



Department of
Environmental
Conservation

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

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

1. Check the appropriate box(es) below based on the nature of the amendment modification requested:

☐ Amendment to modify the existing BCA: [check one or more boxes below]

- ☐ Add applicant(s)
- ☐ Substitute applicant(s)
- ☐ Remove applicant(s)
- ☐ Change in Name of applicant(s)

☒ Amendment to reflect a transfer of title to all or part of the brownfield site

1a. A copy of the recorded deed must be provided. Is this attached? ☒ Yes ☐ No

1b. ☒ Change in ownership ☐ Additional owner (such as a beneficial owner)

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)

2. Required: Please provide a brief narrative on the nature of the amendment:

On 4/13/22, ownership of the property was transferred from G&K Trucking LLC to Moyer Carriage Lofts Housing Development Fund Corporation as nominee for Moyer Carriage Lofts, LLC by Deed recorded in the Office of the Onondaga County Clerk as Instrument Number 2022-00015148 (copy attached). ADHV REDEV, LLC (existing BCA Applicant) is the managing member of Moyer Carriage Lofts, LLC.

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

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment involves more than an insignificant change in acreage, applicants are encouraged to consult with the DEC project team prior to submitting this application.

Section I. Current Agreement Information			
BCP SITE NAME: Moyer Carriage Lofts		BCP SITE NUMBER: C734151	
NAME OF CURRENT APPLICANT(S): ADHV REDEV LLC			
INDEX NUMBER OF AGREEMENT: C734151-03-21		DATE OF ORIGINAL AGREEMENT: 03/09/21	
Section II. New Requestor Information (complete only if adding new requestor or name has changed)			
NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
1. Is the requestor authorized to conduct business in New York State (NYS)? <input type="checkbox"/> Yes <input type="checkbox"/> No • 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 & 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.			
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	
2. 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			
3. Describe Requestor's Relationship to Existing Applicant: 			

Section III. Current Property Owner/Operator Information (only include if new owner/operator)Owner below is: ☒ Existing Applicant ☐ New Applicant ☐ Non-Applicant

OWNER'S NAME (if different from requestor)

ADDRESS

CITY/TOWN

ZIP CODE

PHONE

FAX

E-MAIL

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.

12. Requestor's Relationship to Property (check one):

☐ Prior Owner ☐ Current Owner ☐ Potential /Future Purchaser ☒ Other MA

13. 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)

1. Property information on current agreement:

ADDRESS 1714 North Salina Street and Exchange Street and 231 Wolf Street

CITY/TOWN Syracuse

ZIP CODE 13208

TAX BLOCK AND LOT (SBL)

TOTAL ACREAGE OF CURRENT SITE: 2.12

Parcel Address

Section No. Block No. Lot No. Acreage

1714 North Salina Street and Exchange Street, Syracuse

002

03

05.1

2.059

231 Wolf Street, Syracuse

002

03

05.2

0.062

2. Check appropriate boxes below:

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

2a. PARCELS ADDED:

Acreage
Added by
Parcel

Parcel Address

Section No. Block No. Lot No.

Total acreage to be added: _____

☐ Reduction of property

2b. PARCELS REMOVED:

Acreage
Removed
by Parcel

Parcel Address

Section No. Block No. Lot No.

Total acreage to be removed: _____

☐ Change to SBL (e.g. merge, subdivision, address change)

2c. NEW SBL INFORMATION:

Parcel Address

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.

3. TOTAL REVISED SITE ACREAGE: _____

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
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see <u>DEC's website</u> 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
<p>From ECL 27-1405(31):</p> <p>"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.</p>	
3. Is the project an affordable housing project as defined below?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>From 6 NYCRR 375- 3.2(a) as of August 12, 2016:</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT

Existing Agreement Information	
BCP SITE NAME: Moyer Carriage Lofts	BCP SITE NUMBER: C734151
NAME OF CURRENT APPLICANT(S): ADHV REDEV LLC	
INDEX NUMBER OF AGREEMENT: C734151-03-21	
EFFECTIVE DATE OF ORIGINAL AGREEMENT: 03/09/21	

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.

Statement of Certification and Signatures: New Requestor(s) (if applicable)

(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 Authorized Person (title) of ADHV Redev, 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. Christopher Trevisani signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 4/21/22 Signature: [Signature]

Print Name: Christopher Trevisani

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Please see the following page for submittal instructions.

NOTE: Applications submitted in fillable format will be rejected.

Status of Agreement:

☐

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 contamination.

Effective Date of the Original Agreement: 03/09/21

Signature by the Department:

DATED: 7/15/2022

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By: Andrew Guglielmi

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

Site Code: C734151

SUBMITTAL REQUIREMENTS:

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in final, non-fillable 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

- **NOTE: Applications submitted in fillable format will be rejected.**

FOR DEPARTMENT USE ONLY

BCP SITE T&A CODE: _____ LEAD OFFICE: _____

PROJECT MANAGER: _____



VIA ELECTRONIC MAIL

April 21, 2022

Kelly Lewandowski
Chief, Site Control Section
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

Re: Application to Amend BCA
Moyer Carriage Lofts, Syracuse, NY, 13208
DEC Site No: C734151

Dear Ms. Lewandowski:

Enclosed please find copies of the following documents:

- 1) Application to Amend BCA;
- 2) Change of Use form.
- 3) Recorded Deed

Please note that ownership of the above-referenced site was transferred by a deed recorded on April 13, 2022 in the office of Onondaga County Clerk as Instrument # 2022-00015148, Please do not hesitate to contact me with any questions. Thank you.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Gregory J. Allen'.

Gregory J. Allen, Esq.

Enclosures

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION



**60-Day Advance Notification of Site Change of Use, Transfer of
Certificate of Completion, and/or Ownership**

Required by 6NYCRR Part 375-1.11(d) and 375-1.9(f)

To be submitted at least 60 days prior to change of use to:

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

I. **Site Name:** Moyer Carraige Lofts **DEC Site ID No.** C734151

II. **Contact Information of Person Submitting Notification:**

Name: Gregory J. Allen, Esq., Allen & Desnoyers LLP
Address1: 120 Defreest Drive
Address2: Troy, NY 12180
Phone: 518-426-2288 E-mail: greg@allendesnoyers.com

III. **Type of Change and Date:** Indicate the Type of Change(s) (check all that apply):

- ☒ Change in Ownership or Change in Remedial Party(ies)
☐ Transfer of Certificate of Completion (CoC)
☐ Other (e.g., any physical alteration or other change of use)

Proposed Date of Change (mm/dd/yyyy): Apr 13, 2022

IV. **Description:** Describe proposed change(s) indicated above and attach maps, drawings, and/or parcel information.

On 4/13/22, ownership of the property was transferred from G&K Trucking LLC to Moyer Carriage Lofts Housing Development Fund Corporation as nominee for Moyer Carriage Lofts, LLC by Deed recorded in the Office of the Onondaga County Clerk as Instrument Number 2022-00015148 (copy attached). ADHV REDEV, LLC (existing BCA Applicant) is the sole member of Moyer Carriage Lofts, LLC.

If "Other," the description must explain and advise the Department how such change may or may not affect the site's proposed, ongoing, or completed remedial program (attach additional sheets if needed).

NA

- V. **Certification Statement:** Where the change of use results in a change in ownership or in responsibility for the proposed, ongoing, or completed remedial program for the site, the following certification must be completed (by owner or designated representative; see §375-1.11(d)(3)(i)):

I hereby certify that the prospective purchaser and/or remedial party has been provided a copy of any order, agreement, Site Management Plan, or State Assistance Contract regarding the Site's remedial program as well as a copy of all approved remedial work plans and reports.

Name:


(Signature)

7/21/22

(Date)

Christopher Trevisani

(Print Name)

Address1: 1201 East Fayette Street, Suite 26

Address2: Syracuse, NY 13210

Phone: 315-472-3820

E-mail: ctrevisani@housingvisions.org

- VI. **Contact Information for New Owner, Remedial Party, or CoC Holder:** If the site will be sold or there will be a new remedial party, identify the prospective owner(s) or party(ies) along with contact information. If the site is subject to an Environmental Easement, Deed Restriction, or Site Management Plan requiring periodic certification of institutional controls/engineering controls (IC/ECs), indicate who will be the certifying party (attach additional sheets if needed).

☐ Prospective Owner ☐ Prospective Remedial Party ☒ Prospective Owner Representative

Name: Christopher D. Trevisani

Address1: 1201 East Fayette Street, Suite 26

Address2: Syracuse, New York 13210

Phone: (315) 472-3820

E-mail: ctrevisani@housingvisions.org

Certifying Party Name:

Address1:

Address2:

Phone:

E-mail:

VII. Agreement to Notify DEC after Transfer: If Section VI applies, and all or part of the site will be sold, a letter to notify the DEC of the completion of the transfer must be provided. If the current owner is also the holder of the CoC for the site, the CoC should be transferred to the new owner using DEC's form found at <http://www.dec.ny.gov/chemical/54736.html>. This form has its own filing requirements (see 6NYCRR Part 375-1.9(f)).

Signing below indicates that these notices will be provided to the DEC within the specified time frames. If the sale of the site also includes the transfer of a CoC, the DEC agrees to accept the notice given in VII.3 below in satisfaction of the notice required by VII.1 below (which normally must be submitted within 15 days of the sale of the site).

Within 30 days of the sale of the site, I agree to submit to the DEC:

1. the name and contact information for the new owner(s) (see §375-1.11(d)(3)(ii));
2. the name and contact information for any owner representative; and
3. a notice of transfer using the DEC's form found at <http://www.dec.ny.gov/chemical/54736.html> (see §375-1.9(f)).

Name:


(Signature)

4-11-22
(Date)

Christopher Trevisani
(Print Name)

Address1: 1201 East Fayette Street, Suite 26

Address2: Syracuse, NY 13210

Phone: 315-472-3820

E-mail: ctrevisani@housingvisions.org

Continuation Sheet

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative
Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative
Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative
Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative
Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative
Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

☐ Prospective Owner/Holder ☐ Prospective Remedial Party ☐ Prospective Owner Representative
Name: _____

Address1: _____

Address2: _____

Phone: _____ E-mail: _____

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

G & K TRUCKING LLC

First PARTY 2

MOYER CARRIAGE LOFTS HOUSING DEVELOPMENT FUND CORPORATION

Index Type : Land Records

Instr Number : 2022-00015148

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Comm Or Vacant

Recording Fee: \$320.50

Recording Pages : 5

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

Real Estate Transfer Tax

RETT # : 9828

Deed Amount : \$1,630,000.00

RETT Amount : \$6,520.00

Total Fees : \$6,840.50

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) : 04/13/2022

At (Recorded Time) : 10:01:14 AM



Doc ID - 047195920005

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: RSWEENIE Printed On : 04/13/2022 At : 10:45:00AM

COPY

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE, made the 19 day of March, 2022

BETWEEN:

G & K TRUCKING LLC d/b/a 810 Hiawatha, a New Jersey limited liability company, of 405 Park Lane, Moorestown, New Jersey 08057

Grantor,

AND:

MOYER CARRIAGE LOFTS HOUSING DEVELOPMENT FUND CORPORATION, as nominee for **MOYER CARRIAGE LOFTS, LLC**, a New York not-for-profit corporation with an office located at 1201 East Fayette Street, Suite 26, Syracuse, New York 13210

Grantee.

WITNESSETH, that the Grantor, in consideration of One and 00/100 Dollars (\$1.00) and other valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the heirs or successors and assigns of the Grantee forever,

SEE Schedule "A" attached.

BEING AND INTENDING TO CONVEY the same premises as were conveyed from Penfield Manufacturing Company, Inc., successor by merger to Penfield Manufacturing Company, to G & K Trucking LLC d/b/a 810 Hiawatha by Warranty Deed dated July 12, 2012 and recorded in the Onondaga County Clerk's Office on July 23, 2012 in Book 5206 of Deeds at page 0922. George Kyriakopoulos, who died a resident of Onondaga County on September 25, 2017, was the sole member of G & K Trucking LLC d/b/a 810 Hiawatha. Rachel Licausi was appointed Administrator of the Estate of George Kyriakopoulos by the Onondaga County Surrogate's Court on October 18, 2017.

SUBJECT to easements and restrictions of record, if any.

TOGETHER with all right, title and interest of the Grantor, if any, in and to the highway, and all gores and strips of land, easements, rights and rights of way, adjacent to or used in connection with the premises,

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns of the Grantee forever.

AND the Grantor covenants that the Grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the Grantor has duly executed this Deed the day and year first above written.

G & K TRUCKING LLC
d/b/a 810 Hiawatha

By: Rachel Licausi, Administrator
Name: Rachel Licausi
Title: Administrator, Estate of George
Kyriakopoulos, Sole Member

STATE OF New Jersey
COUNTY OF Burlington SS.:

On the 19 day of March in the year 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Rachel Licausi, 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, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned.

[Signature]
Notary Public

Record & Return To:

B.S. & K.
Attn: M. Burchill

RYAN P MCNALLY
Notary Public - State of New Jersey
My Commission Expires Jan 13, 2026

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga and State of New York, known as being Lot No. 12 and a part of Lots Nos. 3, 4, and 11 in Block 13 of the former Village of Salina, bounded and described as follows:

BEGINNING at the intersection of the northerly line of North Salina Street with the easterly line of Exchange Street; THENCE S. $61^{\circ} 46' 10''$ E. along the north line of North Salina Street, 183.88 feet to a point which is 99 feet, more or less N. $61^{\circ} 46' 10''$ W., measured along said street line from the westerly line of Wolf Street; THENCE northerly substantially parallel with Wolf Street 197.73 feet, more or less, to the northerly line of Lot No. 11; THENCE easterly along the northerly line of Lot No. 11 and the southerly line of Lot No. 12, 99 feet more or less to the westerly line of Wolf Street; THENCE N $28^{\circ} 15' 30''$ E. along the westerly line of Wolf Street 198 feet to the southerly line of Park Street; THENCE N $61^{\circ} 45' 40''$ W. along the southerly line of Park Street, 283 feet to the easterly line of Exchange Street; THENCE S $28^{\circ} 12' 10''$ W. along the easterly line of Exchange Street, 396.46 feet to the northerly line of North Salina Street and the place of beginning.

AS MORE MODERNLY DESCRIBED:

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga and State of New York; being Lot 12 and parts of Lots 3, 4 & 11 of City Block 13; said parcel being further shown as Lots 12A & 12B on the Resubdivision Plat Lot 12 and part of Lots 3, 4 & 11 of City Block 13 into New Lot 12A & 12B of City Block 13 prepared by C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. dated June 9, 2020 and revised June 17, 2020, filed in the Onondaga County Clerk's Office as Map 13064 and more particularly bounded and described as follows:

BEGINNING at a point on the northwesterly line of Wolf Street at its intersection with the southwesterly line of Park Street; thence South 28 deg. 15 min. 30 sec. West along said northwesterly line of Wolf Street, a distance of 197.81 feet to a point on the division line between the lands now or formerly of G & K Trucking, LLC as described in Book 5206 of Deeds at Page 922 on the north and the lands now or formerly of the Station No. 4, LLC as described in Book 4230 of Deeds at Page 56 on the south; thence North 61 deg. 45 min. 55 sec. West along said division line, a distance of 98.91 feet to a point on the division line between the said lands of G & K Trucking, LLC on the west and the said lands of Station No. 4, LLC, the lands now or formerly of Paul Byrne as described in Book 3033 of Deeds at Page 44, the lands now or formerly of Nicolas A. Angarano as described in Book 5344 of Deeds at Page 79 & the lands now or formerly of Nicolas A. Angarano as described in Book 5418 of Deeds at Page 286, in part by each, on the east; thence South 28 deg. 15 min. 30 sec. West along said division line, a distance of 197.81 feet to a point on the northeasterly line of North Salina Street; thence North 61 deg. 46 min. 10 sec. West along said northeasterly line of North Salina Street, a distance of 183.88 feet to a point on the southeasterly line of Exchange Street; thence North 28 deg. 12 min. 10 sec. East along said southeasterly line of Exchange Street, a distance of 395.66 feet to a point on the said southwesterly line of Park Street; thence South 61 deg. 45 min. 40 sec. East along the said southwesterly line of

Park Street, a distance of 283.24 feet to the Point of Beginning. Containing 2.121 acres of land, more or less.

The above described parcel of land being Lot 12A & 12B as shown on the Resubdivision Plat - Lot 12 and part of Lots 3, 4 & 11 of City Block 13 into New Lot 12A & 12B of City Block 13 prepared by C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. dated June 9, 2020 and revised June 17, 2020, filed in the Onondaga County Clerk's Office as Map 13064.