

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

DEC 11 2015

Mr. David Chiazza
Iskalo Ellicottville Holdings LLC
5166 Main Street
Williamsville, NY 14221

Re: Certificate of Completion
Site Name: Former Signore, Inc.
Site No. C905034
55 Jefferson Street
Ellicottville, Cattaraugus

Dear Mr. Chiazza:

Congratulations on having satisfactorily completed the remedial program at the Former Signore, Inc. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (DEC) 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 a notice of the COC 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 a notice of the COC within 30 days of the date that you acquire the site. A copy of the recorded notice should be provided to DEC's project manager. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter;
- Provide the notice of the COC to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet describing the institutional and engineering controls (IC/EC) that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the DEC-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 DEC in a Periodic Review



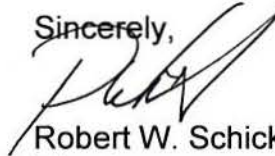
Department of
Environmental
Conservation

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 DEC in April 2017; and

- You and your lessees must submit an annual report to the New York State Department of Taxation and Finance within one year and for each of the following eleven years after the execution of the Brownfield Site Cleanup Agreement. The Report must provide the information required by Chapter 390 of the Laws of 2008, Tax Law Section 171-s.

If you have any questions regarding any of these items, please contact the project manager for this site, Jaspal Walia, by email at jaspal.walia@dec.ny.gov, or by telephone at (716) 851-7220.

Sincerely,



Robert W. Schick, P.E.
Director

Division of Environmental Remediation

Enclosures

cc: Krista Anders, NYSDOH
Scarlett McLaughlin, NYSDOH
Craig Slater, Esq., The Slater Law Firm, PLLC
James Richert, GZA
Michael Cruden, DEC
Jaspal Walia, DEC
Chad Staniszewski, DEC
Jennifer Dougherty, DEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	Address
ISKALO ELLICOTTVILLE HOLDINGS LLC	5166 Main Street, Williamsville, NY 14221

BROWNFIELD CLEANUP AGREEMENT:
Application Approval: 3/3/09 Agreement Execution: 1/24/11 Agreement Index No.:C905034-01-11

Application Approval Amendment: none

Agreement Execution Amendment: none

SITE INFORMATION:

Site No.: C905034 Site Name: Former Signore, Inc.
Site Owner: ISKALO ELLICOTTVILLE HOLDINGS LLC
Street Address: 55 Jefferson Street
Municipality: Ellicottville County: Cattaraugus DEC Region: 9
Site Size: 8.430 Acres
Tax Map Identification Number(s): 55.43-1-3.1
Percentage of site located in an EnZone: 0 - 49 %

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 2: Restricted use with generic soil cleanup objectives

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.
Tangible Property Credit Component Rate is 12 %.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.
Tangible Property Credit Component Rate is 10 %.

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 Cattaraugus County as 243125-001.

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 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
Acting Commissioner
New York State Department of Environmental Conservation

By:


Robert W. Schick, P.E., Director
Division of Environmental Remediation

Date:

December 11, 2015

NOTICE OF CERTIFICATE OF COMPLETION

Brownfield Cleanup Program

6 NYCRR Part 375-1.9(d)

Former Signore, Inc., Site No. C905034

55 Jefferson Street, Ellicottville, Cattaraugus County

Tax Map Identification Number(s): 55.43-1-3.1

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 ISKALO ELLICOTTVILLE HOLDINGS LLC for a parcel approximately 8.43 acres located at the 55 Jefferson Street in the Ellicottville, Cattaraugus 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 Cattaraugus County as Instrument Number: 243125-001.

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 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.

**Former Signore, Inc., Site ID No. C905034
55 Jefferson Street, Ellicottville, Cattaraugus County**

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

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

PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at DEC's Region 9 office located at 270 Michigan Avenue, Buffalo, NY 14203, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

Iskalo Ellicottville Holdings 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:
Mr. David Chiazza
Iskalo Ellicottville Holdings LLC
5166 Main Street
Williamsville, NY 14221



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
11/27/2015

SITE DESCRIPTION

SITE NO. C905034

SITE NAME Former Signore, Inc.

SITE ADDRESS: 55 Jefferson Street ZIP CODE: 14731

CITY/TOWN: Ellicottville

COUNTY: Cattaraugus

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:

IC/EC Certification Plan	<input checked="" type="checkbox"/>
Monitoring Plan	<input checked="" type="checkbox"/>
Operation and Maintenance (O&M) Plan	<input checked="" type="checkbox"/>

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2017

Description of Institutional Control

Iskalo Ellicottville Holdings, LLC

5166 Main Street

55 Jefferson Street

Environmental Easement

Block: 1

Lot: 3

Sublot: 1

Section: 55

Subsection: 43

S_B_L Image: 55.43-1-3.1

Ground Water Use Restriction

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

Exhibit A
Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

BROWNFIELD EASEMENT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Ellicottville and Town of Ellicottville, County of Cattaraugus and State of New York, being part of Lots 37, 42 and 65 of Town 4 and Range 6 of the Holland Land Company's Survey and further bounded and described as follows:

Beginning at a point on the westerly bounds of Jefferson Street (a.k.a. US Route 219), said point being located approximately 1500.6' southeasterly from the centerline of Washington Street;

Thence, along the westerly bounds of Jefferson Street, S 29°42'51" E a distance of 711.21 feet to a point on the northerly boundary line of lands now or formerly owned by J.N. Adams Development Center;

Thence, along the northerly line of J.N. Adams Development Center, the following 9 courses and distances:

- 1.) S 58°33'56" W a distance of 36.89 feet to a point;
- 2.) thence, S 59°55'13" W a distance of 50.21 feet to a point;
- 3.) thence, S 53°28'21" W a distance of 76.68 feet to a point;
- 4.) thence, S 86°35'58" W a distance of 43.13 feet to a point;
- 5.) thence, N 74°19'40" W a distance of 115.79 feet to a point;
- 6.) thence, N 68°44'43" W a distance of 148.90 feet to a point;
- 7.) thence, N 65°29'29" W a distance of 56.91 feet to a point;
- 8.) thence, S 62°23'58" W a distance of 18.42 feet to a point;
- 9.) thence, N 65°29'29" W a distance of 60.00 feet to a point;

Thence, leaving the northerly line of J.N. Adams Development Center, N 63°35'56" W a distance of 327.32 feet to a point;

Thence, N 08°24'03" W a distance of 227.07 feet to a point;

Thence, N 58°13'48" E a distance of 366.16 feet to a point on the westerly line of lands now or formerly owned by Dean William Burrell;

Thence, along the westerly line of Burrell, and extending past, S 29°33'09" E a distance of 86.28 feet to a point;

Thence, N 60°36'46" E a distance of 198.00 feet to the Point of Beginning.

Containing 8.43 acres of land, more or less, and being shown on a Plat prepared by E&M Engineers and Surveyors, PC, dated May 7, 2015.

Exhibit B
Site Survey

CHARTERED BY THE

Table 1. *Continued*

Variable	Mean	Standard deviation	Minimum	Maximum
Age	30.1	10.1	18	50
Gender				
Male	50.0	50.0	0	100
Female	50.0	50.0	0	100
Marital status				
Married	60.0	60.0	0	100
Single	40.0	40.0	0	100
Divorced	0.0	0.0	0	0
Widowed	0.0	0.0	0	0
Education				
High school	10.0	10.0	0	100
College	90.0	90.0	0	100
Postgraduate	0.0	0.0	0	0
Income				
Less than \$10,000	10.0	10.0	0	100
\$10,000-\$20,000	20.0	20.0	0	100
\$20,000-\$30,000	30.0	30.0	0	100
\$30,000-\$40,000	40.0	40.0	0	100
\$40,000-\$50,000	50.0	50.0	0	100
\$50,000-\$60,000	60.0	60.0	0	100
\$60,000-\$70,000	70.0	70.0	0	100
\$70,000-\$80,000	80.0	80.0	0	100
\$80,000-\$90,000	90.0	90.0	0	100
\$90,000-\$100,000	10.0	10.0	0	100
More than \$100,000	0.0	0.0	0	0

[illegible][illegible]

LANDS OF
SMALL ELLICOTTVILLE HOLDINGS
L 9617 PG 4005
66-348-3-3-4

PERSON STREET - c/o U.S. ROUTE 219 (66' WIDE)

BROWNFIELD EASEMENT
8.43 ACRES