N12°55'00" W, 89.93 feet; 5) N79°00'30" E, 177.54 feet to a point in the westerly boundary of South Salina Street; thence S12°50'30" E along said southerly boundary of South Salina Street, 15.45 feet to a point on the southerly boundary of said southerly boundary of said southerly boundary along said westerly boundary of Portland Avenue, a distance of 54.63 feet to the point of beginning.

Area = 1.4794 acres.

LEGEND:

- | | |
|--|-----------------------------------------------------|
| | indicates light stand |
| | indicates utility pole, anchor & overhead lines |
| | indicates iron pipe and/or monument found |
| | indicates bollard |
| | indicates sign |
| | indicates storm culvert |
| | indicates gas main, gas valve & gas line marker |
| | indicates water main, water valve & hydrant |
| | indicates storm sewer, catch basin & manhole |
| | indicates sanitary sewer, sewer vent & manhole |
| | indicates underground telephone line, manhole & box |
| | indicates underground electric line & manhole |
| | indicates underground television cable & box |
| | indicates 6" diameter bollard (typical) |
| | indicates 6" diameter monitoring well (typical) |
| | indicates boundary line |
| | indicates adjacent parcel line |
| | indicates old/original parcel line |
| | indicates easement line |
| | indicates centerline road |



THE UNDERSIGNED HEREBY CERTIFIES
THAT THIS IS A CORRECT MAP MADE
FROM AN ACTUAL SURVEY.

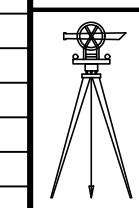
N.Y.S. Licensed Land Surveyor

Subject to any statement of facts an accurate and up to date abstract of title will show.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

[illegible]

DEC EASEMENT SURVEY
No. 140 CORTLAND AVENUE
JMA WIRELESS
PART OF BLOCK No. 140
CITY OF SYRACUSE
ONONDAGA COUNTY, NEW YORK



IANUZI & ROMANO
LAND SURVEYING, INC.
5251 WITZ DRIVE
NORTH SYRACUSE, NY 13212
PHONE: (315) 457-7200
FAX: (315) 457-9251
EMAIL: mail@romanopc.com

| |
|--------------------|
| DATE: JULY 7, 202 |
| SCALE: 1" = 30' |
| FILE No.: 2286.086 |

SHEET No.

F.B. No. 165



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/22/2021



SITE DESCRIPTION

SITE NO. C734144

SITE NAME Former Coyne Textile

SITE ADDRESS: 140 Cortland Avenue **ZIP CODE:** 13202

CITY/TOWN: Syracuse

COUNTY: Onondaga

ALLOWABLE USE: Commercial and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan



Monitoring Plan



Operation and Maintenance (O&M) Plan



Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2023

Description of Institutional Control

JMA Tech Properties, LLC

Po Box 678

28,500sqft of South Clinton

Environmental Easement

Block:

Lot:

Sublot:

Section:

Subsection:

S_B_L Image: 28,500sqft of South Clinton St

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Ranalli/Taylor St., LLC

PO Box 678

1002-1022 Salina St S &

Environmental Easement

Block: 20

Lot: 1

Sublot:

Section: 94

Subsection:

S_B_L Image: 094.-20-01.0

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

1024-40 Salina St. S &

Environmental Easement

Block: 20

Lot: 2

Sublot:

Section: 94

Subsection:

S_B_L Image: 094.-20-02.0

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

120-154 Cortland St. S

Environmental Easement

Block: 5

Lot: 6

Sublot:

Section: 94

Subsection:

S_B_L Image: 094.-05-06.0

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan
Site Management Plan

Description of Engineering Control

JMA Tech Properties, LLC

Po Box 678

28,500sqft of South Clinton Street

Environmental Easement

Block:

Lot:

Sublot:

Section:

Subsection:

S_B_L Image: 28,500sqft of South Clinton St
Cover System

Monitoring Wells

Vapor Mitigation

Ranalli/Taylor St., LLC

PO Box 678

1002-1022 Salina St S & Cortland

Environmental Easement

Block: 20

Lot: 1

Sublot:

Section: 94

Subsection:

S_B_L Image: 094.-20-01.0
Cover System

Monitoring Wells

Vapor Mitigation

1024-40 Salina St. S & Tallman St.

Environmental Easement

Block: 20

Lot: 2

Sublot:

Section: 94

Subsection:

S_B_L Image: 094.-20-02.0
Cover System

Monitoring Wells

Vapor Mitigation

120-154 Cortland St. S

Environmental Easement

Block: 5

Lot: 6

Sublot:

Section: 94

Subsection:

S_B_L Image: 094.-05-06.0

Cover System

Monitoring Wells

Vapor Mitigation