

Attachment 12

Title Search



130 Pearl Street
Buffalo, NY 14202
(716) 852-0737 main
(716) 852-9847 fax
stewartnewyork.com
NYSE: STC

MEMO

TO: Hodgson Russ LLP
Att: Terrence M. Gilbride
FROM: Peter Iannini
SUBJ: Webster Block
75 Main St.
Buffalo, NY
DATE: October 22, 2012
CC:

Pursuant to our conversation concerning the above referenced property, enclosed herewith please find the following:

1. Copy of a full search covering the property for the period generally from the 1920's to April 4, 1993.
2. Copy of a stub search on notes covering the property for the period from April 1, 1989 to August 2, 2000.
3. Copy of a survey made by TVGA Engineering, Surveying, P.C. last dated June 13, 1997.

Since August 2, 2000, our title file disclosed the following matters of record affecting this property:

1. Discharge of Mortgage recorded February 7, 2001 in Liber 12911 of Mortgages at page 8438.
2. Deed from the City of Buffalo Urban Renewal Agency to the City of Buffalo recorded February 13, 2001 in Liber 10976 of Deeds at page 9565.

Copies of both documents are also enclosed.

I have placed an order for a new full search continued to date to be delivered to your attention. The charge for this search will be \$2,500.00.

Please advise me if you have any additional questions concerning this matter.

FROM SEPTEMBER 6 1923 AT '8:59' AM TO DATE AS TO
PARCELS "A", "C" AND "D", FROM AUGUST 1 1922 AT '8:59'
TO DATE AS TO PARCEL "B", FROM AUGUST 31 1920 AT
'8:59' AM TO DATE AS TO PARCEL "E", FROM AUGUST 1 1917
AT '8:59' AM TO DATE AS TO THAT PART OF PARCEL "F"
CONTAINED IN DEED RECORDED IN LIBER 1407 OF DEEDS AT
PAGE 390 AND FROM JANUARY 25 1929 AT '8:59' AM TO DATE
AS TO THAT PART OF PARCEL "F" CONTAINED IN DEED
RECORDED IN LIBER 2026 OF DEEDS AT PAGE 88, FROM
FEBRUARY 20 1857 AT '8:59' AM TO DATE AS TO PARCEL
"G", FROM APRIL 12 1893 AT '8:59' AM TO DATE AS TO
PARCEL "H", FROM JANUARY 7 1834 AT '8:59' AM TO DATE
AS TO PARCEL "I", FROM JANUARY 19 1892 AT '8:59' AM
TO DATE AS TO PARCEL "J", FROM NOVEMBER 28 1923 AT
'8:59' AM TO DATE AS TO PARCEL "K", FROM NOVEMBER 17
1924 AT '8:59' AM TO DATE AS TO THAT PART OF PARCEL
"L" CONTAINED IN DEED RECORDED IN LIBER 1783 OF DEEDS
AT PAGE 504 AND FROM APRIL 30 1925 AT '8:59' AM TO
DATE AS TO THAT PART OF PARCEL "L" CONTAINED IN DEED
RECORDED IN LIBER 1839 OF DEEDS AT PAGE 104, FROM
JANUARY 31 1916 AT '8:59' AM TO DATE AS TO PARCEL "M",
FROM OCTOBER 1 1867 AT '8:59' AM TO DATE AS TO PARCEL
"N", FROM JANUARY 18 1933 AT '8:59' AM TO DATE AS TO
PARCEL "O", FROM AUGUST 1 1917 AT '8:59' AM TO DATE AS
TO THAT PART OF PARCEL "P" CONTAINED IN DEED RECORDED
IN LIBER 1408 OF DEEDS AT PAGE 325 AND FROM JANUARY 14
1869 AT '8:59' AM TO DATE AS TO THAT PART OF PARCEL
"P" CONTAINED IN DEED RECORDED IN LIBER 285 OF DEEDS
AT PAGE 22, FROM DECEMBER 28 1922 AT '8:59' AM TO DATE
AS TO PARCEL "Q" AND FROM NOVEMBER 18 1920 AT '8:59'
AM AS TO PARCEL "R"

COMPLETE RECORD SEARCH

Search No. J1103

Certificate of complete record search against:

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot No. 83, in said City, bounded and described as follows:

NORTH by Scott Street, west by Main Street, south by Perry Street and east by Washington Street, being Parcels "A" to "R" inclusive as shown on diagram attached.

Dorothea Kast

Warranty Deed

1.

To

Conrad J. Kast and
Richard Kast

(No search against
grantor)

Dated September 6 1923
Acknowledged September 13 1923
Recorded September 13 1923 in

Liber 1700 of Deeds at page 330
Consideration \$1.00

Conveys Parcels "A", "C" and "D".

City of Buffalo

County Court Erie County

2.

Vs

Conrad J. Kast and
Louise M. his wife,
Richard Kast and
Bertha his wife,
Buffalo Sewer Authority and
County of Erie

Lis Pendens to foreclose certain tax
sale certificates affecting Parcel
"A"

Filed March 4 1948

Fred C. Maloney
Attorney

City of Buffalo

County Court Erie County

3.

Vs

Conrad J. Kast and
Louise M. his wife,
Bertha Kast, Richard
A. Kast, Dorothy B.
Kolb, The People of the
State of New York, Buffalo
Sewer Authority and County
of Erie

Amended Lis Pendens to foreclose
certain tax sale certificates
affecting Parcel "A"

Filed May 17 1948

Fred C. Maloney
Attorney

John R. Plunkett,
Referee

Referee's Deed

4.

To

Leonard P. Pampalona

Dated July 28 1948
Acknowledged August 12 1948
Recorded August 12 1948 in

Liber 4378 of Deeds at page 531
Consideration \$5,050.00

Conveys Parcel "A", pursuant to judgment in last above
action.

Marie Moeller, Carl Moeller Warranty Deed
and Louise L. Moeller his
wife, Edward Moeller and
Grace Moeller his wife,
Natalie Cook, Hannah
Shaddick and Mary Moeller,
individually and as
executrix of the Estate of
Ernest Moeller, deceased,
being the widow and all of
the heirs at law of Robert
Moeller, deceased

Dated September 15 1922
Acknowledged September 15 1922
Recorded September 28 1922 in
Liber 1563 of Deeds at page 577
Consideration \$1.00

5. To

Thomas J. Crotty

(No search against
grantors)

Conveys Parcel "B". Subject to mortgages recorded in
Liber 369 of Mortgages at page 39, Liber 369 of Mortgages at page
40 and Liber 1347 of Mortgages at page 342, all since discharged.

Thomas J. Crotty and
Anna C. Crotty his wife

Mortgage

6. To

Niagara Life Insurance
Company

Dated November 27 1922
Acknowledged November 27 1922
Recorded November 28 1922 in

Liber 1614 of Mortgages at page 404
Given to secure \$25,000.00 on Parcel
"B".

Francis R. Stoddard, Jr.,
Superintendent of Insurance
of the State of New York,
as liquidator of the
Niagara Life Insurance
Company

Assignment

7. To

Metropolitan Life Insurance
Company

Dated March 16 1923
Acknowledged March 16 1923
Recorded March 27 1923 in

Liber 1679 of Mortgages at page 344

Assigns Mortgage No. 6 above, pursuant to an order of
the Supreme Court Erie County entered February 24 1923.

Marie Moeller, Carl Moeller and Louise L. Moeller his wife, Edward Moeller and Grace Moeller his wife, Natalie Cook, Hannah Shaddick and Mary Moeller, individually and as executrix of the Estate of Ernest Moeller, deceased, being the widow and all of the heirs-at-law of Robert Moeller, deceased

Warranty Deed
Dated August 1 1922
Acknowledged September 15 1922
Recorded January 12 1926 in
Liber 1853 of Deeds at page 197
Consideration \$1.00

8. To
Thomas J. Crotty
(No search against grantors)

Conveys Parcel "B". Recites this deed is being re-recorded for the purpose of correcting the date of Deed No. 5 above.

9. To
Thomas J. Crotty and Anna C. Crotty his wife
People's Bank of Buffalo

Mortgage
Dated February 5 1926
Acknowledged February 5 1926
Recorded February 6 1926 in
Liber 1950 of Mortgages at page 480
Given to secure \$15,000.00 on Parcel "B".

10. To
Thomas J. Crotty, (husband of the party of the second part)
Anna C. Crotty

Quit Claim Deed
Dated March 2 1926
Acknowledged March 2 1926
Recorded March 3 1926 in
Liber 1761 of Deeds at page 114
Consideration \$1.00 and more

Conveys Parcel "B".

11. Vs
Metropolitan Life Insurance Company
Thomas J. Crotty, Anna C. Crotty and M & T Trust Company

County Court Erie County
Lis Pendens to foreclose Mortgage No. 6 above
Filed January 9 1930
Recorded in Liber 91 of Lis Pendens at page 325
Kimball & Smith
Attorneys

William E. Robertson,
Referee

12. To Metropolitan Life Insurance Company

Referee's Deed

Dated May 1 1930
Acknowledged May 1 1930
Recorded July 10 1930 in
Liber 2114 of Deeds at page 478
Consideration \$20,000.00

Conveys Parcel "B", being on the foreclosure of
Mortgage No. 6 above.

NOTE We find no Certificate of Incorporation for Metropolitan Life
Insurance Company filed in the Erie County Clerk's Office.

Metropolitan Life Insurance Deed
Company

13. To Main-Scott, Inc.

Dated January 6 1947
Acknowledged January 6 1947
Recorded January 10 1947 in
Liber 4050 of Deeds at page 395
Consideration \$100.00 and other
valuable consideration

Conveys Parcel "B".

In the Matter
14. Of Main-Scott, Inc.

Certified Copy of Certificate of
Incorporation

File No. 25166

Filed December 16 1946 in
Secretary of State's Office

Filed December 30 1946 in
Erie County Clerk's Office

Recites said corporation is formed pursuant to the
provision of the Stock Corporation Law. Duration: perpetual.

Main-Scott, Inc.

15. To Leonard P. Pampalona

Deed (B & S)

Dated January 28 1952
Acknowledged January 28 1952
Recorded February 15 1952 in
Liber 5071 of Deeds at page 275
Consideration \$1.00 and other good
and valuable consideration

Conveys Parcel "B".

16. Patrick H. Cochrane and Elizabeth C. Cochrane his wife
To
Harry Weinstein
(No search against grantors)
Conveys Parcel "R".

Warranty Deed
Dated November 18 1920
Acknowledged November 18 1920
Recorded November 18 1920 in
Liber 1548 of Deeds at page 223
Consideration \$1.00 and more

17. Harry Weinstein
To
Fanny Weinstein
Conveys Parcel "R".

Warranty Deed
Dated September 8 1924
Acknowledged September 8 1924
Recorded September 8 1924 in
Liber 1775 Deeds at page 436
Consideration \$1.00 and no more

18. Harry Weinstein and Fanny Weinstein his wife
To
Morris Raderman
Conveys Parcel "R". Subject to mortgages recorded in Liber 1560 of Mortgages at page 272 and Liber 1818 of Mortgages at page 530, since discharged.

Warranty Deed
Dated April 13 1928
Acknowledged April 13 1928
Recorded April 13 1928 in
Liber 1990 of Deeds at page 394
Consideration \$1.00

19. Harry Weinstein
To
Patrick H. Cochrane
Mortgage
Dated November 18 1920
Acknowledged November 18 1920
Recorded November 18 1920 in
Liber 1560 of Mortgages at page 272
Given to secure \$10,000.00 on Parcel "R". Recites being a purchase money mortgage.

20. Morris Raderman Mortgage
To Dated April 13 1928
Fanny Weinstein Acknowledged April 13 1928
Recorded April 13 1928 in
Liber 2041 of Mortgages at page 414
Given to secure \$1,325.72 on Parcel
"R". Recites being a purchase money
mortgage.

21. Morris Raderman and Warrantly Deed
Annie Raderman his wife
To Dated May 4 1928
Benjamin GoldFarb and Acknowledged July 12 1928
Morris Klein Recorded August 30 1928 in
Liber 2010 of Deeds at page 164
Consideration \$1.00 and more
Conveys an undivided two-thirds interest in Parcel "R".
Subject to mortgages recorded in Liber 1560 of Mortgages at page
272 and Liber 1818 of Mortgages at page 530, and a third mortgage
held by Fanny Weinstein dated April 13 1928 which second parties
assume and agree to pay, said mortgage recorded in Liber 1818 of
Mortgages at page 530, since discharged. (See mortgage recorded
in Liber 2041 of Mortgages at page 414.)

22. Fanny Weinstein Assignment
To Dated September 8 1928
Meyer Kulowski Acknowledged September 8 1928
Recorded September 8 1928 in
Liber 2261 of Mortgages at page 235
Assigns Mortgage No. 20 above.

23. In the Matter Letters Testamentary issued to
of the Estate Elizabeth C. Cochrane, William J.
Of Cochrane and Gertrude C. Zimmerman on
Patrick H. Cochrane Recorded in Liber 68 of Letters at
(File No. 89024) page 546

Morris L. Klein,
Beckie Klein his wife,
Benjamin GoldFarb and
Anna GoldFarb his wife,
Morris Raderman and
Anna Raderman his wife

Warranty Deed

Dated July 9 1929
Acknowledged July 9 1929
Recorded July 19 1929 in

24.

To

Liber 2045 of Deeds at page 84
Consideration \$1.00 and more

Benjamin Levine

Conveys an undivided one-fourth interest in Parcel "R".
Subject to mortgage recorded in Liber 1560 of Mortgages at page
272, a second mortgage held by one Kerschenbaum, and a third
mortgage held by Meyer Kulowski which second party assumes and
agrees to pay jointly with Benjamin GoldFarb, Morris L. Klein and
Morris Raderman. (See mortgage recorded in Liber 1818 of
Mortgages at page 530, since discharged, see mortgage recorded in
Liber 2041 of Mortgages at page 414).

Frank E. Hirshstein

County Court Erie County

25.

Vs

Morris Raderman and
Anna Raderman his wife,
Elizabeth C. Cochrane,
Gertrude C. Zimmermon,
William J. Cochrane, as
executors of the Estate of
Patrick H. Cochrone, Meyer
Kulowski

Lis Pendens to foreclose certain tax
sale certificates affecting a parcel
described as follows: City of
Buffalo, County of Erie and State of
New York, situate on the east side
of Main Street, at the distance of 94
5/12 feet south of Scott Street and
being 18 7/12 feet front by 100 feet
in depth

Filed August 25 1933

Recorded in Liber 115 of Lis Pendens
at page 337

Clarence M. Fuhr
Attorney

William J. Cochrane and
Gertrude C. Zimmerman, as
surviving executors of
the Estate of Patrick H.
Cochrane

County Court Erie County

Lis Pendens to foreclose Mortgage
No. 19 above

Filed December 3 1934

26.

Vs

Benjamin GoldFarb, Anna
GoldFarb his wife, Morris
Raderman, Annie Raderman
his wife, Morris Klein,
Beckie Klein his wife,
Benjamin Levine, Yetta
Levine his wife, Harry
Weinstein, Meyer
Kulowski, Joseph L.
Riesner, Louis Baum,

Recorded in Liber 132 of Lis Pendens
at page 32

Raymond J. McDonald
Attorney

Carl Lathrop, United States of America, the 1841 Trading Corporation, Chester Pearlman, as Trustee in Bankruptcy of the Estate of Ben Levine, Morris L. Klein, Benjamin GoldFarb, individually and as co-partners with Morris Raderman operating the Workingman's Home and the Cleveland House, bankrupts, Edgar B. Stevens, John Vanson.

27. Joseph J. Desmond,
Referee

To

William J. Cochrane and
Gertrude C. Zimmerman,
as surviving executors of
the Estate of Patrick H.
Cochrane

Referee's Deed

Dated March 10 1938
Acknowledged March 10 1938
Recorded May 19 1938 in

Liber 2770 of Deeds at page 140
Consideration \$500.00

Conveys Parcel "R", being on the foreclosure of
Mortgage No. 19 above.

28. William J. Cochrane and
Gertrude C. Zimmerman,
as surviving executors of
Patrick H. Cochrane

To

Morris Raderman and
Irving Krinsky

Executor's Deed

Dated April 28 1938
Acknowledged April 28 1938
Recorded May 19 1938 in

Liber 2747 of Deeds at page 413
Consideration \$500.00

Conveys Parcel "R".

29. Irving Krinsky

To

Anna Raderman

Warranty Deed

Dated July 29 1938
Acknowledged July 29 1938
Recorded August 29 1940 in

Liber 3027 of Deeds at page 316
Consideration \$1.00 and more

Conveys an undivided one-half interest in Parcel "R".
Recites this conveyance is accepted subject to the terms of a
certain mortgage given by the grantor and the grantee hereunder
to William J. Cochrane and Gertrude C. Zimmerman as surviving
executors of the Estate of Patrick H. Cochrane with second party
assumes and agrees to pay. (See mortgage recorded in Liber 2831
of Mortgages at page 411, since discharged.)

In the Matter
of the Estate

Petition for Letters of
Administration

30. Of Filed December 5 1938

Morris Raderman
(File No. 122981)

Recites date of death on November 14 1938 leaving him surviving, Annie Raderman, widow, Bertha Balin, daughter, age 23, Jack Raderman, George Raderman, sons, ages 21, and 17, respectively.

Letters of Administration issued to Annie Raderman on December 5 1938 in Liber 92 of Letters at page 362.

Jack Raderman and
Bertha Balin (formerly
Bertha Raderman)

Quit Claim Deed

31. To

Dated October 14 1940
Acknowledged April 23 1941
Recorded April 1 1943 in

Anna Raderman

Liber 3365 of Deeds at page 110
Consideration \$1.00 and no more

Conveys Parcel "R".

George Raderman

Quit Claim Deed

32. To

Dated July 16 1942
Acknowledged August 14 1942
Recorded April 1 1943 in

Anna Raderman

Liber 3365 of Deeds at page 117
Consideration \$1.00 and no more

Conveys Parcel "R".

Anna Raderman, first name
also called Annie, being
the widow of Morris
Raderman, deceased

Warranty Deed

33. To

Dated April 12 1943
Acknowledged April 13 1943
Recorded April 13 1943 in

Leonard Pampalona

Liber 3369 of Deeds at page 117
Consideration \$1.00 and more

Conveys Parcel "R".

Will
34. Of
Leonard P. Pampalona
(File No. 69-2024)

Will
Dated December 13 1962
Probated April 15 1969

Directs all just debts and funeral expenses be paid.
All the residue he gives, devises and bequeaths to his wife, Angeline Pampalona to be hers absolutely.

Appoints Angeline Pampalona, his wife, executrix.

Petition for Probate of Will filed April 15 1969 recites decedent died on March 24 1969 leaving him surviving, Angeline Pampalona, wife, of full age.

Letters Testamentary issued to Angeline Pampalona on April 15 1969.

35. The City of Buffalo Vs
Leonard Pampalona, also known as Leonard P. Pampalona, Joseph Gasofalo, Josephine Garofalo, Matthew J. Anderson, Isadore Platt, also known as Isidore Platt, Laura Trask Estus (formerly Laura S. Trask), United States of America, Our Lady of Victory Hospital, McLean-Thomas, Inc., Nefglo Lighting Products, Inc., County of Erie, County of Erie Division of Sales Tax, People of the State of New York, Buffalo Sewer Authority, Willie Baker, Margaret Bossman, Brownie Jarmusz, Rose M. Occhino, Mercy Hospital of Buffalo

Supreme Court Erie County

Lis Pendens to acquire Parcels "A", "B", "C", "J", "P" and "R" for public purposes to effectuate an Urban Renewal Plan, Waterfront Redevelopment Project No. V.R.N.Y. R-35

Filed December 18 1967

Recorded in Liber 291 of Lis Pendens at page 151

Anthony Manguso
Attorney

36. Angeline Pampalona To
The City of Buffalo Urban Renewal Agency

Warranty Deed

Dated May 12 1969
Acknowledged May 12 1969
Recorded May 12 1969 in

Liber 7583 of Deeds at page 417
Consideration \$1.00 and more

Conveys Parcels "A", "B" and "R".

Kast Copper & Sheet Iron
Company, by Richard Kast,
President

Warranty Deed

37.

To

Dated August 31 1920
Acknowledged August 31 1920
Recorded September 1 1920 in

Richard Kast and
Conrad J. Kast

Liber 1529 of Deeds at page 99
Consideration \$1.00

(No search against
grantor)

Conveys Parcel "E".

The City of Buffalo

County Court Erie County

38.

Vs

Lis Pendens to foreclose certain tax
sale certificates affecting Parcels
"C", "D" and "E"

Richard Kast, Bertha Kast,
Conrad J. Kast, Louise M.
Kast, Niagara Shipbuilding
Corporation, The People
of the State of New York,
Buffalo Sewer Authority and
County of Erie

Filed February 25 1943

Andrew P. Ronan
Attorney

John R. Plunkett,
Referee

Referee's Deed

39.

To

Dated April 12 1944
Acknowledged July 18 1944
Recorded July 25 1944 in

City of Buffalo

Liber 3572 of Deeds at page 250
Consideration \$756.10

Conveys Parcels "C", "D" and "E", pursuant to judgment
in last above action.

Affidavit

Affidavit

40.

Of

Verified January 18 1945
Filed May 16 1945 in

Richard Kast

Deposes that he, together with Conrad J. Kast, Bertha
Kast and Louise M. Kast, were parties defendant in action last
above; that at the time of the commencement of said action, he
and his brother, Conrad J. Kast, were the owners of the premises
described in the complaint herein, and became such by deed
recorded in Liber 1700 of Deeds at page 330; that at the time of
the acceptance of title by him and his brother, Bertha Kast was
the wife of deponent, and Louise M. Kast was the wife of Conrad
J. Kast; that the said Bertha Kast and Louise M. Kast continued

Bonavito Truck Lines, Inc. Quit Claim Deed

44. To N. Bonavito Truck Lines, Inc.
Dated July 28 1950
Acknowledged July 31 1950
Recorded August 3 1950 in
Liber 4759 of Deeds at page 132
Consideration \$1.00 and no more

Conveys Parcels "C" and "D". Recites this deed is given for the purposes of correcting an error in the name of the grantee in Deed No. 41 above.

N. Bonavito Truck Lines, Inc. Warranty Deed

45. To Buffalo Home Insulation Co., Inc.
Dated July 28 1950
Acknowledged August 3 1950
Recorded August 3 1950 in
Liber 4759 of Deeds at page 129
Consideration \$1.00 and more

Conveys Parcel "D".

In the Matter

Certificate of Incorporation
File No. 19076

46. Of Buffalo Home Insulation Co., Inc.
Filed -- -- ---- in
Secretary of State's Office
Filed July 8 1931 in
Erie County Clerk's Office

Recites said corporation is formed pursuant to the provisions of Article 2 of the Stock Corporation Law. Duration: perpetual.

Buffalo Home Insulation Co., Inc.

Warranty Deed

47. To Buffalo Wholesale Supply Co., Inc.
Dated June 17 1960
Acknowledged June 17 1960
Recorded July 14 1960 in
Liber 6566 of Deeds at page 187
Consideration \$1.00 and no more

Conveys Parcel "D".

In the Matter

Certificate of Incorporation
File No. 22831

48. Of Buffalo Wholesale Roofing Co., Inc.
Filed September 6 1940 in
Secretary of State's Office
Filed September 10 1940 in
Erie County Clerk's Office

of Outer Lot No. 83, in said City, bounded and described as follows:

Commencing at a point in the easterly line of Louis Lecouteulx Reserve distant 290 feet northerly from the northerly line of Perry Street, formerly Beaver Street as measured along said easterly line of said Louis Lecouteulx Reserve; thence northerly along the easterly line of said Louis Lecouteulx Reserve 30 feet; thence easterly at right angles with said line 98 feet to the westerly line of Washington Street, formerly Canal Street; thence southerly along the westerly line of Washington Street 30 feet; thence westerly at right angles with Washington Street 98 feet to the place of beginning.

Nancy J. Ruckel

Warranty Deed

66.

To

Dated August 1 1917

J. H. Ruckel & Son

Acknowledged December 15 1917

Recorded December 19 1917 in

(No search against grantor)

Liber 1407 of Deeds at page 390

Consideration \$1.00

Conveys the following described premises situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot No. 83, in said City, bounded and described as follows:

Beginning in the easterly line of Louis Lecouteulx Reserve 260 feet northerly from Perry Street; running thence northerly on said line 30 feet; thence easterly at right angle with last line 98 feet; thence southerly at right angles with last line 30 feet; thence westerly at right angles with last line 98 feet to the place of beginning, be the same more or less.

In the Matter

Certificate of Incorporation
(Duplicate)

67.

Of

File No. 7859

J. H. Ruckel & Son

Filed April 5 1902 in
Secretary of State's Office

Filed April 7 1902 in
Erie County Clerk's Office

62. In the Matter Certificate of Incorporation
Of File No. 18001
Niagara Asbestos Co., Inc. Dated October 28 1929
Acknowledged October 28 1929
Filed October 31 1929

Recorded in Liber 87 of Certificates
of Incorporation at page 546

Recites said corporation is formed pursuant to the
provisions of the Stock Corporation Law. Duration: perpetual.

63. Niagara Asbestos Co., Inc. Warranty Deed
To Dated April 14 1967
The City of Buffalo Acknowledged April 14 1967
Recorded April 14 1967 in
Liber 7341 of Deeds at page 267
Consideration \$13,000.00

Conveys Parcel "E". Together with all the right, title
and interest to the grantor in and to all lands lying within the
block bounded by Washington Street, Perry Street, Main Street and
Scott Street.

64. The City of Buffalo Quit Claim Deed
To Dated May 12 1989
City of Buffalo Urban Acknowledged May 12 1989
Renewal Agency Recorded May 16 1989 in
Liber 10022 of Deeds at page 242
Consideration \$1.00 and no more

Conveys Parcel "E". Recites this conveyance is made
pursuant to a duly appointed resolution of the Common Council of
the City of Buffalo, No. 57, of the Council Proceedings of
September 19 1969.

65. Mollenberg-Betz Machine Company Warranty Deed
To Dated January 25 1929
J. H. Ruckel & Son Acknowledged January 25 1929
(No search against Recorded February 11 1929 in
grantor) Liber 2026 of Deeds at page 88
Consideration \$1.00

Conveys the following described premises situate in the
City of Buffalo, County of Erie and State of New York, being part

Recites said corporation is formed pursuant to the provisions of the Business Corporation Law. Duration: "Fifty years". (State Proclamation - dissolving corporation filed July 2 1928.)

68. J. H. Ruckel and Son General Assignment
 To Dated July 17 1941
 Acknowledged July 17 1941
David Perman and Recorded July 18 1941 in
Paul C. Stillman Liber 3130 of Mortgages at page 33

 Assigns all its property for the benefit of creditors.

69. David Perman and Deed
 Paul C. Stillman, as
 Assignees of the Estate of Dated December 28 1943
 J. H. Ruckel & Son Acknowledged December 28 1943
 Recorded January 7 1944 in

 To Liber 3485 of Deeds at page 550
Buffalo Home Insulation Consideration \$150.00
Co., Inc.

 Conveys Parcel "F", pursuant to an order of the County
Court dated December 20 1943.

70. Buffalo Home Insulation Warranty Deed
 Co., Inc.
 Dated August 5 1955
 To Acknowledged August 5 1955
 Recorded August 8 1955 in
Niagara Asbestos Co., Inc. Liber 5805 of Deeds at page 454
 Consideration \$1.00 and more

 Conveys Parcel "F".

71. Niagara Asbestos Co., Inc. Warranty Deed
 To Dated April 14 1967
 Acknowledged April 14 1967
The City of Buffalo Recorded April 14 1967 in

 Liber 7341 of Deeds at page 269
 Consideration \$17,000.00

 Conveys Parcel "F". Together with all the right, title
and interest to the grantor in and to all lands lying within the

block bounded by Main Street, Washington Street, Scott Street and Perry Street.

72. Guy H. Salisbury and
 Alta C. his wife Warranty Deed (C S)

 To Dated February 20 1857
 Charles E. Clarke Acknowledged February 27 1857
 (No search against Recorded April 7 1857 in
 grantors) Liber 168 of Deeds at page 405
 Consideration \$2,500.00

 Conveys Parcel "G".

73. Charles E. Clarke and Deed (C Vs G)
 Mary Anna Clarke Dated April 1 1857

 To Acknowledged April 8 1857
 John Wurster Recorded April 15 1857 in

 Liber 176 of Deeds at page 104
 Consideration \$2,520.00

 Conveys Parcel "G".

74. State of New York Tax Deed

 To Dated January 8 1862
 Thomas W. Olcott and Recorded January 24 1862 in
 Brace Millerd Liber 214 of Deeds at page 535
 (No search against Consideration \$37.91
 these grantees)

 Conveys all that part of Outer Lot No. 83 on the west
 line of Washington Street, beginning 170 feet south of Scott
 Street, being 29 X 98 feet for non-payment of taxes. Sale on
 November 1859.

75. State of New York Tax Deed

 To Dated August 2 1869
 State of New York Recorded May 31 1877 in

 Liber 318 of Deeds at page 476
 Consideration \$15.89

Conveys all that part of Outer Lot No. 83 lying on the west side of Washington Street, beginning 170 feet south of Scott

Street, being 28 X 98 feet for non-payment of taxes. Sale of
November 1866.

State of New York

Quit Claim Deed

76.

To

Dated June 30 1870

Recorded June 30 1870 in

Augustus Paul

Liber 197 of Deeds at page 133

Conveys that part of Outer Lot No. 83 lying on the west
side of Washington Street, beginning 170 feet south of Scott
Street and being 25 feet front and 98 feet deep, et al.

Will

Will

77.

Of

Dated August 12 1872

Probated December 2 1873

Augustus Paul

Recorded in Liber 13 of Wills at page
568

Makes certain bequests of personal property to his
children and devises all the rest of his estate real and personal
to his wife, Maria J. Paul and appoints her sole executrix.

Petition for Probate of Will filed December 2 1873
recites that he died on or about November 27 1873.

Letters Testamentary issued to her recorded December
1873 in Liber 7 of Letters at page 74.

Maria J. Paul, as Executor Quit Claim Deed
of the Last Will and

Testament of Augustus Paul, Dated December 20 1876
deceased, and Maria J. Acknowledged December 21 1876
Paul, individually as widow Recorded December 21 1876 in
of Augustus Paul

78.

To

Liber 371 of Deeds at page 68
Consideration \$1.00

John Wurster

Conveys Parcel "G".

Will

Will

79.

Of

Dated March 8 1883

Probated April 3 1883

John Wurster

(File No. 25098)

Recorded in Liber 26 of Wills at page
107

Devises all of his estate, real and personal to his wife, Catherine Wurster and appoints her sole executrix.

Petition for Probate of Will filed March 23 1883 recites that he died on or about March 11 1883 leaving his wife, Catherine Wurster him surviving.

In the Matter
of the Estate

Petition for Letters of
Administration

80.

Of

Filed April 13 1916

Catherine Wurster
(File No. 52894)

Recites that she died on March 13 1916 leaving her surviving no husband, but leaving Louise M. Messersmith, Rose Wurster and Daniel Wurster, all of full age, her children and Charles L. Palmer, aged 22 years and Edgar Palmer, aged 20 years and Erwin W. Palmer, aged 18 years, grandchildren, her only heirs at law.

Louise M. Messersmith, Rose Deed (F C)

Wurster, Fred Wurster and

Amelia M. his wife, Charles Dated October 1 1919

L. Palmer (unmarried) and Acknowledged October 1 1919

Edgar Palmer (unmarried), Recorded October 3 1919 in

Daniel Wurster and Daisy

M. his wife and Erwin W.

Palmer (unmarried), the

said Louise M. Messersmith,

Rose Wurster, Fred Wurster,

Daniel Wurster, Charles L.

Palmer, Edgar Palmer and

Erwin W. Palmer being the

only heirs at law and next

of kin of Catherine Wurster

Liber 1492 of Deeds at page 382
Consideration \$1.00

81.

To

Antonio Battaglio and
Lucy his wife

Conveys Parcel "G".

82. Antonio Battaglia and
Lucy his wife
To
Louise M. Messersmith and
Fred Wurster

Mortgage
Dated October 1 1919
Acknowledged October 2 1919
Recorded October 3 1919 in
Liber 1487 of Mortgages at page 60
Given to secure \$4,000.00 on Parcel
"G". Recites being a purchase money
mortgage.

83. In the Matter
Of
Antonio Battaglia,
bankrupt

United States District Court for the
Western District of New York
Proceeding No. 9582
Filed January 27 1923
Discharged September 4 1923

84. In the Matter
of the Estate
Of
Lucia Battaglia, also known
as Lucy Battaglia
(File No. 77216)

Petition for Letters of
Administration
Filed December 4 1921

Recites decedent died November 23 1925 leaving her
husband, Antonio Battaglia her surviving.

85. The City of Buffalo
Vs
Antonio Battaglia and
Lillian his wife, Louise M.
Messersmith, Fred Wurster,
J. H. Ruckel & Son, Manuel
Faust, The Marine Trust
Company of Buffalo, County
of Erie and The People of
the State of New York

County Court Erie County
Lis Pendens to foreclose certain tax
sale certificates affecting Parcel
"G".
Recorded July 31 1935 in
Liber 142 of Lis Pendens at page 49
Gregory U. Harmon
Corporation Counsel

86. Jacob L. Davis,
Referee
To
The City of Buffalo

Referee's Deed
Dated January 31 1936
Acknowledged January 31 1936
Recorded February 7 1936 in
Liber 2501 of Deeds at page 261
Consideration \$57.00

Conveys Parcel "G", pursuant to judgment in last above
action.

92. Maria L. Tifft County Court Erie County
Vs Lis Pendens to foreclose Mortgage
No. 88 above.
Herbert A. Briggs,
Joseph H. Bell and
Bell his wife,
(whose first name is
unknown) Filed January 13 1899
Wm. D. Van Pelt
Attorney

93. Clarence L. MacGreger, Referee's Deed
Referee
To Dated July 12 1899
Acknowledge July 12 1899
Recorded August 11 1899 in
Maria L. Tifft Liber 890 of Deeds at page 88
Consideration \$4,000.00
Conveys Parcel "H", being on the foreclosure c
Mortgage No. 88 above.

94. Will Will
Of Dated January 28 1915
Probated August 20 1918
Maria L. Tifft Recorded in Liber 102 of Wills at
(File No. 57621) page 348

Makes bequests of cash and personal property. In the event that more than one of her sisters shall survive her, she grants and devises during their natural lives and as long as any two of them shall live, to such of her said sisters, as shall survive her, her homestead at No. 41 Johnson Park to be used in common by them or by such of them as may desire.

Subject to last above provisions, she devises to such one of her sisters as shall survive her and her sisters, the said homestead in fee simple absolute.

In the event that she shall not own said premises at the time of her death, she applies such provisions to the real property she shall be maintaining as a home, at the time of her death.

Subject to the foregoing provisions, she devises to each of her sisters, Emily Brown and Lucy Peck, during the term of her natural life, the use, income and profits of one-half of the residue of her property, real and personal, with the right

and power to sell, convey, etc. so much of the corpus of her one-half part and to use the proceeds thereof to such extent as shall be required for her personal wants and necessities in addition to the income and profits of such one-half of her residuary estate. Upon the death of either or both, her said sisters Emily Brown and Lucy Peck, subsequent to the time of her death, she devises absolutely unto such of her said three sisters as shall be living, the one-half part of her residuary estate, the use of which is by this item, bequeathed and devised to such sister so dying or such portion as shall remain at the time of her death.

Subject to the foregoing provisions and in the event that her sister Rachel Demarest and only one of her sisters Emily Brown and Lucy Peck, shall survive her, she devises to such of her sisters as shall survive her, one-half of the residue of her property and of the other one-half she devises the life use thereof to such of her sisters, Emily Brown and Lucy Peck, as shall survive her, in the same manner as is provided hereinabove and upon the death of such of her surviving sisters as shall take the life use of one-half of her residuary estate, she devises to Rachel Demarest, if she be then living the said remaining one-half of her residuary estate, absolutely.

Makes provisions in the event that only one sister survives her.

Appoints Emily Brown and Rachel Demarest or the survivor of them, executors, with full power to sell, etc.

Petition for Probate of Will filed August 19 1918 recites death on or about July 28 1918 leaving her surviving no husband, but Emily Brown, Lucy Peck, Rachel P. Demarest, sisters all of full age.

Letters Testamentary issued to Rachel P. Demarest and Emily Brown recorded August 20 1918 in Liber 48 of Letters a page 259.

Petition herein filed January 6 1926 recites that Emily Brown died on or about December 4 1919.

Conveys Parcel "I" et al. The right of the parties of the first part hereof being dower rights.

Louis Le Couteulx and
Matilda his wife, by
Orsamus H. Marshall their
attorney

Warranty Deed

Dated October 1 1867
Acknowledged November 22 1867
Recorded December 6 1867 in

99.

To

Edward L. Stevenson

Liber 273 of Deeds at page 90
Consideration \$33,000.00

(No search against
grantor)

Conveys Parcel "N" et al.

Francis S. Pease and
Lucretia A. his wife

Quit Claim Deed

Dated March 25 1872
Acknowledged April 11 1872
Recorded April 13 1872 in

100.

To

Edward L. Stevenson

Liber 310 of Deeds at page 536
Consideration \$1,500.00

Conveys Parcel "I".

Will

Will

101.

Of

Edward L. Stevenson

Dated August 4 1882
Codicil dated August 4 1885
Probated May 1 1891

(File No. 21832)

Recorded in Liber 39 of Wills at page
352

Devises the use of real estate, other than the premises in question and certain personal property to his wife, Amelia S. Stevenson in lieu of her dower in his real estate and of all legal claims on her part to any of his real or personal property. Makes various other bequests of personal property, including a bequest of \$30,000.00 each to the daughters of his brother, James J. Stevenson, to be paid in real estate, and devises all the residue of his estate, real and personal to his nieces, Amelia Stevenson and Georgiana S. Thorne, daughters of his deceased brother, George, in the following proportions, viz:- 6/10 thereof to his said niece, Amelia Stevenson and 4/10 thereof to his said niece, Georgiana S. Thorne. Authorizes and empowers his executors to sell and convey any of his real estate, except

certain premises other than those in question and appoints Charles D. Marshall, Robert P. Wilson and James M. Smith, executors.

Letters Testamentary issued to executors recorded May 1891 in Liber 16 of Letters at page 133.

Petition for Probate of Will filed April 20 1891 recites that he died on or about April 14 1891 leaving him surviving, his brothers, John S. Stevenson and James J. Stevenson and his nieces, Amelia Stevenson and Georgianna S. Thorne, daughters of his deceased brother, George Stevenson, all of full age, his only heirs at law and that said decedent left no widow him surviving.

James M. Smith,
Charles D. Marshall and
Robert P. Wilson, as
Executors of the Last Will
and Testament of Edward L.
Stevenson, deceased

Executor's Deed

Dated May 2 1892
Acknowledged June 10 1892
Recorded June 15 1892 in

Liber 649 of Deeds at page 489
Consideration \$30,000.00

102. To

Ann L. Stevenson, daughter
of James J. Stevenson, the
brother of said deceased

Conveys Parcels "I" and "N" et al. Recites made and accepted in full payment and release of the gift, bequest and devise to her of the sum of \$30,000.00 provided by Article No. 1 of the codicil to said will to be paid or set apart to her.

Ann L. Stevenson

Mortgage

103. To

The Fidelity Trust Company
of Buffalo

Dated March 18 1915
Acknowledged March 20 1915
Recorded March 20 1915 in

Liber 1072 of Mortgages at page 273
Given to secure \$16,000.00 on Parcels
"I" and "N" et al.

The Fidelity Trust Company Merger Agreement
of Buffalo

104.

With

Dated November 25 1925
Filed December 15 1925

Manufacturers and Traders
Bank of Buffalo

(File No. 10077)

Merges said bank into a Trust Company to be known as
"Manufacturers and Traders Trust Company".

Manufacturers and Traders Agreement of Merger
Trust Company

105.

With

Dated April 20 1927
Acknowledged April 20 1927
Recorded May 16 1927 in

The Peoples Bank of Buffalo

(File No. 10077)

Liber 77 of Certificates of
Incorporation at page 530

Merges The Peoples Bank of Buffalo into Manufacturers
and Traders Trust Company and upon the merger becoming effective
the name of the Trust Company shall change automatically to
"Manufacturers and Traders-Peoples Trust Company". Certificate
of Change of Name to Manufacturers and Traders Peoples Trust
Company dated May 12 1927, acknowledged May 12 1927 and recorded
May 16 1927 in Liber 77 of Certificates of Incorporation at page
537.

In the Matter of
the Change of Name of
Manufacturers and Traders
Peoples Trust Company

Certificate

Dated October 16 1929
Filed October 24 1929

106.

To

M & T Trust Company

(File No. 10077)

Certifies that pursuant to Section 40 of the General
Corporation Law the new name to be assumed by said corporation is
"M & T Trust Company".

107. In the Matter Certificate of Change of Name
Of Dated January 10 1933
M & T Trust Company Acknowledged January 10 1933
(File No. 10077) Recorded February 1 1933 in
Liber 96 of Certificates of
Incorporation at page 44

Changes name of said corporation to Manufacturers and
Traders Trust Company.

108. Ann L. Stevenson Mortgage
To Dated March 30 1916
Wilhelmina Heron and Acknowledged March 31 1916
Josephine Heron Beecher, Recorded April 21 1916 in
as executrix of the Will of Liber 1340 of Mortgages at page 186
Edward Heron, deceased Given to secure \$1,000.00 on Parcels
"I" and "N" et al.

109. In the Matter of the Estate Petition for Letters of
Administration
Of Filed August 12 1935
Ann L. Stevenson
(File No. 110466)

Recites that she died August 7 1935 leaving her
surviving no husband but a sister, Kate Stevenson Van Cleve, of
full age her only heir at law.

Letters of Administration issued to Evan Hollister
recorded August 12 1935 in Liber 84 of Letters at page 391.

In the Matter

County Court Erie County

110.

Of

Lists: Washington W. 182 N. Perry,
20 X 98 and Washington W. 198 S.
Scott, 30 X 98, et al

the foreclosure of tax
liens by the County of
Erie pursuant to the In
Rem provisions of the Erie
County Tax Act and the
resolutions of the Board
of Supervisors as shown by
Item 21, page 252, Item 23,
pages 352 and 353 and Item
27, page 439 of the Minutes
of the Proceedings of the
said Board for the year
1951 and Item 26 of the
Minutes of the Proceedings
of the said Board for July
22 1952 affecting real
property located in the
City of Buffalo

Filed July 29 1952

Elmer R. Weil
Attorney

(In Rem Action No. 108)

Frank A. Slade, County
Treasurer as Referee

Referee's Deed

111.

To

Dated November 20 1952
Acknowledged November 20 1952
Recorded December 9 1952 in

City of Buffalo

Liber 5236 of Deeds at page 334
Consideration \$6,094.00

Conveys same premises as in last above action, pursuant
to judgment therein.

The City of Buffalo.

Quit Claim Deed

112.

To

Dated December 2 1954
Acknowledged December 6 1954
Recorded January 4 1955 in

Robert Lucci

Liber 5674 of Deeds at page 378
Consideration \$6,395.92

Conveys Parcels "G", "H" and "I".

In the Matter
of the Estate

Petition for Letters of
Administration

113.

Of

Filed August 18 1960

Roberto Lucci, also known
as Robert Lucci

(File No. 228201)

Recites decedent died on or about August 10 1960
leaving him surviving the following only distributees: Philip,

Will
117. Of Will
George B. Hayes Dated March 18 1924
(File No. 75054) Probated May 6 1925
Recorded in Liber 110 of Wills at
page 277
(Under this Will search is
made against executor only)
Directs payment of all just debts and funeral expenses.
All the residue of his estate, he directs his executors
to convert into money, divide into eight equal parts and
distribute.
Appoints his daughter, Florence and his son George D.
Hayes, executrix and executor with full power to sell, etc.
Petition for Probate of Will filed May 6 1925 recites
he died on March 21 1925 leaving him surviving, no widow, but
various sons and daughters, of full age.
Letters Testamentary issued to Florence Hayes and
George D. Hayes on May 6 1925, recorded in Liber 59 of Letters at
page 572.

The City of Buffalo County Court Erie County
118. Vs Lis Pendens to foreclose certain tax
sale certificates affecting Parcel
"J" et al
Louisa Hayes Strubing, Clara
Mabelle Hayes, Sada
Haight Hayes, Sada
Barber, Ethel Throm,
individually and as
Executrix of the Estate
of Ethel K. Hayes,
deceased Mabel H. Hayes,
Walter A. Hayes, Mary
Hayes, the name "Mary"
being fictitious, it
being intended to
describe the widow of
Walter A. Hayes, Alice Hayes Marcy, individually and as Trustee
for Hilda Hayes Wilson, Florence Hayes Smith, individually and as
Trustee for Hilda Hayes Wilson, Margaret Hayes Hubbell, Hilda
Hayes M. Wilson, The Marine Trust Company of Buffalo,
Manufacturers and Traders Trust Company, as Trustee for Hilda
Hayes Wilson, Trailer Sales & Service, Inc., Manuel Perdiz, Park
Gardens Homes Corporation, Protestant Home for Unprotected
Children, Sernap Co., Inc., Hedstrom-Spaulding, Inc., John M.
Bogold, State Tax Commission of the State of New York, Joseph
Schweitzer, B. Altman & Co., Edgar R. Harris, Max Kadet, The
Ocean Accident & Guaranty Corporation, Limited, Charles S. Hunt,
Peoples Collateral Corp., a corporation dissolved pursuant to
Section 105 of the Stock Corporation Law, Hanan & Son, Inc.,
Charles J. Lawton, Selby G. Smith, a receiver of the property and
assets of Securities Merger Corp., Joseph L. Sauter, T & E

Dickinson & Co., Inc., The People of the State of New York,
Buffalo Sewer Authority and County of Erie.

119. Henry C. Sauter, Referee's Deed
Referee
Dated July 15 1942
To Acknowledged July 30 1942
City of Buffalo Recorded August 11 1942 in
Liber 3284 of Deeds at page 564
Consideration \$499.35

Conveys Parcel "J" et al, pursuant to judgment in last
above action.

120. In the Matter of the Estate
Of George B. Hayes
(File No. 75054)
Petition for Letters of
Administration with the Will Annexed
Filed November 15 1950

Recites that Letters Testamentary were issued to
Florence Hayes and George D. Hayes on May 6 1925. That by an
order filed in the Surrogate's Court on October 3 1932 the
Letters Testamentary issued to George D. Hayes were revoked and
said order provided that Florence Hayes proceed with the
administration of the Estate; that the said Florence Hayes
married and was known as Florence Hayes Smith until she died on
May 28 1945, etc.

Letters of Administration with the Will annexed issued
to Margaret Hayes Hubbell on November 15 1950 recorded in Liber
129 of Letters at page 317.

121. Margaret Hayes Hubbell, as administrator with the Will
annexed of George B. Hayes, deceased
Quit Claim Deed
Dated November 17 1950
Acknowledged November 17 1950
Recorded November 20 1950 in
To City of Buffalo
Liber 4827 of Deeds at page 572
Consideration \$1.00 and no more

Conveys Parcel "J". Recites this conveyance is made
pursuant to a decree of the Surrogate's Court of the County of
Erie dated November 15 1950.

City of Buffalo
Quit Claim Deed
122. To Dated March 7 1951
Acknowledge April 2 1951
Rose M. Occhino and Josephine Occhino, as
Recorded April 10 1951 in
tenants in common Liber 4900 of Deeds at page 186
Consideration \$9,291.09
Conveys Parcel "J".

Josephine Occhino
Warranty Deed
123. To Dated August 30 1961
Acknowledge August 30 1961
Isadore Platt and George Bossman, as tenants
Recorded August 30 1961 in
in common Liber 6694 of Deeds at page 251
Consideration \$1.00 and more
Conveys an undivided one-half interest in and to Parcel
"J".

Rose M. Occhino,
Isadore Platt and
Margaret Bossman
Warranty Deed
124. To Dated September 5 1969
Acknowledge September 5 1969
Recorded September 5 1969 in
City of Buffalo Urban Liber 7625 of Deeds at page 287
Renewal Agency Consideration \$1.00 and more
Conveys Parcel "J". Together with all the right, title
and interest of the grantors in and to all lands lying within the
block bounded by Main Street, Scott Street, Washington Street and
Perry Street.

Louise C. Meads, one of
the residuary legatees and
devisees under the Last
Will and Testament of Mary
Collignon, deceased
Quit Claim Deed
125. To Dated November 28 1923
Acknowledge November 28 1923
Recorded December 27 1923 in
Liber 1661 of Deeds at page 410
Consideration \$1.00 and no more
Curtiss Supply Co., Inc.
(No search against
grantor)
Conveys Parcel "K".

In the Matter
130. Of
Curtis Supply Company, Inc.

Certificate of Amendment of
Certificate of Incorporation
File No. 3256
Filed August 9 1967 in
Secretary of State's Office
Filed September 15 1967 in
Erie County Clerk's Office

Recites that the certificate of incorporation was filed by the Department of State on January 8 1921 and the term of its existence specified in its certificate of incorporation expired on January 8 1941. Said certificate of incorporation is hereby amended to effect the following change: The existence of this corporation is hereby revised and its duration shall be perpetual.

Curtis Supply Company, Inc. Quit Claim Deed
131. To
City of Buffalo

Dated August 15 1967
Acknowledged August 15 1967
Recorded August 15 1967 in
Liber 7382 of Deeds at page 321
Consideration \$47,500.00

Conveys Parcel "K". Together with all right, title and interest of the grantor in and to all lands lying within the block bounded by Washington Street, Scott Street, Main Street and Perry Street.

Seaman's Home Association Mortgage
132. To
Leroy S. Churchill, as
Trustee

Dated July 1 1924
Acknowledged July 1 1924
Recorded July 10 1924 in
Liber 1798 of Mortgages at page 1
(No search against parties
hereto, shown for reference
only)

Provides for the issuance of bonds in the amount of \$22,000.00 on same premises as in Deed No. 133 below.

6 of said Block; thence westerly along the center of said party wall 100 feet to Main Street; thence southerly along the easterly side of Main Street to the place of beginning, be the same more or less.

Also, City of Buffalo, described as follows:

Beginning at a point in the easterly line of Main Street 20 feet north from its intersection with the north line of Perry Street and at the center of the partition wall between Stores Nos. 1 and 2 of the Webster Block, so called; running thence easterly through the center of said wall 100 feet parallel with Perry Street; thence northerly parallel with Main Street 40 feet; thence westerly through the center of the partition wall between Stores Nos. 3 and 4 in said Webster Block to Main Street and thence southerly along Main Street 40 feet to the place of beginning, being Stores Nos. 2 and 3 of the Webster Block.

Subject to various mortgages, since discharged and Mortgage No. 132 above.

Philip J. Ferhel and
Elizabeth Ferhel, his wife
and Michael Whissel and
Katherine Whissel his wife

Warranty Deed

Dated April 30 1925
Acknowledged April 20 1925
Recorded May 1 1925 in

134.

To

Seamen's Home Association,
Inc.

Liber 1839 of Deeds at page 104
Consideration \$1.00

(No search against
grantors)

Conveys the following described premises situate in the City of Buffalo, Being part of Outer Lot No. 83, bounded and described as follows:

Beginning at the point of intersection of the easterly line of Main Street with the northerly line of Perry Street and running thence northerly along the easterly line of Main Street 20 feet to the center of the partition wall between Lots Nos. 1 and 2 of the Webster Block, (so-called); thence easterly through the center of said partition wall and parallel with Perry Street 100 feet; thence southerly parallel with Main Street 20 feet to

In the Matter
of the Estate

Letters Testamentary issued to Edgar
B. Stevens on December 21 1920

142.

Of

Recorded in Liber 51 of Letters at
page 444

Florence B. Stevens
(File No. 63698)

NOTE

The above three set-outs do not fall within the time period
covered by this search and are shown for reference only.

Gaetano Avanzato and
Angelina Avanzato his wife

Warranty Deed

143.

To

Dated December 1 1921
Acknowledged December 1 1921
Recorded December 1 1921 in

Max Weinstein and
Benjamin GoldFarb

Liber 1584 of Deeds at page 114
Consideration \$1.00

(No search against
grantors)

Conveys Parcel "M". Subject to Mortgage No. 140 above
which second parties assume and agree to pay.

Edgar B. Stevens, as
Executor of the Estate of
Florence B. Stevens

Assignment

144.

To

Dated August 10 1922
Acknowledged August 10 1922
Recorded August 17 1922 in

Edgar B. Stevens

Liber 1501 of Mortgages at page 620

Assigns Mortgage No. 140 above et al.

Max Weinstein,
Jennie Weinstein his wife,
Benjamin GoldFarb and
Annie GoldFarb his wife

Warranty Deed

145.

To

Dated August 27 1923
Acknowledged August 27 1923
Recorded September 6 1923 in

Morris Klein

Liber 1700 of Deeds at page 302
Consideration \$1.00 and more

Conveys an undivided one-third interest in and to
Parcel "M". Error in description, first course reads:
Commencing at a point in the easterly line of Main Street 146
feet, 6 inches northerly..... Subject to mortgages held by
Edgar Stevens. See mortgage recorded in Liber 810 of Mortgages

at page 348 and a second mortgage held against said premises by one name eligible which second party assumes and agrees to pay.

146. Benjamin GoldFarb and Annie GoldFarb his wife
To
Max Weinstein and Morris L. Klein

Warranty Deed
Dated June 29 1925
Acknowledged June 29 1925
Recorded June 30 1925 in
Liber 1840 of Deeds at page 96
Consideration \$1.00 and more

Conveys an undivided one-third interest in and to Parcel "M". Subject to mortgage recorded in Liber 810 of Mortgages at page 348 which second parties assume and agree to pay.

147. Max Weinstein and Morris Klein
To
Benjamin GoldFarb

Mortgage
Dated June 29 1925
Acknowledged June 29 1925
Recorded June 30 1925 in
Liber 1938 of Mortgages at page 302
Given to secure \$4,000.00 on an undivided one-third interest in and to Parcel "M".

148. Benjamin GoldFarb
To
George A. Herner

Assignment
Dated June 30 1925
Acknowledged June 30 1925
Recorded June 30 1925 in
Liber 1971 of Mortgages at page 608698

Assigns mortgage last above.

149. Max Weinstein and Jennie Weinstein his wife
To
Benjamin GoldFarb

Warranty Deed
Dated July 26 1927
Acknowledged July 25 1927
Recorded July 26 1927 in
Liber 1939 of Deeds at page 166
Consideration \$1.00 and more

Conveys an undivided one-half interest in and to Parcel "M". Subject to mortgage recorded in Liber 810 of Mortgages page 348. Also subject to a second mortgage held by one George H. Herner, recorded in the Erie County Clerk's Office in Liber 1938

of Mortgages at page 302 which second party assumes and agrees to pay.

Benjamin GoldFarb and
Anna GoldFarb his wife,
Morris Klein and
Rebecca Klein his wife

Warranty Deed

Dated May 4 1928
Acknowledged July 4 1928
Recorded August 30 1928 in

150.

To

Morris Raderman

Liber 2010 of Deeds at page 166
Consideration \$1.00 and more

Conveys an undivided one-third interest in and to Parcel "M". Subject to mortgage recorded in Liber 810 of Mortgages at page 348 and a second mortgage held by George A. Herner which second party assumes and agrees to pay. See mortgage recorded in Liber 1938 of Mortgages at page 302.

Will

Will

151.

Of

Max Weinstein

(File No. 86307)

Dated August 4 1921
Probated September 24 1928

Recorded in Liber 114 of Wills at
page 506

Directs payment of just debts and funeral expenses.

Devises to his wife, Jennie Weinstein all his real estate during her lifetime, and upon her death to be sold by his executor and converted into cash and to pay one-half to the heirs or devisees of his wife and the other half in equal shares to his grandchildren then living upon their reaching their respective ages of majority.

Appoints Emil Rubenstein executor with full power of sale.

Petition for Probate of Will filed August 7 1928 recites date of death on or about August 1 1928 leaving him surviving, Jennie Weinstein, spouse, Harry Weinstein, son and various grandchildren.

Letters Testamentary issued to Emil Rubenstein on September 24 1928 in Liber 66 of Letters at page 604.

Morris L. Klein and
Beckie Klein his wife,
Benjamin GoldFarb and
Anna GoldFarb his wife,
Morris Raderman and
Anna Raderman his wife

Warranty Deed

Dated July 9 1929
Acknowledged July 9 1929
Recorded July 19 1929 in

152.

To

Liber 2045 of Deeds at page 84
Consideration \$1.00 and more

Benjamin Levine

Conveys an undivided one-fourth interest in and to
Parcel "M" et al. Subject to same mortgage recitals.

George A. Herner

County Court Erie County

153.

Vs

Lis Pendens to foreclose Mortgage
No. 147 above

Morris L. Klein, Rebecca
Klein his wife, Benjamin
GoldFarb, Anna GoldFarb his
wife, Morris Raderman, Anna
Raderman his wife, Benjamin
Levine Yetta Levine his
wife, Emil Rubenstein,
executor of the Estate
of Max Weinstein, Eugene
Drazen, George E. Slotkin,
Frank Guagenti, Gaetano
Lentini a co-partner,
doing business as American
Produce Company, The
1841 Trading Corp., The
Kleinhans Company, Carl
Lathrop, Joseph L. Riesner
and Louis Baum

Filed July 25 1933

Recorded in Liber 114 of Lis Pendens
at page 97

Israel Rumizen
Attorney

Edgar B. Stevens

County Court Erie County

154.

Vs

Lis Pendens to foreclose Mortgage
No. 140 above

Benjamin GoldFarb, Anna
GoldFarb his wife, Morris
Raderman, Anna Raderman
his wife, Morris Klein,
Rebecca Klein his wife,
Benjamin Levine, Yetta
Levine his wife, Kate
Stevenson Van Cleve,
Gaetano Avanzato, Emil
Rubenstein, as executor
of the Estate of Max

Filed October 17 1933

Recorded in Liber 117 of Lis Pendens
at page 206

Smith & Kendall
Attorneys

Weinstein, George A. Herner, United State of America, George E.
Klotkin, Joseph L. Riesner, Louis Baum, Carl Lathrop, the 1841
Trading Corporation, Frank Guagenti, Gaetano Lentini,
co-partners, doing business as American Produce Company, Stephen
Goldstein, as Receiver

155. Charles H. Kendall
Referee
To
Edgar Stevens

Referee's Deed
Dated March 20 1934
Acknowledged March 20 1934
Recorded April 5 1934 in
Liber 2327 of Deeds at page 196
Consideration \$4,100.00

Conveys Parcel "M", being on the foreclosure of
Mortgage No. 140 above.

156. Edgar B. Stevens
To
Morris L. Klein and
Benjamin GoldFarb

Warranty Deed
Dated April 18 1934
Acknowledged April 18 1934
Recorded April 18 1934 in
Liber 2330 of Deeds at page 471
Consideration \$1.00

Conveys Parcel "M".

157. The City of Buffalo
Vs

County Court Erie County
Lis Pendens to foreclose certain tax
sale certificates affecting Parcel
"N".
Filed November 20 1935
Gregory U. Harmon
Attorney

Evan Hollister, as
Administrator of the
Estate of Ann L. Stevenson,
deceased, Kate Stevenson
Van Cleve, Manufacturers
and Traders Trust Company,
Josephine Heron Beecher as
surviving executrix of the
Last Will and Testament
of Edward Heron, deceased,
The People of the State of
New York, United States of
America and County of Erie

158. Jacob L. Davis,
Referee
To
The City of Buffalo

Referee's Deed
Dated March 3 1936
Acknowledged March 27 1936
Recorded March 27 1936 in
Liber 2520 of Deeds at page 92
Consideration \$2,901.00

Conveys Parcel "N", pursuant to judgment in last above
action.

The City of Buffalo

Quit Claim Deed

159.

To

Morris L. Klein

Dated August 10 1937
Acknowledged August 10 1937
Recorded August 11 1937 in

Liber 2686 of Deeds at page 329
Consideration \$2,000.00

Conveys the following described premises situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot No. 83, in said City, bounded and described as follows:

Beginning at a point on the easterly line of Main Street 159 feet 10 inches northerly from the intersection with the northerly line of Perry Street, said point being opposite at right angles to the center of the partition wall between Stores Nos. 8-9 in the Webster Block (so called) and being Stores Nos. 69 and 71 Main Street as now numbered; running thence easterly and through the middle of said partition wall 100 feet or half the distance from Main Street to Washington Street; thence northerly and parallel with Main Street 19.89 feet; thence at right angles westerly 100 feet to the easterly line of Main Street; thence southerly and along the easterly line of Main Street 19.89 feet to the point of beginning.

The City of Buffalo

Quit Claim Deed

160.

To

Bernard Goldstein

Dated September 13 1955
Acknowledged September 16 1955
Recorded October 21 1955 in

Liber 5861 of Deeds at page 335
Consideration \$9,331.87

Conveys Parcel "N". Excepting that part conveyed by Deed No. 159 above.

Morris L. Klein

Warranty Deed

161.

To

Morris L. Klein and
Benjamin GoldFarb, as
tenants in common

Dated August 10 1937
Acknowledged August 10 1937
Recorded August 11 1937 in

Liber 2692 of Deeds at page 99
Consideration \$1.00

Conveys same premises as in Deed No. 159 above.

In the Matter
of the Estate

Petition for Letters of
Administration

162.

Of

Benjamin GoldFarb
(File No. 188246)

Filed July 1 1953

Recites date of death on June 16 1953 leaving him
surviving, Anna GoldFarb, widow, Minnie GoldFarb, daughter,
Norman GoldFarb, Aaron GoldFarb, sons, all of full age.

Letters of Administration issued to Minnie GoldFarb on
July 1 1953 recorded in Liber 128 of Letters at page 215.

Minnie GoldFarb, Aaron
GoldFarb, Norman GoldFarb,
individually and as
distributees of Benjamin
GoldFarb

Quit Claim Deed

Dated July 22 1953
Acknowledged July 22 1953
Recorded July 22 1953 in

163.

To

Anna GoldFarb

Liber 5365 of Deeds at page 256
Consideration \$1.00 and more

Conveys Parcel "M" and same premises as in Deed No. 159
above.

Morris Klein, Anna
GoldFarb, individually
and as the distributees of
Benjamin GoldFarb

Warranty Deed

Dated July 22 1953
Acknowledged July 22 1953
Recorded July 22 1953 in

164.

To

Bernard Goldstein

Liber 5365 of Deeds at page 339
Consideration \$1.00 and more

Conveys Parcel "M" and same premises as in Deed No. 159
above.

Affidavit

165.

Of
Bernard Goldstein

Affidavit

Verified September 15 1967
Recorded September 20 1967 in

Liber 7395 of Deeds at page 616

Deposes that deponent is the owner of premises fronting on Main Street, commonly known as 69 through 77 Main Street; that he is selling said real estate to the City of Buffalo and he is familiar with and has personal knowledge of the physical condition of said premises and states that there have been no changes in the property since he became the owner by deeds recorded in the Erie County Clerk's Office in Liber 5365 of Deeds at page 334 and Liber 5861 of Deeds at page 335.

Bernard Goldstein

166.

To
City of Buffalo Urban
Renewal Agency

Warranty Deed

Dated September 11 1967
Acknowledged September 11 1967
Recorded September 20 1967 in

Liber 7395 of Deeds at page 608
Consideration \$1.00 and more

Conveys Parcels "M" and "N".

Sarah Krivitzky

167.

To
Anna K. Willner and
Lillian Kaye
(No search against
grantor)

Warranty Deed

Dated January 18 1933
Acknowledged January 18 1933
Recorded January 20 1933 in

Liber 2225 of Deeds at page 418
Consideration \$1.00

Conveys Parcel "O".

The City of Buffalo County Court Erie County
168. Vs Lis Pendens to foreclose certain tax
Anna K. Willner, Lillian sale certificates affecting Parcel
Kaye, Irish-American "0"
Savings and Loan Filed September 18 1941
Association, Rebecca Edward J. Sullivan
Dobosen, individually and Attorney
as Administratrix of the
Estate of Abraham Dobosen,
deceased, Rose Kay, Isadore
Dobosen, Bernard Dobosen,
Sarah Krivitzky, Buffalo
Sewer Authority, County of
Erie

The City of Buffalo County Court Erie County
169. Vs Order substituting Philip G. Kaye as
Anna K. Willner, Lillian plaintiff in Action No. 168 above and
Kaye, Irish-American substitutes the City of Buffalo as
Savings and Loan party defendant
Association, Rebecca Filed April 22 1942
Dobosen, individually and James O. Moore
as Administratrix of the Attorney
Estate of Abraham Dobosen,
deceased, Rose Kay, Isadore
Dobosen, Bernard Dobosen,
Sarah Krivitzky, Buffalo
Sewer Authority, County of
Erie

Henry G. Sauter, Referee's Deed
Referee
170. To Dated March 24 1943
Philip G. Kaye Acknowledged March 24 1943
Recorded March 29 1943 in
Liber 3363 of Deeds at page 176
Consideration \$4,395.30
Conveys Parcel "0", pursuant to judgment in last above
action.

Philip G. Kaye Warranty Deed
171. To Dated June 7 1943
Marion Kaye Acknowledged June 7 1943
Recorded June 23 1943 in
Liber 3397 of Deeds at page 176
Consideration \$1.00
Conveys Parcel "0".

Recites date of death on August 21 1961 leaving him surviving Mildred Bloom, spouse, Suzanne R. Bloom, daughter, age 15, Myron A. Bloom, son, age 12.

Letters of Administration issued to Mildred Bloom on August 28 1961.

Mildred Bloom, as Administrator of the goods, chattels and credits of Nathan Bloom, deceased Deed
Dated March 21 1967
Acknowledged March 21 1967
Recorded March 23 1967 in

177. To Liber 7335 of Deeds at page 263
The City of Buffalo Consideration \$11,500.00

Conveys Parcel "O".

Samuel B. Dewey, Jr. and Catharine his wife Warranty Deed

178. To Dated January 14 1869
George W. Shaw and Charles E. Kennedy Acknowledged January 18 1869
Recorded January 19 1869 in

(No search against grantors) Liber 285 of Deeds at page 22
Consideration \$6,000.00

Conveys the following described premises situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot No. 83, in said City, bounded and described as follows:

Beginning at a point in the easterly line of Mair Street in the middle of the partition wall between Stores Nos. 79 and 81 (old Numbers 75 and 77) on said Main Street, said point being 18 feet, 6 inches northerly from the northwesterly corner of part of Outer Lot No. 83 conveyed by Louis LeCouteulx and Matilda his wife to Edward L. Stevenson by deed dated October 1 1867 and recorded in the Erie County Clerk's Office in Liber 273 of Deeds at page 90, December 6 1867; thence eastward and at right angles with Main Street and through the middle of said partition wall 100 feet; thence northward and on a line parallel with Main Street to its intersection with the extension of a line drawn through the middle of the partition wall dividing Stores Nos. 81 and 83 (old Numbers 77 and 79); thence westward and along

the last mentioned line and through the middle of the last mentioned partition wall and through the middle of the stairway ascending from Main Street between last mentioned stores to Main Street; thence southward and along Main Street to the place of beginning.

Subject to rights of way in deed recorded in Liber 273 of Deeds at page 320. Also subject to mortgage recorded in Liber 192 of Mortgages at page 74, since discharged.

179. Samuel B. Dewey, Jr. and Catharine his wife
To
George W. Shaw and Charles E. Kennedy
(No search against grantors)

Quit Claim Deed
Dated February 10 1869
Acknowledged March 19 1869
Recorded March 20 1869 in
Liber 291 of Deeds at page 60
Consideration \$1.00

Conveys same as in Deed No. 178 above. Recites this deed is executed for the purpose of correctly describing the premises heretofore conveyed by first parties to second parties by Deed No. 178 above and for no other purpose.

180. Charles E. Kennedy and Harriet W. his wife
To
George W. Shaw

Warranty Deed
Dated January 16 1875
Acknowledged February 2 1875
Recorded February 6 1875 in
Liber 324 of Deeds at page 527
Consideration \$3,500.00

Conveys an undivided one-half of same premises as in Deed No. 178 above. Subject to same right of way.

181. Will
Of
George Washington Shaw
(File No. 45210)

Will
Dated September 7 1898
Probated February 15 1904
Recorded in Liber 70 of Wills at page 106

Makes various bequests of personal property and devises the rest, residue and remainder of his property both real and personal to his three children, Mary J. Shaw, George D. Shaw and Walter A. Shaw, share and share alike.

Appoints George D. Shaw, executor, with full power to sell and convey.

Petition for Probate of Will filed February 5 1904 recites that he died on or about February 1 1904 leaving him surviving, now widow, but the following his only distributees, Walter A. Shaw, son, of full age, George D. Shaw, son, of full age, Mary J. Shaw Hess, daughter, of full age and Charles M. Shaw, son, of full age.

Letters Testamentary issued to George D. Shaw recorded February 15 1904 in Liber 27 of Letters at page 463.

Will	Will
182. Of	Dated November 16 1907
Walter A. Shaw	Probated May 11 1921
(File No. 64695)	Recorded in Liber 105 of Wills at page 351

Devises to his wife, Henrietta A. Shaw, the use of all his property, both real and personal, during her lifetime.

Upon the death of said wife, devises all his property both real and personal to be divided equally between the following named children:- Alice E. Shaw, Grace M. Shaw and Mabel H. Marburge, share and share alike.

Appoints said wife, Henrietta A. Shaw, executrix with power of sale.

Petition for Probate of Will filed May 11 1921 recites that he died on or about April 30 1921 leaving him surviving:- Henrietta A. Shaw, widow, of full age and the following his only distributees:- Alice E. Lambert, Grace M. Purdy and Mabel H. Marburg, daughters, all of full age.

Letters Testamentary issued to Henrietta A. Shaw recorded May 11 1921 in Liber 52 of Letters at page 213.

Will	Will
183. Of	Dated January 31 1922
George D. Shaw	Probated June 15 1922
(File No. 67287)	Recorded in Liber 106 of Wills at page 517

Makes bequests of all his personal property and devises all his real estate to his nieces, Mabel Marburg, Grace Purdy and Alice Lambert, share and share alike.

Appoints Mrs. Alice Lambert, executrix.

Petition for Probate of Will filed June 8 1922 recites that he died on or about February 1 1922 leaving him surviving, no widow, but the following his only distributees:- Charles M. Shaw, brother, of full age, Mary Hess, sister, of full age, Mabel Marburg, niece, of full age, Grace Prudy, niece, of full age, Alice Lambert, niece, of full age.

Letters Testamentary issued to Alice Lambert recorded June 16 1922 in Liber 53 of Letters at page 635.

Mary J. Shaw Hess, Alice E. Warrantly Deed
Lambert, Henrietta A. Shaw,
widow of Walter A. Shaw, Dated January 10 1925
deceased, Mabel H. Marburg, Acknowledged January 12 1925
Grace M. Purdy Recorded January 12 1925 in

184. To Liber 1801 of Deeds at page 240
Consideration \$1.00
Louise J. Ruckel,
Ella S. Ruckel and
E. Ruth Ruckel

Conveys same premises as in Deed No. 178 above.
Recites that said Mary J. Shaw Hess is one of the devisees under the will of George Washington Shaw, deceased being No. 181 above; that said Mabel H. Marburg, Grace M. Purdy and Alice E. Lambert are devisees under the Will of Walter A. Shaw, deceased being No. 182 above and also of George D. Shaw, deceased being No. 183 above.

Interstate Lien Corporation County Court Erie County

185. Vs Filed September 13 1946
Louise J. Ruckel, Milton Rabow
Ella S. Ruckel, E. Ruth Attorney
Ruckel, Carodix
Corporation, City of Lis Pendens to foreclose certain
Buffalo Sewer Authority, tax sale certificates affecting the
County of Erie following described premises:

Part of Outer Lot No. 83. Beginning at a point in the easterly line of Main Street, in the middle of the stairway

between Stores numbered 81 and 83 (formerly numbered 77 and 79) Main Street, said point being 39.66 feet northerly from the northwesterly corner of a part of said Outer Lot No. 83, conveyed by Louis Le Couteulix and wife to Edward L. Stevenson by deed dated October 1 1867 and recorded in the Erie County Clerk's Office in Liber 273 of Deeds at page 99; running thence eastward and at right angles with Main Street and through the middle of said stairway and the middle of the partition wall between said stores 100 feet; thence southward and on a line parallel with Main Street to the intersection of said line with the extension of a line drawn through the middle of the partition wall dividing Stores Nos. 79 and 81 (formerly Numbers 75 and 77) Main Street; thence westward and along the last mentioned line and through the middle of the last mentioned partition wall to Main Street at a point distant 18.34 feet northerly from the aforesaid northwest corner of part of Outer Lot No. 83; thence northerly and along Main Street 21.32 feet to the place of beginning, said premises being known as Store No. 81 (formerly No. 77) Main Street and subject to a right of way in said stairway and in the landing at the head thereof for the common use of the owners of Store No. 83 (formerly No. 79) Main Street.

John R. Plunkett, Referee Referee's Deed

186.

To
Buffalo Home Insulation
Co., Inc.

Dated November 27 1946
Acknowledged December 12 1946
Recorded December 17 1946 in
Liber 4038 of Deeds at page 524
Consideration \$3,400.00

Conveys same premises as in last above action.

Nancy J. Ruckel, widow of
and sole devisee under the
Last Will and Testament of
John H. Ruckel, deceased

Warranty Deed
Dated August 1 1917
Acknowledged December 15 1917
Recorded December 19 1917 in

187.

To
J. H. Ruckel and Son

Liber 1408 of Deeds at page 325
Consideration \$1.00

(No search against
grantor)

Conveys the following described premises situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot No. 82, in said City, bounded and described as follows:

Beginning at a point in the easterly line of Main Street in the middle of the stairway leading from Main Street between Stores Nos. 77 and 79 on said Main Street, said point being about 40 feet northerly from the northwesterly corner of a part of said Outer Lot No. 83 conveyed by Louise Le Couteulix and wife to Edward L. Stevenson by deed dated October 1 1867 recorded in the Erie County Clerk's Office in Liber 273 of Deeds at page 90; running thence eastwards and at right angles with Main Street and through the middle of said stairway and the middle of the partition wall between said stores 100 feet; thence northward and on a line parallel with Main Street to its intersection with the extension of a line drawn through the middle of the partition wall dividing Stores Nos. 79 and 81 on said Main Street; thence westward and along the last mentioned line and through the middle of the last mentioned partition wall to Main Street and thence southward and along Main Street to the place of beginning, be the same more or less.

Subject to a right of way in said stairway and in landing at the head.

Interstate Lien Corporation County Court Erie County

189.

Vs

Louise J. Ruckel,
Ella S. Ruckel and
May B. Ruckel, former
directors of J. H. Ruckel
and Son, a corporation
dissolved pursuant to tax
laws of the State of New
York, David Perman, Paul C.
Stillman, Assignees, City
of Buffalo, Buffalo Sewer
Authority, County of Erie,
People of the State of New
York

Lis Pendens to foreclose certain
tax sale certificates affecting same
premises as in Deed No. 187 above

Filed September 13 1946

Milton Rabow
Attorney

190. Frank A. Slade,
Referee
To
Buffalo Home Insulation
Co., Inc.

Referee's Deed
Dated November 27 1946
Acknowledged December 11 1946
Recorded December 17 1946 in
Liber 4038 of Deeds at page 528
Consideration \$3,400.00

Conveys same premises as in Deed No. 187 above.

191. Buffalo Home Insulation
Co., Inc.
To
John C. McKendry

Warranty Deed
Dated July 5 1957
Acknowledged July 5 1957
Recorded July 5 1957 in
Liber 6188 of Deeds at page 256
Consideration \$8,901.79

Conveys Parcel "P".

192. John C. McKendry
To
Loretta Dooman

Warranty Deed
Dated June 13 1960
Acknowledged June 13 1960
Recorded June 17 1960 in
Liber 6556 of Deeds at page 305
Consideration \$1.00

Conveys Parcel "P".

193. Loretta Dooman
To
Matthew J. Anderson,
Henry A. Trask and
Isadore Platt

Warranty Deed
Dated September 30 1960
Acknowledged September 30 1960
Recorded October 13 1960 in
Liber 6599 of Deeds at page 195
Consideration \$1.00 and more

Conveys Parcel "P".

194. Will
Of
Henry A. Trask
(File No. C-1646)

Will
Dated January 10 1964
Probated May 6 1964

Gives, devises and bequeaths all his property real and
personal to his wife, Laura Trask.

Appoints his wife Laura Trask executrix with full power
of sale.

199. Will
Of
Angelina Avanzata
(File No. 89471)

Will
Dated April 9 1927
Probated July 12 1929
Recorded in Liber 116 of Wills at
page 502

Directs payment of just debts and funeral expenses.
Gives, devises and bequeaths all the rents, interest
and profits and the use of all of the real property to her
husband, Gaetano Avanzata during his natural life.

All the residue of her estate she gives, devises and
bequeaths to her three children, Leonard Pampalona, Raffaele
Avanzata, Elizabeth Avanzata, share and share alike.

Appoints her husband executor with full power of sale.

Petition for Probate of Will filed June 21 1929 recites
date of death on or about April 16 1928 leaving her surviving,
Gaetano Avanzato, widow, Leonard Pampalona, son, age 19, Raffaele
Avanzato, son, age 16, Elizabeth Avanzata, daughter, age 14.

Petition recites that the correct spelling of
decedent's name is Angeline Avonzato, but is sometimes spelled
Avanzata.

Letters Testamentary issued to Gaetano Avanzato on July
12 1929 in Liber 68 of Letters at page 598.

Gaetono Avanzato, also
known as Gaetano Avanzata,
individually and as
executor of the Estate of
Angelina Avanzata

Executor's Deed
Dated October 13 1967
Acknowledged October 13 1967
Recorded October 13 1967 in

200. To
The City of Buffalo Urban
Renewal Agency

Liber 7404 of Deeds at page 167
Consideration \$13,350.00

Conveys Parcel "Q".

City of Buffalo
201. To
City of Buffalo Urban
Renewal Agency
Quit Claim Deed
Dated July 30 1987
Acknowledged July 30 1987
Recorded July 31 1987 in
Liber 9746 of Deeds at page 258
Consideration \$1.00 and no more
Conveys Parcels "D", "F", "G", "H", "I", "K" and "O".

City of Buffalo Urban
Renewal Agency
202. To
The City of Buffalo
Quit Claim Deed
Dated August 6 1980
Acknowledged August 6 1980
Recorded August 12 1980 in
Liber 8932 of Deeds at page 312
Consideration \$1.00
Conveys the following described premises situate in the
City of Buffalo, County of Erie and State of New York, being part
of Lot No. 83 of the former Village of New Amsterdam, described
as follows:

Beginning at the point of intersection of the present southerly line of Scott Street with the easterly line of Mair Street and running thence south and along the easterly line of Main Street 84.59 feet to a point; thence northeast along a line forming an interior angle of 70° 13', 14.4" a distance of 210.41 feet more or less to a point in the westerly line of Washington Street; thence northerly along the west line of Washington Street 13.70 feet more or less to the point of intersection of the westerly line of Washington Street with the present southerly line of Scott Street; thence west and along the present southerly line of Scott Street 198 feet more or less to the point of beginning, containing 9,730.72 square feet or 0.22338 acres of land more or less.

Subject to restrictions contained herein.

Dated April 4 1993
At '8:59' AM

MONROE TITLE INSURANCE CORPORATION
By _____
Vice President
KAR/JA/PAS/db

MONROE TITLE INSURANCE CORPORATION

130 PEARL STREET

BUFFALO, NEW YORK 14202

281505A

SEARCH NUMBER

DATE RECEIVED _____ DATE DUE _____

CHARGE TO _____ DELIVER TO _____

ADDRESS _____ ADDRESS _____

ORDERED BY _____

KIND con T+T

DESCRIPTION Bflo pt outer lot 83

main, Scott, Washington + Perry

PAPERS HEREWITH _____

OWNER _____ TAX TAKEN _____ ORDER TAX _____

CHARGE _____ INCL. CLOS. TO _____ BILLED **AUG 10 2000**

JUDGMT. CHG. _____ TO _____ BILLED _____

DESCRIPTION _____

take X-X copy 4/w

+TOWN, CITY OR VILLAGE _____

+LOT, TOWNSHIP, RANGE _____

+MAP COVER INFORMATION _____

+PLANT BLOCK NO. _____ ATTACHED TO _____

RECORD OWNER CBORA / City of Buffalo SEARCHER 57(A)

CERTIFY FROM 4-1-1989 0809 TO 8-2-2000 CPB

PLANT

INSTRUCTIONS

flynt 2-5-A/w

BANKRUPTCIES _____

TYPIST _____ COMPARERS _____

(USE BACK FOR ADDITIONAL INSTRUCTIONS)

X

SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot Number 83, in said City further bounded and described as follows:

BEGINNING at the intersection of the easterly line of Main Street with the southerly line of Scott Street, said point being the southwest corner of lands conveyed to the City of Buffalo by Deed recorded in Liber 8932 of Deeds at page 312; thence easterly along the southerly line of Scott Street a measured distance of 212.62 feet to the westerly line of Washington Street; thence southerly along the westerly line of Washington Street 451.42 feet to the center line of Perry Street (now abandoned); thence westerly along the center line of Perry Street (now abandoned) 199.59 feet to the easterly line of Main Street; thence northerly along the easterly line of Main Street, 380.00 feet to the point or place of beginning, containing 83,063 square feet of land, more or less.

X

The City of Buffalo
to

OLD

5-12-1989

City of Buffalo

"

Urban Renewal Agency

1' 10022 cp 2472

2' 100+40 more

conveys

2

City of Bflo, pt OL 83,

is a good as follows:

beg at a . in e Wly - of Washington
st. dist 320' Nly from e My - of Perry st
(formerly Beora st.) ; Nly along e Wly - of
Washington st. 30' ; at right angles to said
- of Washington st. Wly 98' ; Sly at right
angles to e - last mentioned & parallel with
Washington st. 30' ; at right angles &
parallel with said My - of Perry st. Ely 98' to
e pl of beg

notes this conveyance is made pursuant
to a duly adopted resolution of e common
council of e City of Buffalo, No 57 of e
Council proceedings of 0-19-1969

City of Buffalo
Urban Renewal Agency
to

lease agreement
3-17-1994
3-18-1994

Allright Parking
Buffalo, Inc.

L. 10868 cp 3561

(no sch vs lessee)

devic prem for a term

leases following

commencing on 10-1-1994 +

ending on 9-30-1998 with option to renew
see terms + conditions

(take X-Y rec'd FD547)

City of Buffalo
Urban Renewal Agency
to

Note + m by
3-17-1994
3-18-1994

allright Corporation OK

L. 12619 np F369
\$925,000.00

same prem as lease
last above

Note: We find deed out of a City of Buffalo
into a City of Buffalo Urban Renewal
Agency for 1/2 N^{1/2} of Perry St



ERIE COUNTY CLERKS OFFICE
County Clerk's Recording Page

Return To:

CITY OF BUFFALO RENEWAL AGENCY
920 CITY HALL
BUFFALO NY 14202

Index MORTGAGE LIBER
Book 12911 Page 8438
No. Pages 0004
Instrument MTG DISCH-INQRY
Date : 2/07/2001
Time : 2:06:43
Control # 200102071145

CITY OF BUFFALO URBAN RENEWAL
AGENCY

Employee ID DRB

COUNTY	\$	17.50
	\$	.00
COE	\$	5.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
Total:	\$	22.50

STATE OF NEW YORK
ERIE COUNTY CLERKS OFFICE

WARNING - THIS SHEET CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTIONS 319&316-a
(5) OF THE REAL PROPERTY LAW OF THE STATE OF
NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.

DAVID J SWARTS
COUNTY CLERK



M129118438

Discharge of Mortgage From a Corporation

Allright Corporation

Mail To:

City of Buffalo Urban
Renewal Agency
920 City Hall
Buffalo, New York 14202

To

City of Buffalo Urban Renewal Agency

Dated: *Jan, 17, 2001*

Know all Men by these Presents.

That the Allright Corporation, a Delaware Corporation, with an office at Suite One, 107 Delaware Avenue, Buffalo, New York 14202 does hereby certify, that a certain Indenture of Mortgage, bearing the date of the 17th day of **March Nineteen Hundred and Ninety Four**, made and executed by the **City of Buffalo Urban Renewal Agency** to secure payment of the principal sum of **Nine Hundred, Twenty-Five Thousand and 00/100 (\$925,000.00)** Dollars and Interest and duly recorded in the office of the Clerk of the County of Erie, N.Y., in **Liber 12619 of Mortgages, Page 7369**, on the **18th day of March, Nineteen Hundred and Ninety Four**, evidencing and securing an equitable interest in real property described as follows: ✓

See SCHEDULE A (attached hereto)

Is Paid, and do hereby consent that the same be discharged of record. The said mortgage has not been assigned, except as follows: none

Dated the ~~17th~~ day of *January*, Two Thousand One

In Presence of

In witness Whereof, The party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this *17th* day of *January*, Two Thousand One

Allright Corporation

By

James H. Bond

Attest: *Linda C. Elton*
Associate Counsel

3c - 3-1 - 22.50

R: 043815

C 1145

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot No. 83, further bounded and described as follows:

BEGINNING at the intersection of the easterly line of Main Street and the southwest corner of lands conveyed to the City of Buffalo by Deed recorded in Liber 8932 of Deeds at page 312; thence easterly along the southerly line of said Deed, 212.62 feet to the westerly line of Washington Street; thence southerly along the westerly line of Washington Street 451.42 feet to a point in the center line of former Perry Street, now closed; thence westerly along the center line of Perry Street 199.59 feet to the easterly line of Main Street. Thence northerly along the easterly line of Main Street 380.00 feet to the point or place of beginning.

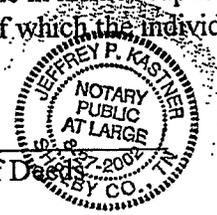
7ENNESSEE

State of ~~New York~~ } ss:
County of ~~Erie~~ DAVISON

Two Thousand One

On the ~~7th~~ day of ~~JAN.~~, in the year ~~Two Thousand~~, before me, the undersigned, a notary public/~~commissioner of deeds~~ in and for said state, personally appeared JAMES H. BOND, 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 he/~~she~~ executed the same in his/~~her~~ capacity, and that by his/~~her~~ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Jeffrey P. Kastner
Notary Public / Commissioner of Deeds





ERIE COUNTY CLERKS OFFICE
County Clerk's Recording Page

Return To:

CITY OF BUFFALO URBAN RENEWAL
920 CITY HALL
65 NIAGARA SQ
BFLO NY 14202

Index DEED LIBER
Book 10976 Page 9565
No. Pages 0003
Instrument DEED-EXEMPT
Date : 2/13/2001
Time : 12:06:26
Control # 200102130677

CITY OF BUFFALO URBAN RENEWAL
AGENCY
CITY OF BUFFALO

TT# TT 2000 014487
Employee ID WAR

COUNTY	\$	14.00
STATE	\$	25.00
COE	\$	5.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$.00
	\$.00
Total:	\$	19.00

STATE OF NEW YORK
ERIE COUNTY CLERKS OFFICE

TRANSFER TAX

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ENDORSEMENT, REQUIRED BY SECTIONS 319&316-a
(5) OF THE REAL PROPERTY LAW OF THE STATE OF
NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.

CONSIDERATN	\$	1.00
TRANSFER TAX	\$	.00

DAVID J SWARTS
COUNTY CLERK



D109769565

QUITCLAIM DEED

THIS INDENTURE made this 13th day of February, 2000

BETWEEN

The City of Buffalo Urban Renewal Agency, a public benefit corporation established pursuant to Article 15 and 15A of the General Municipal Law of the State of New York, and having its offices at 920 City Hall, No. 65 Niagara Square, City of Buffalo, County of Erie, State of New York, party of the first part, and

The City of Buffalo, a domestic municipal corporation, with its principal office and place of business in the City Hall, No. 65 Niagara Square, in the City of Buffalo, County of Erie and State of New York, party of the second part,

WITNESSETH: THAT the party of the first part in consideration of One Dollar (\$1.00) and no more, lawful money of the United States, paid by the party of the second part, does hereby remise, release and forever quitclaim unto the said party of the second part, its heirs and assigns forever,

See Attached "Schedule A" made a part hereof.

THIS CONVEYANCE is made pursuant to a duly adopted resolution of the Buffalo Urban Renewal Agency, Item No. 11G of the Agency Meeting of January 11, 2000. And pursuant to a duly adopted resolution of the Common Council of the City of Buffalo, No. 53 of the Council Proceedings of February 8, 2000.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD, the above granted premises unto the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, THE CITY OF BUFFALO URBAN RENEWAL AGENCY has caused these presents to be signed by its Vice-Chairman and its corporate seal to be hereunto affixed, the day and year first above written.

SEAL

APPROVED AS
TO FORM ONLY

JAN 08 2001

THE CITY OF BUFFALO URBAN RENEWAL AGENCY

MICHAEL L. MCCARTHY
LEGAL COUNSEL

BY: Joseph E. Ryan
JOSEPH E. RYAN VICE CHAIRMAN

STATE OF NEW YORK
COUNTY OF ERIE
CITY OF BUFFALO

ON THIS 13th day of February 2000, before me, the undersigned, a Commissioner of Deeds in the said City, personally appeared Joseph E. Ryan 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 he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Catherine C. Roberts
COMMISSIONER OF DEEDS

L
2 917
0477
C17-100-10-25
19
DID-2-0

CATHERINE C. ROBERTS
Commissioner of Deeds
In and for the City of Buffalo, NY
My Commission Expires Dec. 31, 2002

SCHEDULE A

PARCEL A

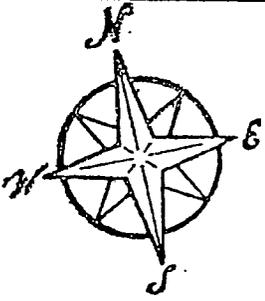
ALL THAT TRACT OR PARCEL OF LAND situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot No. 83 in said City, bounded and described as follows:

BEGINNING at the intersection of the easterly line of Main Street and the southwest corner of lands conveyed to the City of Buffalo by Deed recorded in Liber 8932 of Deeds at page 312; thence easterly along the southerly line of said Deed, 212.62 feet to the westerly line of Washington Street; thence southerly along the westerly line of Washington Street 418.42 feet to the northerly line of Perry Street; thence westerly along the northerly line of Perry Street 199.62 feet to the easterly line of Main Street; thence northerly along the easterly line of Main Street 347 feet to the point or place of beginning.

PARCEL B

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot No. 83 in said City and further distinguished as being the northerly one-half of Perry Street (66 feet wide and now abandoned as a public street), bounded and described as follows:

BEGINNING at the intersection of the easterly line of Main Street and the northerly line of Perry Street; thence easterly along the northerly line of Perry Street 199.62 feet to the westerly line of Washington Street; thence southerly along the westerly line of Washington Street 33 feet to a point of the center line of Perry Street; thence westerly along the center line of Perry Street 199.59 feet to the easterly line of Main Street; thence northerly along the easterly line of Main Street 33 feet to the point or place of beginning.



SCOTT ST.

198.02 D. 200.09 MS.

13.702 D.
13.21 MS.

L-8932, P-312

OVERHEAD WIRE
210.41 ± D.

212.62 MS.

70-09-29

OVERHEAD WIRE
10' W.

LIGHT POLE

R2 BLDG

133.16'

84.57 DIMS
70-15-14.4 D

UTILITY POLE
2.3'E

OVERHEAD WIRE

UTILITY POLE
5.10'E

NOTE:
ENTIRE LOT IS BLACKTOPED

37'E
CONC. PAD FOR TRANS.
8' X 2.5'

AREA = 83,063 sq. ft. ±

MAIN ST (99' WIDE)

380.00

451.42

WASHINGTON ST. 66' WIDE

LIGHT POLE

OVERHEAD WIRE
90-12-51

BLACKTOP

OVERHEAD WIRE
16.5' N.

CORNER WALK
9.0' N.
1.2' E.
89-50-54

CONC. 199.62
PERRY ST.

199.59

(CLOSED 9/19/78)

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN, SPECIFICATION, PLAN, OR REPORT IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

OUTER LOT 83 CITY BUFFALO TOWN OF BUFFALO COUNTY OF ERIE NEW YORK

RESURVEY		
DATE	JOB	DESCRIPTION
10-27-89	088806-01	REVISED
5-21-97	978229	RESURVEY N.L.
6-13-97	978229	ADDITIONS ALONG WEST LINE N.L.

TVGA
 TVGA ENGINEERING, SURVEYING, P.C.
 ENGINEERS • SURVEYORS • PHOTOGRAMMETRISTS
 1000 MAPLE ROAD, P.O. BOX H
 ELMA, NEW YORK 14058-0264
 TEL (716) 655-TVGA
 FAX (716) 655-0837

DRAWN BY YHW SCALE 1" = 60'
 JOB 888806 DATE AUG. 21, 1988

SBL No 111.17-13-1.1

BOOK 330 PAGE 116 MAP 50666 "C"