

Brownfield Cleanup Program Application

1111 Elmwood Avenue Site
Buffalo, New York

June 2017

0369-016-001-002

Prepared For:

Affinity Elmwood Gateway Properties LLC



Prepared By:

In Association With:





BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "BCA" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

Yes No If yes, provide existing site number: _____

PART A (note: application is separated into Parts A and B for DEC review purposes) *BCP App Rev 9*

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #: _____

NAME Affinity Elmwood Gateway Properties LLC

ADDRESS 105 Affinity Lane

CITY/TOWN Buffalo, New York

ZIP CODE 14215

PHONE (716) 833-1000

FAX NA

E-MAIL jbirtch@ChasonCOS.com

Is the requestor authorized to conduct business in New York State (NYS)? Yes No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the [NYS Department of State's Corporation & Business Entity Database](#). A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application, to document that the requestor is authorized to do business in NYS.

See Attachment 1

Do all individuals that will be certifying documents meet the requirements detailed below? Yes No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of [DER-10: Technical Guidance for Site Investigation and Remediation](#) and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP.**

Section II. Project Description

1. What stage is the project starting at? Investigation Remediation

2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see [DER-10 / Technical Guidance for Site Investigation and Remediation](#) for further guidance).

3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): Yes No

4. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and **See Attachment 2**
- the date the Certificate of Completion is anticipated. **See Figure 5**

Section III. Property's Environmental History

See Attachment 3

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit the information requested in this section in electronic format only**):

1. Reports: an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903).

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum			
Chlorinated Solvents			
Other VOCs			
SVOCs	X		
Metals	X		
Pesticides			
PCBs			
Other*			

*Please describe: _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- **SAMPLE LOCATION**
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS AND CONCENTRATION DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

See Attachment 3

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*

(*answering No will result in an incomplete application)

Yes No

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Coal Gas Manufacturing | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Agricultural Co-op | <input type="checkbox"/> Dry Cleaner |
| <input type="checkbox"/> Salvage Yard | <input type="checkbox"/> Bulk Plant | <input type="checkbox"/> Pipeline | <input type="checkbox"/> Service Station |
| <input type="checkbox"/> Landfill | <input type="checkbox"/> Tannery | <input type="checkbox"/> Electroplating | <input type="checkbox"/> Unknown |

Other: Residential and various commercial operations _____

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME 1111 Elmwood Avenue

ADDRESS/LOCATION 1111 Elmwood Avenue and 605 Forest Avenue

CITY/TOWN Buffalo, New York ZIP CODE 14222

MUNICIPALITY(IF MORE THAN ONE, LIST ALL): City of Buffalo

COUNTY Erie SITE SIZE (ACRES) 1.09

LATITUDE (degrees/minutes/seconds) 42 ° 55 ' 38.89 " LONGITUDE (degrees/minutes/seconds) 78 ° 52 ' 35.97 "

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
1111 Elmwood Avenue	89.62	1	1.211	0.96
605 Forest Avenue	89.62	1	1.11	0.13

1. Do the proposed site boundaries correspond to tax map metes and bounds? Yes No
If no, please attach a metes and bounds description of the property. See Attachment 4

2. Is the required property map attached to the application? See Figures 2, 3, & 4 Yes No
(application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
(See [DEC's website](#) for more information) Yes No
If yes, identify census tract : _____
Percentage of property in En-zone (check one): 0-49% 50-99% 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? Yes No
If yes, identify name of properties (and site numbers if available) in related BCP applications: _____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? Yes No

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? Yes No
If yes, attach relevant supporting documentation.

7. Are there any lands under water? Yes No
If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas?
 If yes, identify here and attach appropriate information. Yes No

<u>Easement/Right-of-way Holder</u>	<u>Description</u>
None/unknown	

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

<u>Type</u>	<u>Issuing Agency</u>	<u>Description</u>
None/unknown		

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of each narrative requested.** See Attachment 4

Are the Property Description and Environmental Assessment narratives included in the prescribed format? Yes No

11. For sites located within the five counties comprising New York City, is the requestor seeking a determination that the site is eligible for tangible property tax credits?
 If yes, requestor must answer questions on the supplement at the end of this form. Yes No NA

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? Yes No NA

13. If you have answered Yes to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? Yes No NA

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: P.B. _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information See Instructions for Further Guidance	DEC USE ONLY BCP SITE NAME: _____ BCP SITE #: _____
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NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Mr. P. Jeffrey Birtch See Attachment 1

ADDRESS 105 Affinity Lane

CITY/TOWN Buffalo, New York ZIP CODE 14215

PHONE (716) 833-1000	FAX (716) 837-8011	E-MAIL jbirtch@ChasonCOS.com
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NAME OF REQUESTOR'S CONSULTANT Mr. Michael Lesakowski

ADDRESS 2558 Hamburg Turnpike, Suite 300

CITY/TOWN Buffalo, New York ZIP CODE 14218

PHONE (716) 856-0599	FAX (716) 856-0583	E-MAIL MLesakowski@benchmarkturnkey.com
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NAME OF REQUESTOR'S ATTORNEY Craig A. Slater, Esq.

ADDRESS 500 Seneca Street, Suite 504

CITY/TOWN Buffalo, NY ZIP CODE 14204

PHONE (716) 845-6760	FAX (716) 845-6764	E-MAIL cslater@cslaterlaw.com
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Section VI. Current Property Owner/Operator Information – if not a Requestor

CURRENT OWNER'S NAME Affinity Elmwood Gateway Properties LLC OWNERSHIP START DATE: Jan. 2008

ADDRESS Same as above

CITY/TOWN Same as above ZIP CODE Same as above

PHONE Same as above	FAX Same as above	E-MAIL Same as above
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CURRENT OPERATOR'S NAME Same as above

ADDRESS Same as above

CITY/TOWN Same as above ZIP CODE Same as above

PHONE Same as above	FAX Same as above	E-MAIL Same as above
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IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER. See Attachment 5

PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407) See Attachment 6

- If answering "yes" to any of the following questions, please provide an explanation as an attachment.
1. Are any enforcement actions pending against the requestor regarding this site? Yes No
 2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? Yes No
 3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. Yes No

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. Yes No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. Yes No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? Yes No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? Yes No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? Yes No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? Yes No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? Yes No
11. Are there any unregistered bulk storage tanks on-site which require registration? Yes No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):

- Previous Owner Current Owner Potential /Future Purchaser Other_____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

- Yes No Not Applicable

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
If yes, please provide relevant information as an attachment. Yes No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305?
If yes, please provide: Site # _____ Class # _____ Yes No
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility?
If yes, please provide: Permit type: _____ EPA ID Number: _____
Date permit issued: _____ Permit expiration date: _____ Yes No
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. NA Yes No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
If yes, please provide: Order # _____ Yes No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
If yes, please provide explanation as an attachment. Yes No

Section IX. Contact List Information

See Attachment 7

To be considered complete, the application must include the Brownfield Site Contact List in accordance with [DER-23 / Citizen Participation Handbook for Remedial Programs](#). Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of an acknowledgement from the repository indicating that it agrees to act as the document repository for the property.
8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries.

See Figure 8 for
Adjacent
Property Owners

Section X. Land Use Factors		See Attachment 8
<p>1. What is the current zoning for the site? What uses are allowed by the current zoning? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial If zoning change is imminent, please provide documentation from the appropriate zoning authority.</p>		
<p>2. Current Use: <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Vacant <input type="checkbox"/> Recreational (check all that apply) Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.</p>		
<p>3. Reasonably anticipated use Post Remediation: <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial (check all that apply) Attach a statement detailing the specific proposed use.</p> <p>If residential, does it qualify as single family housing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
<p>4. Do current historical and/or recent development patterns support the proposed use?</p>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary.</p> <div style="border: 1px solid red; padding: 5px; width: fit-content; margin: 10px auto;"> <p style="color: red; text-align: center;">See Attachment 8 and Figure 8</p> </div>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary.</p> <div style="border: 1px solid red; padding: 5px; width: fit-content; margin: 10px auto;"> <p style="color: red; text-align: center;">See Attachment 8 and Figure 9</p> </div>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

XI. Statement of Certification and Signatures

(By a requestor other than an individual)

I hereby affirm that I am Member of Affinity Capital, LLC, which is the
Sole Member of Affinity Elmwood Gateway
Properties LLC (title) of Affinity Elmwood Gateway Properties LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the Proposed DER-32, Brownfield Cleanup Program Applications and Agreements; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date:

6/5/2017

Signature:



Print Name: P. Jeffrey Birtch

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
 - Chief, Site Control Section
 - New York State Department of Environmental Conservation
 - Division of Environmental Remediation
 - 625 Broadway
 - Albany, NY 12233-7020

FOR DEC USE ONLY

BCP SITE T&A CODE: _____

LEAD OFFICE: _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 9

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the property upside down or underutilized as defined below?	Upside Down? <input type="checkbox"/> Yes <input type="checkbox"/> No Underutilized? <input type="checkbox"/> Yes <input type="checkbox"/> No
From ECL 27-1405(31):	
<p>"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.</p>	
From 6 NYCRR 375-3.2(I) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)	
375-3.2:	
<p>(I) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and</p> <p>(1) the proposed use is at least 75 percent for industrial uses; or</p> <p>(2) at which:</p> <p>(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;</p> <p>(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and</p> <p>(iii) one or more of the following conditions exists, as certified by the applicant:</p> <p>(a) property tax payments have been in arrears for at least five years immediately prior to the application;</p> <p>(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or</p> <p>(c) there are no structures.</p>	
<p>"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.</p>	

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review). **Check appropriate box, below:**

- Project is an Affordable Housing Project - Regulatory Agreement Attached;
- Project is Planned as Affordable Housing, But Agreement is Not Yet Available* (*Checking this box will result in a “pending” status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);
- This is Not an Affordable Housing Project.

From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: 1111 Elmwood Avenue
City:

Site Address: 1111 Elmwood Avenue and 605 Forest Avenue
County: **Zip:** 14222

Tax Block & Lot
Section (if applicable): 89.62 **Block:** 1 **Lot:** 1.211

Requestor Name: **Requestor Address:**
City: **Zip:** **Email:**

Requestor's Representative (for billing purposes)
Name: Mr. P. Jeffrey Birtch **Address:** 105 Affinity Lane
City: **Zip:** **Email:** jbirtch@ChasonCOS.com

Requestor's Attorney
Name: Craig A. Slater, Esq. **Address:** 500 Seneca Street, Suite 504
City: **Zip:** **Email:** cslater@cslaterlaw.com

Requestor's Consultant
Name: Mr. Michael Lesakowski **Address:** 2558 Hamburg Turnpike, Suite 300
City: Buffalo, New York **Zip:** 14218 **Email:** MLesakowski@benchmarkturnkey.com

Percentage claimed within an En-Zone: 0% <50% 50-99% 100%

DER Determination: Agree Disagree

Requestor's Requested Status: Volunteer Participant

DER/OGC Determination: Agree Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: Yes No

Does Requestor Claim Property is Upside Down: Yes No

DER/OGC Determination: Agree Disagree Undetermined

Notes:

Does Requestor Claim Property is Underutilized: Yes No

DER/OGC Determination: Agree Disagree Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: Yes No Planned, No Contract

DER/OGC Determination: Agree Disagree Undetermined

Notes:

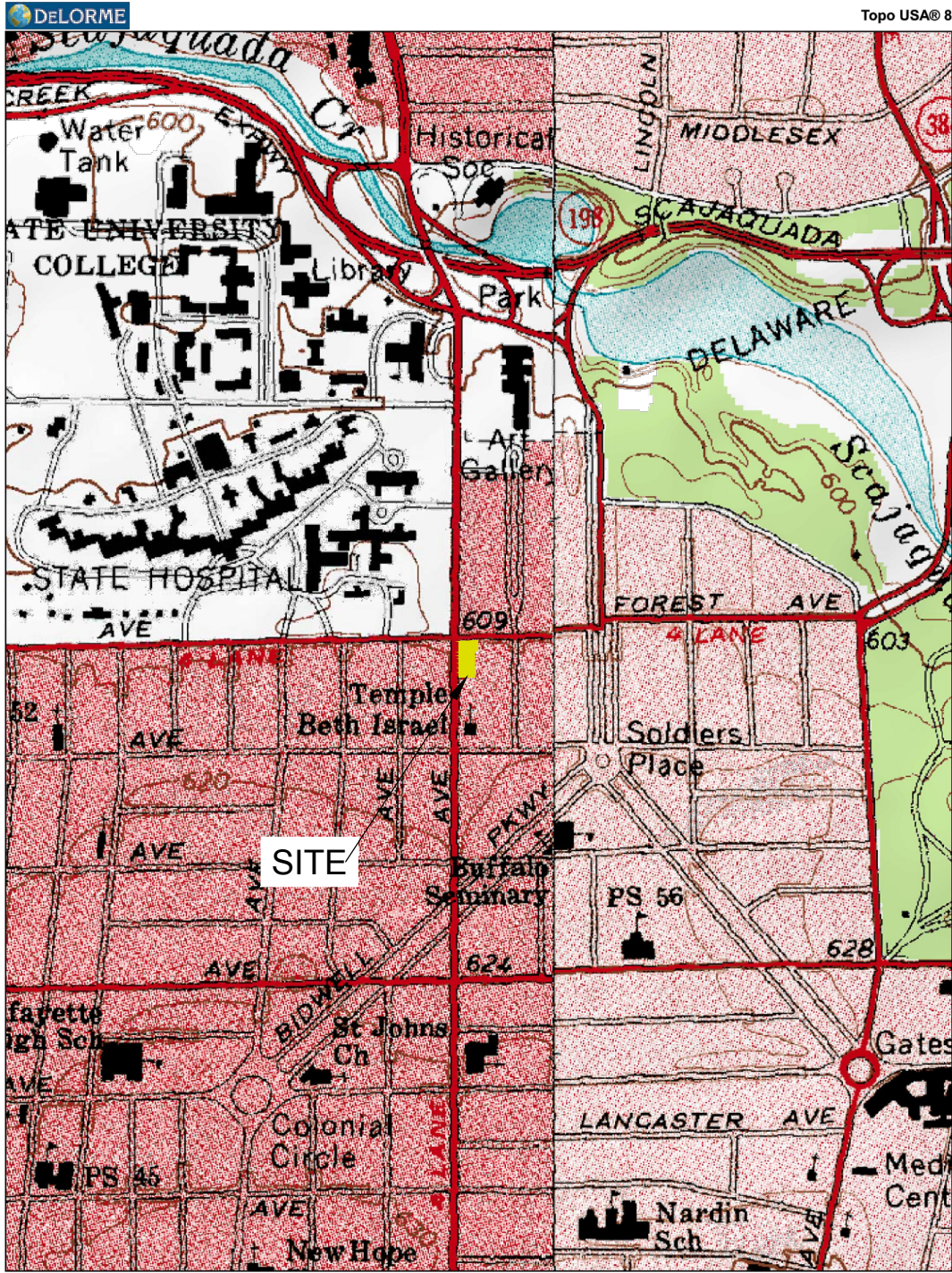
FIGURES

LIST OF APPLICATION FIGURES

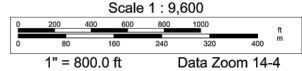
NYSDEC Brownfield Cleanup Program Application
1111 Elmwood Avenue Site
Buffalo, New York

Figure 1	Site Location and Vicinity Map
Figure 2	Site Plan (Aerial)
Figure 3A	Tax Map
Figure 3B	City of Buffalo Assessor's Office Tax Map
Figure 4	Property Base Map (1000' Set Back)
Figure 5	Project Schedule
Figure 6	Preliminary Project Rendering
Figure 7	Soil Exceedances of SCOs
Figure 8	Adjacent Property Owners
Figure 9	Zoning Map
Figure 10	USDA Soil Type Map
Figure 11	Cultural Resource Map
Figure 12	Environmental Resource Map
Figure 13	Regional Wetlands & Floodplains Map
Figure 14	Surficial Geology Map
Figure 15	Bedrock Geologic Map

FIGURE 1



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2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218, (716) 856-0599

PROJECT NO.: 0369-016-001
 DATE: APRIL 2017
 DRAFTED BY: KRR-CMC

SITE LOCATION AND VICINITY MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

1111 ELMWOOD AVENUE SITE

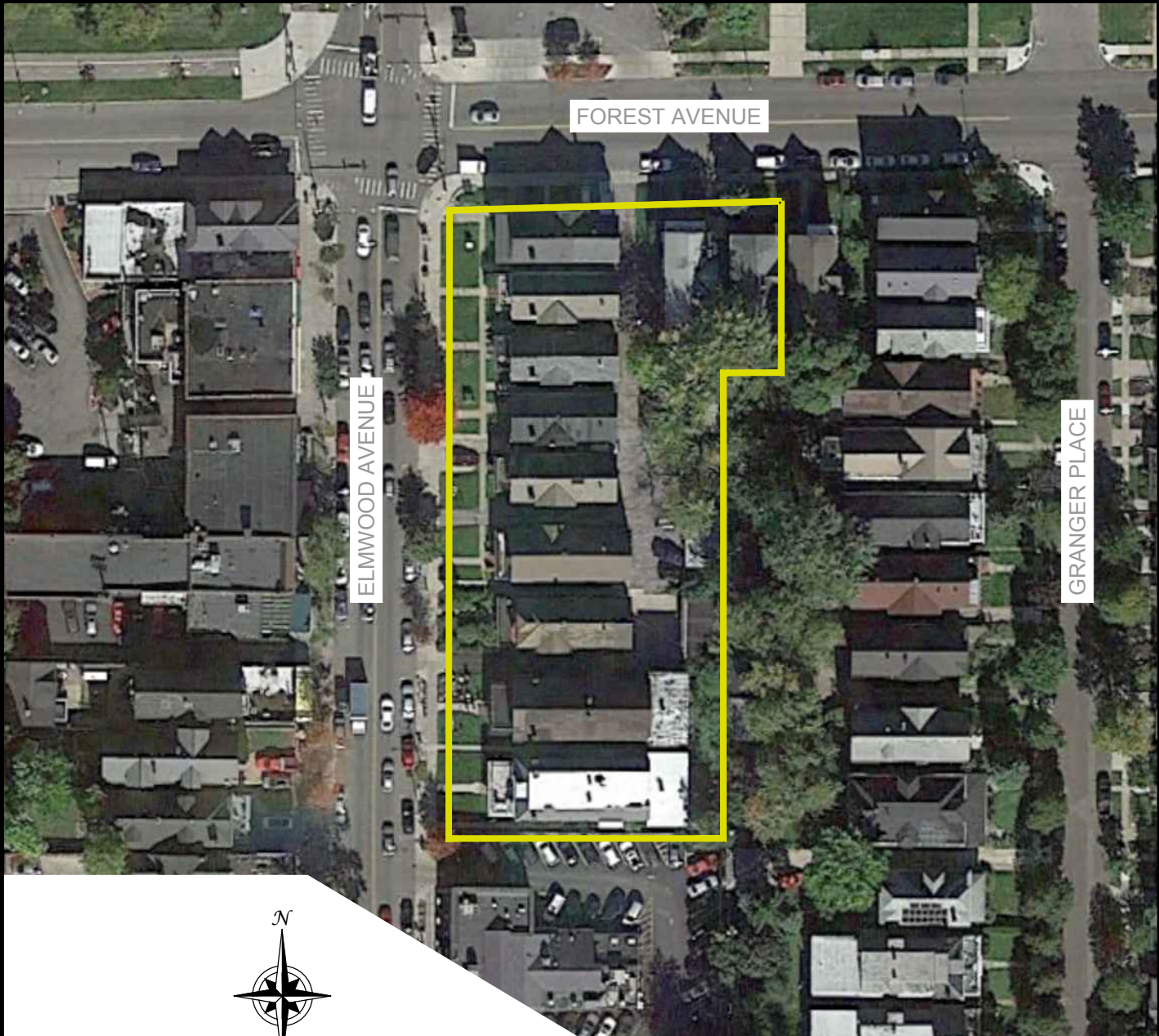
BUFFALO, NEW YORK

PREPARED FOR

AFFINITY ELMWOOD GATEWAY PROPERTIES LLC

DISCLAIMER: PROPERTY OF BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC. & TURNKEY ENVIRONMENTAL RESTORATION, LLC. IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS & SUPPLIERS WITHOUT THE WRITTEN CONSENT OF BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC & TURNKEY ENVIRONMENTAL RESTORATION, LLC.

FIGURE 2



SCALE: 1 INCH = 80 FEET
 SCALE IN FEET
 (approximate)

LEGEND:

BCP SITE PROPERTY BOUNDARY



2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218, (716) 856-0599

PROJECT NO.: 0369-016-001

DATE: APRIL 2017

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SITE PLAN

BROWNFIELD CLEANUP PROGRAM APPLICATION

1111 ELMWOOD AVENUE SITE

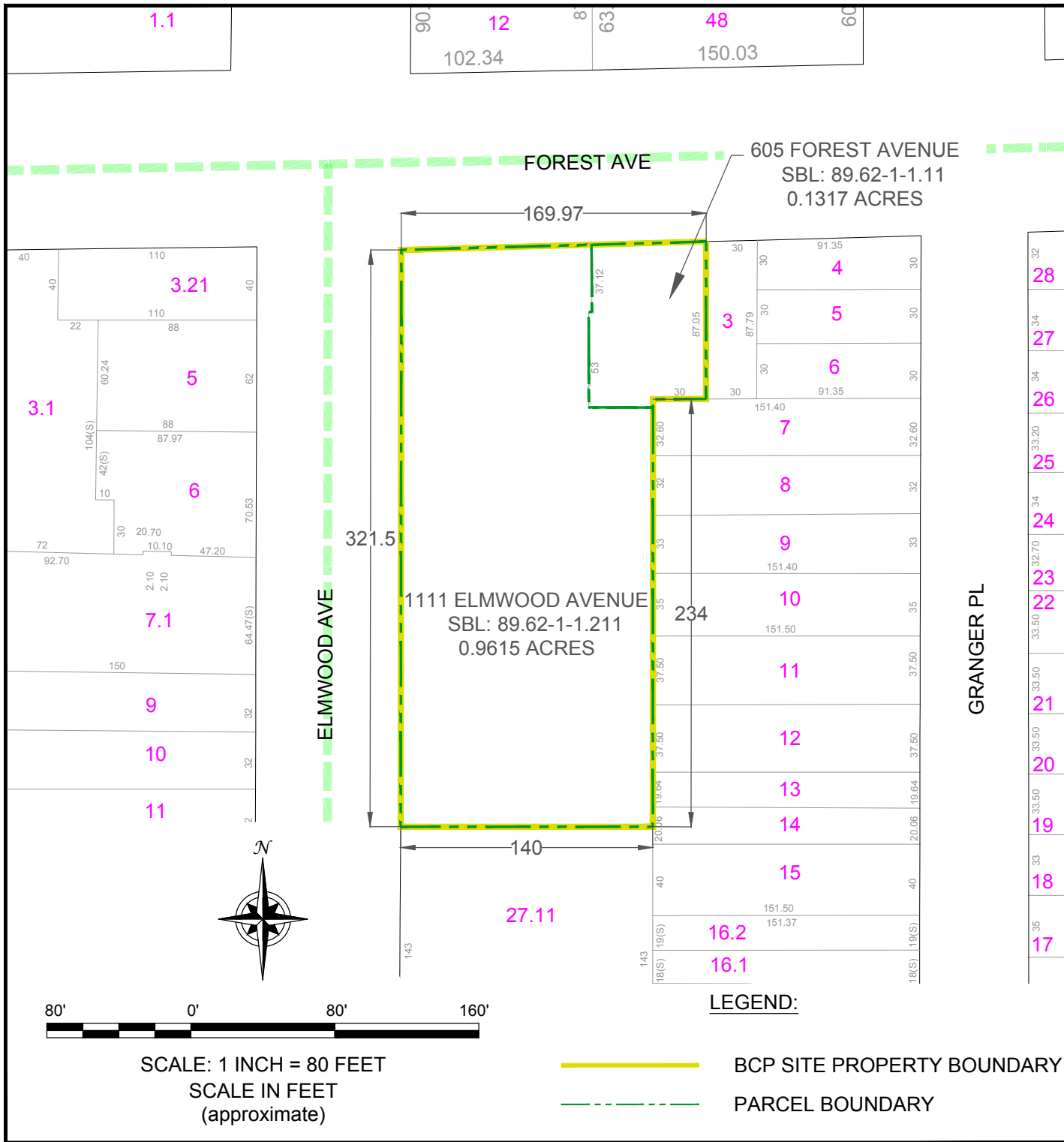
BUFFALO, NEW YORK

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FIGURE 3A

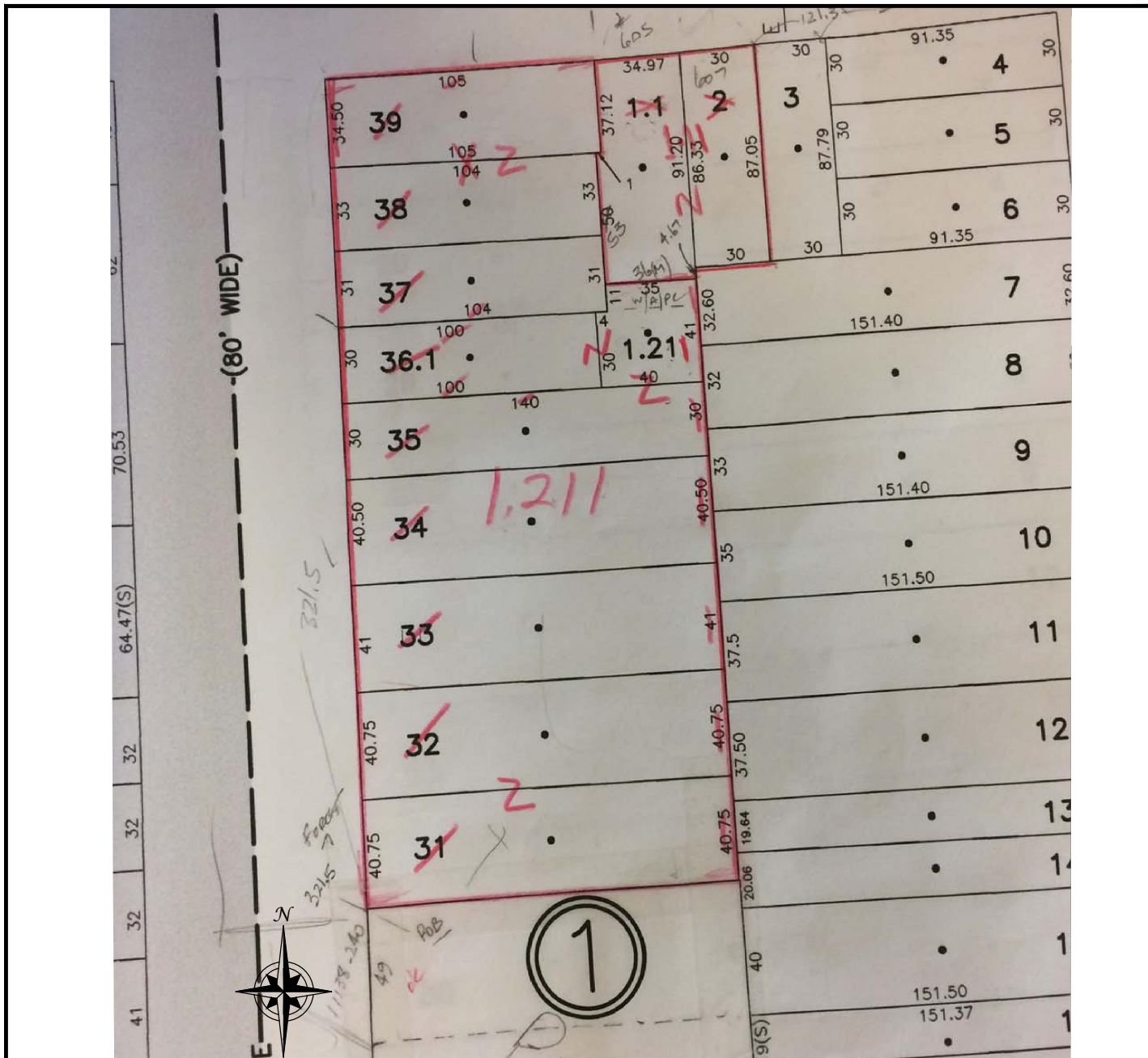


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TAX MAP
 BROWNFIELD CLEANUP PROGRAM APPLICATION
 1111 ELMWOOD AVENUE SITE
 BUFFALO, NEW YORK
 PREPARED FOR
 AFFINITY ELMWOOD GATEWAY PROPERTIES LLC

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FIGURE 3B



SCALE: 1 INCH = 80 FEET
 SCALE IN FEET
 (approximate)

TAX MAP
CITY OF BUFFALO 089.62
 ERIE COUNTY, NEW YORK
 TOWNSHIP 11
 RANGE 08



2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218, (716) 856-0599

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CITY OF BUFFALO ASSESSOR'S TAX MAP

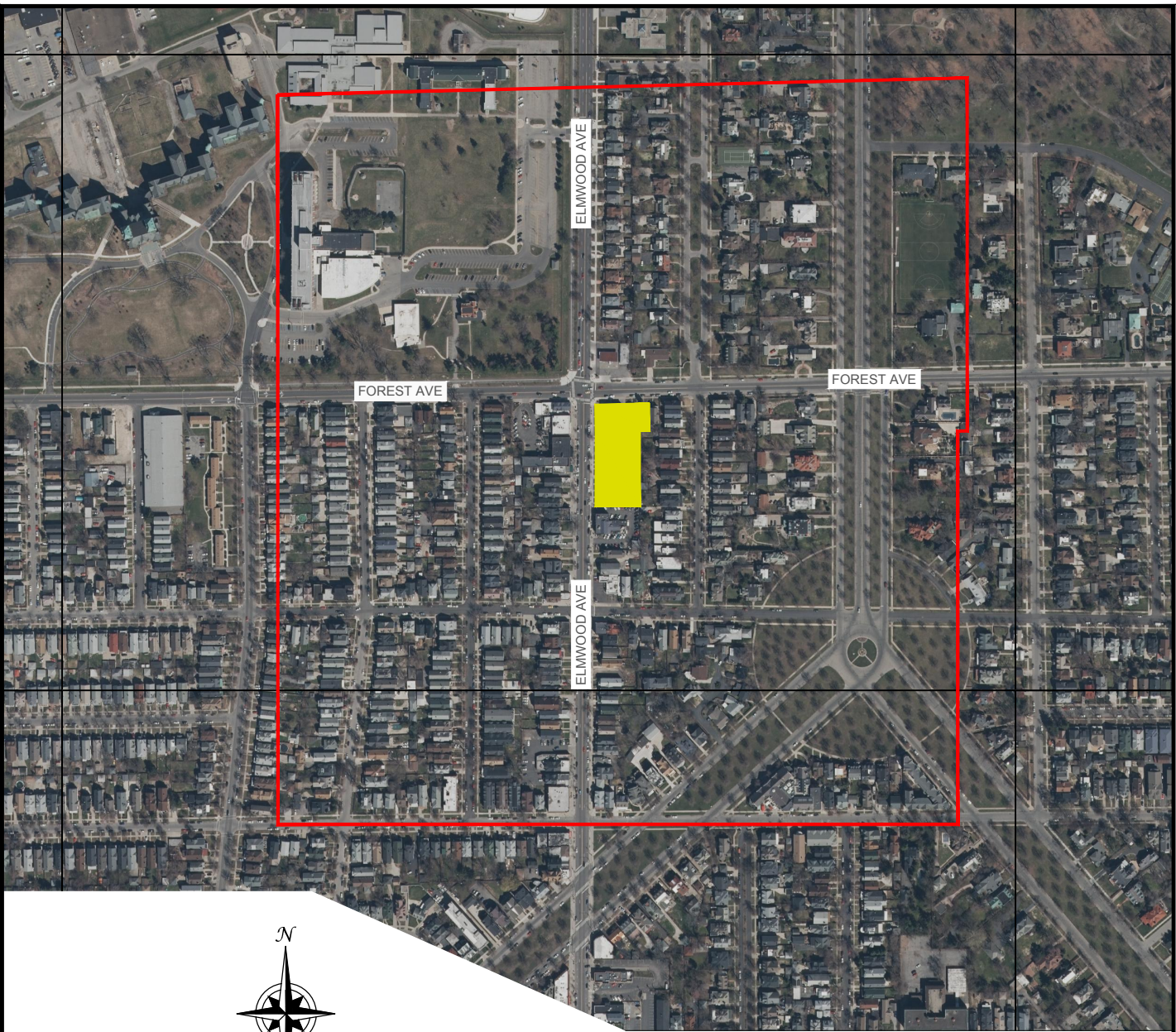
BROWNFIELD CLEANUP PROGRAM APPLICATION
 1111 ELMWOOD AVENUE SITE

BUFFALO, NEW YORK

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FIGURE 4



SCALE: 1 INCH = 600 FEET
 SCALE IN FEET
 (approximate)

LEGEND:

- PROPERTY BOUNDARY
- 1,000' SET BACK



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PROPERTY BASEMAP (1,000' SET BACK)

BROWNFIELD CLEANUP PROGRAM APPLICATION

1111 ELMWOOD AVENUE SITE

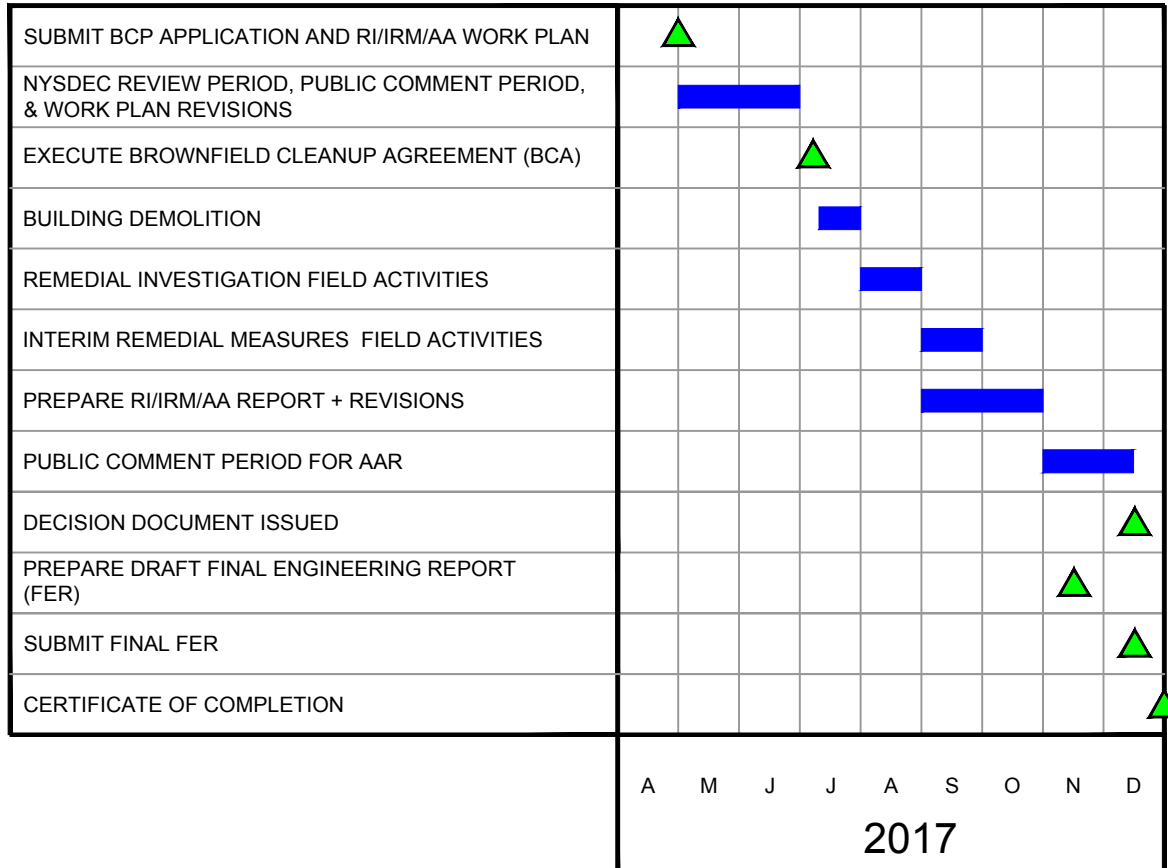
BUFFALO, NEW YORK

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PROJECT TASKS:



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PROJECT NO.: 0369-016-001

DATE: APRIL 2017

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PRELIMINARY PROJECT SCHEDULE
BROWNFIELD CLEANUP PROGRAM APPLICATION

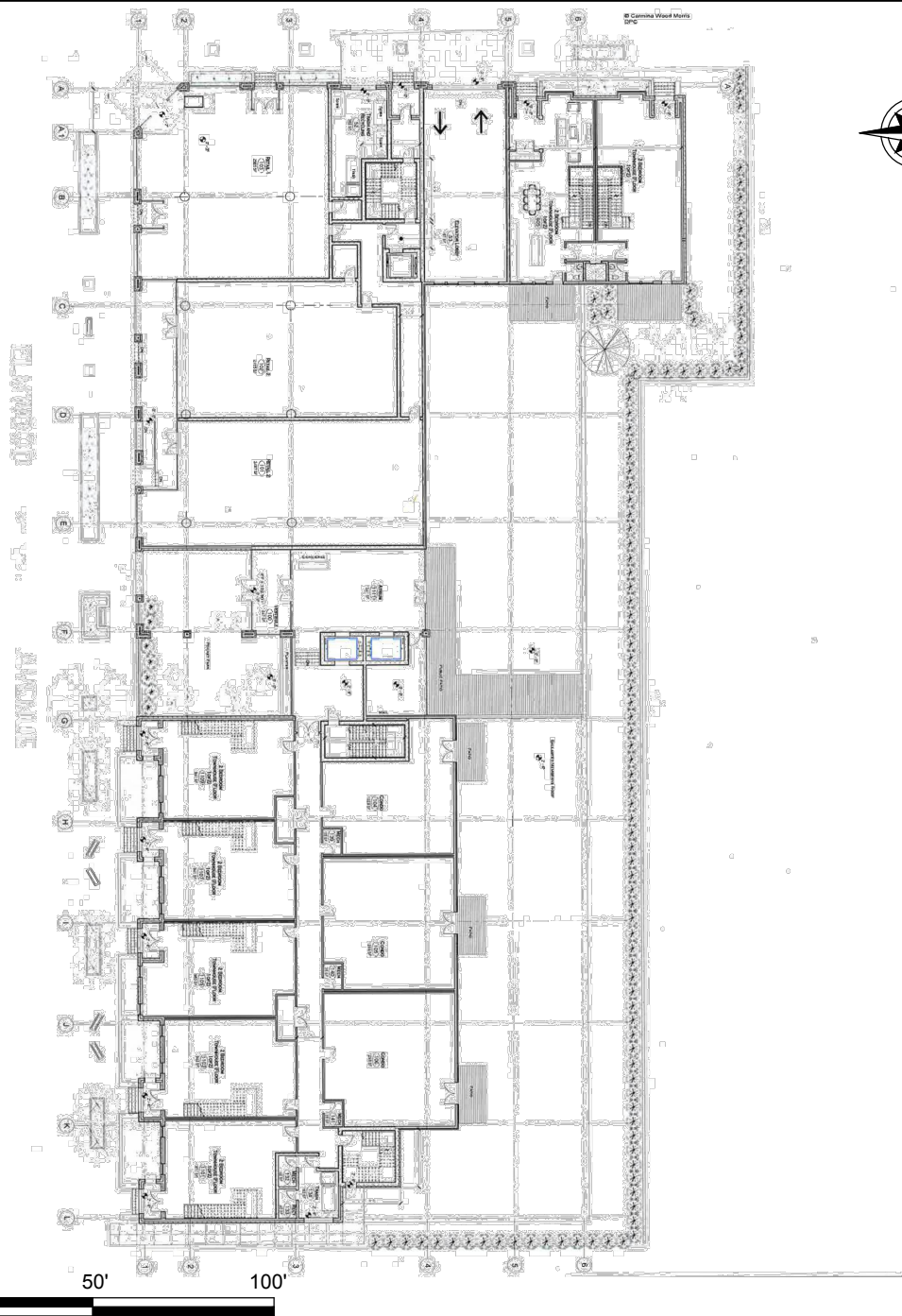
1111 ELMWOOD AVENUE SITE
BUFFALO, NEW YORK

PREPARED FOR
AFFINITY ELMWOOD GATEWAY PROPERTIES, LLC

FIGURE 5

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FIGURE 6



SCALE: 1 INCH = 50 FEET
 SCALE IN FEET
 (approximate)



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PRELIMINARY PROJECT RENDERING

BROWNFIELD CLEANUP PROGRAM APPLICATION

1111 ELMWOOD AVENUE SITE

BUFFALO, NEW YORK

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LEGEND:

- BCP SITE PROPERTY BOUNDARY
- PARCEL BOUNDARY
- SB-1 SOIL BORING SAMPLE
- HA-5 HAND AUGER SAMPLE
- ⊕ TP-5 TEST PIT SAMPLE

TP-2	Unrestricted SCO's	RRSCO's	CSCO's	ISCO's	ug/Kg
Chromium	30	180	1500	6800	500
Lead	63	400	1000	3900	4200

SB-6	Unrestricted SCO's	RRSCO's	CSCO's	ISCO's	ug/Kg
Benzo(a)anthracene	1	1	5.6	11	5.4
Benzo(a)pyrene	1	1	1	1.1	4.9
Benzo(b)fluoranthene	1	1	5.6	11	5.3
Benzo(k)fluoranthene	0.8	3.9	56	110	2.4
Chrysene	1	3.9	56	110	5
Indeno(1,2,3-cd)pyrene	0.5	0.5	5.6	11	2.5

HA-4	Unrestricted SCO's	RRSCO's	CSCO's	ISCO's	ug/Kg
Lead	63	400	1000	3900	68
Mercury	0.18	0.81	2.8	5.7	0.24

HA-5 S1	Unrestricted SCO's	RRSCO's	CSCO's	ISCO's	ug/Kg
Lead	63	400	1000	3900	340
Mercury	0.18	0.81	2.8	5.7	0.24

HA-5 S2	Unrestricted SCO's	RRSCO's	CSCO's	ISCO's	ug/Kg
Lead	63	400	1000	3900	400
Mercury	0.18	0.81	2.8	5.7	0.22

SB-7	Unrestricted SCO's	RRSCO's	CSCO's	ISCO's	ug/Kg
Chromium	30	180	1500	6800	40.3

TP-3	Unrestricted SCO's	RRSCO's	CSCO's	ISCO's	ug/Kg
Lead	63	400	1000	3900	520
Mercury	0.18	0.81	2.8	5.7	0.46

TP-9	Unrestricted SCO's	RRSCO's	CSCO's	ISCO's	ug/Kg
Cadmium	2.5	4.3	9.3	60	3.2
Lead	63	400	1000	3900	520
Mercury	0.18	0.81	2.8	5.7	0.46

HA-1	Unrestricted SCO's	RRSCO's	CSCO's	ISCO's	ug/Kg
Arsenic	13	16	16	16	20
Lead	63	400	1000	3900	240
Mercury	0.18	0.81	2.8	5.7	0.28

TP-4	Unrestricted SCO's	RRSCO's	CSCO's	ISCO's	ug/Kg
Benzo(a)anthracene	1	1	5.6	11	4
Benzo(a)pyrene	1	1	1	1.1	3.4
Benzo(b)fluoranthene	1	1	5.6	11	4.6
Benzo(k)fluoranthene	0.8	3.9	56	110	1.4
Chrysene	1	3.9	56	110	3.7
Dibenzo(a,h)anthracene	0.33	0.33	0.56	1.1	0.58
Indeno(1,2,3-cd)pyrene	0.5	0.5	5.6	11	2.3
Lead	63	400	1000	3900	470
Mercury	0.18	0.81	2.8	5.7	0.19

SB-1	Unrestricted SCO's	RRSCO's	CSCO's	ISCO's	ug/Kg
Lead	63	400	1000	3900	732

TP-6	Unrestricted SCO's	RRSCO's	CSCO's	ISCO's	ug/Kg
Arsenic	13	16	16	16	20

HA-6	Unrestricted SCO's	RRSCO's	CSCO's	ISCO's	ug/Kg
Benzo(b)fluoranthene	1	1	5.6	11	1
Lead	63	400	1000	3900	200
Mercury	0.18	0.81	2.8	5.7	0.29

ELMWOOD AVE

FOREST AVE



SCALE: 1 INCH = 50 FEET
SCALE IN FEET
(approximate)

SOIL EXCEEDANCES OF SCOS

BROWNFIELD CLEANUP PROGRAM APPLICATION
1111 ELMWOOD AVENUE SITE
BUFFALO, NEW YORK
PREPARED FOR
AFFINITY ELMWOOD GATEWAY PROPERTIES LLC



2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218, (716) 856-0599

JOB NO.: 0369-016-001

FIGURE 7

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No.	Adjacent Property Address		Property Owner/Occupant Mailing Address
	Street	Property Use	
1131	Elmwood Avenue	Commercial	Elmwood Village LLC 2440 Sheridan Drive Tonawanda, NY 14150
2	Penhurst Park	Commercial	Zabinski Marcella (LE) Life 278 N. Willowlawn Park Buffalo, NY 14206
611	Forest Avenue	2 Family Residence	Sandra Girage 617 Eggert Road Buffalo, NY 14215
54	Granger Place	2 Family Residence	Steven Gathers 54 Granger Place Buffalo, NY 14222
50	Granger Place	3 Family Residence	Frank A. Genovese c/o Cardiff Stand LLC 82 Meadow Road Buffalo, NY 14216
48	Granger Place	2 Family Residence	Evelyn Bencinich 48 Granger Place Buffalo, NY 14222
44	Granger Place	2 Family Residence	Michael J Neff 1047 W Valero Street Santa Barbara, CA 93101
40	Granger Place	2 Family Residence	Sarah A Schneider 40 Granger Place Buffalo, NY 14222
36	Granger Place	2 Family Residence	Louise Marie Smith 36 Granger Place Buffalo, NY 14222
34	Granger Place	1 Family Residence	James R Nowak 34 Granger Place Buffalo, NY 14222
32	Granger Place	1 Family Residence	Karen L Okoniewski 32 Granger Place Buffalo, NY 14222
1081	Elmwood Avenue	Commercial - Restaurant	1011 Elmwood Ave Inc. 1081 Elmwood Avenue Buffalo, NY 14222
1092	Elmwood Avenue	Residential - Apartment	David J Shatzel Michael D Shatzel 821 Auburn Avenue Buffalo, NY 14222
1094	Elmwood Avenue	Residential - Apartment	David J Shatzel Jr David J Shatzel Sr 1104 Elmwood Avenue Buffalo, NY 14222
1096	Elmwood Avenue	Commercial - Det Row Building	Man Cave Investors LLC 29 Via Donato E. Depew, NY 14043
1104	Elmwood Avenue	Commercial - Restaurant	1104 Elmwood Inc 1104 Elmwood Avenue Buffalo, NY 14222
1108	Elmwood Avenue	Commercial - Bar	LMD Associates Inc 631 Main Street Niagara Falls, NY 14301
1116	Elmwood Avenue	Commercial - Det Row Building	1256 Hertel Ave Associate LLC 773 Niagara Falls Boulevard Amherst, NY 14226
1122	Elmwood Avenue	Commercial - Det Row Building	1256 Hertel Ave Associate LLC 773 Niagara Falls Boulevard Amherst, NY 14226
400	Forest Avenue	Commercial - Hospital	People of the State of New York c/o Office of General Services Empire State Plaza, Floor 26 Albany, NY 12242



BENCHMARK
ENVIRONMENTAL
ENGINEERING &
SCIENCE, PLLC

TURNKEY
ENVIRONMENTAL
RESTORATION, LLC

2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218, (716) 856-0599

ADJACENT PROPERTY OWNERS

BROWNFIELD CLEANUP PROGRAM APPLICATION

1111 ELMWOOD AVENUE SITE

BUFFALO, NEW YORK

PREPARED FOR









AFFINITY ELMWOOD GATEWAY PROPERTIES LLC

JOB NO.: 0369-016-001

FIGURE 8

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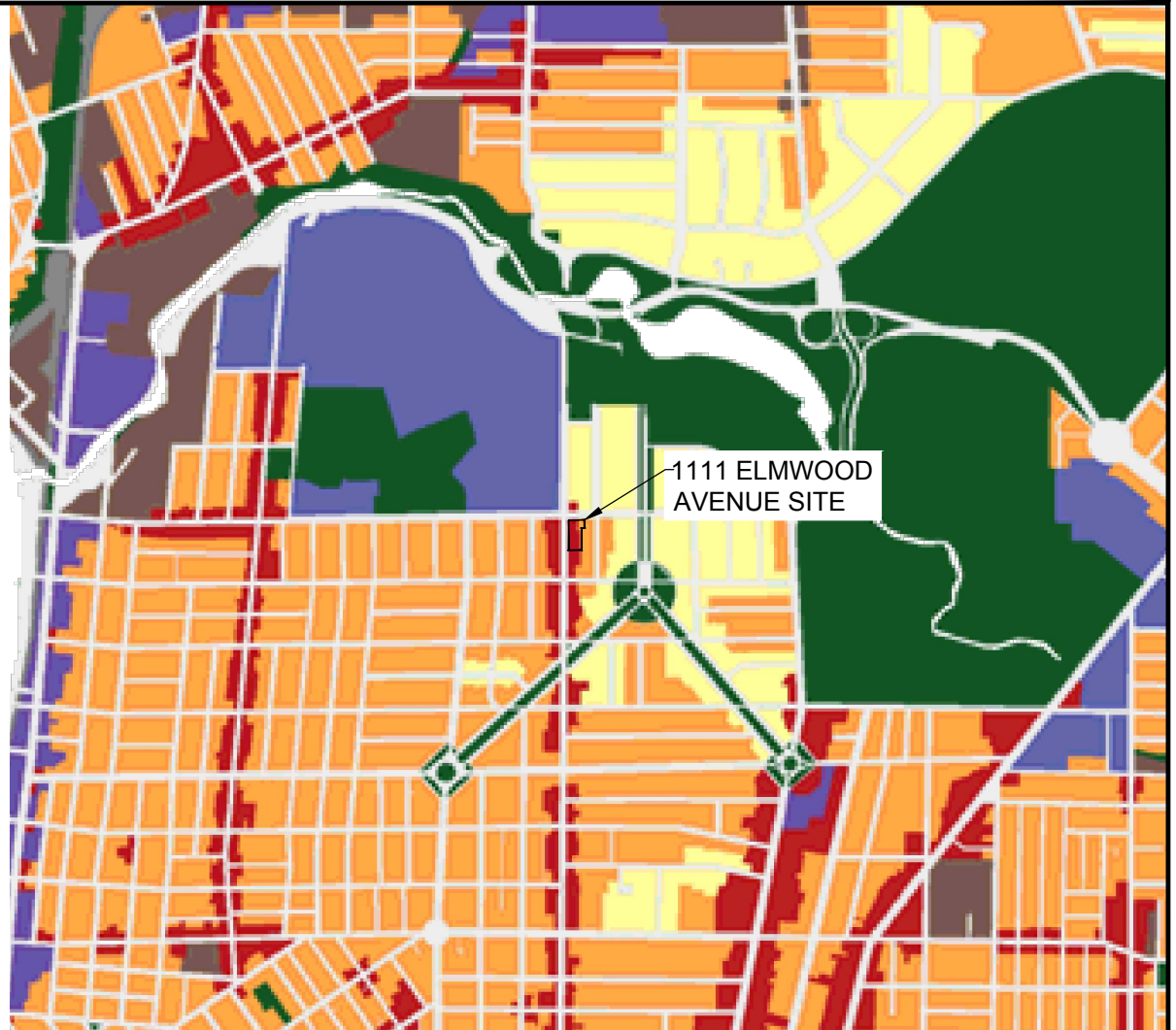
Land Use Policy

	Urban core	4.2
	Neighborhood center	6.6
	General residential	41.3
	Single-family residential	6.0
	Open space	14.5
	Institutional	2.8
	Employment	19.0
	Rail corridor	5.6

Values indicate percentage of land use, excluding public rights-of-way



SCALE: 1 INCH = 1000 FEET
SCALE IN FEET (approximate)



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ZONING MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

1111 ELMWOOD AVENUE SITE

BUFFALO, NEW YORK

PREPARED FOR

AFFINITY ELMWOOD GATEWAY PROPERTIES LLC

FIGURE 9

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FIGURE 10

LEGEND:

UmA - URBAN LAND-COLLAMER COMPLEX,
(1.1 acres, 100% of Site)

SOIL DIVISION



SOURCE: UNITED STATES DEPARTMENT OF AGRICULTURE



2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218, (716) 856-0599



USDA SOIL TYPE MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

1111 ELMWOOD AVENUE SITE

BUFFALO, NEW YORK

PREPARED FOR

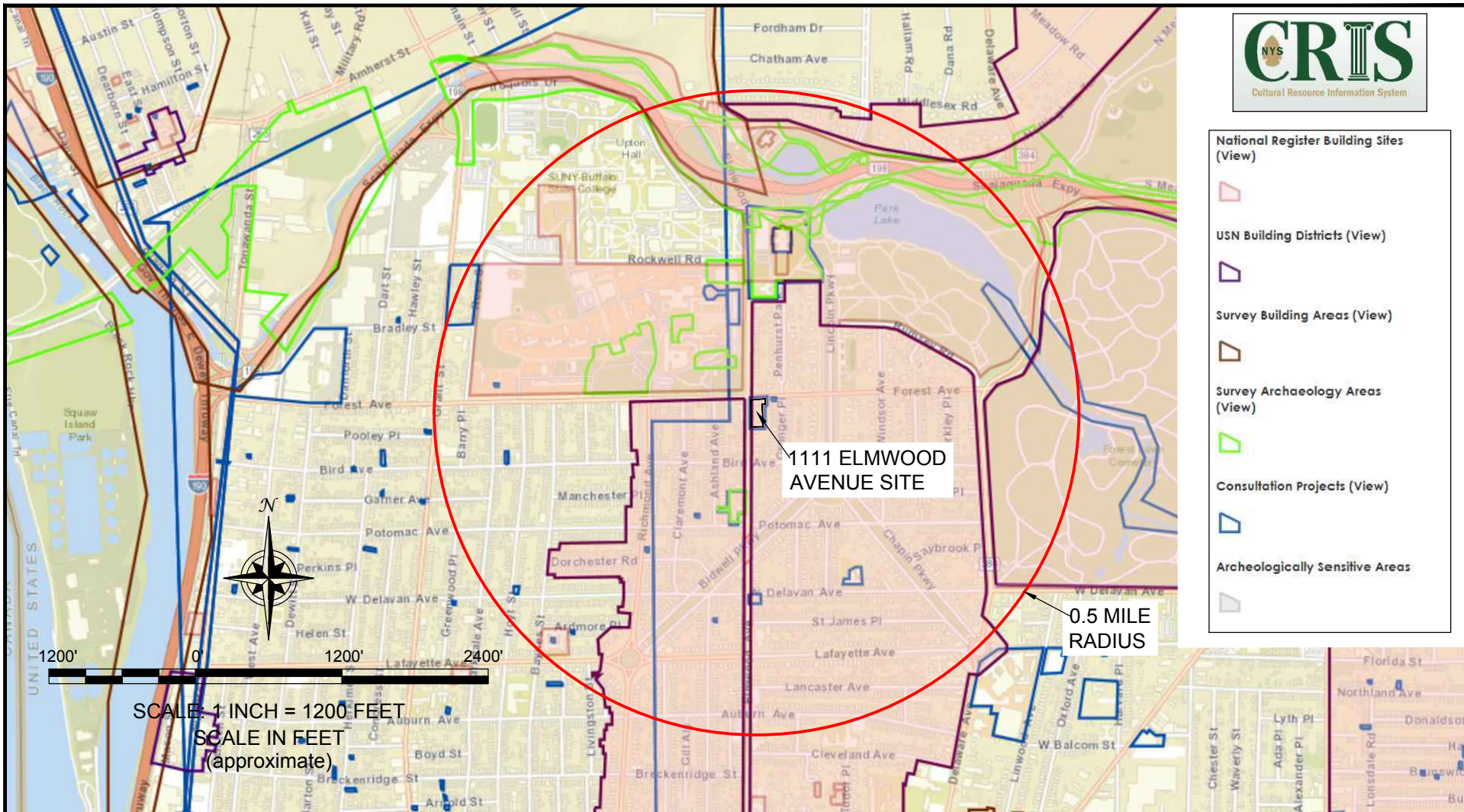
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- National Register Building Sites (View)
- USN Building Districts (View)
- Survey Building Areas (View)
- Survey Archaeology Areas (View)
- Consultation Projects (View)
- Archeologically Sensitive Areas

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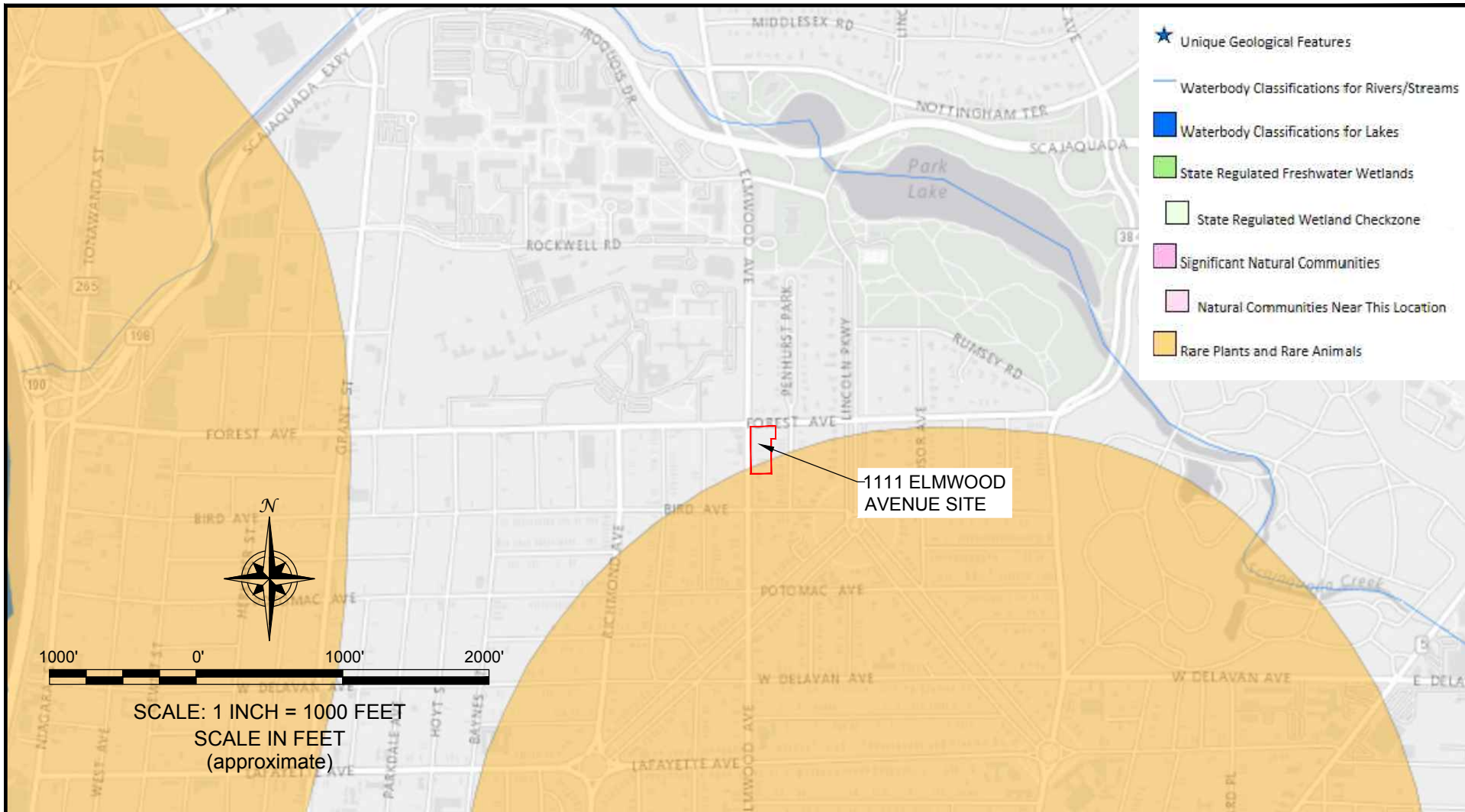
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CULTURAL RESOURCE MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION
1111 ELMWOOD AVENUE SITE
BUFFALO, NEW YORK
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AFFINITY ELMWOOD GATEWAY PROPERTIES LLC

FIGURE 11

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ENVIRONMENTAL RESOURCE MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

1111 ELMWOOD AVENUE SITE

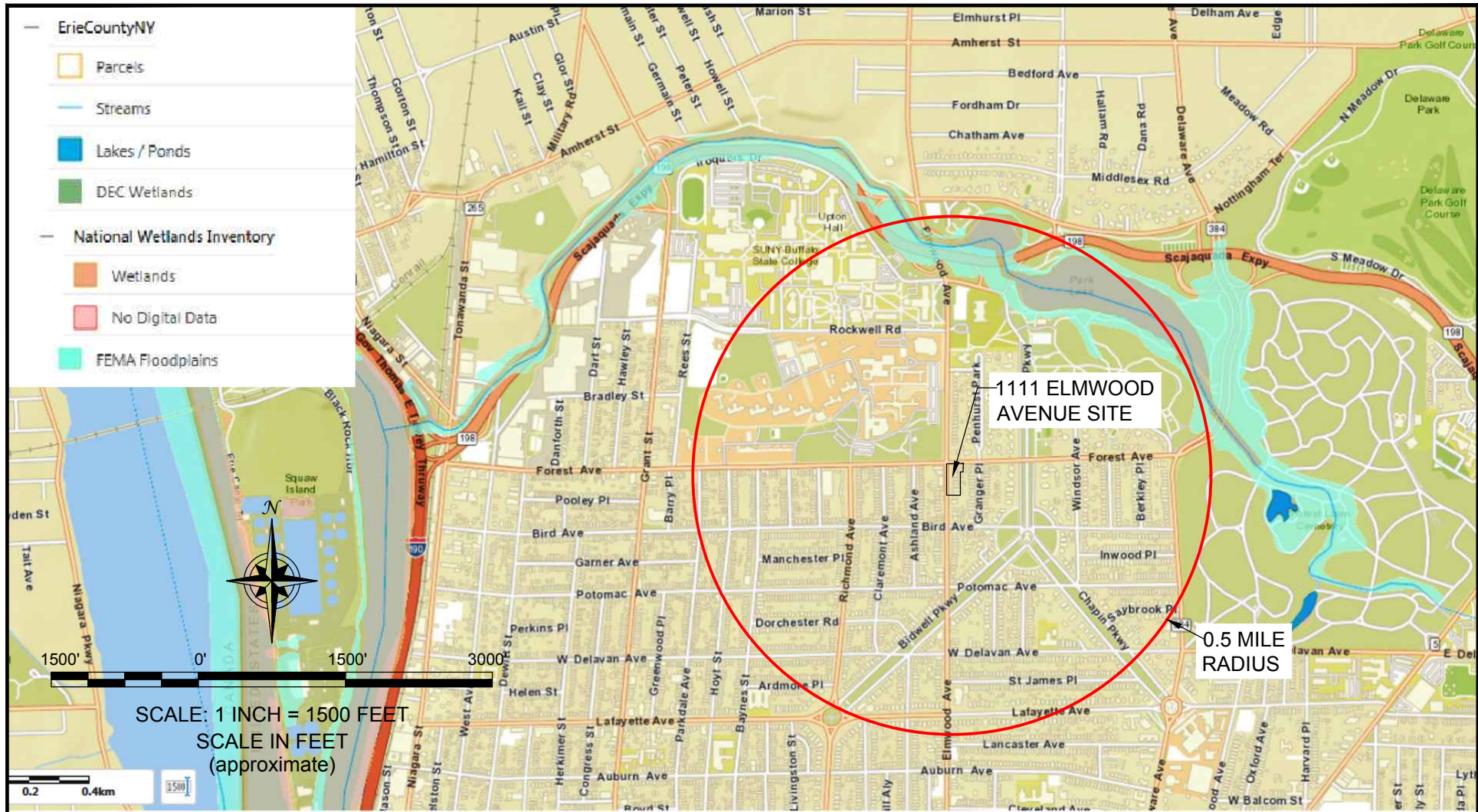
BUFFALO, NEW YORK

PREPARED FOR

AFFINITY ELMWOOD GATEWAY PROPERTIES LLC

FIGURE 12

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REGIONAL WETLANDS & FLOODPLAINS

BROWNFIELD CLEANUP PROGRAM APPLICATION

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
AFFINITY ELMWOOD GATEWAY PROPERTIES LLC


FIGURE 13


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EXPLANATION

- 

isc — Lacustrine silt and clay
Generally laminated silt and clay, deposited in proglacial lakes, generally calcareous, potential land instability, thickness variable (up to 100 meters); stipple overprint where bedrock is within 1-3 meters of the surface.
- 

tm — Till moraine
More variably sorted than till, generally more permeable than till, deposition adjacent to ice, more variably drained, may include ablation till, thickness variable (10-30 meters).
- 

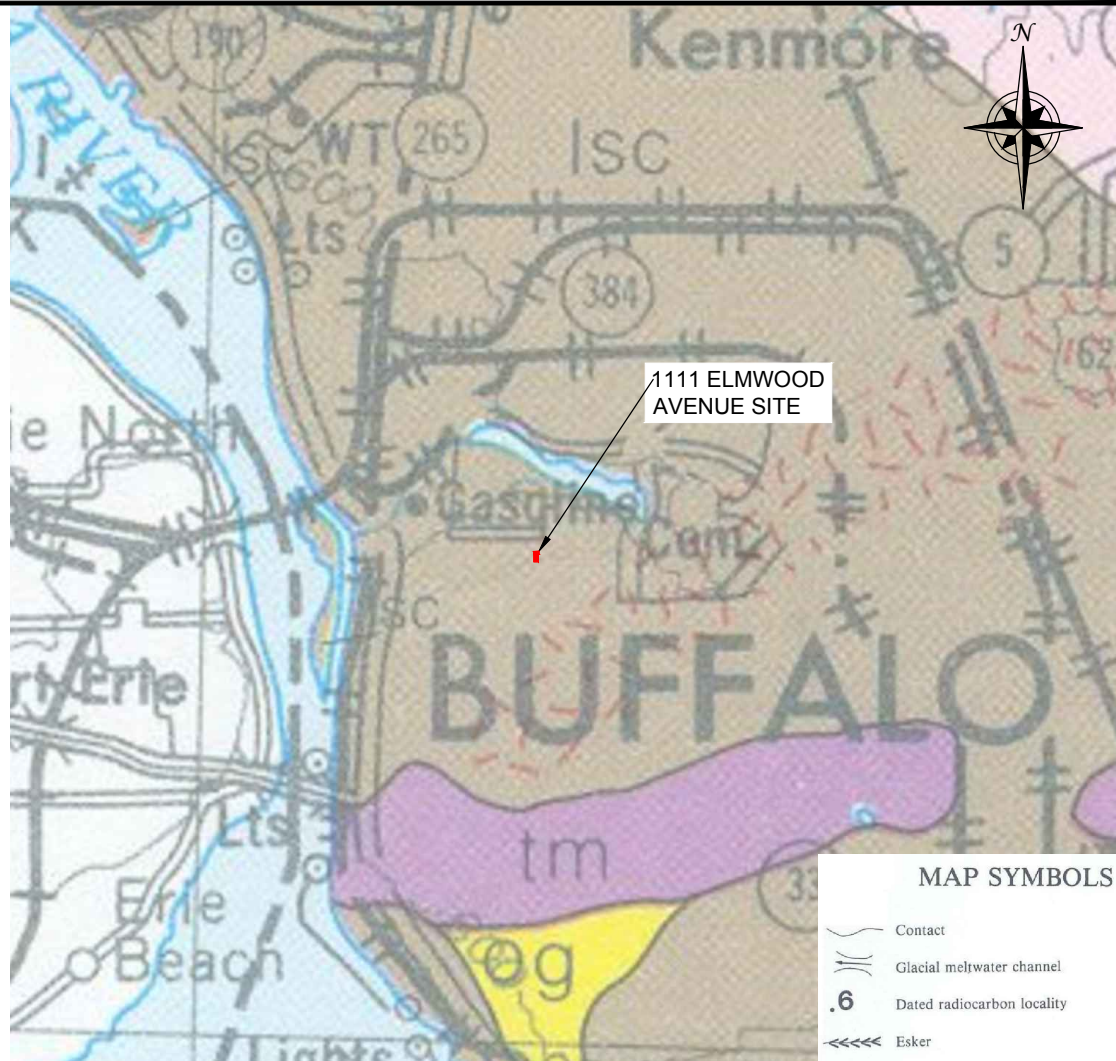
t — Till
Variable texture (e.g. clay, silt-clay, boulder clay), usually poorly sorted diamict, deposition beneath glacier ice, relatively impermeable (loamy matrix), variable clast content — ranging from abundant well-rounded diverse lithologies in valley tills to relatively angular, more limited lithologies in upland tills, tends to be sandy in areas underlain by gneiss or sandstone, potential land instability on steep slopes, thickness variable (1-50 meters).
- 

og — Outwash sand and gravel
Coarse to fine gravel with sand, proglacial fluvial deposition, well rounded and stratified, generally finer texture away from ice border, may be calcareous beyond Wisconsin glacial limit, thickness variable (2-20 meters).
- 





Bedrock stipple overprint
Bedrock may be within 1-3 meters of the surface, may sporadically crop out, variable mantle of rock debris and glacial till.



SCALE: 1 INCH = 6000 FEET
SCALE IN FEET
(approximate)



1111 ELMWOOD AVENUE SITE

- #### MAP SYMBOLS
-  Contact
 -  Glacial meltwater channel
 -  .6 Dated radiocarbon locality
 -  Esker



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DRAFTED BY: CMC

SURFICIAL GEOLOGIC MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

1111 ELMWOOD AVENUE SITE

BUFFALO, NEW YORK

PREPARED FOR

AFFINITY ELMWOOD GATEWAY PROPERTIES LLC

FIGURE 14

DISCLAIMER: PROPERTY OF BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC. & TURNKEY ENVIRONMENTAL RESTORATION, LLC IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS & SUPPLIERS WITHOUT THE WRITTEN CONSENT OF BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC & TURNKEY ENVIRONMENTAL RESTORATION, LLC.

LEGEND

NOTE: Where the uniformity of lithology and availability of pattern combinations permit, the dominant lithology of a mapping unit is symbolized as follows:

Cross-hatch patterns:

- rhombic grid—dolostones
- rectangular grid—limestones


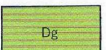

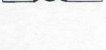

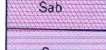
Line patterns:

- straight—pelitic rocks, shales, shales interbedded with siltstones and sandstones

Stipple patterns:


- regular red—quartz sandstones and quartzites
- random red—non-marine sedimentary rocks


An irregular lower margin on the "color boxes" signifies that the unit has an unconformable relationship with subjacent units, however not necessarily with the next unit listed. Wavy lines signify parallel unconformities; sawtooth lines signify angular unconformities.

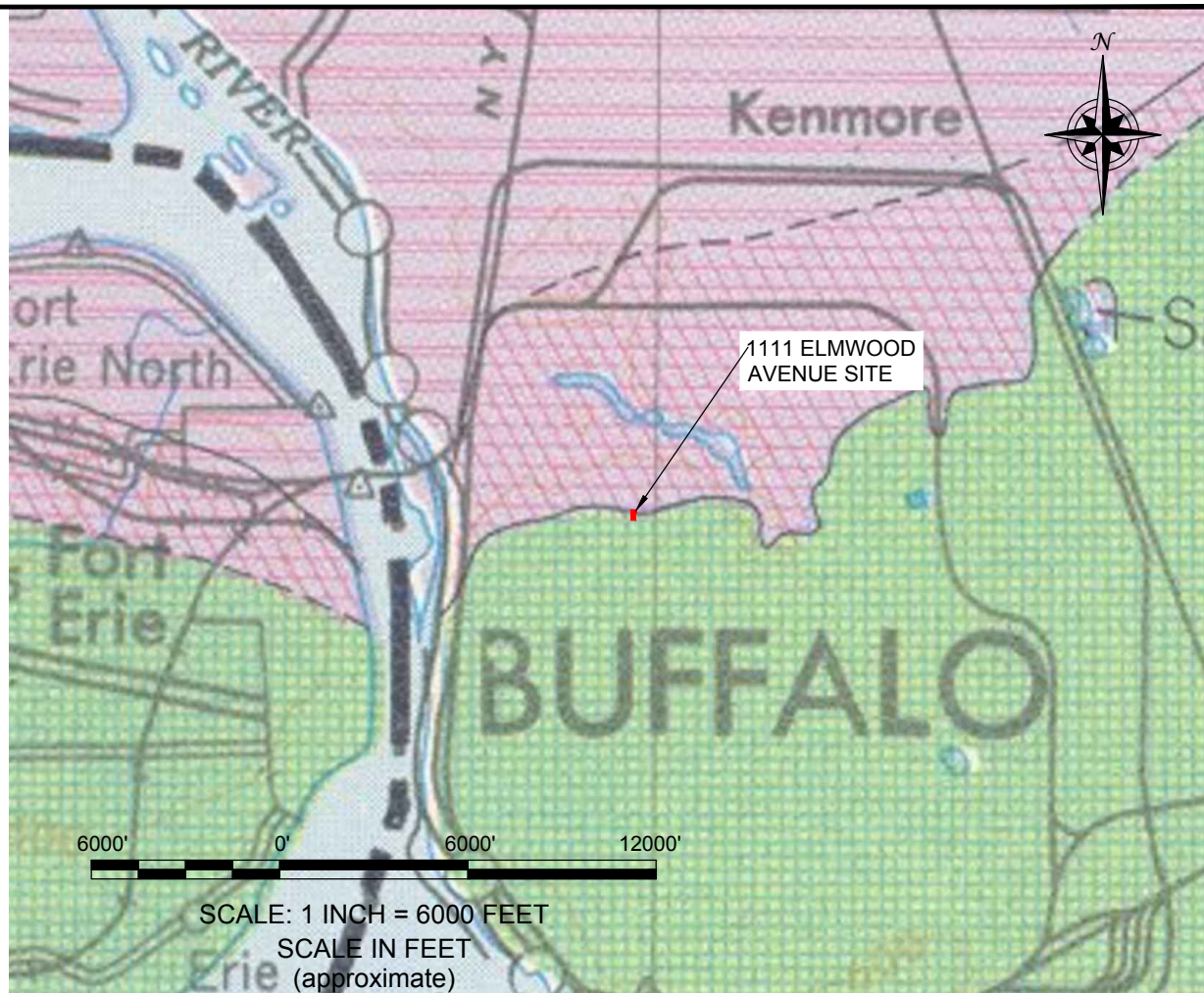
	Ds	SONYEA GROUP 50-200 ft. (15-60 m.) Cashqua and Middlesex Shales.
	Dg	GENESE GROUP 10-150 ft. (3-45 m.) West River Shale; Genundewa Limestone; Penn Yan and Geneseo Shales; North Evans Limestone.
	Dob	ONONDAGA AND BOIS BLANC LIMESTONES 150 ft. (45 m.) In New York: Onondaga Limestone—Seneca, Morehouse (cherty), and Clarence Limestone Members, Edgecliff cherty Limestone Member, local coral bioherms; Bois Blanc Limestone—sandy, thin, discontinuous. In Ontario: Dundee Limestone; Lucas Formation—dolostone, limestone (Anderdon); Amherstburg Formation—limestone, dolostone, sandstone (Sylvania); Bois Blanc Formation—dolostone, limestone, sandstone (Springvale).
	Do	Oriskany Sandstone.
	Sab	AKRON DOLOSTONE AND SALINA GROUP 400-700 ft. (120-210 m.) Akron Dolostone; Bertie Formation—dolostone, shale. Camillus, Syracuse, and Vernon Formations—shale, dolostone, salt, and gypsum.
	Scv	

MAP SYMBOLS

 Observed or approximately located contact

 Conjectural contact; includes projections beneath extensive Quaternary cover and many contacts based on reconnaissance mapping.

 Hypothetical contact; projection across unmapped area.



SOURCE: Image digitized from the Geologic Map of New York, Niagara Sheet, Compiled and Edited by Lawrence V. Rickard and Donald W. Fisher, University of the State of New York, The State Education Department, March 1970.



2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218, (716) 856-0599



PROJECT NO.: 0369-016-001

DATE: APRIL 2017

DRAFTED BY: CMC

BEDROCK GEOLOGIC MAP

BROWNFIELD CLEANUP PROGRAM APPLICATION

1111 ELMWOOD AVENUE SITE

BUFFALO, NEW YORK

PREPARED FOR

AFFINITY ELMWOOD GATEWAY PROPERTIES LLC

FIGURE 15

DISCLAIMER: PROPERTY OF BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC. & TURNKEY ENVIRONMENTAL RESTORATION, LLC IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS & SUPPLIERS WITHOUT THE WRITTEN CONSENT OF BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC & TURNKEY ENVIRONMENTAL RESTORATION, LLC.

LIST OF APPLICATION ATTACHMENTS

NYSDEC Brownfield Cleanup Program Application
1111 Elmwood Avenue Site
Buffalo, New York

BCP Application Section No.	Attachment No.	Description
I	1	Requestor Information
II	2	Project Description
III	3	Property's Environmental History
IV	4	Property Information
VI	5	Previous/ Current Property Owners/ Operators
VII & VIII	6	Requestor Eligibility Information
IX	7	Contact List Information
X	8	Land Use Factors
--	9	Electronic Copy of BCP Application, Attachments, and Previous Studies

ATTACHMENT 1

BCP APPLICATION – SECTION I

REQUESTER INFORMATION

NYS DEPARTMENT OF STATE CORPORATION & BUSINESS ENTITY DATABASE
SIGNATURE RESOLUTION

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through March 23, 2017.

Selected Entity Name: AFFINITY ELMWOOD GATEWAY PROPERTIES LLC
Selected Entity Status Information

Current Entity Name: AFFINITY ELMWOOD GATEWAY PROPERTIES LLC

DOS ID #: 3735086

Initial DOS Filing Date: OCTOBER 23, 2008

County: ERIE

Jurisdiction: NEW YORK

Entity Type: DOMESTIC LIMITED LIABILITY COMPANY

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

LIPPES MATHIAS WEXLER FRIEDMAN LLP ATT: WILLIAM E MATHIAS ESQ

50 FOUNTAIN PLAZA

SUITE 1700

BUFFALO, NEW YORK, 14202-2216

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this

information is not recorded and only available by
[viewing the certificate.](#)

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
No Information Available		

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
OCT 23, 2008	Actual	AFFINITY ELMWOOD GATEWAY PROPERTIES LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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**WRITTEN CONSENT
OF
AFFINITY ELMWOOD GATEWAY PROPERTIES LLC**

WE, THE UNDERSIGNED, being all the Members and Managers entitled to vote, do hereby give our written consent to the filing by Affinity Elmwood Gateway Properties LLC of any and all documentation required to effectuate a Brownfield Cleanup Program at 1111 Elmwood Avenue, Buffalo NY.

IN WITNESS WHEREOF, we have affixed our hands this 2nd day of May, 2017



MARK CHASON
Manager of Chason Properties, LLC,
a Member of Affinity Capital, LLC,
the Sole Member of Affinity Elmwood Gateway Properties LLC




P. JEFFREY BIRTCH
Member of Affinity Capital, LLC,
the Sole Member of Affinity Elmwood Gateway Properties LLC

* * * * *

STATE OF New York
COUNTY OF Erie

On the 2nd day of May in the year 2017 before me, the undersigned notary public, personally appeared MARK CHASON and P. JEFFREY BIRTCH, both personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

JUDITH L. TUCKER
Notary Public, State of New York
Qualified in Erie County
My Commission Expires June 30, 2019 Notary Public
My commission expires: 6/30/19

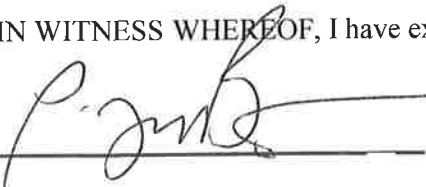



RESOLUTION

BE IT RESOLVED, that P. Jeffrey Birtch, Member of Affinity Capital LLC, the Sole Member of Affinity Elmwood Gateway Properties LLC (Company), and Mark Chason, the Manager of Chason Properties LLC, which is Member of Affinity Capital LLC, the Sole Member of Company, be hereby individually authorized and empowered to sign a Brownfield Cleanup Agreement (BCA) and other BCA documentation for property referred to as the 1111 Elmwood Avenue Site with New York State Department of Environmental Conservation (NYSDEC), in the name of and on behalf of this Company.

The undersigned hereby certify that they are qualified as set out below and are custodians of the books and records of Affinity Elmwood Gateway Properties LLC, a Limited Liability Company (LLC) duly formed pursuant to the laws of the State of New York, and that the foregoing is a true record of a written resolution duly adopted by the Members via written consent of Affinity Elmwood Gateway Properties LLC dated of even date hereof and that said resolution was executed in accordance with state law and the Operating Agreement of the above-named LLC, and that said resolution is now in full force and effect without modification or rescission.

IN WITNESS WHEREOF, I have executed my name as set forth below this 2nd day of May, 2017.





P. Jeffrey Birtch
Member of Affinity Capital LLC,
the Sole Member of Affinity Elmwood Gateway Properties LLC

Mark Chason
Manager of Chason Properties LLC,
Member of Affinity Capital LLC,
the Sole Member of Affinity Elmwood Gateway Properties LLC

ACKNOWLEDGMENT

(STATE OF NEW YORK)

(COUNTY OF ERIE)

On the 2nd day of May in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared P. Jeffrey Birtch and Mark Chason, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon the behalf of which the individual(s) acted, executed the instrument.

JUDITH L. TUCKER
Notary Public, State of New York
Qualified in Erie County
My Commission Expires June 30, 2019



Notary Public

ATTACHMENT 2

BCP APPLICATION – SECTION II

PROJECT DESCRIPTION

ATTACHMENT 2
BCP Application - Section II
Project Description
1111 Elmwood Avenue Site

SECTION II – PROJECT DESCRIPTION

Affinity Elmwood Gateway Properties LLC, acting as a Volunteer, is willing to complete additional investigation and remediate the Site (see Figures 1-4) under the Brownfield Cleanup Program (BCP) and is submitting this BCP application for eligibility into the Program. Affinity Elmwood Gateway Properties LLC, has prepared a Remedial Investigation/Interim Remedial Measures Work Plan to complete a Remedial Investigation, the necessary Interim Remedial Measures, and prepare a Remedial Investigation/Interim Remedial Measures/Alternatives Analysis Report (RI/IRM/AAR) for concurrent submittal with the BCP application.

A preliminary project schedule is shown on Figure 5.

The Volunteer plans to redevelop the entire ±1.1-acre BCP Site, with the construction of a mixed use building consisting of commercial retail and residential on the first floor and townhouses/condominiums on the upper floors. The preliminary Site Redevelopment Plan estimates capital investments of approximately \$18,000,000 to \$20,000,000 to investigate, remediate, and redevelop the Site.

A preliminary project rendering of the first floor layout is included as Figure 6.

The Project will result in the remediation and redevelopment of an environmentally-impacted Site within a Neighborhood Center¹ area of the Elmwood Village in the City of Buffalo, New York.

¹ According to the Land Use Plan of the Buffalo Green Code a Neighborhood Center is defined as mixed-use commercial areas at neighborhood scale and have a zoning codes of N-2C, N-2E, N-3C or N-3E.

ATTACHMENT 3
BCP APPLICATION – SECTION III

PROPERTY'S ENVIRONMENTAL HISTORY

ATTACHMENT 3
BCP Application – Section III
Property’s Environmental History
1111 Elmwood Avenue Site

PREVIOUS ENVIRONMENTAL INVESTIGATIONS

A summary of the previous environmental investigation findings completed for the 1111 Elmwood Avenue Site (hereinafter, the “Project Site” or the “Site”) are provided below.

Phase II Environmental Investigation Report

TurnKey Environmental Restoration completed a Phase II Environmental Investigation on the Site. Findings of the Phase II investigation are detailed below:

- The Site, located at the southeast corner of Elmwood and Forest Avenues, is in a mixed-use area in the Elmwood Village in the City of Buffalo.
- SVOCs were detected at or above their respective Part 375 Restricted-Residential Use Soil Cleanup Objectives (RRSCOs) (i.e., the applicable SCOs for the intended Site reuse) at three (3) investigation locations, SB-6, HA-6 and TP-4. Benzo(a)pyrene was also detected at two (2) locations (SB-6 and TP-4) in exceedance of its Industrial SCO (ISCO). Table 1 is a summary of the soil/fill analytical results.
- Metal analytes were detected above their respective RRSCOs at seven (7) investigation locations, SB-1, HA-1, HA-5, TP-2, TP-3, TP-4, and TP-6.
 - Arsenic exceeded its ISCO at two (2) locations (HA-1 and TP-6).
 - Chromium exceeded its Commercial SCO (CSCO) at one (1) location, TP-2.
 - Lead exceeded its CSCO at four (4) locations ((SB-1, HA-5, TP-3 and TP-4) and the ISCO at one (1) locations (TP-2).

Locations of the impacted locations described above are illustrated in Figure 7.

Historic documents, previous investigation laboratory reports are provided as separate PDF files, enclosed electronically on an attached CD.



TABLE 1
Soil/Fill Sample Analytical Results
Phase II Environmental Site Assessment
1111 Elmwood Avenue Site
Buffalo, NY

PARAMETER ¹	Unrestricted Use SCO's ²	Restricted Residential Use SCO's ²	Commercial Use SCO's ²	Industrial Use SCO's ²	SAMPLE LOCATION (DEPTH)															
					SB-1	SB-6	SB-7	SB-10	HA-1	HA-3	HA-4	HA-5	HA-5	HA-6	TP-2	TP-3	TP-4	TP-6	TP-7	TP-9
Volatile Organic Compounds (SVOCs) - mg/Kg³																				
Acetone	0.05	100	500	1000	--	--	--	--	--	--	--	--	--	--	--	--	0.084 J	--	--	--
Semi-Volatile Organic Compounds (SVOCs) - mg/Kg³																				
2-Methylnaphthalene	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.047 J	ND	ND	0.22 J	1.2	0.063 J	ND
Acenaphthene	20	100	500	1000	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.13 J	0.027 J	ND	0.82 J	ND	ND	ND
Acenaphthylene	100	100	500	1000	ND	0.22 J	ND	ND	ND	ND	ND	0.057 J	ND	0.037 J	ND	ND	ND	ND	0.034 J	ND
Anthracene	100	100	500	1000	ND	1.1	ND	ND	ND	ND	ND	0.052 J	ND	0.34	0.1 J	ND	2	0.28	0.062 J	ND
Benzo(a)anthracene	1	1	5.6	11	0.038 J	5.4	ND	ND	0.15	0.042 J	0.052 J	0.24	0.1 J	0.89	0.31	0.088 J	4	0.5	0.26	ND
Benzo(a)pyrene	1	1	1	1.1	0.036 J	4.9	ND	ND	0.18	0.083 J	0.096 J	0.3	0.18	0.66	0.3	0.083 J	3.4	0.8	0.26	ND
Benzo(b)fluoranthene	1	1	5.6	11	0.053 J	5.3	ND	ND	0.22	0.075 J	0.093 J	0.38	0.18	1	0.41	0.11 J	4.6	0.4	0.33	ND
Benzo(ghi)perylene	100	100	500	1000	0.028 J	3.2	44"	ND	0.094 J	0.027 J	0.034 J	0.23	0.085 J	0.52	0.18	0.054 J	1.9	1	0.14 J	ND
Benzo(k)fluoranthene	0.8	3.9	56	110	ND	2.4	ND	ND	0.09 J	ND	ND	0.16	0.056 J	0.42	0.12 J	0.042 J	1.4	0.057 J	0.1 J	ND
Biphenyl	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.097 J	ND	ND	ND
Bis(2-ethylhexyl) phthalate	--	--	--	--	0.082 J	ND	ND	ND	0.2 J	ND	0.17 J	0.93	0.2 J	0.16 J	0.59	0.073 J	ND	ND	ND	ND
Butyl benzyl phthalate	--	--	--	--	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.29 J	ND	ND	ND
Carbazole	--	--	--	--	ND	0.12 J	ND	ND	0.029 J	ND	ND	0.037 J	ND	0.23	0.05 J	ND	1.2	ND	0.02 J	ND
Chrysene	1	3.9	56	110	0.047 J	5	ND	ND	0.15	0.039 J	0.054 J	0.27	0.097 J	0.86	0.31	0.082 J	3.7	0.77	0.23	ND
Dibenzofuran	7	59	350	1000	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.11 J	ND	ND	0.63 J	0.24	0.022 J	ND
Dibenzo (a,h)anthracene	0.33	0.33	0.56	1.1	ND	ND	ND	ND	0.05 J	ND	ND	0.14	0.12 J	0.2	0.048 J	ND	0.58 J	0.27	0.038 J	ND
Fluoranthene	100	100	500	1000	0.091 J	11	ND	ND	0.31	0.08 J	0.1 J	0.6	0.23	2.3	0.73	0.16	9.8	0.15	0.55	0.16 J
Fluorene	30	100	500	1000	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.18 J	0.035 J	ND	1.2	ND	ND	ND
Indeno(1,2,3-cd)pyrene	0.5	0.5	5.6	11	ND	2.5	ND	ND	0.16	0.093 J	0.11 J	0.24	0.15 J	0.44	0.21	0.06 J	2.3	0.35	0.17	ND
Naphthalene	12	100	500	1000	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.067 J	ND	ND	0.5 J	0.72	0.038 J	ND
Phenanthrene	100	100	500	1000	0.059 J	3.2	ND	ND	0.15	0.04 J	0.055 J	0.19	0.091 J	1.4	0.41	0.089 J	8.4	1.5	0.23	ND
Pyrene	100	100	500	1000	0.076 J	11	ND	ND	0.25	0.065 J	0.082 J	0.47	0.18	1.8	0.59	0.14	7.4	1	0.46	0.14 J
Total Metals - mg/Kg																				
Arsenic	13	16	16	16	6.9	5.4	6.5	3.8	20	8.4	7.8	10	12	5.5	6.9	11	6.5	20	12	11
Barium	350	400	400	10000	120 F1	127	181	97.9	93	96	100	92	120	100	120	110	120	51	82	98
Cadmium	2.5	4.3	9.3	60	0.39	ND	ND	ND	ND	ND	ND	0.807	0.765	ND	3.5	0.83	0.91	0.22 J	0.2 J	3.2
Chromium	30	180	1500	6800	26.3	26.8	40.3	18.7	12	17	18	18	23	15	500	15	17	6.9	5.5	15
Lead	63	400	1000	3900	732 F2	18.7	15.8	19.7	240	52	68	340	400	200	4200	520	470	31	40	200
Mercury	0.18	0.81	2.8	5.7	0.048	0.037	ND	ND	0.28	0.11	0.24	0.24	0.22	0.29	0.14	0.46	0.19	0.05 J	0.04 J	0.56
Selenium	30	180	1500	10000	ND	ND	ND	ND	0.74 J	0.69 J	0.57 J	1.25	1.006	0.867 J	0.62 J	ND	ND	ND	ND	ND
Silver	2	180	1500	6800	ND	ND	ND	ND	ND	ND	ND	0.19 J	0.275 J	0.212 J	ND	ND	ND	ND	ND	ND

- Notes:
1. Only those parameters detected at a minimum of one sample location are presented in this table; all other compounds were reported as non-detect.
 2. Values per NYSDEC Part 375 Unrestricted and Restricted Soil Cleanup Objectives (SCOs) per Table 375-6.8(a) and (b).
 3. Sample results were reported by the laboratory in ug/kg and converted to mg/kg for comparisons to SCOs

Definitions:

- ND = Parameter not detected above laboratory detection limit.
- "--" = No value available for the parameter, or the parameter was not analysed for.
- F2 =MS/MSD RPD exceeds control limits
- F1=MS and/or MSD Recovery is outside acceptance limits.
- J = Estimated value; result is less than the sample quantitation limit but greater than zero.

BOLD	= Result exceeds Unrestricted Use SCO's.
BOLD	= Result exceeds Restricted Residential Use SCO's.
BOLD	= Result exceeds Commercial Use SCO's.
BOLD	= Result exceeds Industrial Use SCO's.

ATTACHMENT 4

BCP APPLICATION – SECTION IV

PROPERTY INFORMATION

PARCEL DESCRIPTION

EASEMENTS & PERMITS

PROPERTY DESCRIPTION & ENVIRONMENTAL ASSESSMENT NARRATIVE

ATTACHMENT 4
BCP Application – Section IV
Property Information
1111 Elmwood Avenue Site

SECTION IV - QUESTIONS 1-4

Parcel Description

The 1111 Elmwood Avenue Site, subject to this BCP application, consists of two (2) tax parcel totaling approximately ± 1.09 acres, located in a highly developed commercial and residential use area in the City of Buffalo, Erie County, New York (see Figures 1-4). A drawing of the tax map parcels is provided as Figure 3A and the City of Buffalo Assessor's Office Table Map is provided in Figure 3B. The boundaries of the Site correspond with the tax boundaries. Copies of the Quit Claim Deeds for the Forest Avenue parcel and the Elmwood Avenue parcel are provided in Attachment 4.

The 1111 Elmwood Avenue Site formerly consisted of 12 tax parcels, which were combined into two (2) tax parcels on September 30, 2016. According to Mr. Douglas Turner (Sr. Tax Map Technician for Erie County Real Property Services, telephone number 716-858-6656), the Erie County Tax Maps have not been updated to reflect the consolidation of the 12 parcels into the two (2) current tax parcels shown on Figures 3A and 3B. He was unaware when the Erie County Maps would be updated.

SECTION IV – QUESTIONS 8 AND 9

Easements and Permits

Benchmark-TurnKey is not aware of any formal enforcement action, civil judicial or administrative enforcement cases in connection with the subject property. In addition, based on information gathered to date, there are no institutional controls recorded for the Site. Utilities are located in the right-of-way along Elmwood and Forest Avenues. The Site is supplied with municipal sanitary sewer, electric, natural-gas, and public water. Benchmark-TurnKey is not aware of any easements on Site.

ATTACHMENT 4
BCP Application – Section IV
Property Information
1111 Elmwood Avenue Site

The Site was not identified in the NYSDEC Environmental Site Remediation database, the NYSDEC Bulk Storage database, nor the United States Environmental Protection Agency (USEPA) Enforcement and Compliance History Online (ECHO).

SECTION IV - QUESTION 10

Property Description Narrative

Location

The Site is located on the corner Elmwood and Forest Avenues in a highly developed mixed use commercial and residential area of the City of Buffalo, Erie County, New York. The Site is bordered by Forest Avenue to the north, Elmwood Avenue to the west, commercial property to the south and residential property to the east (see Figures 2 and 4). Adjacent property owners are identified on Figure 8.

Site Features

The Site is currently improved with 12, multi-story commercial and residential buildings, with asphalt and concrete driveways, and vegetated areas. The Site is currently used for commercial and residential uses (See Figures 2, 4 and 9).

Zoning and Land Use

The Common Council adopted the Buffalo Green Code Unified Development Ordinance (UDO), four (4) Brownfield Opportunity Areas, and the Land Use Plan on December 27, 2016 and Mayor Brown signed the UDO legislation into law on January 3, 2017.

According to the Buffalo Green Code, Land Use Plan (September 2016), the project area is planned as a mixed use commercial area consistent with the zoning assigned to the Site (see Figure 9). The current zoning for the Site is N-2C for the 1111 Elmwood Avenue parcel (0.97 acres) and N-2R for the 605 Forest Avenue parcel (0.13 acres).

ATTACHMENT 4
BCP Application – Section IV
Property Information
1111 Elmwood Avenue Site

N-2C: Neighborhood center - mixed use commercial areas at a neighborhood scale

N-2R: General Residential - residential areas with a mix of housing types and existing commercial uses, typically located on corner lots.

The current use of the Site is a mix of commercial and residential. The current commercial tenants at 1111 Elmwood Avenue are ENS Signs, Allentown Music, and Maddgrafix Tattoo in addition to two (2) vacant store fronts and residential apartments. 605 Forest Avenue consists of residential apartments.

The surrounding parcels are as follows:

- north - commercial, institutional and residential;
- south - commercial and residential;
- east - residential; and
- west - commercial and residential.

Planned reuse of the Site as a mixed-use commercial and residential development and is consistent with the Land Use Plan zoning.

Past Use of the Site

Based on a review of the historical Sanborn Maps the Site has had a similar configuration for the past 100 years. Some notable commercial occupants for 1111 Elmwood Avenue Site have included: a reproduction & copy center, insurance agencies, men's and women's clothing stores, furniture store, book store, photography studio, antique furniture shop, advertising agency, record store, video store, and neon sign shop. The City Directories include the full list of occupants for the Site and have been included herein Attachment 4.

Fill material present is impacted with certain elevated semi-volatile organic compounds (SVOCs) and metals exceeding Part 375 Restricted-Residential Use, Commercial Use Soil Cleanup Objectives and/or Industrial Soil Cleanup Objectives.

ATTACHMENT 4
BCP Application – Section IV
Property Information
1111 Elmwood Avenue Site

Site Geology and Hydrogeology

The property is located within the Lake Erie-Niagara River major drainage basin, which is typified by little topographic relief, except in the immediate vicinity of major drainage ways. According to the United States Department of Agriculture (USDA) Web soil survey, Site soils are generally characterized as Urban Land (UmA) Collamer complex. This complex consists of nearly level and gently sloping areas of urban land and silty, deep and moderately well drained Collamer soils. This complex is in urban areas in the City of Buffalo and its metropolitan areas, ranging from 5 to 500 acres and are in oblong or irregular shapes (see Figure 10).

The previous investigation identified the subsurface as fill overlying silty clay with varying amounts of sand and gravel. Fill material consisted of dark brown/black sands and silts containing brick, cinders, glass fragments, and wood.

Groundwater flow is likely in a northwesterly direction towards the Niagara River located approximately 1.5 miles west of the Site and the flow direction of Scajaquada Creek located approximately 0.5 miles to the north. Local groundwater flow, however, may be influenced by subsurface features, such as excavations, utilities, and localized fill-conditions.

Additional work is required to investigate groundwater quality. Monitoring wells to assess and characterize groundwater flow patterns and quality are planned during the Remedial Investigation.

Environmental Assessment

Based on the previous investigations, the primary contaminants for the Site are SVOCs and metals.

ATTACHMENT 4
BCP Application – Section IV
Property Information
1111 Elmwood Avenue Site

- Elevated PAHs and metals were detected at concentrations above their respective Part 375 Restricted Residential, Commercial, and/or Industrial Soil Cleanup Objectives.

Historic documents and previous investigation reports are provided as separate PDF files, enclosed electronically on an attached CD.

CORRECTION DEED

THIS INDENTURE made as of the 6th day of October, 2016.

BETWEEN

AFFINITY ELMWOOD GATEWAY PROPERTIES LLC, a limited liability company organized under the Laws of the State of New York with an address of 105 Affinity Lane, Buffalo, New York 14215,

GRANTOR,

and

AFFINITY ELMWOOD GATEWAY PROPERTIES LLC, a limited liability company organized under the Laws of the State of New York with an address of 105 Affinity Lane, Buffalo, New York 14215,

GRANTEE.

WITNESSETH, that the said Grantor, in consideration of the sum of One and No More Dollars (\$1.00 and No More), lawful money of the United States, paid by the Grantee, hereby grants, remises, releases and quitclaims unto the Grantee, his/her heirs, successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate as described on Schedule "A" attached hereto and made a part hereof.

WHEREAS this Correction Deed is being recorded to correct a scrivener's error in the legal description set forth on Schedule "A" in Deed made by Affinity Elmwood Gateway Properties LLC to Affinity Elmwood Gateway Properties LLC dated September 27, 2016 and recorded on September 30, 2016 in Book of Deeds 11302 Page 7127 in the Erie County Clerk's Office. The correct legal description is set forth and described on Schedule "A" attached to this Correction Deed and made a part hereof.

This conveyance does not render the Grantor insolvent and is not for the purpose of defrauding creditors, if any, of the Grantor.

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

TO HAVE AND TO HOLD, the above granted premises unto the said Grantee.

AND the said Grantor covenants with said Grantee as follows:

FIRST, that the Grantor quitclaims to the Grantee all of his/her right, title and/or interest, if any, to said premises.

SECOND, that this conveyance is subject to the trust fund provisions of Section Thirteen of the Lien Law.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her hand and seal the day and year first above written.

IN PRESENCE OF

Robert M. Gumbel

AFFINITY ELMWOOD GATEWAY PROPERTIES LLC
 By: Affinity Elmwood Manager, LLC, its sole manager

By: *Walter*

Name:

Title:

STATE OF New York)
) SS:
 COUNTY OF Erie)

On the 6th day of October in the year 2016 before me, the undersigned, a notary public in and for said state, personally appeared MARK CHASON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

JUDITH L. TUCKER
 Notary Public, State of New York
 Qualified in Erie County
 My Commission Expires June 30, 2019

J. Tucker
 Notary Public

**LEGAL DESCRIPTION
605-607 FOREST AVENUE**

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lots No. 48, Township 11, Range 8 of the Holland Land Company's Survey, described as follows:

Beginning at a point in the south line of Forest Avenue (as a 100 foot road) distant 105.03 feet east of the east line of Elmwood Avenue (as a 99 foot road);

Thence easterly along the south line of said Forest Avenue, a distance of 65.01 feet to a point;

Thence southerly at an interior angle of $88^{\circ}37'$, a distance of 87.05 feet to a point;

Thence westerly at a right angle, a distance of 30.07 feet to a point;

Thence southerly at a right angle, a distance of 4.67 feet to a point;

Thence westerly at a right angle, a distance of 36.00 feet to a point;

Thence Northerly and parallel with Elmwood Avenue, a distance of 53.00 feet to a point;

Thence Easterly at a right angle, a distance of 1.00 feet to a point;

Thence Northerly and parallel with Elmwood Avenue, a distance of 37.12 feet to the point and place of beginning;

This parcel containing 5,826 Sq.Ft. or 0.134 acres more or less.

QUIT CLAIM DEED

FILED

Box 139

SEP 21 2016

ERIE COUNTY CLERK'S OFFICE

THIS INDENTURE made the 21st day of September, 2016.

BETWEEN

AFFINITY ELMWOOD GATEWAY PROPERTIES LLC, a limited liability company organized under the Laws of the State of New York with an address of 105 Affinity Lane, Buffalo, New York 14215,

GRANTOR,

and

AFFINITY ELMWOOD GATEWAY PROPERTIES LLC, a limited liability company organized under the Laws of the State of New York with an address of 105 Affinity Lane, Buffalo, New York 14215,

GRANTEE.

WITNESSETH, that the said Grantor, in consideration of the sum of One and No More Dollars (\$1.00 and No More), lawful money of the United States, paid by the Grantee, hereby grants, remises, releases and quitclaims unto the Grantee, his/her heirs, successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate as described on Schedule "A" attached hereto and made a part hereof.

BEING AND INTENDED TO BE, the land (a) identified as Parcel "A" (1121 Elmwood Avenue), Parcel "E" (1111 Elmwood Avenue), Parcel "B" (1119 Elmwood Avenue), Parcel "C" (1115 Elmwood Avenue), Parcel "D" (1113 Elmwood Avenue), Parcel "F" (1109 Elmwood Avenue) and Parcel "G" (99999 Forest Avenue) in Deed dated as of January 29, 2009 between Hans J. Mobius and Janet A. Mobius, as grantors, and Affinity Elmwood Gateway Properties LLC, as grantee, and recorded in Book 11154 at Page 8893 in the Erie County Clerk's Office; (b) described (1101 Elmwood Avenue) in Deed dated January 27, 2009 between Patrick M. Coleman, as grantor, and Affinity Elmwood Gateway Properties LLC, as grantee, and recorded in Book 11154 at Page 8903 in the Erie County Clerk's Office; (c) described in Deed (1105 Elmwood Avenue) dated October 27, 2008 between Jennifer F. Preston f/k/a Jennifer S. Flynn, as grantor, and Affinity Elmwood Gateway Properties LLC, as grantee, and recorded in Book 11151 at Page 8258 in the Erie County Clerk's Office; (d) described in Deed (1095-1099 Elmwood Avenue) dated as of January 29, 2009 between Horizon Buffalo Portfolio II, LLC, Judith M. English as trustee of the Judith M. English Trust dated August 23, 2002, Stephanie K. Hiller as trustee of the Stephanie K. Hiller Family Revocable Trust 2003, Robert M. Friedman, Shira Boardman and Michael D. Frost, as grantors, and Affinity Elmwood Gateway Properties LLC, as grantee, and recorded in Book 11154 at Page 8888 in the Erie County Clerk's Office; and (e) described in Deed (1091 Elmwood Avenue) dated September 1, 2016 between Millaford Ventures, LLC, as grantor, and Affinity Elmwood Gateway Properties LLC, as grantee, and recorded in Book 11301 at Page 2534 in the Erie County Clerk's Office.

THE SOLE PURPOSE OF THIS INDENTURE TO COMBINE THE ABOVE-REFERRED PARCELS TO CREATE A SINGLE TAX PARCEL AT THE REQUEST OF THE ASSESSMENT AND TAXATION DEPARTMENT OF THE CITY OF BUFFALO.

This conveyance does not render the Grantor insolvent and is not for the purpose of defrauding creditors, if any, of the Grantor.

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

TO HAVE AND TO HOLD, the above granted premises unto the said Grantee.

AND the said Grantor covenants with said Grantee as follows:

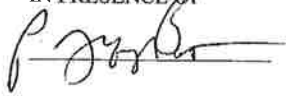
FIRST, that the Grantor quitclaims to the Grantee all of his/her right, title and/or interest, if any, to said premises.

SECOND, that this conveyance is subject to the trust fund provisions of Section Thirteen of the Lien Law.


[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her hand and seal the day and year first above written.

IN PRESENCE OF



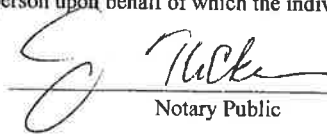
AFFINITY ELMWOOD GATEWAY PROPERTIES LLC
By: Affinity Elmwood Manager, LLC, its sole manager

By: 
Name: Mark Chason
Title: Chairman Manager

STATE OF New York,)
COUNTY OF Erie) SS:

On the 29th day of September in the year 2016 before me, the undersigned, a notary public in and for said state, personally appeared MARK CHASON personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

JUDITH L. TUCKER
Notary Public, State of New York
Qualified in Erie County
My Commission Expires June 30, 2019


Notary Public

SCHEDULE "A"

LEGAL DESCRIPTION

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 48, Township 11 and Range 8 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at a point on Elmwood Avenue, at its intersection with the southerly line of Forest Avenue;

RUNNING THENCE EASTERLY along the southerly line of Forest Avenue, a distance of 105.03 feet to a point;

THENCE SOUTHERLY along a line drawn parallel with Elmwood Avenue, a distance of 37.12 feet to a point;

THENCE WESTERLY along a line drawn at right angles to Elmwood Avenue, a distance of 1.0 feet to a point;

THENCE SOUTHERLY along a line drawn parallel with Elmwood Avenue, a distance of 53.00 feet to the north line of lands conveyed to Felix Christiano by deed recorded in Liber 9720 of Deeds at page 571;

THENCE EASTERLY along the northerly line of said lands conveyed to Felix Christiano, a distance of 36.00 feet;

THENCE SOUTHERLY along a line drawn parallel with Elmwood Avenue, a distance of 234.00 feet to a point;

THENCE WESTERLY along a line drawn at right angles with Elmwood Avenue, a distance of 140.00 feet to a point on said westerly line of Elmwood Avenue;

THENCE NORTHERLY along said westerly line of Elmwood Avenue, a distance of 321.50 feet to the point of beginning.

Said parcel containing an area of 42,132 square feet (0.96 acres), more or less.

1121 Elmwood Avenue Site

1091-1121 Elmwood Avenue
Buffalo, NY 14222

Inquiry Number: 4951678.1
May 31, 2017

The EDR-City Directory Abstract

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1925 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by

infoUSA[®]

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2014	EDR Digital Archive	-	X	X	-
	EDR Digital Archive	X	X	X	-
2010	EDR Digital Archive	-	X	X	-
	EDR Digital Archive	X	X	X	-
2008	Polk City Directories	-	X	X	X
	Polk City Directories	X	X	X	X
2001	EQUIFAX Polk City Directory	-	X	X	X
	EQUIFAX Polk City Directory	X	X	X	X
1998	The Polk Company, City Directory Division	-	X	X	X
	The Polk Company, City Directory Division	X	X	X	X

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1996	R.L. Polk Company	-	-	-	-
1992	R. L. Polk Co., Publishers	-	X	X	X
	R. L. Polk Co., Publishers	X	X	X	X
1985	R. L. Polk Co., Publishers	-	X	X	X
	R. L. Polk Co., Publishers	X	X	X	X
1980	R. L. Polk Co., Publishers	-	X	X	X
	R. L. Polk Co., Publishers	X	X	X	X
1975	R. L. Polk Co.	-	X	X	X
	R. L. Polk Co.	X	X	X	X
1970	R.L. Polk Company, Inc., Publishers	-	X	X	X
	R.L. Polk Company, Inc., Publishers	X	X	X	X
1964	R. L. Polk Co., Inc., Publishers	-	X	X	X
	R. L. Polk Co., Inc., Publishers	X	X	X	X
1960	Polk-Clement Directory Co. Inc.,	-	X	X	X
	Polk-Clement Directory Co. Inc.,	X	X	X	X
1955	Polk-Clement Directory Co. Inc.,	-	X	X	X
	Polk-Clement Directory Co. Inc.,	X	X	X	X
1950	Polk-Clement Directory Co. Inc.,	-	X	X	X
	Polk-Clement Directory Co. Inc.,	X	X	X	X
1946	Polk-Clement Directory Co. Inc.,	-	X	X	X
	Polk-Clement Directory Co. Inc.,	X	X	X	X
1940	Polk-Clement Directory Co. Inc.,	-	X	X	X
	Polk-Clement Directory Co. Inc.,	X	X	X	X
1935	Polk-Clement Directory Co. Inc.	-	X	X	X
	Polk-Clement Directory Co. Inc.	X	X	X	X
1930	Polk-Clement Directory Co. Inc.,	-	X	X	X
	Polk-Clement Directory Co. Inc.,	X	X	X	X
1925	Polk-Clement Directory Co., Publishers	-	X	X	X
	Polk-Clement Directory Co., Publishers	X	X	X	X

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

<u>Address</u>	<u>Type</u>	<u>Findings</u>
1091 Elmwood Avenue	Client Entered	X
1121 Elmwood Avenue	Client Entered	X
595 Forest Avenue	Client Entered	
1115 Elmwood Avenue	Client Entered	X
1111 Elmwood Avenue	Client Entered	X
1105 Elmwood Avenue	Client Entered	X
1095 Elmwood Avenue	Client Entered	X
1101 Elmwood Avenue	Client Entered	X
1109 Elmwood Avenue	Client Entered	X

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

1091-1121 Elmwood Avenue
Buffalo, NY 14222

FINDINGS DETAIL

Target Property research detail.

ELMWOOD AVE

1091 ELMWOOD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2010	SCHREIBER JESSICA G	EDR Digital Archive	
2008	2 Runion Jason D	Polk City Directories	Image pg. A1
	Hibit Dennis L	Polk City Directories	Image pg. A1
2001	Abram T	EQUIFAX Polk City Directory	Image pg. A9
	Kester Trisha M	EQUIFAX Polk City Directory	Image pg. A9
	Norton C L	EQUIFAX Polk City Directory	Image pg. A9
1998	Scott K	The Polk Company, City Directory Division	Image pg. A17
	Vater Scott	The Polk Company, City Directory Division	Image pg. A17
	Walentynowicz C	The Polk Company, City Directory Division	Image pg. A17
	Williams B C	The Polk Company, City Directory Division	Image pg. A17
1992	Apartments	R. L. Polk Co., Publishers	Image pg. A24
	Cheung P	R. L. Polk Co., Publishers	Image pg. A24
	Damon D	R. L. Polk Co., Publishers	Image pg. A24
	Parkens Ramone	R. L. Polk Co., Publishers	Image pg. A24
	Widger Amy	R. L. Polk Co., Publishers	Image pg. A24
1985	Freich S	R. L. Polk Co., Publishers	Image pg. A31
	Green Clarise	R. L. Polk Co., Publishers	Image pg. A31
	Marcilliott Jeannine	R. L. Polk Co., Publishers	Image pg. A31
1980	Dagoatitno R B	R. L. Polk Co., Publishers	Image pg. A38
	Murray Lillian Mrs	R. L. Polk Co., Publishers	Image pg. A38
	Stepeney Gregory	R. L. Polk Co., Publishers	Image pg. A38
1975	Haley Alice G Mrs	R. L. Polk Co.	Image pg. A46
	Murray Lillian Mrs	R. L. Polk Co.	Image pg. A46
	Tuttle Ralph P	R. L. Polk Co.	Image pg. A46
	Wallace Ellen Mrs	R. L. Polk Co.	Image pg. A46
1970	CARVER MAY MRS	R.L. Polk Company, Inc., Publishers	Image pg. A61

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1970	DOWD ALICE J MRS	R.L. Polk Company, Inc., Publishers	Image pg. A61
	MURRAY LILLIAN MRS	R.L. Polk Company, Inc., Publishers	Image pg. A61
	TUTTLE RALPH P	R.L. Polk Company, Inc., Publishers	Image pg. A61
1964	Murray Lillian Mrs	R. L. Polk Co., Inc., Publishers	Image pg. A72
	Ronay Margt Mrs	R. L. Polk Co., Inc., Publishers	Image pg. A72
	Tuttle Ralph P	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	Craig David B	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Lord Willis	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Murray Lillian Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Ronay Marie Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	Hoffman Geo L	Polk-Clement Directory Co. Inc.,	Image pg. A86
	Murray Lillian Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Elliott Florence J Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Freeman Chester J	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Striebich Gertrude L	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Walther Frank C	Polk-Clement Directory Co. Inc.,	Image pg. A93
1946	Elliott Florence Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Freeman Chester J	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Striebich Gertrude L	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Walther Frank C	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Carnes Janet Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Striebich Gertrude L	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Hodgkins Fredk	Polk-Clement Directory Co. Inc.	Image pg. A115
	Hyde Chas J	Polk-Clement Directory Co. Inc.	Image pg. A115
	Murray John	Polk-Clement Directory Co. Inc.	Image pg. A115
	Ostrander Cath G	Polk-Clement Directory Co. Inc.	Image pg. A115
	Rhodes Fredk W	Polk-Clement Directory Co. Inc.	Image pg. A115
	Silvernail Gordan L	Polk-Clement Directory Co. Inc.	Image pg. A115

1093 ELMWOOD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2008	1096 No Current Listing 4 Hses	Polk City Directories	Image pg. A1
2001	7 Not Verified 2 Apts	EQUIFAX Polk City Directory	Image pg. A9
	Lipiec Michael	EQUIFAX Polk City Directory	Image pg. A9
1998	Quader J	The Polk Company, City Directory Division	Image pg. A17
1992	Russell Grady Ann	R. L. Polk Co., Publishers	Image pg. A24
1985	Rogers J R	R. L. Polk Co., Publishers	Image pg. A31
	Vacant	R. L. Polk Co., Publishers	Image pg. A31
1980	Stack Michi	R. L. Polk Co., Publishers	Image pg. A38

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1980	Thiel Clara	R. L. Polk Co., Publishers	Image pg. A38
1975	Murray Wmn H	R. L. Polk Co.	Image pg. A46
	Schmidt John	R. L. Polk Co.	Image pg. A46
1970	MANGANE MARGT	R.L. Polk Company, Inc., Publishers	Image pg. A61
	MURRAY WM H	R.L. Polk Company, Inc., Publishers	Image pg. A61
1964	Murray Wm H	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	Murray Wm H	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	Rudolph Julia A	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Rudolph Julia A	Polk-Clement Directory Co. Inc.,	Image pg. A93
1946	Jardin Hyde O	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Rudolph Julia A	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Jardin Hyde O	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Rudolph Julia A	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Loveiring G Frances	Polk-Clement Directory Co. Inc.	Image pg. A115
	MacLhagga Ina nurse	Polk-Clement Directory Co. Inc.	Image pg. A115

1095 ELMWOOD AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2001	Dhalle Melissa	EQUIFAX Polk City Directory	Image pg. A9
	Weaver L M	EQUIFAX Polk City Directory	Image pg. A9
1992	Smith Danl C	R. L. Polk Co., Publishers	Image pg. A24
	Young Lorilee L	R. L. Polk Co., Publishers	Image pg. A24
1985	Fraioli Gina	R. L. Polk Co., Publishers	Image pg. A31
	Mc Mahon Susan R	R. L. Polk Co., Publishers	Image pg. A31
1980	Franklin Thos	R. L. Polk Co., Publishers	Image pg. A38
1975	Hauek Louise L Mrs	R. L. Polk Co.	Image pg. A46
1970	HAUCK LOUISE MRS	R.L. Polk Company, Inc., Publishers	Image pg. A61
1964	Hauck Aug E	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	Hauck Aug E carp contr	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Malyn Minnie	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	Malyn Minnie	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Gibson Eliz J Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Rudolph Ralph	Polk-Clement Directory Co. Inc.,	Image pg. A93
1946	Demarti Richd L	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Gibson Eliz J Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Fox David A	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Smith David F	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Davies J R	Polk-Clement Directory Co. Inc.	Image pg. A115
	Taylor Frances T	Polk-Clement Directory Co. Inc.	Image pg. A115

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1930	Brandel Laura K Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Kenyon Chas H	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Kenyon Georgiana O nurse	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Millard Alice B Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Werkley Jennie	Polk-Clement Directory Co. Inc.,	Image pg. A123
1925	Burrill Oscar H agt State Mut Life Assurance Co r	Polk-Clement Directory Co., Publishers	Image pg. A133
	Co r	Polk-Clement Directory Co., Publishers	Image pg. A136
	Kenyon Chas H acct h	Polk-Clement Directory Co., Publishers	Image pg. A134
	Kenyon Eugenia V hairdrsr Jear Ln Baker Hair Shoppe r	Polk-Clement Directory Co., Publishers	Image pg. A134
	Millard Alice B wid Howard h	Polk-Clement Directory Co., Publishers	Image pg. A135
	Scribner Chester R agt State Mut Life Assurance	Polk-Clement Directory Co., Publishers	Image pg. A136
	Smith Aldin supvr r	Polk-Clement Directory Co., Publishers	Image pg. A137
	TAYLOR Wm H office mgr Remington Typewriter Co r	Polk-Clement Directory Co., Publishers	Image pg. A138
	Werkley Cath wid Peter h	Polk-Clement Directory Co., Publishers	Image pg. A139
	Werkley Emily L bkpr R J Strong r	Polk-Clement Directory Co., Publishers	Image pg. A139
	Werkley Jennie drsmkr r	Polk-Clement Directory Co., Publishers	Image pg. A139

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2008	1 Rutkowski Kelly	Polk City Directories	Image pg. A1
	Block Melinda S E	Polk City Directories	Image pg. A1
	boutique items retail	Polk City Directories	Image pg. A1
	Lascale Gia L PI	Polk City Directories	Image pg. A1
2001	Guagliardi Steven	EQUIFAX Polk City Directory	Image pg. A9
	Macpherson Aaron	EQUIFAX Polk City Directory	Image pg. A9
	Teall Justin H	EQUIFAX Polk City Directory	Image pg. A9
1992	Hobie Michele	R. L. Polk Co., Publishers	Image pg. A24
	Mann Scott	R. L. Polk Co., Publishers	Image pg. A24
	Pencek M	R. L. Polk Co., Publishers	Image pg. A24
1985	Denner David M	R. L. Polk Co., Publishers	Image pg. A31
	Johnson Gregory H	R. L. Polk Co., Publishers	Image pg. A31
	Reynolds Darlene	R. L. Polk Co., Publishers	Image pg. A31
1980	Franklin Stuart B	R. L. Polk Co., Publishers	Image pg. A38
	Kreuzer Randy	R. L. Polk Co., Publishers	Image pg. A38
	Kubisch S	R. L. Polk Co., Publishers	Image pg. A38
	Mc Coll Doris	R. L. Polk Co., Publishers	Image pg. A38

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1975	Grys Emma M Mrs	R. L. Polk Co.	Image pg. A46
	Jones Ferdinand M	R. L. Polk Co.	Image pg. A46
	Mc Coll D	R. L. Polk Co.	Image pg. A46
	Nye Seburn	R. L. Polk Co.	Image pg. A46
1970	GRYS EMMA M MRS	R.L. Polk Company, Inc., Publishers	Image pg. A61
	JONES FERDINAND M	R.L. Polk Company, Inc., Publishers	Image pg. A61
	NYE SEBURN	R.L. Polk Company, Inc., Publishers	Image pg. A61
	RYDER DAVID P	R.L. Polk Company, Inc., Publishers	Image pg. A61
1964	Jones Ferdinand M	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	Denzel Nellie F Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Hinman Thos T	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	Denzel Nellie F Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A86
	Hinman Thos T	Polk-Clement Directory Co. Inc.,	Image pg. A86
	Keefe Bessie	Polk-Clement Directory Co. Inc.,	Image pg. A86
	Kraustler Harry	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Kopf Geo W	Polk-Clement Directory Co. Inc.,	Image pg. A93
1946	Keefe Francis J	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Kopf Gertrude S	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Coon Nellie F Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Hen Hildegard M	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Hinman Thos T	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Law Wm	Polk-Clement Directory Co. Inc.,	Image pg. A108
	MacIlhagga Ina nurse	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Finn Beulah Mrs	Polk-Clement Directory Co. Inc.	Image pg. A115
	Frank Leo A	Polk-Clement Directory Co. Inc.	Image pg. A115
	Gervase Russell	Polk-Clement Directory Co. Inc.	Image pg. A115
	Lichtman Victor	Polk-Clement Directory Co. Inc.	Image pg. A115
1930	Bean Berten B	Polk-Clement Directory Co. Inc.,	Image pg. A123
	OBrien Eliz J Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Taylor Geo K	Polk-Clement Directory Co. Inc.,	Image pg. A123
1925	JONES Geo R h	Polk-Clement Directory Co., Publishers	Image pg. A140
	MIDDLETON Margt r	Polk-Clement Directory Co., Publishers	Image pg. A141
	OBRI Harold J mach r	Polk-Clement Directory Co., Publishers	Image pg. A142
	TAYLOR Ge Q K slsmn Abbott & Beymer Land Co Inc h	Polk-Clement Directory Co., Publishers	Image pg. A143

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2008	Devonshire Osborne	Polk City Directories	Image pg. A1

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2001	Curtis Breann	EQUIFAX Polk City Directory	Image pg. A9
1992	Turano Anthony	R. L. Polk Co., Publishers	Image pg. A24
	Vacant	R. L. Polk Co., Publishers	Image pg. A24
1985	Fitzpatrick Mary R	R. L. Polk Co., Publishers	Image pg. A31
	Gorman Katie	R. L. Polk Co., Publishers	Image pg. A31
1980	Fitzpatrick Mary R	R. L. Polk Co., Publishers	Image pg. A38
	Kurzdorfer James	R. L. Polk Co., Publishers	Image pg. A38
1975	No Return	R. L. Polk Co.	Image pg. A46
1970	BARTLEMUS LEO D PAPERHANGER	R.L. Polk Company, Inc., Publishers	Image pg. A61
	WHITE WM H	R.L. Polk Company, Inc., Publishers	Image pg. A61
1964	Bartlemus Leo D paper hanger	R. L. Polk Co., Inc., Publishers	Image pg. A72
	White Wm H	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	Bertlemus Leo D paper hanger	Polk-Clement Directory Co. Inc.,	Image pg. A79
	White Wm H	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	Bartlemus Leo D paper hngr	Polk-Clement Directory Co. Inc.,	Image pg. A86
	White Wm H	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Bartlemus Leo D paperhngr	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Gray Suzanna A	Polk-Clement Directory Co. Inc.,	Image pg. A93
1946	Bartlemus Leo D paperhngr	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Gray Suzanna A	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Schmitz Henry S	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Hill Adolf H	Polk-Clement Directory Co. Inc.	Image pg. A115
	Stahl Frank X	Polk-Clement Directory Co. Inc.	Image pg. A115

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2008	Coleman Patrick M r	Polk City Directories	Image pg. A1
2001	Bauer Joshua	EQUIFAX Polk City Directory	Image pg. A9
	Coleman Patrick M	EQUIFAX Polk City Directory	Image pg. A9
	Not Verified	EQUIFAX Polk City Directory	Image pg. A9
	Smith Gerald	EQUIFAX Polk City Directory	Image pg. A9
1998	Panaro Anthony	The Polk Company, City Directory Division	Image pg. A17
1992	Garvey Neil E	R. L. Polk Co., Publishers	Image pg. A24
	Panaro Tessie R Mrs	R. L. Polk Co., Publishers	Image pg. A24
1985	Garvey Neil E	R. L. Polk Co., Publishers	Image pg. A31
	Panaro Tessie R Mrs	R. L. Polk Co., Publishers	Image pg. A31
1980	Mc Murray Charles	R. L. Polk Co., Publishers	Image pg. A38
	Panaro Tessie R Mrs	R. L. Polk Co., Publishers	Image pg. A38
1975	Brown Daal J	R. L. Polk Co.	Image pg. A46

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1975	Panaro Tessie Mrs	R. L. Polk Co.	Image pg. A46
1970	ODDO FRANK	R.L. Polk Company, Inc., Publishers	Image pg. A61
	PANARO TESSI R MRS	R.L. Polk Company, Inc., Publishers	Image pg. A61
1964	McCarthy John J	R. L. Polk Co., Inc., Publishers	Image pg. A72
	Panaro Anthony V	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	McCarthy John J	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Panaro Anthony V	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	Meyers Winifred M Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A86
	Panaro Anthony V	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Panaro Anthony V	Polk-Clement Directory Co. Inc.,	Image pg. A93
1946	Irwin Wm	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Panaro Anthony V	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Bennett Jos H	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Panaro Anthony V	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Milner Julia J Mrs	Polk-Clement Directory Co. Inc.	Image pg. A115
	Panaro Anthony V	Polk-Clement Directory Co. Inc.	Image pg. A115
1930	Milner Julia J Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Panaro Anthony VO	Polk-Clement Directory Co. Inc.,	Image pg. A123

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2008	Deangelis Christie L	Polk City Directories	Image pg. A1
2001	HOME OF THE HITS compact discs	EQUIFAX Polk City Directory	Image pg. A9
	Not Verified	EQUIFAX Polk City Directory	Image pg. A9
	Webb Mark	EQUIFAX Polk City Directory	Image pg. A9
1998	HOME OF THE HITS red prrcded tp st	The Polk Company, City Directory Division The Polk Company, City Directory Division	Image pg. A17 Image pg. A17
1992	Home of the Hits records ret Mackowiak L	R. L. Polk Co., Publishers R. L. Polk Co., Publishers	Image pg. A24 Image pg. A24
1985	Home Of The Hits records ret	R. L. Polk Co., Publishers	Image pg. A31
1970	VENTURA NORMAN L	R.L. Polk Company, Inc., Publishers	Image pg. A61
1964	Ventura Norman L	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	Jones Ferdinand M	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Ventura Norman L	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	Ventura Norman L	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Gambte Robt O	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Porto Saml	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Ventura Norman L	Polk-Clement Directory Co. Inc.,	Image pg. A93
1946	Gamble Robt O	Polk-Clement Directory Co. Inc.,	Image pg. A101

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1946	Porto Saml	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Ventura Norman L	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Morris Louis	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Morris Louis F	Polk-Clement Directory Co. Inc.	Image pg. A115
	Neumann Rosa F	Polk-Clement Directory Co. Inc.	Image pg. A115
	Richmond Lena C Mrs	Polk-Clement Directory Co. Inc.	Image pg. A115
1930	Morris Louis	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Wright Albert B	Polk-Clement Directory Co. Inc.,	Image pg. A123
1925	Irwin slsmn r	Polk-Clement Directory Co., Publishers	Image pg. A144
	MORRIS Grace acct r	Polk-Clement Directory Co., Publishers	Image pg. A144

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2010	GUERRILLA GALLERY	EDR Digital Archive	
2008	No Current Listing	Polk City Directories	Image pg. A1
2001	BUFFALO 2000	EQUIFAX Polk City Directory	Image pg. A9
	Hofmann John	EQUIFAX Polk City Directory	Image pg. A9
	MONDO VIDEO video tape rntl	EQUIFAX Polk City Directory	Image pg. A9
1998	MONDO VIDEO video tape rental	The Polk Company, City Directory Division	Image pg. A17
	Welborn Jason P El A	The Polk Company, City Directory Division	Image pg. A17
1992	Elmwood Music guitar sls	R. L. Polk Co., Publishers	Image pg. A24
	Genovese Anthony	R. L. Polk Co., Publishers	Image pg. A24
1985	Repeat Performance antique shop	R. L. Polk Co., Publishers	Image pg. A31
	Vacant	R. L. Polk Co., Publishers	Image pg. A31
1980	Campos Geo photog	R. L. Polk Co., Publishers	Image pg. A38
	Campos Modesto G	R. L. Polk Co., Publishers	Image pg. A38
1975	Campos Geo	R. L. Polk Co.	Image pg. A47
	Campos Modesto G	R. L. Polk Co.	Image pg. A47
	Campos Zelasko Photography	R. L. Polk Co.	Image pg. A47
	Mirshak Foued	R. L. Polk Co.	Image pg. A47
1970	CAMPOS MODESTO G	R.L. Polk Company, Inc., Publishers	Image pg. A61
	MAC FARLANE IDA M MRS	R.L. Polk Company, Inc., Publishers	Image pg. A61
1964	Mac Farland Ida Mrs	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	Hodgins Wm G	Polk-Clement Directory Co. Inc.,	Image pg. A79
	MacFarlane Ida Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	Hodgins Wm G	Polk-Clement Directory Co. Inc.,	Image pg. A86
	MacFarlane Ida Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Hodgins Wm G	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Macfarlane Ida Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A93

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1946	Hodgins Wm G	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Macfarlane John M	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Hodgins Wm G	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Macfarlane John M	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Clapsadle Leo J	Polk-Clement Directory Co. Inc.	Image pg. A115
	Macfarlane John M	Polk-Clement Directory Co. Inc.	Image pg. A115
1930	Mc Farlane John M	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Yortv Ernest T	Polk-Clement Directory Co. Inc.,	Image pg. A123

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2008	No Current Listing	Polk City Directories	Image pg. A1

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2008	ALLENTOWN MUSIC musical	Polk City Directories	Image pg. A1
	Caraballo Lori	Polk City Directories	Image pg. A1
	Instruments dirs	Polk City Directories	Image pg. A1
2001	Belden Thomas G	EQUIFAX Polk City Directory	Image pg. A9
	Carey Louie C	EQUIFAX Polk City Directory	Image pg. A9
	Christiano Felix Jr	EQUIFAX Polk City Directory	Image pg. A9
	Klein Matt	EQUIFAX Polk City Directory	Image pg. A9
1998	Christiano Felix J Jr I	The Polk Company, City Directory Division	Image pg. A17
	EXCLUSIVELY NEON signs advt	The Polk Company, City Directory Division	Image pg. A17
	spcitie	The Polk Company, City Directory Division	Image pg. A17
1992	Daniels Donna	R. L. Polk Co., Publishers	Image pg. A24
	Exclusively Neon & Sign Shop	R. L. Polk Co., Publishers	Image pg. A24
	Prima Donna S hair salon	R. L. Polk Co., Publishers	Image pg. A24
1985	Neon Art Store & Sign Corp	R. L. Polk Co., Publishers	Image pg. A31
	Strada Frank Jr	R. L. Polk Co., Publishers	Image pg. A31
1980	Strada Advertising	R. L. Polk Co., Publishers	Image pg. A38
	Studt Res	R. L. Polk Co., Publishers	Image pg. A38
1975	Christy Nellie M Mrs	R. L. Polk Co.	Image pg. A47
	Garage The	R. L. Polk Co.	Image pg. A47
	Vacant	R. L. Polk Co.	Image pg. A47
1970	CHRISTIE NELLIE	R.L. Polk Company, Inc., Publishers	Image pg. A61
	PHILLIPS HAIR DRESSER	R.L. Polk Company, Inc., Publishers	Image pg. A61
1964	Britton Dianisio	R. L. Polk Co., Inc., Publishers	Image pg. A72
	Wilkes Emily W	R. L. Polk Co., Inc., Publishers	Image pg. A72

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1960	Bonilla Orlando	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Wilkes Emily W	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	Axford Laura	Polk-Clement Directory Co. Inc.,	Image pg. A86
	Meyers Chas A	Polk-Clement Directory Co. Inc.,	Image pg. A86
	Wilkes Emily W	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Wilkes Emily W	Polk-Clement Directory Co. Inc.,	Image pg. A93
1946	Gavin John N	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Wilkes Emily W	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Young Harry	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Coady Patk J	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Hamilton Elijah A	Polk-Clement Directory Co. Inc.,	Image pg. A108
	McCoy Bernard	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Valentine Ralph	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Wilkes Emily W	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Hamilton Elijah A	Polk-Clement Directory Co. Inc.	Image pg. A115
	Webb Edmund	Polk-Clement Directory Co. Inc.	Image pg. A115
	Wilkes Emily W	Polk-Clement Directory Co. Inc.	Image pg. A115
1925	WILKES Oliver C contr	Polk-Clement Directory Co., Publishers	Image pg. A145

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2014	MADDTAT2	EDR Digital Archive	
2010	BAR BOOKS INC	EDR Digital Archive	
	HOD CUSTOM TATTOO	EDR Digital Archive	
2008	No Current Listing	Polk City Directories	Image pg. A1
2001	Moyer Karen A	EQUIFAX Polk City Directory	Image pg. A9
1998	DUBE SALON beauty shops	The Polk Company, City Directory Division	Image pg. A17
1992	Salon Dube beauty salon	R. L. Polk Co., Publishers	Image pg. A24
1985	Zoot Suit City mens dclo	R. L. Polk Co., Publishers	Image pg. A31
1970	HEALY CATH A MRS	R.L. Polk Company, Inc., Publishers	Image pg. A61
	TOWNSEND WM J	R.L. Polk Company, Inc., Publishers	Image pg. A61
1964	Healy Patk J	R. L. Polk Co., Inc., Publishers	Image pg. A72
	Townsend Wm J	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	Healy Patk J	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Townsend Wm J	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	Geary Jos P	Polk-Clement Directory Co. Inc.,	Image pg. A86
	Healy Patk A	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Darley Robt W	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Healy Patk J	Polk-Clement Directory Co. Inc.,	Image pg. A93

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1946	Darley Robt W	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Thomas Harold B	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Darley Robt W	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Meldrum Wm H	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Darley Robt W	Polk-Clement Directory Co. Inc.	Image pg. A115
	Travers Hamilton S	Polk-Clement Directory Co. Inc.	Image pg. A115
1930	15 Darley Robt W	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Coorer Ella A	Polk-Clement Directory Co. Inc.,	Image pg. A123

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2008	No Current Listing	Polk City Directories	Image pg. A1
2001	DON APPAREL farm clothg	EQUIFAX Polk City Directory	Image pg. A9
	Moran Joseph T	EQUIFAX Polk City Directory	Image pg. A9
1998	Bishop D	The Polk Company, City Directory Division	Image pg. A17
	DON APPAREL family clothng str	The Polk Company, City Directory Division	Image pg. A17
1992	Oulton Marty	R. L. Polk Co., Publishers	Image pg. A24
	Two Blondes Boutique ret clo	R. L. Polk Co., Publishers	Image pg. A24
1985	Habitat furn	R. L. Polk Co., Publishers	Image pg. A31
	Habitat Furniture Store Addl Sp	R. L. Polk Co., Publishers	Image pg. A31
1980	Erikeson Barbara	R. L. Polk Co., Publishers	Image pg. A38
	Zoot Suit City dclo	R. L. Polk Co., Publishers	Image pg. A38
1975	Studt Resident	R. L. Polk Co.	Image pg. A47
1970	COWAN HARVEY L	R.L. Polk Company, Inc., Publishers	Image pg. A62
	PETRELLA JOSEPH P	R.L. Polk Company, Inc., Publishers	Image pg. A62
1964	Cowan Harvey L	R. L. Polk Co., Inc., Publishers	Image pg. A72
	Jerris Nina Mrs	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	Cowan Harvey L	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Jerris Nina Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	Cowan Harvey L	Polk-Clement Directory Co. Inc.,	Image pg. A86
	Jerris Nina Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Cowan Harvey L	Polk-Clement Directory Co. Inc.,	Image pg. A93
1946	Barone Jos F	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Cowan Harvey L	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Barone Jos F	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Browne Ethel F mus tchr	Polk-Clement Directory Co. Inc.	Image pg. A115
	Burnham Thos F	Polk-Clement Directory Co. Inc.	Image pg. A115
1930	Burnham Ethel F music tchr	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Burnham Thos PF O	Polk-Clement Directory Co. Inc.,	Image pg. A123

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1930	Goldstein Carl shoes	Polk-Clement Directory Co. Inc.,	Image pg. A123
1925	Burnham Thos F ptrnmkr h	Polk-Clement Directory Co., Publishers	Image pg. A146

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<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2014	NETOHATINAKWE	EDR Digital Archive	
2010	COPYCAT PRINT CENTER	EDR Digital Archive	
	NETOHATINAKWE	EDR Digital Archive	
2008	AAA PASSPORT PICTURES	Polk City Directories	Image pg. A1
	COPY CAT & COPY CAT printers	Polk City Directories	Image pg. A1
	NETOHATINAKWE social serv	Polk City Directories	Image pg. A1
	photographers passport	Polk City Directories	Image pg. A1
	welfare org	Polk City Directories	Image pg. A1
2001	Myers Steven	EQUIFAX Polk City Directory	Image pg. A9
	STYLIN TATTOO	EQUIFAX Polk City Directory	Image pg. A9
	Wilson Paul	EQUIFAX Polk City Directory	Image pg. A9
1998	BULLDOG SPORTS APPAREL	The Polk Company, City Directory Division	Image pg. A17
	COPY CAT THE duplctng svcs	The Polk Company, City Directory Division	Image pg. A17
	family clothng str	The Polk Company, City Directory Division	Image pg. A17
	Moran Joseph T	The Polk Company, City Directory Division	Image pg. A17
1992	Copy No Return	R. L. Polk Co., Publishers	Image pg. A24
	Elmwood Insurance	R. L. Polk Co., Publishers	Image pg. A24
1985	Inter Varsity Christian Fellowship	R. L. Polk Co., Publishers	Image pg. A31
	No Return	R. L. Polk Co., Publishers	Image pg. A31
1980	Bryant Francis R	R. L. Polk Co., Publishers	Image pg. A38
	Copy Cat The prntrs	R. L. Polk Co., Publishers	Image pg. A38
	Joseph Jack	R. L. Polk Co., Publishers	Image pg. A38
	Vacant	R. L. Polk Co., Publishers	Image pg. A38
1975	Bryant Francis R	R. L. Polk Co.	Image pg. A47
	Carls Antiques	R. L. Polk Co.	Image pg. A47
	Copy Cat The prntrs	R. L. Polk Co.	Image pg. A47
	Vacant	R. L. Polk Co.	Image pg. A47
1970	COPY CAT THE PRNTRS	R.L. Polk Company, Inc., Publishers	Image pg. A62
	ELMWOOD BEAUTY LANE	R.L. Polk Company, Inc., Publishers	Image pg. A62
	FLETCHER JOHN L	R.L. Polk Company, Inc., Publishers	Image pg. A62
	FRANCIS R BRYANT	R.L. Polk Company, Inc., Publishers	Image pg. A62
1964	Bryant F R Studio	R. L. Polk Co., Inc., Publishers	Image pg. A72
	Bryant Francis R	R. L. Polk Co., Inc., Publishers	Image pg. A72
	Welsh Harriett M Mrs	R. L. Polk Co., Inc., Publishers	Image pg. A72

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1960	McFarland Johnson Consulting Engineers field ofc	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Seymour Alfred	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Welsh Harriet M	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	May Conrad G phys	Polk-Clement Directory Co. Inc.,	Image pg. A86
	Seymour Alf H	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	May Conrad G phys	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Olliver Thos C	Polk-Clement Directory Co. Inc.,	Image pg. A93
1946	Olliver Thos C	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Peschio Danl phys	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Fox Arth L	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Woodruff Eug R	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Wooster Eva costumes	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Vacant	Polk-Clement Directory Co. Inc.	Image pg. A115
1930	Kran Wm J	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Teal Arth E	Polk-Clement Directory Co. Inc.,	Image pg. A123

Elmwood Avenue

1091 Elmwood Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2008	2 Runion Jason D	Polk City Directories	Image pg. A1
	Hibit Dennis L	Polk City Directories	Image pg. A1
2001	Abram T	EQUIFAX Polk City Directory	Image pg. A9
	Kester Trisha M	EQUIFAX Polk City Directory	Image pg. A9
	Norton C L	EQUIFAX Polk City Directory	Image pg. A9
1998	Scott K	The Polk Company, City Directory Division	Image pg. A17
	Vater Scott	The Polk Company, City Directory Division	Image pg. A17
	Walentynowicz C	The Polk Company, City Directory Division	Image pg. A17
	Williams B C	The Polk Company, City Directory Division	Image pg. A17
1992	Apartments	R. L. Polk Co., Publishers	Image pg. A24
	Cheung P	R. L. Polk Co., Publishers	Image pg. A24
	Damon D	R. L. Polk Co., Publishers	Image pg. A24
	Parkens Ramone	R. L. Polk Co., Publishers	Image pg. A24
	Widger Amy	R. L. Polk Co., Publishers	Image pg. A24
1985	Freich S	R. L. Polk Co., Publishers	Image pg. A31
	Green Clarise	R. L. Polk Co., Publishers	Image pg. A31
	Marcilliot Jeannine	R. L. Polk Co., Publishers	Image pg. A31
1980	Dagoatitno R B	R. L. Polk Co., Publishers	Image pg. A38

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1980	Murray Lillian Mrs	R. L. Polk Co., Publishers	Image pg. A38
	Stepeney Gregory	R. L. Polk Co., Publishers	Image pg. A38
1975	Haley Alice G Mrs	R. L. Polk Co.	Image pg. A48
	Murray Lillian Mrs	R. L. Polk Co.	Image pg. A48
	Tuttle Ralph P	R. L. Polk Co.	Image pg. A48
	Wallace Ellen Mrs	R. L. Polk Co.	Image pg. A48
1970	CARVER MAY MRS	R.L. Polk Company, Inc., Publishers	Image pg. A63
	DOWD ALICE J MRS	R.L. Polk Company, Inc., Publishers	Image pg. A63
	MURRAY LILLIAN MRS	R.L. Polk Company, Inc., Publishers	Image pg. A63
	TUTTLE RALPH P	R.L. Polk Company, Inc., Publishers	Image pg. A63
1964	Murray Lillian Mrs	R. L. Polk Co., Inc., Publishers	Image pg. A72
	Ronay Margt Mrs	R. L. Polk Co., Inc., Publishers	Image pg. A72
	Tuttle Ralph P	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	Craig David B	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Lord Willis	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Murray Lillian Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Ronay Marie Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	Hoffman Geo L	Polk-Clement Directory Co. Inc.,	Image pg. A86
	Murray Lillian Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Elliott Florence J Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Freeman Chester J	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Striebich Gertrude L	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Walther Frank C	Polk-Clement Directory Co. Inc.,	Image pg. A93
1946	Elliott Florence Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Freeman Chester J	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Striebich Gertrude L	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Walther Frank C	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Carnes Janet Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Striebich Gertrude L	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Hodgkins Fredk	Polk-Clement Directory Co. Inc.	Image pg. A115
	Hyde Chas J	Polk-Clement Directory Co. Inc.	Image pg. A115
	Murray John	Polk-Clement Directory Co. Inc.	Image pg. A115
	Ostrander Cath G	Polk-Clement Directory Co. Inc.	Image pg. A115
	Rhodes Fredk W	Polk-Clement Directory Co. Inc.	Image pg. A115
	Silvernail Gordan L	Polk-Clement Directory Co. Inc.	Image pg. A115

1095 Elmwood Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2001	Dhalle Melissa	EQUIFAX Polk City Directory	Image pg. A9

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2001	Weaver L M	EQUIFAX Polk City Directory	Image pg. A9
1992	Smith Danl C	R. L. Polk Co., Publishers	Image pg. A24
	Young Lorilee L	R. L. Polk Co., Publishers	Image pg. A24
1985	Fraioli Gina	R. L. Polk Co., Publishers	Image pg. A31
	Mc Mahon Susan R	R. L. Polk Co., Publishers	Image pg. A31
1980	Franklin Thos	R. L. Polk Co., Publishers	Image pg. A38
1975	Hauek Louise L Mrs	R. L. Polk Co.	Image pg. A48
1970	HAUCK LOUISE MRS	R.L. Polk Company, Inc., Publishers	Image pg. A63
1964	Hauck Aug E	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	Hauck Aug E carp contr	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Malyn Minnie	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	Malyn Minnie	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Gibson Eliz J Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Rudolph Ralph	Polk-Clement Directory Co. Inc.,	Image pg. A93
1946	Demarti Richd L	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Gibson Eliz J Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Fox David A	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Smith David F	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Davies J R	Polk-Clement Directory Co. Inc.	Image pg. A115
	Taylor Frances T	Polk-Clement Directory Co. Inc.	Image pg. A115
1930	Brandel Laura K Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Kenyon Chas H	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Kenyon Georgiana 0 nurse	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Millard Alice B Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Werkley Jennie	Polk-Clement Directory Co. Inc.,	Image pg. A123
1925	Burrill Oscar H agt State Mut Life Assurance Co r	Polk-Clement Directory Co., Publishers	Image pg. A147
	Co r	Polk-Clement Directory Co., Publishers	Image pg. A150
	Kenyon Chas H acct h	Polk-Clement Directory Co., Publishers	Image pg. A148
	Kenyon Eugenia V hairdrsr Jear Ln Baker Hair Shoppe r	Polk-Clement Directory Co., Publishers	Image pg. A148
	Millard Alice B wid Howard h	Polk-Clement Directory Co., Publishers	Image pg. A149
	Scribner Chester R agt State Mut Life Assurance	Polk-Clement Directory Co., Publishers	Image pg. A150
	Smith Aldin supvr r	Polk-Clement Directory Co., Publishers	Image pg. A151
	TAYLOR Wm H office mgr Remington Typewriter Co r	Polk-Clement Directory Co., Publishers	Image pg. A152
	Werkley Cath wid Peter h	Polk-Clement Directory Co., Publishers	Image pg. A153
	Werkley Emily L bkpr R J Strong r	Polk-Clement Directory Co., Publishers	Image pg. A153
	Werkley Jennie drsmkr r	Polk-Clement Directory Co., Publishers	Image pg. A153

FINDINGS

1101 Elmwood Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2008	Coleman Patrick M r	Polk City Directories	Image pg. A1
2001	Bauer Joshua	EQUIFAX Polk City Directory	Image pg. A9
	Coleman Patrick M	EQUIFAX Polk City Directory	Image pg. A9
	Not Verified	EQUIFAX Polk City Directory	Image pg. A9
	Smith Gerald	EQUIFAX Polk City Directory	Image pg. A9
1998	Panaro Anthony	The Polk Company, City Directory Division	Image pg. A17
1992	Garvey Neil E	R. L. Polk Co., Publishers	Image pg. A24
	Panaro Tessie R Mrs	R. L. Polk Co., Publishers	Image pg. A24
1985	Garvey Neil E	R. L. Polk Co., Publishers	Image pg. A31
	Panaro Tessie R Mrs	R. L. Polk Co., Publishers	Image pg. A31
1980	Mc Murray Charles	R. L. Polk Co., Publishers	Image pg. A38
	Panaro Tessie R Mrs	R. L. Polk Co., Publishers	Image pg. A38
1975	Brown Daal J	R. L. Polk Co.	Image pg. A48
	Panaro Tessie Mrs	R. L. Polk Co.	Image pg. A48
1970	ODDO FRANK	R.L. Polk Company, Inc., Publishers	Image pg. A63
	PANARO TESSI R MRS	R.L. Polk Company, Inc., Publishers	Image pg. A63
1964	McCarthy John J	R. L. Polk Co., Inc., Publishers	Image pg. A72
	Panaro Anthony V	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	McCarthy John J	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Panaro Anthony V	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	Meyers Winifred M Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A86
	Panaro Anthony V	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Panaro Anthony V	Polk-Clement Directory Co. Inc.,	Image pg. A93
1946	Irwin Wm	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Panaro Anthony V	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Bennett Jos H	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Panaro Anthony V	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Milner Julia J Mrs	Polk-Clement Directory Co. Inc.	Image pg. A115
	Panaro Anthony V	Polk-Clement Directory Co. Inc.	Image pg. A115
1930	Milner Julia J Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Panaro Anthony VO	Polk-Clement Directory Co. Inc.,	Image pg. A123

1105 Elmwood Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2008	Deangelis Christie L	Polk City Directories	Image pg. A1
2001	HOME OF THE HITS compact discs	EQUIFAX Polk City Directory	Image pg. A9
	Not Verified	EQUIFAX Polk City Directory	Image pg. A9
	Webb Mark	EQUIFAX Polk City Directory	Image pg. A9

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1998	HOME OF THE HITS red prrcrded tp st	The Polk Company, City Directory Division The Polk Company, City Directory Division	Image pg. A17 Image pg. A17
1992	Home of the Hits records ret Mackowiak L	R. L. Polk Co., Publishers R. L. Polk Co., Publishers	Image pg. A24 Image pg. A24
1985	Home Of The Hits records ret	R. L. Polk Co., Publishers	Image pg. A31
1970	VENTURA NORMAN L	R.L. Polk Company, Inc., Publishers	Image pg. A63
1964	Ventura Norman L	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	Jones Ferdinand M Ventura Norman L	Polk-Clement Directory Co. Inc., Polk-Clement Directory Co. Inc.,	Image pg. A79 Image pg. A79
1955	Ventura Norman L	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Gambte Robt O Porto Saml Ventura Norman L	Polk-Clement Directory Co. Inc., Polk-Clement Directory Co. Inc., Polk-Clement Directory Co. Inc.,	Image pg. A93 Image pg. A93 Image pg. A93
1946	Gamble Robt O Porto Saml Ventura Norman L	Polk-Clement Directory Co. Inc., Polk-Clement Directory Co. Inc., Polk-Clement Directory Co. Inc.,	Image pg. A101 Image pg. A101 Image pg. A101
1940	Morris Louis	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Morris Louis F Neumann Rosa F Richmond Lena C Mrs	Polk-Clement Directory Co. Inc. Polk-Clement Directory Co. Inc. Polk-Clement Directory Co. Inc.	Image pg. A115 Image pg. A115 Image pg. A115
1930	Morris Louis Wright Albert B	Polk-Clement Directory Co. Inc., Polk-Clement Directory Co. Inc.,	Image pg. A123 Image pg. A123
1925	Irwin slsmn r MORRIS Grace acct r	Polk-Clement Directory Co., Publishers Polk-Clement Directory Co., Publishers	Image pg. A154 Image pg. A154

1109 Elmwood Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2008	No Current Listing	Polk City Directories	Image pg. A1
2001	BUFFALO 2000 Hofmann John MONDO VIDEO video tape rntl	EQUIFAX Polk City Directory EQUIFAX Polk City Directory EQUIFAX Polk City Directory	Image pg. A9 Image pg. A9 Image pg. A9
1998	MONDO VIDEO video tape rental Welborn Jason P EI A	The Polk Company, City Directory Division The Polk Company, City Directory Division	Image pg. A17 Image pg. A17
1992	Elmwood Music guitar sls Genovese Anthony	R. L. Polk Co., Publishers R. L. Polk Co., Publishers	Image pg. A24 Image pg. A24
1985	Repeat Performance antique shop Vacant	R. L. Polk Co., Publishers R. L. Polk Co., Publishers	Image pg. A31 Image pg. A31
1980	Campos Geo photog Campos Modesto G	R. L. Polk Co., Publishers R. L. Polk Co., Publishers	Image pg. A38 Image pg. A38

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1975	Campos Geo	R. L. Polk Co.	Image pg. A49
	Campos Modesto G	R. L. Polk Co.	Image pg. A49
	Campos Zelasko Photography	R. L. Polk Co.	Image pg. A49
	Mirshak Foued	R. L. Polk Co.	Image pg. A49
1970	CAMPOS MODESTO G	R.L. Polk Company, Inc., Publishers	Image pg. A63
	MAC FARLANE IDA M MRS	R.L. Polk Company, Inc., Publishers	Image pg. A63
1964	Mac Farland Ida Mrs	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	Hodgins Wm G	Polk-Clement Directory Co. Inc.,	Image pg. A79
	MacFarlane Ida Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	Hodgins Wm G	Polk-Clement Directory Co. Inc.,	Image pg. A86
	MacFarlane Ida Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Hodgins Wm G	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Macfarlane Ida Mrs	Polk-Clement Directory Co. Inc.,	Image pg. A93
1946	Hodgins Wm G	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Macfarlane John M	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Hodgins Wm G	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Macfarlane John M	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Clapsadle Leo J	Polk-Clement Directory Co. Inc.	Image pg. A115
	Macfarlane John M	Polk-Clement Directory Co. Inc.	Image pg. A115
1930	Mc Farlane John M	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Yortv Ernest T	Polk-Clement Directory Co. Inc.,	Image pg. A123

1111 Elmwood Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2008	No Current Listing	Polk City Directories	Image pg. A1

1115 Elmwood Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2008	No Current Listing	Polk City Directories	Image pg. A1
2001	Moyer Karen A	EQUIFAX Polk City Directory	Image pg. A9
1998	DUBE SALON beauty shops	The Polk Company, City Directory Division	Image pg. A17
1992	Salon Dube beauty salon	R. L. Polk Co., Publishers	Image pg. A24
1985	Zoot Suit City mens dclo	R. L. Polk Co., Publishers	Image pg. A31
1970	HEALY CATH A MRS	R.L. Polk Company, Inc., Publishers	Image pg. A63
	TOWNSEND WM J	R.L. Polk Company, Inc., Publishers	Image pg. A63
1964	Healy Patk J	R. L. Polk Co., Inc., Publishers	Image pg. A72
	Townsend Wm J	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	Healy Patk J	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Townsend Wm J	Polk-Clement Directory Co. Inc.,	Image pg. A79

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1955	Geary Jos P	Polk-Clement Directory Co. Inc.,	Image pg. A86
	Healy Patk A	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	Darley Robt W	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Healy Patk J	Polk-Clement Directory Co. Inc.,	Image pg. A93
1946	Darley Robt W	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Thomas Harold B	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Darley Robt W	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Meldrum Wm H	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Darley Robt W	Polk-Clement Directory Co. Inc.	Image pg. A115
	Travers Hamilton S	Polk-Clement Directory Co. Inc.	Image pg. A115
1930	15 Darley Robt W	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Coorer Ella A	Polk-Clement Directory Co. Inc.,	Image pg. A123

1121 Elmwood Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
2008	AAA PASSPORT PICTURES	Polk City Directories	Image pg. A1
	COPY CAT & COPY CAT printers	Polk City Directories	Image pg. A1
	NETOHATINAKWE social serv	Polk City Directories	Image pg. A1
	photographers passport	Polk City Directories	Image pg. A1
	welfare org	Polk City Directories	Image pg. A1
2001	Myers Steven	EQUIFAX Polk City Directory	Image pg. A9
	STYLIN TATTOO	EQUIFAX Polk City Directory	Image pg. A9
	Wilson Paul	EQUIFAX Polk City Directory	Image pg. A9
1998	BULLDOG SPORTS APPAREL	The Polk Company, City Directory Division	Image pg. A17
	COPY CAT THE duplctng svcs	The Polk Company, City Directory Division	Image pg. A17
	family clothng str	The Polk Company, City Directory Division	Image pg. A17
	Moran Joseph T	The Polk Company, City Directory Division	Image pg. A17
1992	Copy No Return	R. L. Polk Co., Publishers	Image pg. A24
	Elmwood Insurance	R. L. Polk Co., Publishers	Image pg. A24
1985	Inter Varsity Christian Fellowship	R. L. Polk Co., Publishers	Image pg. A31
	No Return	R. L. Polk Co., Publishers	Image pg. A31
1980	Bryant Francis R	R. L. Polk Co., Publishers	Image pg. A38
	Copy Cat The pntr	R. L. Polk Co., Publishers	Image pg. A38
	Joseph Jack	R. L. Polk Co., Publishers	Image pg. A38
	Vacant	R. L. Polk Co., Publishers	Image pg. A38
1975	Bryant Francis R	R. L. Polk Co.	Image pg. A49
	Carls Antiques	R. L. Polk Co.	Image pg. A49
	Copy Cat The pntr	R. L. Polk Co.	Image pg. A49
	Vacant	R. L. Polk Co.	Image pg. A49

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1970	COPY CAT THE PRNTRS	R.L. Polk Company, Inc., Publishers	Image pg. A64
	ELMWOOD BEAUTY LANE	R.L. Polk Company, Inc., Publishers	Image pg. A64
	FLETCHER JOHN L	R.L. Polk Company, Inc., Publishers	Image pg. A64
	FRANCIS R BRYANT	R.L. Polk Company, Inc., Publishers	Image pg. A64
1964	Bryant F R Studio	R. L. Polk Co., Inc., Publishers	Image pg. A72
	Bryant Francis R	R. L. Polk Co., Inc., Publishers	Image pg. A72
	Welsh Harriett M Mrs	R. L. Polk Co., Inc., Publishers	Image pg. A72
1960	McFarland Johnson Consulting Engineers field ofc	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Seymour Alfred	Polk-Clement Directory Co. Inc.,	Image pg. A79
	Welsh Harriet M	Polk-Clement Directory Co. Inc.,	Image pg. A79
1955	May Conrad G phys	Polk-Clement Directory Co. Inc.,	Image pg. A86
	Seymour Alf H	Polk-Clement Directory Co. Inc.,	Image pg. A86
1950	May Conrad G phys	Polk-Clement Directory Co. Inc.,	Image pg. A93
	Olliver Thos C	Polk-Clement Directory Co. Inc.,	Image pg. A93
1946	Olliver Thos C	Polk-Clement Directory Co. Inc.,	Image pg. A101
	Peschio Danl phys	Polk-Clement Directory Co. Inc.,	Image pg. A101
1940	Fox Arth L	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Woodruff Eug R	Polk-Clement Directory Co. Inc.,	Image pg. A108
	Wooster Eva costumes	Polk-Clement Directory Co. Inc.,	Image pg. A108
1935	Vacant	Polk-Clement Directory Co. Inc.	Image pg. A115
1930	Kran Wm J	Polk-Clement Directory Co. Inc.,	Image pg. A123
	Teal Arth E	Polk-Clement Directory Co. Inc.,	Image pg. A123

ELMWOOD ST

1097 ELMWOOD ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>	
1925	JONES Grace M Mrs sten M L Parry r	Polk-Clement Directory Co., Publishers	Image pg. A155

Forest Avenue

595 Forest Avenue

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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ATTACHMENT 5
BCP APPLICATION – SECTION VI

PREVIOUS/CURRENT PROPERTY OWNERS/OPERATORS

ATTACHMENT 5
BCP Application – Section VI
Previous/ Current Property Owners/ Operators
1111 Elmwood Avenue Site

PREVIOUS/CURRENT PROPERTY OWNERS/OPERATORS

Reasonable attempts were made to attain complete information regarding current and previous site owners and operators. Based on available on-line property records, the previous studies, and historic maps, contact information for the previous and current owners/operators has been provided in the table below, as available.

Parcel Address		Approx. Date(s)	Relationship to Applicant
1111 Elmwood Avenue			
Current Owner/Operator			
Affinity Elmwood Gateway Properties LLC 105 Affinity Lane Buffalo, NY 14215 Phone # 716-833-1000	Commercial & Residential	2008/2009 to Current	Applicant
Previous Owners/Operators (former individual parcels that comprised 1111 Elmwood Avenue)			
Hans J Mobius 1121 Elmwood Avenue Buffalo, New York 14222	Various Commercial & Residential	1964 ~ 2008	None – no relationship
Hans J Mobius 1119 Elmwood Avenue Buffalo, New York 14222	Various Commercial & Residential	1970 ~ 2009	None - No relationship
Hans J Mobius 1115 Elmwood Avenue Buffalo, New York 14222	Various Commercial & Residential	1972 ~ 2008	None - No relationship
Hans J Mobius 1113 Elmwood Avenue Buffalo, New York 14222	Various Commercial & Residential	1977 ~ 2008	None - No relationship
Hans J Mobius 1111 Elmwood Avenue Buffalo, New York 14222	Residential	2003 ~ 2009	None - No relationship
Modesto G Campos 1109 Elmwood Avenue Buffalo, New York 14222	Various Commercial & Residential	1970 ~ 1981	None - No relationship
Hans J Mobius 1109 Elmwood Avenue Buffalo, New York 14222	Various Commercial & Residential	1981 ~ 2009	None - No relationship

ATTACHMENT 5
BCP Application – Section VI
Previous/ Current Property Owners/ Operators
1111 Elmwood Avenue Site

Anna L. Ventra 1105 Elmwood Avenue Buffalo, New York 14222	Residential	1960 ~ 1982	None - No relationship
Jennifer Flynn 1105 Elmwood Ave Buffalo, New York	Residential	1982 ~ 2008	None - No relationship
Anthony Panaro 1101 Elmwood Avenue Buffalo, New York 14222	Residential	1919 ~ 1999	None - No relationship
Patrick Coleman 1101 Elmwood Avenue Buffalo, New York 14222	Residential	1999 ~ 2009	None - No relationship
Edward Hafner 1095 Elmwood Avenue Buffalo, New York 14222	Residential	1957 ~ 1987	None - No relationship
Ken Degasper 1095 Elmwood Avenue Buffalo, New York 14222	Residential	1987 ~ 1995	None - No relationship
Thomas Systems Inc 1095 Elmwood Avenue Buffalo, New York 14222	Residential	1995 ~ 1999 2000 ~ 2001	None - No relationship
Gordon Harris 1095 Elmwood Avenue Buffalo, New York 14222	Residential	1999 ~ 2000	None - No relationship
Anthony Trusso 1095 Elmwood Avenue Buffalo, New York 14222	Residential	2001 ~ 2007	None - No relationship
Horizon Buffalo Portfolio II Inc. 1095 Elmwood Avenue Buffalo, New York 14222	Residential	2007 ~ 2009	None - No relationship
Edward Hafner 1091 Elmwood Avenue Buffalo, New York 14222	Residential	1956 ~ 1988	None - No relationship
Richard Hull 1091 Elmwood Avenue Buffalo, New York 14222	Residential	1988 ~ 2001	None - No relationship
Donald Leon 1091 Elmwood Avenue Buffalo, New York 14222	Residential	2001 ~ 2014	None - No relationship

ATTACHMENT 5
BCP Application – Section VI
Previous/ Current Property Owners/ Operators
1111 Elmwood Avenue Site

Milford Ventures LLC 1091 Elmwood Avenue Buffalo, New York 14222	Residential	2014 ~ 2016	None - No relationship
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Parcel Address	Use	Approx. Date(s)	Relationship to Applicant
605 Forest Avenue			
Current Owner/Operator (former individual parcels that comprised 605 Forest Avenue)			
Affinity Elmwood Gateway Properties LLC 105 Affinity Lane Buffalo, NY 14215 Phone # 716-833-1000	Residential	2008 ~ Current	Applicant
Previous Owners/Operators			
Antony Rine 605 Forest Avenue Buffalo, New York 14222	Residential	1943 ~ 1990	None – no relationship
Dorin Rine Christian Szczepanski 605 Forest Avenue Buffalo, New York	Residential	1990 ~ 2005	None – no relationship
Pano Georgiadis 605 Elmwood Avenue Buffalo, New York 14222	Residential	2005 ~ 2008	None – no relationship
Alexander Gembala 607 Forest Avenue Buffalo, New York 14222	Residential	1957 ~ 1994	None- no relationship
Hans Mobius 607 Forest Avenue Buffalo, New York 14222	Residential	1994 ~ 2008	None – no relationship

ATTACHMENT 6

BCP APPLICATION – SECTION VII & VIII

REQUESTOR ELIGIBILITY INFORMATION

THE REQUESTOR AS A VOLUNTEER

THE CONTAMINATION ELEMENT

THE COMPLICATION ELEMENT

BCP ELIGIBILITY STATEMENT

ATTACHMENT 6
BCP Application - Sections VII & VIII
Requestor Eligibility Information
1111 Elmwood Avenue Site

SECTION VII – REQUESTOR ELIGIBILITY INFORMATION

The Requestor as a Volunteer

A BCP applicant may be either a “Participant” or a “Volunteer.”

A “Participant” is an applicant who either (i) was the owner of the site at the time of the disposal or discharge of contaminants; or (ii) is otherwise responsible according to applicable principles of statutory or common law liability, unless such person’s liability arises solely as a result of such person’s ownership or operation of or involvement with the site subsequent to the disposal or discharge. NY ECL 27-1405(1)(a). This definition is repeated verbatim at 6 NYCRR 375-3.2(b)(1) and is paraphrased in the Brownfield Cleanup Program Guide at Section 2.4(1)(A).

A “Volunteer” is an applicant other than a participant, including a person whose liability arises solely as a result of such person’s ownership or operation of or involvement with the site subsequent to the disposal or discharge of contaminants provided that such person exercises appropriate care with respect to the contamination. NY ECL 27-1405(1)(b). This definition is repeated verbatim at 6 NYCRR 375-3.2(b)(2) and is paraphrased in the Brownfield Cleanup Program Guide at Section 2.4(1)(B).

Since the Applicant became involved with the property after the disposal or discharge of contaminants, and has no relationship with the previous owners/operators of the Site, Affinity Elmwood Gateway Properties LLC is entitled to Volunteer status under NY ECL27-1405(1)(b).

Regarding Section VII, Question 11 –The Site is not listed on the NYSDEC Bulk Storage Database. If unknown bulk storage tanks are discovered during the project, the tanks will be properly handled, in accordance with NYSDEC requirements.

ATTACHMENT 6
BCP Application - Sections VII & VIII
Requestor Eligibility Information
1111 Elmwood Avenue Site

SECTION VIII – PROPERTY ELIGIBILITY INFORMATION

Property Eligibility Information

The Site meets the definition of a “Brownfield site” as set forth in New York State Environmental Conservation Law (the “ECL”). The ECL Section 27-1405(2) defines a “Brownfield site” as “any real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property in accordance with applicable regulations.”

The Site meets the BCP eligibility criteria based on the following (see Figure 7):

- (A) Contamination is present on-site exceeding the anticipated use of the property, which Restricted–Residential Use. Soil contaminated with SVOCs, and metals are present on-Site exceeding Restricted-Residential, Commercial, and/or Industrial Use Soil Cleanup Objectives.
- (B) The Site contains contamination that will require remediation and need to be managed in accordance with local, state and federal laws during the redevelopment.

BCP Eligibility Statement

Based on the foregoing and as further set forth in this BCP application, the Site meets the Contamination Element and the Complication Element tests. As such, the Site qualifies as a Brownfield Site eligible for participation in the BCP, with the Applicant as a Volunteer, because (A) there is confirmed contamination at the Site, and (B) the contamination is complicating the redevelopment and re-use of the Site.

ATTACHMENT 7

BCP APPLICATION – SECTION IX

CONTACT LIST INFORMATION

SITE CONTACT LIST

DOCUMENT REPOSITORY LETTER

ATTACHMENT 7
BCP Application Section IX
Contact List Information
1111 Elmwood Avenue Site

Erie County Contacts:

Honorable Mark Poloncarz
Erie County Executive
95 Franklin Street
Buffalo, NY 14202

Mr. Peter J. Savage, III
District 3 Erie County Legislator
790 East Delavan
Buffalo, NY 14215

Commissioner Thomas R. Hershey, Jr.
Erie Co. Environment & Plan.
95 Franklin Street
Buffalo, NY 14202

Mr. Paul Kranz
Erie Co. Environment & Plan.
95 Franklin Street
Buffalo, NY 14202

Karen M. McCarthy
Erie County Legislature Clerk
25 Delaware Avenue
Buffalo, NY 14202

Mr. Steve Weathers
ECIDA
95 Perry Street
Buffalo, NY 14203

Commissioner Gale Burstein
Erie Co. Health Dept.
95 Franklin Street, Room 931
Buffalo, NY 14202

Commissioner Daniel Neaverth, Jr.
Erie County Local Emergency
45 Elm Street
Buffalo, NY 14203

City of Buffalo Contacts:

Byron Brown, Mayor
City of Buffalo
65 Niagara Square
Buffalo, NY 14219

Joel P. Feroletto
Niagara District Councilmember
1504 City Hall
Buffalo, NY 14202

James A. Morrell, Chairman
City of Buffalo
Planning Board
901 City Hall
Buffalo, NY 14219

Supplier of Potable Water:

Buffalo Water Authority
281 Exchange Street
Buffalo, NY 14204

Other Interested Parties:

WNY Director
Citizens Env. Coalition
543 Franklin Street
Buffalo, NY 14202-1109

Document Repository:

Crane Branch Director
Buffalo & Erie County Public Library
633 Elmwood Avenue
Buffalo, NY 14222

ATTACHMENT 7
BCP Application Section IX
Contact List Information
1111 Elmwood Avenue Site

Local News Media:

Buffalo News
ATTN: Ms. Aaron Besecker
1 News Plaza
Buffalo, NY 14240

WGRZ TV - Ch. 2
ATTN: Environmental News Desk
259 Delaware Avenue
Buffalo, NY 14202

WIVB - Ch. 4
ATTN: Environmental News Desk
2077 Elmwood Avenue
Buffalo, NY 14207

WKBW News Channel 7
ATTN: Mr. Rob Heverling
7 Broadcast Plaza
Buffalo, NY 14202

WJYE
ATTN: Environmental News Desk
1700 Rand Building
Buffalo, NY 14203

Business First
ATTN: Tracey Drury
465 Main Street
Buffalo, NY 14203-1793

WBEN News Radio 930
Entercom Radio of Buffalo
500 Corporate Pkwy, Ste 200
Buffalo, NY 14226

WNED, Environmental News Desk
ATTN: Mr. Michael Desmond
P.O. Box 1263, Horizons Plaza
Buffalo, NY 14240

Nearby Schools:

Ms. Crystal A Boling-Barton, Principal
McKinley Vocational High School
1500 Elmwood Avenue
Buffalo, NY 14207

Mrs. Helen Marlette, Head of School
Buffalo Seminary
205 Bidwell Parkway
Buffalo, NY 14222

Denise E. Clarke, Principal
Lafayette High School
370 Lafayette Avenue
Buffalo NY 14213

Katherine Conway-Turner, President
SUNY College at Buffalo
1300 Elmwood Avenue
Buffalo, NY 14222

Ms. Marquita I. Bryant, Principal
PS 64 Frederick Law Olmstead
874 Amherst Street
Buffalo, NY 14216



ATTACHMENT 7
BCP Application Section IX
Adjacent Property Contact List Information
Elmwood and Forest Site

Adjacent Property Address			Property Owner/Occupant Mailing Address
No.	Street	Property Use	
1131	Elmwood Avenue	Commercial	Elmwood Village LLC 2440 Sheridan Drive Tonawanda, NY 14150
2	Penhurst Park	Commercial	Zabinski Marcella (LE) Life 278 N. Willowlawn Park Buffalo, NY 14206
611	Forest Avenue	2 Family Residence	Sandra Girage 617 Eggert Road Buffalo, NY 14215
			Occupants 611 Forest Avenue Buffalo, NY 14222
54	Granger Place	2 Family Residence	Steven Gathers 54 Granger Place Buffalo, NY 14222
			Occupants 54 Granger Place Buffalo, NY 14222
50	Granger Place	3 Family Residence	Frank A. Genovese c/o Cardiff Stand LLC 82 Meadow Road Buffalo, NY 14216
			Occupants 50 Granger Place Buffalo, NY 14222
48	Granger Place	2 Family Residence	Evelyn Bencinich 48 Granger Place Buffalo, NY 14222
			Occupants 48 Granger Place Buffalo, NY 14222
44	Granger Place	2 Family Residence	Michael J Neff 1047 W Valero Street Santa Barbara, CA 93101
			Occupants 44 Granger Place Buffalo, NY 14222



ATTACHMENT 7
BCP Application Section IX
Adjacent Property Contact List Information
Elmwood and Forest Site

Adjacent Property Address			Property Owner/Occupant
No.	Street	Property Use	Mailing Address
40	Granger Place	2 Family Residence	Sarah A Schneider 40 Granger Place Buffalo, NY 14222
			Occupants 40 Granger Place Buffalo, NY 14222
36	Granger Place	2 Family Residence	Louise Marie Smith 36 Granger Place Buffalo, NY 14222
			Occupants 36 Granger Place Buffalo, NY 14222
34	Granger Place	1 Family Residence	James R Nowak 34 Granger Place Buffalo, NY 14222
32	Granger Place	1 Family Residence	Karen L Okoniewski 32 Granger Place Buffalo, NY 14222
1081	Elmwood Avenue	Commercial - Restaurant	1011 Elmwood Ave Inc. 1081 Elmwood Avenue Buffalo, NY 14222
1092	Elmwood Avenue	Residential - Apartment	David J Shatzel Michael D Shatzel 821 Auburn Avenue Buffalo, NY 14222
			Occupants 1092 Elmwood Avenue Buffalo, NY 14222
1094	Elmwood Avenue	Residential - Apartment	David J Shatzel Jr David J Shatzel Sr 1104 Elmwood Avenue Buffalo, NY 14222
			Occupants 1094 Elmwood Avenue Buffalo, NY 14222
1096	Elmwood Avenue	Commercial - Det Row Building	Man Cave Investors LLC 29 Via Donato E Depew, NY 14043



ATTACHMENT 7
BCP Application Section IX
Adjacent Property Contact List Information
Elmwood and Forest Site

Adjacent Property Address			Property Owner/Occupant Mailing Address
No.	Street	Property Use	
1104	Elmwood Avenue	Commercial - Restaurant	1104 Elmwood Inc 1104 Elmwood Avenue Buffalo, NY 14222
1108	Elmwood Avenue	Commercial - Bar	LMD Associates Inc 631 Main Street Niagara Falls, NY 14301
1116	Elmwood Avenue	Commercial - Det Row Building	1256 Hertel Ave Associate LLC 773 Niagara Falls Boulevard Amherst, NY 14226
1122	Elmwood Avenue	Commercial - Det Row Building	1256 Hertel Ave Associate LLC 773 Niagara Falls Boulevard Amherst, NY 14226
400	Forest Avenue	Commercial - Hospital	People of the State of New York c/o Office of General Services Empire State Plaza, Floor 26 Albany, NY 12242



April 25, 2017

Ms. Carol Ann Batt
Chief Operating Officer
Buffalo & Erie County Public Library
1 Lafayette Square
Buffalo, NY 14203

Re: Document Repository for Brownfield Cleanup Program
1111 Elmwood Avenue Site
Buffalo, New York

Dear Ms. Batt:

On behalf of our Client; Benchmark Environmental Engineering & Science, PLLC in association with TurnKey Environmental Restoration, LLC would like to request the Buffalo & Erie County Public Library – Crane Branch to act as the document repository for the above-referenced Site. In the future, we will be sending various documents relating to the Site that should be made available for public review upon request.

Please contact me if you have questions or require additional information.

Sincerely,
Benchmark Environmental Engineering & Science, PLLC
TurnKey Environmental Restoration, LLC

A handwritten signature in blue ink that reads 'Heidi M. Higgins'.

Heidi M. Higgins
Senior Technician

File: 0369-016-001

www.benchmarkturnkey.com

2558 Hamburg Turnpike, Suite 300 | Buffalo, NY 14218
phone: (716) 856-0599 | fax: (716) 856-0583

Heidi M. Higgins

From: April Tompkins <tompkinsa@buffalolib.org>
Sent: Tuesday, April 25, 2017 12:02 PM
To: Heidi M. Higgins
Subject: Document Repository - Crane Branch Permission Request for 1111 Elmwood Avenue Site

Good afternoon Heidi,

Per your request, this is to inform you that the Buffalo and Erie County Public Library will be the repository for document(s) submitted by your company for the Brownfield Cleanup Program pertaining to **“1111 Elmwood Avenue – City of Buffalo, County of Erie, New York.”** Document(s) will be made available for public review at the Crane Branch. ***Also, this serves as permission to submit any additional updates pertaining to the above document and all other future documents.*** We will be the repository for all documents your company needs to be made available to the public. You/your company are free to bring or send your documents to the Central Library without additional permission for each individual document.

We prefer that you do not take documents to individual libraries. Please bring or send your document(s) to the Central Library and we will process according to our procedure and distribute to the location of your choice.

Please keep the following in mind:

- Documents (including updates) for public review should be sent or brought in person to the Central Library to the attention of Carol Batt, of whom I assist. Documents sent via e-mail will not be accepted. The mailing address is:

Attention: Carol Ann Batt
Chief Operating Officer
Buffalo and Erie County Public Library
1 Lafayette Square
Buffalo, NY 14203

- Documents for the Central/Downtown library are made available on the first floor in the Information Services Department within a day or so after receipt. If received Friday afternoon, they go out the following Monday.
- If you would like the document(s) distributed at libraries other than Central, you will need to send or give us the appropriate quantity of copies with labels regarding their destinations. We will distribution accordingly. We do not make copies for distribution.
- You have the choice regarding the format (hard copy and / or disk) you wish to submit. If the document is very large, part in hard copy and part on disk is acceptable. If submitting in both formats, please be sure that they are titled/labeled accordingly. Although CD-ROMs cannot be used on public library computers, if someone brings in their personal laptop, the disc can be viewed in-house. If optional, an alternative is the availability to go online using a provided link for patrons to read/review/print. Patrons are not allowed to take repository documents out of the Library.

If you still have any questions/concerns, please feel free to contact me by replying to this e-mail or by phone at 716-858-7129. Thank you.

Regards,
April

ATTACHMENT 8

BCP APPLICATION – SECTION X

LAND-USE FACTORS

SITE SUMMARY

ADJACENT LAND USE, DEVELOPMENT PATTERNS, & ZONING

PROJECT DESCRIPTION AND PLANNED REDEVELOPMENT

NATURAL AND CULTURAL RESOURCES

GROUNDWATER VULNERABILITY ASSESSMENT

GEOGRAPHY/TOPOGRAPHY

ATTACHMENT 8
BCP Application – Section X
Land Use Factors
1111 Elmwood Avenue Site

SECTION X – LAND-USE FACTORS

Site Summary

The following provides a brief summary of the Site:

- The Site is located in a highly developed mixed use commercial and residential area of Buffalo, Erie County, New York.
- The Site is comprised of two (2) tax parcels.
- The Site is currently improved with 12 buildings that are most recently used for a mix of commercial and residential use. Past owner/operators of the Site are provided in Attachment 5.
- Contamination identified at the Site includes SVOCs and metals that require remediation.
- The Site is currently zoned N-2C and N-2R (Neighborhood Center and General Residential) with commercial and residential land use surrounding the Site (see Figures 2 and 9).
- In accordance with §27-1415(3)(p), there are no environmental justice concerns associated with this project. The Site is not located within a NYSDEC Potential Environmental Justice (EJ) Area.
- The Site redevelopment plan is for the construction of a mixed use building consisting of commercial and residential condominium units.
- The Site has access to municipal utilities including: natural-gas, municipal sewer, electric, and public water.

Adjacent Land Use, Development Patterns, & Zoning

The Site is located in a highly developed mixed-use commercial and residential area of the City of Buffalo, Erie County, New York. Land use surrounding the subject property generally includes commercial, institutional and residential to the north, commercial and residential to the south, residential to the east and commercial and residential to the west. The Site is immediately bordered by Elmwood Avenue to the west and Forest Avenue to the north.

ATTACHMENT 8
BCP Application – Section X
Land Use Factors
1111 Elmwood Avenue Site

The Common Council adopted the Buffalo Green Code Unified Development Ordinance (UDO), four (4) Brownfield Opportunity Areas, and the Land Use Plan on December 27, 2016 and Mayor Brown signed the UDO legislation into law on January 3, 2017. The planned reuse of the Site as a mixed commercial and residential condominium building is consistent with the updated Code.

The current zoning for the Site is N-2C for the 1111 Elmwood Avenue parcel (0.97 acres) and N-2R for the 605 Forest Avenue parcel (0.13 acres) as shown on Figure 9.

N-2C: Neighborhood center - mixed use commercial areas at a neighborhood scale

N-2R: General Residential - residential areas with a mix of housing types and existing commercial uses, typically located on corner lots.

Project Description and Planned Redevelopment

The Site subject to the BCP application is two (2) parcels totaling approximately 1.09 acres, located in a highly developed residential, commercial, and institutional area of the City of Buffalo, Erie County, New York (see Figures 1 and 2).

The Applicant plans to redevelop the site into a mixed commercial and residential condominium complex. The applicant, upon acceptance into the BCP, is willing to complete the required investigation and remediation, and redevelop the contaminated parcel. The preliminary Site Redevelopment Plan estimates capital investments of approximately \$18,000,000 to \$20,000,000 to investigate, remediate, and redevelop the Site.

Natural and Cultural Resources

- Per the New York State Historical Preservation Office, there are 4 National Register listed historical sites located within 0.5 miles of the subject Site. The sites are shown on Figure 11 and include:
 1. **Buffalo State Hospital (NR Number 90NR01206)**. The subject property was listed on the National Register in January 1973. The property was listed due to its building and landscape architecture. The noteworthy architects associated with the site include Henry Hobson Richardson and Frederick Law Olmsted.

ATTACHMENT 8
BCP Application – Section X
Land Use Factors
1111 Elmwood Avenue Site

2. **Elmwood Historic District (West) (NR Number 12PR05459).** The historic district was re-opened as a National Register listed site in December 2012. Areas of significance of the district include the architecture, landscape architecture, and community planning and development. There are 81 properties associated with this historic district.
 3. **Elmwood Historic District (East) (NR Number 15PR04358).** The historic district became a National Register listed site in March 2016. It was listed due to the sites representation of the city’s first era of streetcar suburbanization during its golden age of industrial, economic and population growth following the Civil War.
 4. **Delaware Park – Front Park System (NR Number 90PR03760).** The site was listed as a National Historic preservation site in March 1982. The sites landscape architecture was designed by Frederick Law Olmsted and Calvert Vaux. There are 37 properties listed under this site.
 5. The 1111 Elmwood Avenue Site is currently listed as a Consultation Project.
- According to the NYSDEC’s Environmental Resource Mapper (ERM) the site is located within a rare plant and animal habitat (see Figure 12). No specific information regarding the type of rare plant and/or animal habitat was available on the website. Contact was made with NYSDEC Region 9 and NYSDEC Albany Fish & Wildlife Departments. Individuals within the Departments could not provide specific information on the rare plant and animal habitat but suggested we contact the New York Natural Heritage Program, response pending. Furthermore, the Site and adjacent properties are located in a highly developed urbanized area that does appear to provide an environmental setting suitable for rare plant and/or animal habitats.
 - There are no State wetlands or floodplains located on Site. A FEMA floodplain is located approximately 0.4 miles north of the site along Scajaquada Creek (see Figure 13).

ATTACHMENT 8
BCP Application – Section X
Land Use Factors
1111 Elmwood Avenue Site

Groundwater Vulnerability Assessment

Although groundwater was not sampled during previous investigations, the presence of lead above soil cleanup objectives poses a potential threat to on-site groundwater quality.

Currently, there are no known deed restrictions on the use of groundwater at the Site. Municipal water is available to the Site and the surrounding properties. The municipal water is supplied by the Erie County Water Authority.

Based on the location and topography of the Site, groundwater would appear to flow north northwest towards Scajaquada Creek and Niagara River. Groundwater flow was not determined during previous investigations. As such, actual groundwater flow patterns at the Site will be confirmed during the Remedial Investigation. Additional work is required to investigate groundwater quality. Monitoring wells to assess and characterize groundwater patterns and quality are planned during the Remedial Investigation.

Geography/Topography

The Site is located within the Erie-Ontario, which is typified by little topographic relief and gentle slope toward Lake Erie, except in the immediate vicinity of major drainage ways (USDA, 1986). The Site is topographically flat at an approximate elevation of 615 feet mean sea level. The Site is developed as residential/commercial property with asphalt/concrete covered driveways and vegetative cover. Precipitation (i.e., rain or melting snow) that does not infiltrate, appears to discharge toward the northwest then subsequently collected by the storm sewers.

Geology/Hydrogeology

The surficial geology of the Lake Erie Plain consists of a thin glacial till (if present), glaciolacustrine deposits, recent alluvium, and soils derived from these deposits. Based on the New York State Surficial Geologic Map of New York (see Figure 14), surficial soil at the Site is described as a lacustrine silt and clay. However, due to a heavy urbanization and

ATTACHMENT 8
BCP Application – Section X
Land Use Factors
1111 Elmwood Avenue Site

industrial past, surface soils within the City of Buffalo are characterized as urban land (Ud) with level to gently sloping land in which 80 percent or more of the soil surface is covered by asphalt, concrete, buildings, or other impervious structures, typical of an urban environment.

The U.S. Department of Agriculture (USDA) Soil Conservation Service soil survey map of Erie County indicates the Site consists of urban land collamer complex (UmA) soils. The urban land collamer complex (UmA) material is characterized by nearly level areas of urban land and somewhat moderately well drained collamer soils with a slope ranging from 0 to 6 percent. Figure 10 presents the USDA soil type map for the Site.

Currently, the majority of the Site is developed with residential/commercial structures and asphalt drive/parking areas. The overburden from grade is a soil/fill material above a silty clay with varying amounts of sand and gravel.

Based on the New York State Geologic Map of New York, the Site is situated over the Onondaga Formation of the Middle Devonian Series. The Onondaga Formation is comprised of varying texture bedrock from coarse to very finely crystalline with a dark gray to tan color and chert and fossils within. The Onondaga has an approximated thickness of 110 to 160 feet. Structurally, the bedrock formations strike in an east-west direction and exhibit a regional dip that approximates 40 feet per mile (3 to 5 degrees) toward the south and southwest. An intersecting, orthogonal pattern of fractures and joint sets are common throughout the bedrock strata. The depth to and type of bedrock below the Site has not been determined. Figure 15 presents the bedrock geology map for the Site.

The Site is located in the Erie-Niagara River Basin. In the Erie-Niagara Basin, the major areas of groundwater are within coarser overburden deposits and limestone and shale bedrock. Regional groundwater appears to flow south and west towards the Buffalo River and Lake Erie. Local groundwater flow, however, may be influenced by subsurface features, such as excavations, utilities, and localized fill-conditions. On-Site groundwater flow patterns and quality will be determined during the Remedial Investigation (RI).

ATTACHMENT 9

ELECTRONIC COPY OF BCP APPLICATION

ATTACHMENTS

PREVIOUS STUDIES (INCLUDED AS SEPARATE PDF FILES)