

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 26, 2023

Moyer Carriage Lofts Housing Development Fund Corporation
Benjamin Lockwood
1201 East Fayette Street, Suite 26
Syracuse, NY 13210
blockwood@housingvisions.org

Adhv Redev LLC
Christopher Trevisani
1201 East Fayette Street, Suite 26
Syracuse, NY 13210
ctrevisani@housingvision.org

Re: Certificate of Completion
Moyer Carriage Lofts
Syracuse, Onondaga County
C734151

Dear Benjamin Lockwood and Christopher Trevisani,

Congratulations on having satisfactorily completed the remedial program at the Moyer Carriage Lofts site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) 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 (or counties) 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 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 NYSDEC's project manager. Please return the hard copy of the proof of recording to:



Jacky Luo, Bureau D
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233

- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. NYSDEC 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 NYSDEC-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 NYSDEC 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 NYSDEC in April 2025.

If you have any questions, please do not hesitate to contact Jacky Luo NYSDEC's project manager, at (518) 402-9549.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

ec w/ enclosure:

M. Walker – C&S Companies, mawalker@csc.com
N. Bradford – C&S Companies nbradford@csc.com
D. Jakimoski – Housing Visions djakimoski@housingvisions.org
D. Desnoyers – Allen & Desnoyers LLP dale@allendesnoyers.com
C. Vooris – NYSDOH, christine.vooris@health.ny.gov
S. McLaughlin – NYSDOH, scarlett.mclaughlin@health.ny.gov
D. Tucholski – NYSDOH, daniel.tucholski@health.ny.gov
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

J. Luo, J. Pelton, D. Harrington, G. Priscott, M. Sheen, K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

ADHV REDEV LLC
Moyer Carriage Lofts, LLC

Address

1201 East Fayette Street, Syracuse, NY 13210
1201 East Fayette Street, Syracuse, NY 13210

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 3/4/21 **Agreement Execution:** 3/9/21

Agreement Index No.: C734151-03-21

Application Amendment Approval: 7/15/22

Agreement Amendment Execution: 7/15/22

Application Amendment Approval: 10/19/23

Agreement Amendment Execution: 10/19/23

SITE INFORMATION:

Site No.: C734151 **Site Name:** Moyer Carriage Lofts

Site Owner: Moyer Carriage Lofts Housing Development Fund Corporation
Moyer Carriage Lofts, LLC

Street Address: 1714 North Salina Street and 231 Wolf Street

Municipality: Syracuse **County:** Onondaga **DEC Region:** 7

Site Size: 2.121 Acres

Tax Map Identification Number(s): 002.-03-05.1, 002.-03-05.2

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: Restricted-Residential, 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 28 %.

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%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (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 2022-00046524.

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 finding any of the following:

- (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: Andrew Guglielmi Date: 12/26/2023

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

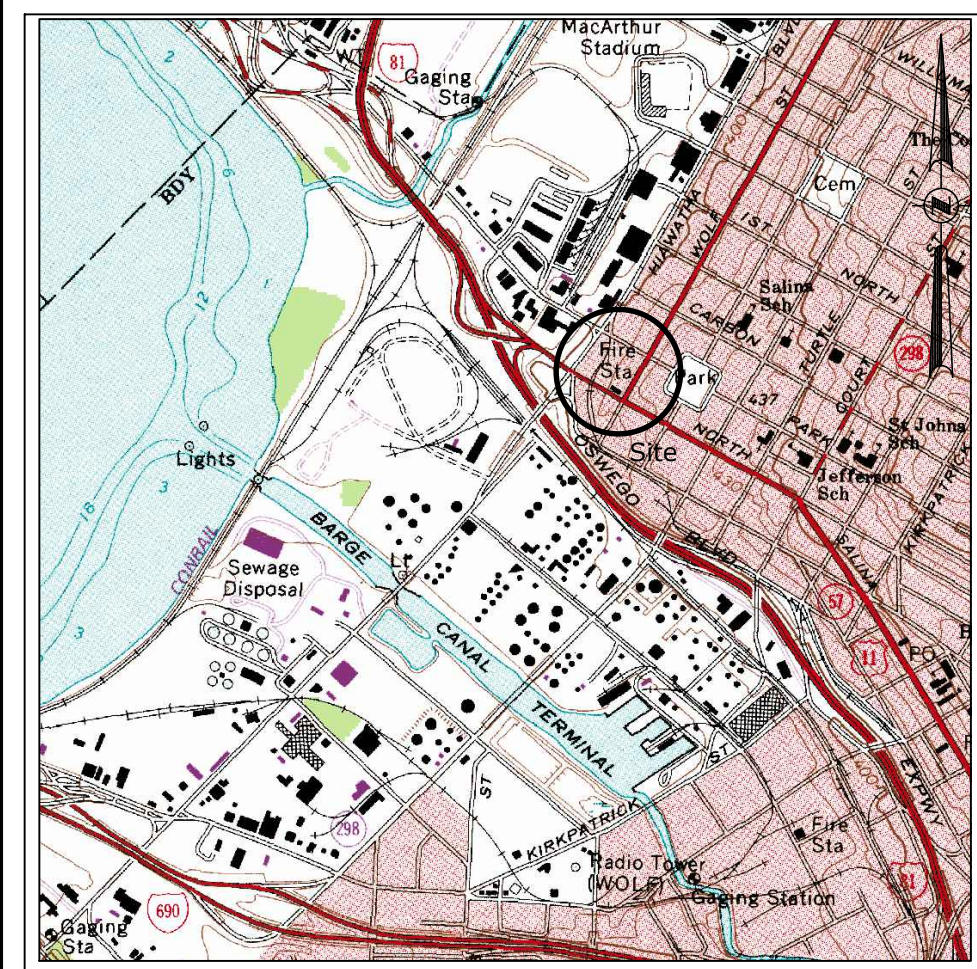
ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Syracuse, County of Onondaga and State of New York; being Lot 12 and parts of Lots 3, 4 & 11 of City Block 13; said parcel being further shown as Lots 12A & 12B on the Resubdivision Plat – Lot 12 and part of Lots 3, 4 & 11 of City Block 13 into 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 to be filed in the Onondaga County Clerk's Office 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 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 to be filed in the Onondaga County Clerk's Office.

Exhibit B

Site Survey



LOCATION MAP

N.T.S.

Miscellaneous Notes

- NORTH ORIENTATION IS BASED ON DEED NORTH PER BOOK 5206 OF DEEDS, PAGE 922.
- VERTICAL DATUM IS BASED ON NAVD 1988 DATUM FROM RTK GPS OBSERVATIONS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY C. T. MALE ASSOCIATES ENGINEERING, SURVEYING ARCHITECTURE, LANDSCAPE ARCHITECTURE & GEOLOGY, D.P.C., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND TITLE, REFERENCE IS MADE TO A TITLE COMMITMENT PREPARED BY STEWART TITLE, TITLE No. 7697225 (4th AMENDED), EFFECTIVE DATE OF MARCH 16, 2022. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS AS RECITED THEREIN AND IS FURTHER SUBJECT TO ANY FINDINGS OR TRANSACTIONS REVEALED OR CONDUCTED FROM THE DATE OF SAID CONTINUATION TO THE PRESENT.
- PARCEL LIES IN "ZONE X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) COMMUNITY PANEL 3606/C0208F, EFFECTIVE DATE OF NOVEMBER 4, 2016.
- FIELD WORK PERFORMED ON MAY 19-26, 2020. UPDATED IN FIELD ON MARCH 11, 2022.
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROL TESTIMONY). THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
- THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PARCEL.
- THIS PARCELS ARE ZONED PARTIALLY AS "IA" DISTRICT (INDUSTRIAL CLASS IA DISTRICT) AND "MBA" DISTRICT (BUSINESS CLASS MBA DISTRICT) USE WITHIN THE CITY OF SYRACUSE AS SHOWN ON CITY ZONING MAP. BASED ON CITY RESOLUTION FOR THE RESUBDIVISION - "R-20-57", PROJECT SITE REVIEW RESOLUTION "PR-20-17 DATED OCT. 13, 2020 AND A LETTER FROM THE CITY ZONING ADMINISTRATOR DATED FEBRUARY 14, 2022 - THE PROPERTY HAD GONE APPROPRIATE ZONING REVIEW TO APPROVE THE DEVELOPMENT. THE CITY DID NOT REQUIRE ANY VARIANCES TO ADDRESS THE EXISTING BUILDING BEING OVER VARIOUS SETBACKS AS PART OF THE APPROVAL AND ARE ACCEPTING THEM AS NON-CONFORMING USE.
- C.T. MALE MAINTAINS PROFESSIONAL LIABILITY INSURANCE AND E&O COVERAGE OF A MINIMUM OF \$1,000,000.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE FOUND.
- NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS NOTED.
- NO PROPOSED CHANGES TO STREET RIGHT OF WAY OR RECENT REPAIRS TO STREET WERE FOUND. NORTH SALINA STREET, WOLF STREET, EXCHANGE STREET AND PARK STREET ARE PUBLIC HIGHWAYS.
- A PARTY WALL EXISTS BETWEEN BUILDING ON LOT 12B, ALONG THE EAST LINE OF LOT 12B AND THE BUILDING ON LOT 12A. THE WALL APPEARS TO BE GENERALLY CENTERED ON THE PROPERTY LINE AND IS MENTIONED IN THE PARTY WALL AGREEMENT FILED AS D.B. 440, Pg. 416.
- PARCEL IS LOCATED AT THE INTERSECTION OF NORTH SALINA STREET AND EXCHANGE STREET.
- NO OBSERVED CEMETERIES WITHIN 100' OF SURVEYED PARCEL.
- BOUNDARY LINE DIMENSIONS AS SHOWN ON THE SURVEY FORM A MATHEMATICALLY CLOSED FIGURE WITH A CLOSURE ERROR OF LESS THAN 0.1 FOOT +/-.
- LANDS OF G & K TRUCKING, LLC PER BOOK 5206 OF DEEDS AT PAGE 922 IS COMPRISED OF LANDS CONVEYED TO THE PORTER-CABLE MACHINE COMPANY BY D.B. 518, Pg. 509, D.B. 900, Pg. 316, D.B. 1052, Pg. 147, D.B. 1524, Pg. 43 AND D.B. 1612, Pg. 71.
- SUBJECT TO A PCS SITE AGREEMENT BETWEEN PENFIELD MANUFACTURING COMPANY AND SPRINT SPECTRUM, L.P. BY DEED DATED JUNE 6, 1996 AND RECORDED AS D.B. 4111, Pg. 182,

Notes to Title Commitment No. 7697225 - 4th AMENDED 18

- Exception in Letters Patent from the State of New York as recited in deed made by Noah Wood and Pauline Wood to Patrick Murphy dated April 10, 1868 and record April 11, 1968 in the Onondaga County Clerk's Office in Book 170 at Page 57. (Plotted generally as parcel affected)
- Telecommunication Easement made by G & K Trucking, LLC d/b/a/ 810 Hiawatha to CCG SPV I, LLC dated July 12, 2012 and recorded August 9, 2012 in the Onondaga County Clerk's Office in Book 5209 of Deeds at Page 72. (Affect the existing buildings rooftop except for a 40' long billboard on the northwest side of the rooftop - leases runs to July 12, 2052 - plotted general location per existing building)
- Terms and conditions of Lease made by Penfield Manufacturing Company and Sprint Spectrum, L.P. dated June 6, 1996, a Memorandum of which was recorded October 28, 1996 in the Onondaga County Clerk's Office in Book 4111 of Deeds at Page 182, which Lease was assigned by Penfield Manufacturing Company, Inc. successor by merger to Penfield Manufacturing Company, to G & K Trucking, LLC by Assignment and Assumption Agreement dated July 12, 2012 and recorded August 8, 2012 in the Onondaga County Clerk's Office in Book 5206 of Deeds at Page 881 and was further assigned by G & K Trucking, LLC d/b/a/ 810 Hiawatha to CCG SPV I, LLC by Assignment and Assumption of Lease and/or Rents dated July 12, 2012 and recorded August 9, 2012 in the Onondaga County Clerk's Office in Book 5209 of Deeds at Page 84. (Affects entire parcel)
- Terms and conditions of Unrecorded Master Lease with Service Agreement made by G & K Trucking, LLC to SpectraSite Communication, LLC dated October 1, 2012. (Plotted - cover entire portion of the 2 story roof and parapet walls as shown)
- Gas line shown on field map #13064. (This line appears to be the service to the existing building)
- Stormwater Control Facility Maintenance Agreement made between the City of Syracuse and ADHNV Redv, LLC dated December 16, 2020 and recorded December 17, 2020 in the Onondaga County Clerk's Office as Instrument No. 2020-0049439. (No plottable information - affects the entirety of both parcels)
- Access Agreement made between ADHNV Redv, LLC and the City of Syracuse dated December 16, 2020 and recorded December 17, 2020 in the Onondaga County Clerk's Office as Instrument No. 2020-0049440. (No plottable information - affects the entirety of both parcels)

BAR SCALE
9.14 0 4.57 9.14 18.29
1 inch = 9.14 meters

BAR SCALE
30 0 15 30 60
1 inch = 30 ft.

SITE ADDRESS

1714 NORTH SALINA STREET &
231 WOLF STREET
SYRACUSE, N.Y.

Schedule "A" - Legal Description
(Commitment No.: 7697225 - 4th Amended)

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 part 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 2033 of Deeds at Page 44, the lands now or formerly of Nicolas A. Angarano as described in Book 5418 of Deeds at Page 79 and 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 northwesterly line of North Salina Street; thence North 61 deg. 46 min. 10 sec. West along said northwesterly 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 southwesterly 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 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.

Encroachments

- BUILDING CORNER LIES IN ROW BY 0.6'
- GRATES LIE IN ROW.
- BUILDING CORNER LIES IN ROW BY 0.2' AND 0.75'
- BUILDING CORNER LIES IN ROW BY 0.2'
- BUILDING CORNER LIES IN ROW BY 0.2'
- BUILDING CORNER LIES IN ROW BY 0.2'

Zoning Information

DISTRICT	BUSINESS CLASS A (MBA) DISTRICT	DISTRICT	INDUSTRIAL CLASS A (IA) DISTRICT
ITEM	REQUIRED	ITEM	REQUIRED
MINIMUM SETBACKS:	10 ft. (except as provided by Part C, Section 1, Article 2)	MINIMUM SETBACKS:	
FRONT		FRONT	None
SIDE	4 ft.	SIDE	None
REAR	20 ft.	REAR	None
MAXIMUM BUILDING HEIGHT	(N/A)	MAXIMUM BUILDING HEIGHT	(N/A)
STRUCTURAL COVERAGE	100%	STRUCTURAL COVERAGE	100%
PARKING SURFACE COVERAGE	100%	PARKING SURFACE COVERAGE	100%
MINIMUM LOT WIDTH	40 ft.	MINIMUM LOT WIDTH	(N/A)

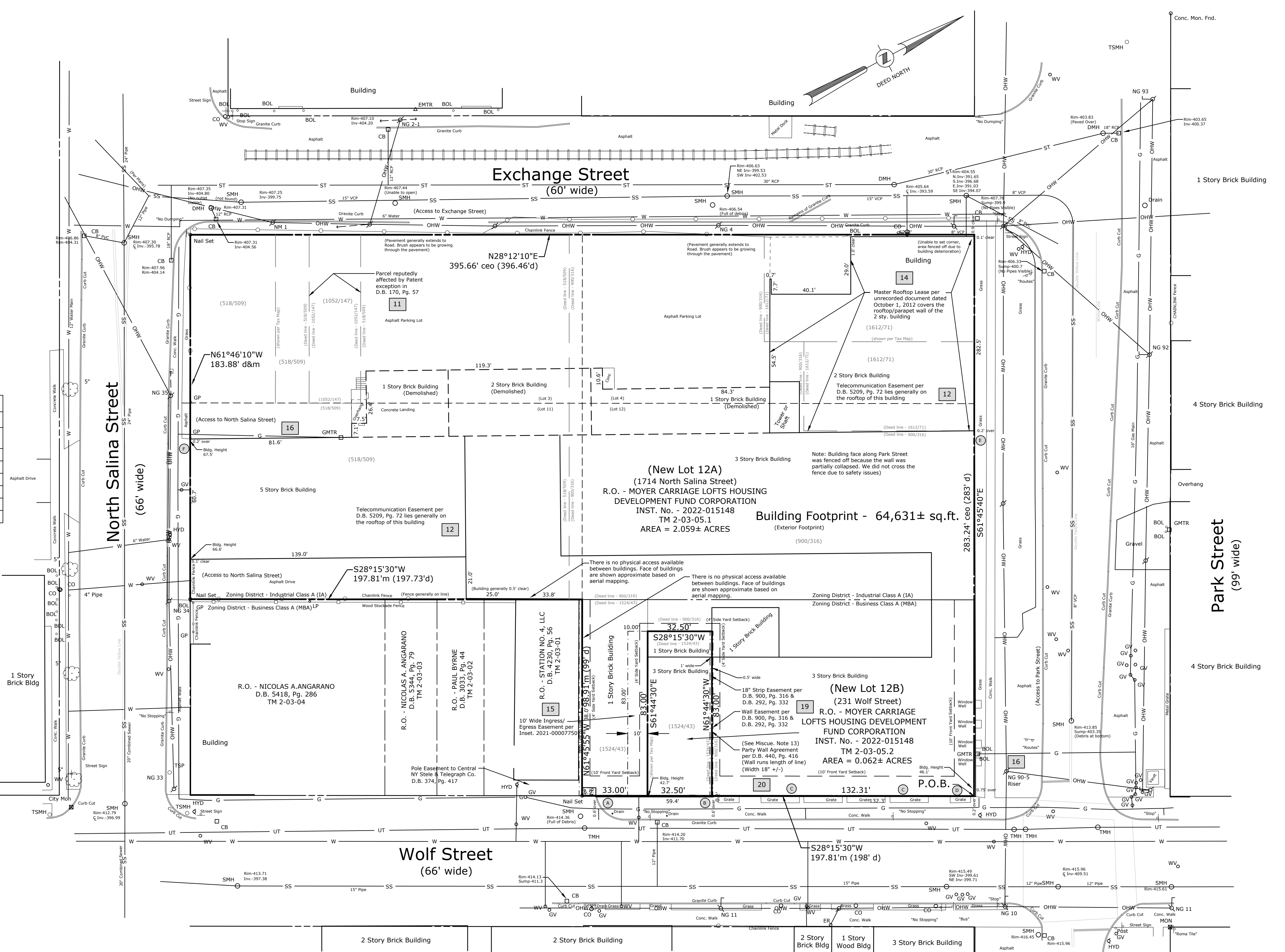
Code: Required parking is 1 space per apartment.
Resolution PR-20-17 dated October 13, 2020 and released October 14, 2020 allows site developments proposed 77 off-street parking spaces and waives the Residential Density Requirements.

Zoning Information

DISTRICT	INDUSTRIAL CLASS A (IA) DISTRICT
ITEM	REQUIRED
MINIMUM SETBACKS:	
FRONT	None
SIDE	None
REAR	None
MAXIMUM BUILDING HEIGHT	(N/A)
STRUCTURAL COVERAGE	100%
PARKING SURFACE COVERAGE	100%
MINIMUM LOT WIDTH	(N/A)

Map Reference

- RESUBDIVISION PLAT - LOT 12 AND PARTS OF LOTS 3, 4 & 11 OF CITY BLOCK 13 INTO NEW LOTS 12A & 12B OF CITY BLOCK 13 TO BE KNOWN AS "1714 NORTH SALINA STREET" PREPARED C.T. MALE ASSOCIATES, FILED ON DECEMBER 18, 2020 AS MAP No. 13064.
- The subject property lies within flood zone "X" as plotted on FEMA Firm Map Community Panel 3606/C0208F dated November 4, 2016 and, based thereon except as specially noted on the survey, no part of the subject property lies within any area designated as "flood prone area," "special flood hazard area" or 100-year flood plain by the Federal Emergency Management Agency, the United States Army Corps of Engineers, the U.S. Department of Housing and Urban Development, the State of New York, City of Syracuse and County of Onondaga or any other governmental agency or authority having jurisdiction over the subject property nor is any portion of the subject property located within any lake or any creek, stream, river or other watercourse required to be undisturbed by an appropriate governmental agency or authority.



LEGEND

GMTR	..... GAS METER	UT	..... UTILITY POLE
GP	..... GATE POST	ER	..... ELECTRIC RISER
TSP	..... TRAFFIC SIGNAL POLE	GW	..... GUY WIRE
TSMH	..... TRAFFIC SIGNAL MANHOLE	LP	..... LIGHT POLE
MON	..... SIGN	TMH	..... TELEPHONE MANHOLE
BOL	..... BOLLARD	CON	..... CONCRETE MONUMENT
SMH	..... SANITARY MANHOLE	CF	..... CHAINLINK FENCE
CO	..... CLEAN OUT	OW	..... OVERHEAD WIRES
CB	..... ROUND CATCH BASIN	G	..... GAS LINE
CS	..... SQUARE CATCH BASIN	W	..... WATER LINE
DMH	..... DRAINAGE MANHOLE	E	..... ELECTRIC LINE
WV	..... WATER VALVE	UT	..... UTILITY LINE
HYD	..... HYDRANT	ST	..... STORM SEWER LINE
GV	..... GAS VALVE	SS	..... SANITARY SEWER LINE
LP	..... LIGHT POLE W/ LIGHT	CEO	..... CITY ENGINEERING OFFICE

To: JPMorgan Chase Bank, N.A., its successors and/or assigns;
New York State Housing Finance Agency, its successors and/or assigns;
State of New York Mortgage Agency, its successors and/or assigns;
Stewart Title Insurance Company;
Moyer Carriage Lofts, LLC, a New York limited liability company, its successors and/or assigns;
Moyer Carriage Lofts Housing Development Fund Corporation;
Bond, Schoenbeck & King PLLC;
Bousquet Holstein PLLC;
NEF Assignment Corporation, an Illinois not-for-profit corporation, as nominee, its beneficiaries, successors and/or assigns;
National Equity Fund, Inc., an Illinois not-for-profit corporation, its successors and/or assigns;
NEF Investment Partners Fund X LP, an Illinois limited partnership, its successors and/or assigns;
Housing Visions Consultants, Inc., a New York corporation, its beneficiaries, successors and/or assigns;
Catholic Charities of Onondaga City;
City of Syracuse - HOME:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021 and includes Item 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1)(2), 7(c), 8, 9, 10, 11(a), 12, 13, 14, 16, 17, 18, 19 & 20 in Table A thereof. The field work was completed on May 19-26, 2020 and last updated in the field on March 11, 2022.

DATE OF MAP: April 25, 2022

SIGNED: *David M. Sliski*
David M. Sliski, P.L.S.
Registration No. - NY 50105 - expires 2/29/2024

DAVID M. SLISKI P.L.S. No. 50105	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.
	02/07/22	Revise location of Party Wall Agreement & 18' Strip Easement per 900/316 & 292/332	dms	dms	dms	C.T. MALE ASSOCIATES APPROVED: DRAFTED: JAD, DMS CHECKED: DMS PROJ. NO.: 20.0320 SCALE: 1" = 30 FT DATE: JAN. 24, 2022
	02/15/22	Revise per atty comments and new title commitment	dms	dms	dms	
	03/02/22	Revise per new title report	dms	dms	dms	
	03/16/22	Revise per 3/10/22 comments	dms	dms	dms	
	04/25/22	add NYSDEC Env Easement req.; update ownership	dms	dms	dms	

Brownfield Site Cleanup - "Moyer Carriage Lofts"

DEC Site No.: C734151

Site Address: 1714 North Salina St. & 231 Wolf St., Syracuse, N.Y.

"This Property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in more detail in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov".

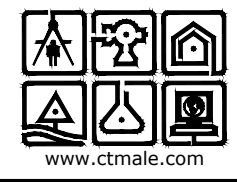
ALTA/NSPS LAND TITLE SURVEY MAP

FOR THE LANDS NOW OR FORMERLY OF
MOYER CARRIAGE LOFTS HOUSING DEVELOPMENT FUND CORPORATION
1714 NORTH SALINA STREET & 231 WOLF STREET

CITY OF SYRACUSE
ONONDAGA COUNTY, NEW YORK

C.T. MALE ASSOCIATES

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SHEET 1 OF 1
DWG. NO: 22-0142

"ONLY COPIES OF THIS MAP SIGNED IN RED INK AND EMBOSSED WITH THE SEAL OF AN OFFICER OF C.T. MALE ASSOCIATES OR A DESIGNATED REPRESENTATIVE SHALL BE CONSIDERED TO BE A VALID TRUE COPY."

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

Moyer Carriage Loft, Site ID No. C734151
1714 North Salina Street and 231 Wolf Street, Syracuse, New York, 13208
Syracuse, Onondaga County, Tax Map Identification Numbers: 002.-03-05.1, and 002.-03-05.2

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to ADHV REDEV LLC and Moyer Carriage Lofts, LLC for a parcel approximately 2.121 acres located at 1714 North Salina Street and 231 Wolf Street in Syracuse, Onondaga County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC 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 NYSDEC as not inconsistent with the remedy.

PLEASE TAKE NOTICE, 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 2022-00046524.

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 NYSDEC'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 occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability

Moyer Carriage Lofts, C734151
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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 NYSDEC 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 5786 Widewaters Parkway Syracuse, NY 13214-1867, by contacting the Regional Environmental Remediation Engineer, or at <https://extapps.dec.ny.gov/data/DecDocs/C734151/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

Moyer Carriage Lofts Housing Development Fund
Corporation

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

Moyer Carriage Lofts, C734151
1714 North Salina Street and 231 Wolf Street, Syracuse, New York, 13208

WHEREFORE, the undersigned has signed this Notice of Certificate

Moyer Carriage Lofts, 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:

Moyer Carriage Lofts, LLC
1201 East Fayette Street, Suite 26
Syracuse, NY 13210



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/19/2023



SITE DESCRIPTION

SITE NO. C734151

SITE NAME Moyer Carriage Lofts

SITE ADDRESS: 1714 North Salina Street and 231 Wolf Street **ZIP CODE:** 13208

CITY/TOWN: Syracuse

COUNTY: Onondaga

ALLOWABLE USE: Restricted-Residential, 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: 04/30/2025

Description of Institutional Control

Moyer Carriage Lofts Housing Development

1201 East Fayette Street, Suite 26

1714 North Salina Street

Environmental Easement

Block: 03

Lot: 05

Sublot: .1

Section: 002

Subsection:

S_B_L Image: 002.-03-05.1

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

231 Wolf Street

Environmental Easement

Block: 03

Lot: 05

Sublot: .2

Section: 002

Subsection:

S_B_L Image: 002.-03-05.2

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

Moyer Carriage Lofts Housing Development

1201 East Fayette Street, Suite 26

1714 North Salina Street

Environmental Easement

Block: 03

Lot: 05

Sublot: .1

Section: 002

Subsection:

S_B_L Image: 002.-03-05.1

Cover System

Monitoring Wells

Vapor Mitigation

231 Wolf Street

Environmental Easement

Block: 03

Lot: 05

Sublot: .2

Section: 002

Subsection:

S_B_L Image: 002.-03-05.2

Cover System

Monitoring Wells

Vapor Mitigation