

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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

JUN 15 2016

23 North Street LLC
Benjamin Obletz
4508 Main Street
Amherst, New York 14226

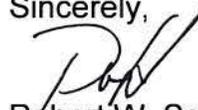
**RE: Site Name: 19 North Street
Site No.: C915303
Location of Site: 19 North Street, Erie County, Buffalo, New York**

Dear Mr. Obletz:

To complete your file, attached is a fully executed copy of the Brownfield Cleanup Agreement for the 19 North Street site.

If you have any further questions relating to this matter, please contact the project attorney for this site, Jennifer Dougherty, Esq., NYS Department of Environmental Conservation, Office of General Counsel, 270 Michigan Avenue, Buffalo, New York 14203-2915, or by email at jennifer.dougherty@dec.ny.gov.

Sincerely,



Robert W. Schick, P.E.
Director

Division of Environmental Remediation

Enclosure

ec: Timothy Dieffenbach, Project Manager

cc: Jennifer Dougherty, Esq.
A. Guglielmi, Esq. /M. Mastroianni



Department of
Environmental
Conservation

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM
ECL §27-1401 *et seq.*

In the Matter of a Remedial Program for

**BROWNFIELD SITE
CLEANUP AGREEMENT
Index No.: C915303-05-16**

19 North Street

DEC Site No.: C915303

Located at: 19 North Street
Erie County
Buffalo, NY 14202

Hereinafter referred to as "Site"

by:

23 North Street LLC
4508 Main Street, Amherst, NY 14226

Hereinafter referred to as "Applicant"

WHEREAS, the Department of Environmental Conservation ("Department") is authorized to administer the Brownfield Cleanup Program ("BCP") set forth in Article 27, Title 14 of the Environmental Conservation Law ("ECL"); and

WHEREAS, the Applicant submitted an application received by the Department on January 19, 2016; and

WHEREAS, the Department has determined that the Site and Applicant are eligible to participate in the BCP.

NOW, THEREFORE, IN CONSIDERATION OF AND IN EXCHANGE FOR THE MUTUAL COVENANTS AND PROMISES, THE PARTIES AGREE TO THE FOLLOWING:

I. Applicant Status

The Applicant, 23 North Street LLC, is participating in the BCP as a Participant as defined in ECL 27-1405(1)(a).

In addition to the requirement to pay future state costs as set forth in Appendix "A", within forty-five (45) days after the effective date of this Agreement, Applicant shall pay to the Department the sum set forth on Exhibit "B", which shall represent reimbursement for past State Costs incurred prior to the effective date of this Agreement. See Appendix A, Paragraph V.C for payment instructions. Applicant acknowledges that all State Costs incurred prior to the effective date of this Agreement are not included on the cost summary and that additional charges may be billed at a later date. Invoices shall be sent to Applicant at the following address:

23 North Street LLC
4508 Main Street
Amherst, NY 14226
ben@firstamherst.com

II. Real Property

The Site subject to this Brownfield Cleanup Agreement (the "BCA" or "Agreement") consists of approximately 0.500 acres, a Map of which is attached as Exhibit "A", and is described as follows:

Tax Map/Parcel No.: 100.71-1-8.111
Street Number: 19 North Street, Buffalo
Owner: 23 North Street LLC

III. Communications

A. All written communications required by this Agreement shall be transmitted by United States Postal Service, by private courier service, by hand delivery, or by electronic mail.

1. Communication from Applicant shall be sent to:

Timothy Dieffenbach
New York State Department of Environmental Conservation
Division of Environmental Remediation
270 Michigan Ave
Buffalo, NY 14203-2915
timothy.dieffenbach@dec.ny.gov

Note: one hard copy (unbound) of work plans and reports is required, as well as one electronic copy.

Krista Anders (electronic copy only)
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
krista.anders@health.ny.gov

Jennifer Dougherty, Esq. (correspondence only)
New York State Department of Environmental Conservation
Office of General Counsel
270 Michigan Ave
Buffalo, NY 14203-2915
jennifer.dougherty@dec.ny.gov

2. Communication from the Department to Applicant shall be sent to:

23 North Street LLC
Attn: Benjamin Obletz
4508 Main Street
Amherst, NY 14226
ben@firstamherst.com

B. The Department and Applicant reserve the right to designate additional or different addressees for communication on written notice to the other. Additionally, the Department reserves the right to request that the Applicant provide more than one paper copy of any work plan or report.

C. Each party shall notify the other within ninety (90) days after any change in the addresses listed in this paragraph or in Paragraph III.

IV. Miscellaneous

A. Applicant acknowledges that it has read, understands, and agrees to abide by all the terms set forth in Appendix A - "Standard Clauses for All New York State Brownfield Site Cleanup Agreements" which is attached to and hereby made a part of this Agreement as if set forth fully herein.

B. In the event of a conflict between the terms of this BCA (including any and all attachments thereto and amendments thereof) and the terms of Appendix A, the terms of this BCA shall control.

C. The effective date of this Agreement is the date it is signed by the Commissioner or the Commissioner's designee.

DATED:

JUN 15 2016

THIS BROWNFIELD CLEANUP AGREEMENT IS
HEREBY APPROVED, Acting by and Through the
Department of Environmental Conservation as Designee
of the Commissioner,

By:



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

EXHIBIT A SITE MAP

RECORD LEGAL DESCRIPTION

BOOK 1116 DEEDS 16409

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie, and State of New York, being part of Lot No. 54, Township 11 and Range 8 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point on the north line of North Street distant 148.50 feet west of the west line of Main Street as measured along the north line of North Street, thence northerly at right angles, a distance of 162.31 feet to a point on the southerly line of lands formerly owned by James M. Smith, thence westerly along the southerly line of lands formerly owned by James M. Smith and the southerly line of lands formerly owned by H. Harms, a distance of 124.03 feet to a point, thence southerly along a line drawn at 90° angles to the north line of North Street, a distance of 177.23 feet to a point on the north line of North Street, thence westerly along the north line of North Street, a distance of 123.72 feet to the point or place of beginning.

FLOOD ZONE DATA

ENTIRE PREMISES LIES WITHIN "ZONE 1" (AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN) PER F.I.M.A. FLOOD INSURANCE RATE MAP 38033AD REVISED (CITY OF BUFFALO) REVISED AUGUST 23, 1999

BENCHMARK

DATE DETERMINED: MAY 28, 2014

TOP SURVEY: 2014 W/POINT
N.W. Corner of Main St. & North St.
ELEV: 808.25 FEET

ZONING AND SETBACK

PREMISES IS ZONED "DM" (GENERAL COMMERCIAL)

YARD REQUIREMENTS: None

HEIGHT RESTRICTIONS: The maximum height shall be the horizontal distance from the building portion to the opposite side of the street.

The underground utilities shown have been located from field notes, information & existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise of both utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does verify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

National Fuel
Attn: Ed Fagan
(716) 851-1300

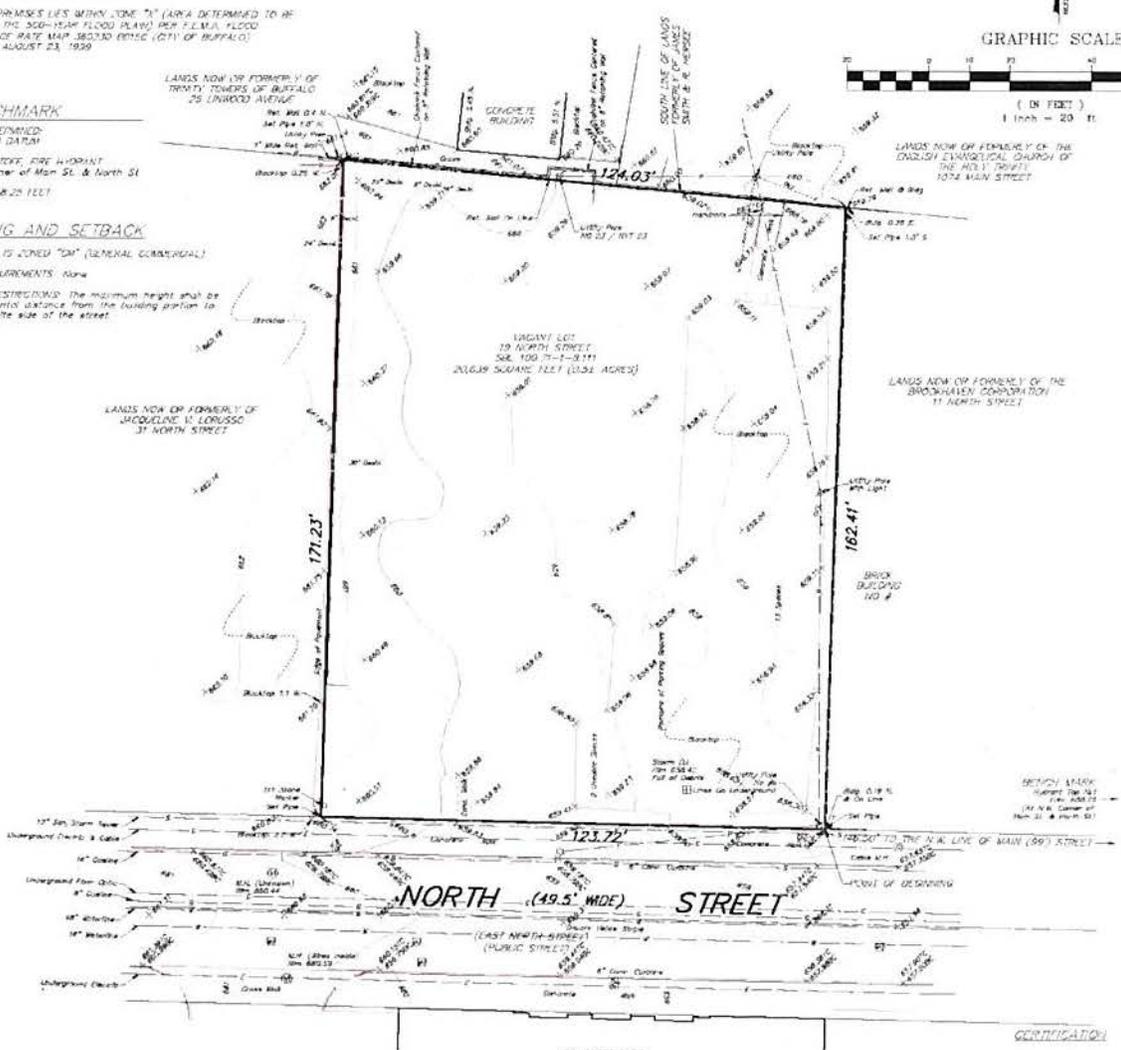
The Home Depot
Attn: Thomas D'Agostino
(716) 508-0610

Buffalo Sewer Authority
Attn: James Egan
(716) 861-4864

City of Buffalo Water Dept.
Attn: James Tompkins
(716) 851-4333

National Grid
Attn: Lawrence Demko
(716) 851-4200

GRAPHIC SCALE



NOTES

As of the date of this survey, there exist 15 usable parking spaces (if required).
There is no ascertainable existence of encumbrances on the premises.

CERTIFICATION

To [to be determined]
This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1.1, 1.4, 1.6, 1.7, 1.11, 1.12, 1.13, 1.14, 1.15, 1.16, 1.17, 1.18, 1.19, and 1.20 of Table A thereof. The field work was completed on 2-1-16.
Date of Plot or Map: 2-4-16.

PRELIMINARY

Francis G. Jones Registration No. 000471

NOTE: AS OF THIS DATE, THE SURVEYOR HAS NOT RECEIVED TITLE INFORMATION WHICH MAY AFFECT THE PROPERTY.

3-11-15: UPDATED ADDRESS AND FEE INFORMATION

LEGEND

- | | |
|--|-------------------------|
| (U) UTILITY / SERVICE POLE | (R) R.O.W. RIGHT OF WAY |
| (W) WATER LINE VALVE | (C) CONCRETE |
| (F) FIRE HYDRANT | (V) VALVE |
| (D) D.I. (DRAIN INLET - STORM) | (M) MANHOLE |
| (S) MANHOLE (STORM) | (G) GAS LINE |
| (E) MANHOLE (ELECTRIC) | (W) WATER LINE |
| (T) MANHOLE (TELEPHONE) | (T) TELEPHONE LINE |
| (M) MANHOLE (MATERIAL) | (E) ELECTRIC LINE |
| (L) LOW (LIGHT DUTY REGULATOR - STORM) | (U) UTILITY LINES |
| (B) BID (BACKYARD DRAIN INLET - STORM) | (C) CABLE LINES |
| (G) GAS LINE VALVE | (O) O.D.F. |
| (S) LIGHT STANDARD | (M) MEASURED |
| (S) SIGN | (L) LIDER |
| (H.C.) HANDICAP | (P) PAGE |

UNDEVELOPED UTILITIES IS OF UNKNOWN LOCATION OR DEPTH AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ASSESSMENT OF FIELD AND IS SUBJECT TO ANY CHANGE OF FACTS THAT MAY BE REVEALED IN SUBSEQUENT FIELD WORK.
NOTE: THE SURVEY WAS PERFORMED UNDER THESE TERMS AND IS CONDITIONAL.

ALTA/ACSM LAND TITLE SURVEY PART OF LOT 54, SECTION 22, TOWNSHIP 11, RANGE 8, OF THE Holland Land Company's SURVEY, Erie COUNTY, N.Y. SURVEY OF 19-23 North Street, City of Buffalo	COPYRIGHT 2016 BY Millard, MacKay & Delles LAND SURVEYORS, LLP 100 AERD DRIVE BUFFALO, NEW YORK 14225 PHONE: (716) 831-5140 - FAX: 831-5811	AMENDED: "A" SURVEY DATE: 2-1-16 DRAWING DATE: 2-3-16 SCALE: 1" = 20' "ALL RIGHTS RESERVED"
	THE MAP AND INSTRUMENTS HEREON SHALL BE VALID AND EFFECTIVE AS A VALIDATION OF THE LAW EXCEPT AS PROVIDED IN SECTION 1300, PART 2 OF THE NEW YORK STATE ELECTION LAW. SBL No. 100-71-1-8-11	

EXHIBIT B

PAST COSTS

Pursuant to Paragraph I, within forty-five (45) days after the effective date of this Agreement, Applicant shall pay to the Department the sum set forth in this Exhibit. The Exhibit includes a summary of past State Costs incurred prior to the effective date of the Agreement. The payment shall be made payable to "Commissioner of NYSDEC" and shall be sent to:

Director, Bureau of Program Management
Division of Environmental Remediation
New York State Department of Environmental Conservation
625 Broadway, Albany, New York 12233-7012

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management
625 Broadway, 12th Floor, Albany, NY 12233-7012
P: (518) 402-9764 F: (518) 402-9722
www.dec.state.ny.us

Transmitted via E-Mail
MEMORANDUM

TO: Jennifer Dougherty, Office of General Counsel, Region 9
FROM: Karen Diligent, Chief, CRS, Bureau of Program Management, DER
SUBJECT: Past Costs Associated with Pending Brownfield Cleanup Agreement,
19 North Street, BCP #C915303
DATE: MAY 5 2016

The purpose of this cost summary is to provide the past costs figure to the Office of General Counsel for insertion into the pending Brownfield Cleanup Program (BCP) Agreement. That is, whenever an applicant is a participant, they are required to pay past costs within 45 days of the effective date of the agreement.

Though the applicant initially applied as a volunteer, it came to our attention that the applicant was deemed a participant. Therefore, this cost recovery summary provides available costs incurred by the New York State Department of Environmental Conservation (NYSDEC) to date. There may be additional future costs associated with this site that are not included in this summary.

The total unreimbursed costs incurred by DEC through January 13, 2016, in association with the 19 North Street Site are \$0.00. This amount includes emergency response costs incurred at the site by a hazardous material spill, if any. If the site involves a petroleum spill, any costs incurred by the Oil Spill Fund would be recovered separately by the Office of the Attorney General and are not included in this summary. Costs incurred by the New York State Department of Health are not included since they are not readily available. Please note that there are no open contracts for this site at this time for which we have outstanding obligations.

Attachments

ec: A. Guglielmi
R. Schick/A. Daniels
T. Dieffenbach

APPENDIX A

STANDARD CLAUSES FOR ALL NEW YORK STATE BROWNFIELD SITE CLEANUP AGREEMENTS

The parties to the Brownfield Site Cleanup Agreement (hereinafter "BCA" or "Agreement") agree to be bound by the following clauses which are hereby made a part of the BCA. The word "Applicant" herein refers to any party to the Agreement, other than the New York State Department of Environmental Conservation (herein after "Department").

I. Citizen Participation Plan

Within twenty (20) days after the effective date of this Agreement, Applicant shall submit for review and approval a written citizen participation plan prepared in accordance with the requirements of Environmental Conservation Law (ECL) § 27-1417 and 6 NYCRR §§ 375-1.10 and 375-3.10. Upon approval, the Citizen Participation Plan shall be deemed to be incorporated into and made a part of this Agreement.

II. Development, Performance, and Reporting of Work Plans

A. Work Plan Requirements

The work plans ("Work Plan" or "Work Plans") under this Agreement shall be prepared and implemented in accordance with the requirements of ECL Article 27, Title 14, 6 NYCRR §§ 375-1.6(a) and 375-3.6, and all applicable laws, rules, regulations, and guidance documents. The Work Plans shall be captioned as follows:

1. "Remedial Investigation Work Plan" if the Work Plan provides for the investigation of the nature and extent of contamination within the boundaries of the Site and, if the Applicant is a "Participant", the extent of contamination emanating from such Site. If the Applicant is a "Volunteer" it shall perform a qualitative exposure assessment of the contamination emanating from the site in accordance with ECL § 27-1415(2)(b) and Department guidance;

2. "Remedial Work Plan" if the Work Plan provides for the development and implementation of a Remedial Program for contamination within the boundaries of the Site and, if the Applicant is a "Participant", the contamination that has emanated from such Site;

3. "IRM Work Plan" if the Work Plan provides for an interim remedial measure; or

4. "Site Management Plan" if the Work Plan provides for the identification and implementation of institutional and/or engineering controls as well as any necessary monitoring and/or operation and maintenance of the remedy.

5. "Supplemental" if additional work plans other than those set forth in II.A.1-4 are required to be prepared and implemented.

B. Submission/Implementation of Work Plans

1. The first proposed Work Plan to be submitted under this Agreement shall be submitted no later than thirty (30) days after the effective date of this Agreement. Thereafter, the Applicant shall submit such other and additional work plans as determined in a schedule to be approved by the Department.

2. Any proposed Work Plan shall be submitted for the Department's review and approval and shall include, at a minimum, a chronological description of the anticipated activities to be conducted in accordance with current guidance, a schedule for performance of those activities, and sufficient detail to allow the Department to evaluate that Work Plan. The Department shall use best efforts in accordance with 6 NYCRR § 375-3.6(b) to approve, modify, or reject a proposed Work Plan within forty-five (45) days from its receipt or within fifteen (15) days from the close of the comment period, if applicable, whichever is later.

i. Upon the Department's written approval of a Work Plan, such Department-approved Work Plan shall be deemed to be incorporated into and made a part of this Agreement and shall be implemented in accordance with the schedule contained therein.

ii. If the Department requires modification of a Work Plan, the reason for such modification shall be provided in writing and the provisions of 6 NYCRR § 375-1.6(d)(3) shall apply.

iii. If the Department disapproves a Work Plan, the reason for such disapproval shall be provided in writing and the provisions of 6 NYCRR § 375-1.6(d)(4) shall apply.

3. A Site Management Plan, if necessary, shall be submitted in accordance with

the schedule set forth in the IRM Work Plan or Remedial Work Plan.

C. Submission of Final Reports

1. In accordance with the schedule contained in an approved Work Plan, Applicant shall submit a Final Report for an Investigation Work Plan prepared in accordance with ECL § 27-1411(1) and 6 NYCRR § 375-1.6. If such Final Report concludes that no remediation is necessary, and the Site does not meet the requirements for Track 1, Applicant shall submit an Alternatives Analysis prepared in accordance with ECL § 27-1413 and 6 NYCRR § 375-3.8(f) that supports such determination.

2. In accordance with the schedule contained in an approved Work Plan, Applicant shall submit a Final Engineering Report certifying that remediation of the Site has been performed in accordance with the requirements of ECL §§ 27-1419(1) and (2) and 6 NYCRR § 375-1.6. The Department shall review such Report, the submittals made pursuant to this Agreement, and any other relevant information regarding the Site and make a determination as to whether the goals of the remedial program have been or will be achieved in accordance with established timeframes; if so, a written Certificate of Completion will be issued in accordance with ECL § 27-1419, 6 NYCRR §§ 375-1.9 and 375-3.9.

3. Within sixty (60) days of the Department's approval of a Final Report, Applicant shall submit such additional Work Plans as it proposes to implement. In addition, Applicant shall include with every report submitted to the Department a schedule for the submission of any subsequent work plan required to meet the requirements of ECL Article 27 Title 14. Failure to submit any additional Work Plans within such period shall, unless other Work Plans are under review by the Department or being implemented by Applicant, result in the termination of this Agreement pursuant to Paragraph XII.

D. Review of Submittals other than Work Plans

1. The Department shall timely notify Applicant in writing of its approval or disapproval of each submittal other than a Work Plan in accordance with 6 NYCRR § 375-1.6. All Department-approved submittals shall be incorporated into and become an enforceable part of this Agreement.

2. If the Department disapproves a submittal covered by this Subparagraph, it shall

specify the reason for its disapproval and may request Applicant to modify or expand the submittal. Within fifteen (15) days after receiving written notice that Applicant's submittal has been disapproved, Applicant shall elect in writing to either (i) modify or expand it within thirty (30) days of receipt of the written notice of disapproval; (ii) complete any other Department-approved Work Plan(s); (iii) invoke dispute resolution pursuant to Paragraph XIII; or (iv) terminate this Agreement pursuant to Paragraph XII. If Applicant submits a revised submittal and it is disapproved, the Department and Applicant may pursue whatever remedies may be available under this Agreement or under law.

E. Department's Determination of Need for Remediation

The Department shall determine upon its approval of each Final Report dealing with the investigation of the Site whether remediation, or additional remediation as the case may be, is needed for protection of public health and the environment.

1. If the Department makes a preliminary determination that remediation, or additional remediation, is not needed for protection of public health and the environment, the Department shall notify the public of such determination and seek public comment in accordance with ECL § 27-1417(3)(f). The Department shall provide timely notification to the Applicant of its final determination following the close of the public comment period.

2. If the Department determines that additional remediation is not needed and such determination is based upon use restrictions, Applicant shall cause to be recorded an Environmental Easement in accordance with 6 NYCRR § 375-1.8(h).

3. If the Department determines that remediation, or additional remediation, is needed, Applicant may elect to submit for review and approval a proposed Remedial Work Plan (or modify an existing Work Plan for the Site) for a remedy selected upon due consideration of the factors set forth in ECL § 27-1415(3) and 6 NYCRR § 375-1.8(f). A proposed Remedial Work Plan addressing the Site's remediation will be noticed for public comment in accordance with ECL § 27-1417(3)(f) and the Citizen Participation Plan developed pursuant to this Agreement. If the Department determines following the close of the public comment period that modifications to the proposed Remedial Work Plan are needed, Applicant agrees to negotiate appropriate modifications to such Work Plan. If Applicant

elects not to develop a Work Plan under this Subparagraph then this Agreement shall terminate in accordance with Paragraph XII. If the Applicant elects to develop a Work Plan, then it will be reviewed in accordance with Paragraph II.D above.

F. Institutional/Engineering Control Certification

In the event that the remedy for the Site, if any, or any Work Plan for the Site, requires institutional or engineering controls, Applicant shall submit a written certification in accordance with 6 NYCRR §§ 375-1.8(h)(3) and 375-3.8(h)(2).

III. Enforcement

Except as provided in Paragraph V, this Agreement shall be enforceable as a contractual agreement under the laws of the State of New York. Applicant shall not suffer any penalty except as provided in Paragraph V, or be subject to any proceeding or action if it cannot comply with any requirement of this Agreement as a result of a Force Majeure Event as described at 6 NYCRR § 375-1.5(b)(4) provided Applicant complies with the requirements set forth therein.

IV. Entry upon Site

A. Applicant hereby agrees to provide access to the Site and to all relevant information regarding activities at the Site in accordance with the provisions of ECL § 27-1431. Applicant agrees to provide the Department upon request with proof of access if it is not the owner of the site.

B. The Department shall have the right to periodically inspect the Site to ensure that the use of the property complies with the terms and conditions of this Agreement. The Department will generally conduct such inspections during business hours, but retains the right to inspect at any time.

C. Failure to provide access as provided for under this Paragraph may result in termination of this Agreement pursuant to Paragraph XII.

V. Payment of State Costs (Applicable only to Applicants with Participant Status)

A. Within forty-five (45) days after receipt of an itemized invoice from the Department, Applicant shall pay to the Department a sum of money which shall represent reimbursement for State Costs as provided by 6 NYCRR § 375-1.5 (b)(3)(i).

B. Costs shall be documented as provided by 6 NYCRR § 375-1.5(b)(3)(ii). The Department shall not be required to provide any other documentation of costs, provided however, that the Department's records shall be available consistent with, and in accordance with, Article 6 of the Public Officers Law.

C. Each such payment shall be made payable to the "Commissioner of NYSDEC" and shall be sent to:

Director, Bureau of Program Management
Division of Environmental Remediation
New York State Department of Environmental
Conservation
625 Broadway
Albany, New York 12233-7012

D. Each party shall provide written notification to the other within ninety (90) days of any change in the foregoing addresses.

E. If Applicant objects to any invoiced costs under this Agreement, the provisions of 6 NYCRR §§ 375-1.5 (b)(3)(v) and (vi) shall apply. Objections shall be sent to the Department as provided under subparagraph V.C above.

F. In the event of non-payment of any invoice within the 45 days provided herein, the Department may seek enforcement of this provision pursuant to Paragraph III or the Department may commence an enforcement action for non-compliance with ECL § 27-1409(2) and ECL § 71-4003.

VI. Liability Limitation

Subsequent to the issuance of a Certificate of Completion pursuant to this Agreement, Applicant shall be entitled to the Liability Limitation set forth at ECL § 27-1421, subject to the terms and conditions stated therein and to the provisions of 6 NYCRR §§ 375-1.9 and 375-3.9.

VII. Reservation of Rights

A. Except as provided in Subparagraph VII.B, Applicant reserves all rights and defenses under applicable law to contest, defend against, dispute, or disprove any action, proceeding, allegation, assertion, determination, or order of the Department, including any assertion of remedial liability by the Department against Applicant, and further reserves all rights including the rights to notice, to be heard, to appeal, and to any other due process respecting any action or proceeding by the Department, including the enforcement of this Agreement. The existence of this Agreement or Applicant's compliance with it

shall not be construed as an admission of any liability, fault, wrongdoing, or violation of law by Applicant, and shall not give rise to any presumption of law or finding of fact which shall inure to the benefit of any third party.

B. Notwithstanding the foregoing, Applicant hereby waives any right it may have to make a claim pursuant to Article 12 of the Navigation Law with respect to the Site and releases the State and the New York Environmental Protection and Spill Compensation Fund from any and all legal or equitable claims, suits, causes of action, or demands whatsoever with respect to the Site that Applicant may have as a result of Applicant's entering into or fulfilling the terms of this Agreement.

VIII. Indemnification

Applicant shall indemnify and hold the Department, the State of New York, and their representatives and employees harmless from any claim, suit, action, and cost of every name and description arising out of or resulting from the fulfillment or attempted fulfillment of this Agreement by Applicant prior to the Termination Date except for those claims, suits, actions, and costs arising from the State's gross negligence or willful or intentional misconduct by the Department, the State of New York, and/or their representatives and employees during the course of any activities conducted pursuant to this Agreement. In the event that the Applicant is a Participant, this provision shall also include the Trustee of the State's Natural Resources. The Department shall provide Applicant with written notice no less than thirty (30) days prior to commencing a lawsuit seeking indemnification pursuant to this Paragraph.

IX. Change of Use

Applicant shall notify the Department at least sixty (60) days in advance of any change of use, as defined in ECL § 27-1425, which is proposed for the Site, in accordance with the provisions of 6 NYCRR § 375-1.11(d). In the event the Department determines that the proposed change of use is prohibited, the Department shall notify Applicant of such determination within forty-five (45) days of receipt of such notice.

X. Environmental Easement

A. Within thirty (30) days after the Department's approval of a Remedial Work Plan which relies upon one or more institutional and/or engineering controls, or within sixty (60) days after the Department's determination pursuant to Subparagraph II.E.2 that additional remediation

is not needed based upon use restrictions, Applicant shall submit to the Department for approval an Environmental Easement to run with the land in favor of the State which complies with the requirements of ECL Article 71, Title 36 and 6 NYCRR § 375-1.8(h)(2). Applicant shall cause such instrument to be recorded with the recording officer for the county in which the Site is located within thirty (30) days after the Department's approval of such instrument. Applicant shall provide the Department with a copy of such instrument certified by the recording officer to be a true and faithful copy within thirty (30) days of such recording (or such longer period of time as may be required to obtain a certified copy provided Applicant advises the Department of the status of its efforts to obtain same within such thirty (30) day period), which shall be deemed to be incorporated into this Agreement.

B. Applicant or the owner of the Site may petition the Department to modify or extinguish the Environmental Easement filed pursuant to this Agreement at such time as it can certify that the Site is protective of public health and the environment without reliance upon the restrictions set forth in such instrument. Such certification shall be made by a Professional Engineer or Qualified Environmental Professional as defined at 6 NYCRR § 375-1.2(ak) approved by the Department. The Department will not unreasonably withhold its consent.

XI. Progress Reports

Applicant shall submit a written progress report of its actions under this Agreement to the parties identified in Subparagraph III.A.1 of the Agreement by the 10th day of each month commencing with the month subsequent to the approval of the first Work Plan and ending with the Termination Date, unless a different frequency is set forth in a Work Plan. Such reports shall, at a minimum, include: all actions relative to the Site during the previous reporting period and those anticipated for the next reporting period; all approved activity modifications (changes of work scope and/or schedule); all results of sampling and tests and all other data received or generated by or on behalf of Applicant in connection with this Site, whether under this Agreement or otherwise, in the previous reporting period, including quality assurance/quality control information; information regarding percentage of completion; unresolved delays encountered or anticipated that may affect the future schedule and efforts made to mitigate such delays; and information regarding activities undertaken in support of the Citizen Participation Plan during the previous reporting period and those anticipated for the next reporting period.

XII. Termination of Agreement

Applicant or the Department may terminate this Agreement consistent with the provisions of 6 NYCRR §§ 375-3.5(b), (c), and (d) by providing written notification to the parties listed in Paragraph IV of the Agreement.

XIII. Dispute Resolution

A. In the event disputes arise under this Agreement, Applicant may, within fifteen (15) days after Applicant knew or should have known of the facts which are the basis of the dispute, initiate dispute resolution in accordance with the provisions of 6 NYCRR § 375-1.5(b)(2).

B. All cost incurred by the Department associated with dispute resolution are State costs subject to reimbursement pursuant to Paragraph V of Appendix A of this Agreement, if applicable.

C. Notwithstanding any other rights otherwise authorized in law or equity, any disputes pursuant to this Agreement shall be limited to Departmental decisions on remedial activities. In no event shall such dispute authorize a challenge to the applicable statute or regulation.

XIV. Miscellaneous

A. If the information provided and any certifications made by Applicant are not materially accurate and complete, this Agreement, except with respect to Applicant's obligations pursuant to Paragraphs V, if applicable, and VII.B, and VIII, shall be null and void ab initio fifteen (15) days after the Department's notification of such inaccuracy or incompleteness or fifteen (15) days after issuance of a final decision resolving a dispute pursuant to Paragraph XIII, whichever is later, unless Applicant submits information within that fifteen (15) day time period indicating that the information provided and the certifications made were materially accurate and complete. In the event this Agreement is rendered null and void, any Certificate of Completion and/or Liability Limitation that may have been issued or may have arisen under this Agreement shall also be null and void ab initio, and the Department shall reserve all rights that it may have under law.

B. By entering into this Agreement, Applicant agrees to comply with and be bound by the provisions of 6 NYCRR §§ 375-1, 375-3 and 375-6; the provisions of such subparts that are referenced herein are referenced for clarity and convenience only and the failure of this Agreement to specifically reference any particular regulatory provision is not intended to imply that

such provision is not applicable to activities performed under this Agreement.

C. The Department may exempt Applicant from the requirement to obtain any state or local permit or other authorization for any activity conducted pursuant to this Agreement in accordance with 6 NYCRR §§ 375-1.12(b), (c), and (d).

D. 1. Applicant shall use "best efforts" to obtain all Site access, permits, easements, approvals, institutional controls, and/or authorizations necessary to perform Applicant's obligations under this Agreement, including all Department-approved Work Plans and the schedules contained therein. If, despite Applicant's best efforts, any access, permits, easements, approvals, institutional controls, or authorizations cannot be obtained, Applicant shall promptly notify the Department and include a summary of the steps taken. The Department may, as it deems appropriate and within its authority, assist Applicant in obtaining same.

2. If an interest in property is needed to implement an institutional control required by a Work Plan and such interest cannot be obtained, the Department may require Applicant to modify the Work Plan pursuant to 6 NYCRR § 375-1.6(d)(3) to reflect changes necessitated by Applicant's inability to obtain such interest.

E. The paragraph headings set forth in this Agreement are included for convenience of reference only and shall be disregarded in the construction and interpretation of any provisions of this Agreement.

F. 1. The terms of this Agreement shall constitute the complete and entire agreement between the Department and Applicant concerning the implementation of the activities required by this Agreement. No term, condition, understanding, or agreement purporting to modify or vary any term of this Agreement shall be binding unless made in writing and subscribed by the party to be bound. No informal advice, guidance, suggestion, or comment by the Department shall be construed as relieving Applicant of its obligation to obtain such formal approvals as may be required by this Agreement. In the event of a conflict between the terms of this Agreement and any Work Plan submitted pursuant to this Agreement, the terms of this Agreement shall control over the terms of the Work Plan(s). Applicant consents to and agrees not to contest the authority and jurisdiction of the Department to enter into or enforce this Agreement.

2. i. Except as set forth herein, if Applicant desires that any provision of this Agreement be changed, Applicant shall make timely written application to the Commissioner with copies to the parties in Subparagraph IV.A.1 of the Agreement.

ii. If Applicant seeks to modify an approved Work Plan, a written request shall be made to the Department's project manager, with copies to the parties listed in Subparagraph IV.A.1 of the Agreement.

iii. Requests for a change to a time frame set forth in this Agreement shall be made in writing to the Department's project attorney and project manager; such requests shall not be unreasonably denied and a written response to such requests shall be sent to Applicant promptly.

G. 1. If there are multiple parties signing this Agreement, the term "Applicant" shall be read in the plural, the obligations of each such party under this Agreement are joint and several, and the insolvency of or failure by any Applicant to implement any obligations under this Agreement shall not affect the obligations of the remaining Applicant(s) under this Agreement.

2. If Applicant is a partnership, the obligations of all general partners (including limited partners who act as general partners) under this Agreement are joint and several and the insolvency or failure of any general partner to implement any obligations under this Agreement shall not affect the obligations of the remaining partner(s) under this Agreement.

3. Notwithstanding the foregoing Subparagraphs XIV.G.1 and 2, if multiple parties sign this Agreement as Applicants but not all of the signing parties elect to implement a Work Plan, all Applicants are jointly and severally liable for each and every obligation under this Agreement through the completion of activities in such Work Plan that all such parties consented to; thereafter, only those Applicants electing to perform additional work shall be jointly and severally liable under this Agreement for the obligations and activities under such additional Work Plan(s). The parties electing not to implement the additional Work Plan(s) shall have no obligations under this Agreement relative to the activities set forth in such Work Plan(s). Further, only those Applicants electing to implement such additional Work Plan(s) shall be eligible to receive the Liability Limitation referenced in Paragraph VI.

4. Any change to parties pursuant to this Agreement, including successors and assigns through acquisition of title, is subject to approval by the Department, after submittal of an application acceptable to the Department.

H. Applicant shall be entitled to receive contribution protection and/or to seek contribution to the extent authorized by ECL § 27-1421(6) and 6 NYCRR § 375-1.5(b)(5).

I. Applicant shall not be considered an operator of the Site solely by virtue of having executed and/or implemented this Agreement.

J. Applicant and Applicant's agents, grantees, lessees, sublessees, successors, and assigns shall be bound by this Agreement. Any change in ownership of Applicant including, but not limited to, any transfer of assets or real or personal property, shall in no way alter Applicant's responsibilities under this Agreement.

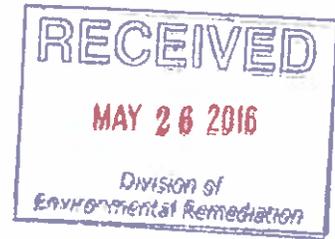
K. Unless otherwise expressly provided herein, terms used in this Agreement which are defined in ECL Article 27 or in regulations promulgated thereunder shall have the meaning assigned to them under said statute or regulations.

L. Applicant's obligations under this Agreement shall not be deemed to constitute any type of fine or penalty.

M. In accordance with 6 NYCRR § 375-1.6(a)(4), the Department shall be notified at least 7 days in advance of, and be allowed to attend, any field activities to be conducted under a Department approved work plan, as well as any pre-bid meetings, job progress meetings, substantial completion meeting and inspection, and final inspection and meeting; provided, however that the Department may be excluded from portions of meetings where privileged matters are discussed.

N. In accordance with 6 NYCRR § 375-1.11(a), all work plans; reports, including all attachments and appendices, and certifications, submitted by a remedial party shall be submitted in print, as well as in an electronic format acceptable to the Department.

O. This Agreement may be executed for the convenience of the parties hereto, individually or in combination, in one or more counterparts, each of which shall be deemed to have the status of an executed original and all of which shall together constitute one and the same.



**STATEMENT OF INTENT
IN LIEU OF
OPERATING AGREEMENT
OF
23 NORTH STREET LLC**

STATEMENT OF INTENT IN LIEU OF OPERATING AGREEMENT made as of the ^{1st} day of May, 2006 (hereinafter referred to as "Statement of Intent"), by BENJAMIN N. OBLETZ, an individual having a place for business at 4508 Main Street, Amherst, New York 14226 (hereinafter referred to as "Member").

WITNESSETH:

WHEREAS, the Member is the sole member of a limited liability company known as 23 North Street LLC (the "Company"); and

WHEREAS, the Member desires to set forth its intentions with regard to the business and affairs of the Company and its rights and obligations with respect to the Company;

NOW, THEREFORE, the Member states its intention to operate the Company under the New York Limited Liability Company Law (the "Law"), upon the following terms and conditions:

ARTICLE 1

TERM, NAME, PURPOSE AND PLACE OF BUSINESS

1.1 **Formation of Company.** The Company was organized on May 1, 2006, in accordance with the Law.

1.2 **Name.** The name of the Company shall be 23 North Street LLC, and the Company shall hold title to all assets in that name.

1.3 Purposes of the Company.

1.3.1 Purposes. The purposes of the Company shall be:

- (a) To directly or indirectly acquire, develop, finance, improve, construct, operate, mortgage, finance, lease, manage and/or maintain certain real property and improvements located at certain real property located at 19-23 North Street, City of Buffalo, County of Erie, State of New York (the "Project") and any other property, real or personal, hereafter acquired by the Company pursuant to and in accordance with this Agreement (the "Property");
- (b) To mortgage, sell, lease, exchange or otherwise transfer or dispose of the Property, or any part thereof or interest therein; and
- (c) To take all other actions necessary or desirable in connection with any of the foregoing and to engage in all such other activities related to the Property as may be permitted by law; provided however, that the Company shall not (i) engage in any business other than that arising out of the ownership, operation, maintenance and repair of the Property; (ii) partition or cause to be partitioned, the Property; (iii) voluntarily dissolve or liquidate, in whole or in part; (iv) consolidate or merge with or into any other entity or convey or transfer substantially all of its properties and assets to any entity; or (v) commence or cause or permit a voluntary case or other proceeding seeking liquidation, reorganization or other relief with respect to itself or its debts under any bankruptcy, insolvency or other similar law now or hereafter in effect, including, but not limited to, the Bankruptcy Code (as hereinafter defined); or seeking the appointment of a trustee, receiver, liquidator, custodian, examiner or other similar office of it or any substantial part of its property, or consent to any such relief or to the appointment of or taking possession by any such official in an involuntary case or other proceeding commenced

against it, or make a general assignment for the benefit of creditors, or take any action or fail to take any action for itself which would result in the Company's inability to pay its debts as they become due, or take or permit any action or authorize any of the foregoing for itself. "Bankruptcy Code" means Title 11 of the United States Code, 11 U.S.C. 101 et seq, as is now in effect or hereinafter amended.

1.4 Company Filings. The Member shall execute and file all documents required by the Law to be filed in connection with the formation of the Company and to preserve and maintain the limited liability of its Member.

1.5 Place of Business. The principal place of business of the Company shall be 4508 Main Street, Amherst, New York 14226, or at such other location as may be selected by the Member from time to time.

1.6 Term. The Company was formed on May 1, 2006 upon the filing of the Articles of Organization, in the office of the Secretary of State of the State of New York in accordance with the Law and shall continue until dissolved and liquidated pursuant to the provisions of Article 5 hereof.

ARTICLE 2

CAPITAL CONTRIBUTIONS AND PERCENTAGE INTERESTS

2.1 Interest and Liability of Member.

2.1.1 The interest of the Member ("Percentage Interest") in the Company as of the date hereof is as set forth on Schedule "A" annexed hereto and made a part of this Statement of Intent.

2.1.2 No Member or manager will be personally bound by or liable for the expenses, debts, liabilities or obligations of the Company.

2.2 Capital Contribution.

2.2.1 The initial Capital Contribution made to the Company by the Member is as set forth on Schedule "A" annexed hereto and made a part hereof.

2.2.2 All cash contributed by the Member pursuant to Section 2.1 is referred to as the Member's Capital Contribution.

2.3 Capital Account. A capital account shall be maintained for the Member on the books of the Company in accordance with the provisions of Section 1.704-1(b)(2)(iv) of the Treasury Regulations.

2.4 Cashflow, Profits and Losses. Net cash flow and net profits and net losses, as determined for Federal income tax purposes, of the Company shall be distributed and allocated, as applicable, to the Member.

ARTICLE 3

MANAGEMENT

3.1 Manager. The Company shall be managed by the Member.

3.2 Annual Budget. Not less than sixty (60) days before the end of each fiscal year of the Company, the Member shall prepare an operating budget in reasonable detail for the following fiscal year.

3.3 Certain Tax Matters.

3.3.1 The Member shall engage an accountant to prepare at the expense of the Company all tax returns and statements, if any, which must be filed by or on behalf of the Company.

3.3.2 The Member agrees to use its best efforts to meet all requirements of the Internal Revenue Code of 1986, as amended and applicable regulations, rulings other procedures

of the Internal Revenue Service to ensure that the Company will be classified for Federal income tax purposes as a limited liability company or partnership and not as an association taxable as a corporation.

ARTICLE 4

BOOKS, RECORDS, REPORTS AND ACCOUNTS

4.1 **Books and Records.** At all times during the continuance of the Company, the Member shall keep or cause to be kept full and true books of account, in which shall be entered fully and accurately each transaction of the Company. The Company shall keep its books and records on the same method of accounting employed for tax purposes. The fiscal year of the Company shall be the calendar year. The Member shall also cause to be prepared and filed all Federal, state and local tax returns required of the Company.

4.2 **Retention of Books and Records.**

4.2.1 The Company shall continuously maintain at its principal place of business set forth in Section 1.5:

(A) A current list of the full name and last known business or residence address of the Member together with the contribution and the share in profits and losses of the Member;

(B) A copy of the Articles of Organization and all certificates of amendment thereto, together with executed copies of any powers of attorney pursuant to which any such certificate has been executed;

(C) Copies of the Company's Federal, state and local income tax or information returns and reports, if any, for the six most recent taxable years;

(D) Copies of this Statement of Intent and all amendments thereto;

(E) Financial statements of the Company for the six (6) most recent fiscal years;

(F) The Company's books and records for at least the current and past three (3) fiscal years; and

(G) Such additional books and records as are necessary for the operation of the Company.

4.2.2 Any records maintained by the Company in the regular course of its business may be kept on, or be in the form of, punch cards, magnetic tape, photographs, micrographics, or any other information storage device, provided that the records so kept can be converted into clearly legible written form within a reasonable period of time.

4.5 **Bank Accounts.** The Company shall establish and maintain accounts in financial institutions (including, without limitation, national or state banks, trust companies, or savings and loan institutions) in such amounts as the Member may deem necessary from time to time. The funds of the Company shall be deposited in such accounts and shall not be commingled with the funds of the Member or any affiliate thereof.

ARTICLE 5

DISSOLUTION, LIQUIDATION AND TERMINATION OF THE COMPANY

5.1 **Dissolution.** The Company shall be dissolved upon the happening of the first of the following to occur:

(A) Upon approval of the Member;

(B) Upon the incapacity, insanity, retirement, resignation, bankruptcy, or death of the Member.

(C) Upon the sale or other divestiture of all or substantially all of the Property

of the Company;

(D) Upon entry of a decree of judicial dissolution of the Company; or

(E) At 5:00 p.m., December 31, 2056.

5.2 Liquidation.

5.2.1 Upon the dissolution of the Company as provided in Section 5.1, the Company shall be liquidated as hereinafter set forth. The Member shall be furnished with a statement, reviewed by the Company's independent accountants, which shall set forth the assets and liabilities of the Company as of the date of the Company's dissolution. Member shall as promptly as practicable liquidate the assets of the Company, close out all positions, pay or discharge all debts, liabilities and obligations of the Company, and retain such reserves as are deemed necessary for any unforeseen and contingent liabilities of the Company. The Member shall then allocate and distribute the remaining proceeds in cash as follows:

(i) to the payment of the expenses of liquidation;

(ii) to the payment of the debts and liabilities of the Company owing to third parties in the order of priority provided by law;

(iii) to the Member, the balance of his Capital Account.

5.3 Termination. The Company shall not terminate until all Company property shall have been disposed of and the Company's assets, after payment of or due provisions for liabilities to the Company's creditors, shall have been distributed to the Member and until the Articles of Organization of the Company shall have been canceled. Notwithstanding the dissolution of the Company, prior to the termination of the Company as aforesaid, the business of the Company and the affairs of the Member shall continue to be governed by this Statement of Intent.

5.4 Cancellation of the Articles of Organization. Upon the completion of the distribution of Company assets as provided in this Article 5 and the termination of the Company,

the Member or liquidating agent shall cause the Articles of Organization of the Company to be canceled.

ARTICLE 6

FURTHER DOCUMENTS

6.1 **Execution by Members.** The Member shall execute, acknowledge and swear to any certificate required by the Law, any amendment to or cancellation thereof required by law, and any certificate or affidavit of fictitious firm name, trade name or the like (and any amendments or cancellations thereof) required by law to carry out the purposes of, and which are consistent with, the purposes of this Statement of Intent; and the Member shall cause to be filed of record all such certificates and instruments as shall be required so to be filed.

ARTICLE 7

MISCELLANEOUS

7.1 **Terminology.** All personal pronouns used in this Statement of Intent, whether used in the masculine, feminine or neuter gender, shall include all other genders, and the singular shall include the plural, and vice versa, as the context may require.

7.2 **Captions.** The captions of this Statement of Intent are for convenience and reference only and in no way define, limit or describe the scope or intent of this Statement of Intent nor affect it in any way.

7.3 **Governing Law.** This Statement of Intent shall be governed by and construed in accordance with the laws of the State of New York.

IN WITNESS WHEREOF, the Member has executed this Statement of Intent as of the
day and year first above written.

23 NORTH STREET LLC

By: 
Name: Benjamin N. Obletz
Title: Sole Member

SCHEDULE A

**NAMES AND ADDRESSES
OF MEMBERS**

**INITIAL CAPITAL
CONTRIBUTION**

INTEREST

Benjamin N. Oblatz
4508 Main Street
Amherst, New York 14226

\$100.00

100%



May 24, 2016

Sent via Priority Mail

Mr. Robert W. Schick, P.E. Director
New York State Department of Environmental Conservation
625 Broadway
Albany, New York 12233-7011

RE: Brownfield Site Cleanup Agreement, Index No.: C915303-05-16

Dear Mr. Schick:

Enclosed please find three (3) executed and notarized original copies of the Brownfield Site Cleanup Agreement, Index No.: C915303-05-16.

Also enclosed is a copy of the Operating Agreement of 23 North Street, LLC showing Benjamin North Oblatz as sole member.

Should you have any questions please give Benjamin or myself a call at 716-839-1400.

Very truly yours,

Brenda Golaszewski
Asset Manager

Enc(s)