

**THE CROSSROADS AT GENESEE
19 DOAT STREET AND 9 LANSDALE PLACE
BUFFALO, NEW YORK 14211**

CITY OF BUFFALO, ERIE COUNTY, NEW YORK

INTERIM SITE MANAGEMENT PLAN
Soil Vapor Evaluation

NYSDEC Site Number: C915338

Prepared for:

The Crossroads at Genesee, LLC
1055 Saw Mill River Road, Suite 204
Ardsey, New York 10502

Prepared by:



960 Busti Avenue
Suite B-150
Buffalo, New York, 14213

December 2020

CERTIFICATION STATEMENT

I, Jason M. Brydges, certify that I am currently a NYS registered professional engineer as defined in 6NYCRR Part 375 and that this Interim Site Management Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

 P.E.
DATE
12-17-20

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1.0 BACKGROUND AND SITE DESCRIPTION

The Crossroads at Genesee, LLC entered the Brownfield Cleanup Program (BCP) with the New York State Department of Environmental Conservation (NYSDEC) on December 17, 2018 to investigate and remediate an approximately 1.9-acre site located at 19 Doat Street, Buffalo, New York (Site). The BCP site was remediated to meet NYSDEC PART 375 Track 1 – Unrestricted Use.

2.0 SOIL VAPOR EVALUATION

The remedial investigation revealed the presence of TCE in soil vapor collected in the existing buildings to be renovated (i.e., warehouse, dye house, and boiler house). Although the TCE concentrations detected warranted mitigation based on NYSDOH Guidance, only 1 exceedance of Unrestricted use SCOs (UUSCOs) was observed from approximately 33 soil samples, there were no detections of TCE in groundwater, and only 12 detections of TCE in soil were observed; all within the top 2 feet below ground surface (bgs). Accordingly, the remediation involved removal of impacted soils throughout the site including below the building floors to meet UUSCOs. In total, approximately 10,000 tons of soil, debris, and concrete were removed from the site and over 100 confirmatory samples were collected post-remediation and passed UUSCOs. A sub-slab depressurization system (SSDS) within site buildings was not required as part of the remediation; It should be noted, however, a passive radon gas mitigation system has been installed in all buildings as a housing requirement by NYS Department of Homes and Community Renewal (HCR). This system could be converted to an active system should the soil vapor intrusion evaluation indicate that mitigation is required.

3.0 SOIL VAPOR INTRUSION SAMPLING PLAN

To ensure indoor air within the renovated buildings is satisfactory for occupancy and the remedy has been effective in mitigating soil vapor concerns, it has been requested by NYSDOH that vapor sampling be conducted during the first heating season (2021) in the following areas (**See attached figures** illustrating approximate sample locations and existing radon system as built details):

- Warehouse – 3 indoor samples and 3 corresponding riser effluent samples
- Dye House – 1 indoor sample and 1 corresponding riser effluent sample
- Boiler House – 1 indoor sample and 1 corresponding riser effluent sample
- Jericho – 1 indoor and 1 corresponding riser effluent sample
- Outdoor – 1 sample in similar location to previous evaluation

Vapor samples (e.g., 24-hour summa canisters) will be collected and analyzed via method TO-15 in accordance with the October 2006, New York State Department of Health Guidance for Evaluating Soil Vapor Intrusion in the State of New York, as amended in May 2017.

The purpose for sampling the effluent risers is to mitigate impacts to the existing system and newly poured concrete slabs in the buildings. Vapor intrusion samples will be collected at the same time and during normal occupancy conditions with heating and ventilations systems in operation. The SSDS effluent risers will also be capped for 2 weeks or more prior to sampling.

4.0 REPORTING

Upon the completion of the sampling during the 2021 heating season a letter report will be provided to NYSDEC detailing sample results compared to NYSDOH guidance. If the sample

analytical results indicate no action is required, the Conditional Track 1 COC will revert to an unconditional Track 1 COC and the EE will be removed from the site. If the results indicate an action is required to address vapor concerns, then the existing passive radon mitigation system will also serve as soil vapor mitigation system and will be transitioned to an active system through the installation of appropriately sized in-line fans.

The Conditional Track 1 COC will remain until the NYSDEC and NYSDOH concludes there is no longer a health concern related to soil vapor intrusion. Additional vapor evaluations will continue over a 5-year period or until data indicates there is no longer a health concern. Within this time, if the soil vapor results suggest that soil vapor is no longer a health concern, the condition to the Track 1 COC will be removed and the EE can be extinguished. If the soil vapor results at the end of 5 years suggest that soil vapor is still a health concern, the Conditional Track 1 COC will revert to a Track 2 Residential COC and the Interim SMP will revert to long term SMP using the standard NYSDEC template, which will be submitted for review and approval.

5.0 SSDS OPERATION AND MAINTENANCE

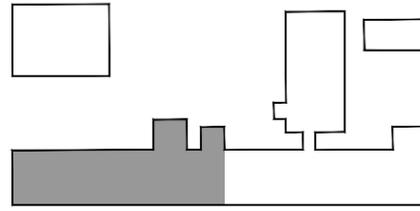
As stated above, if required based upon the results of the soil vapor evaluation, then alteration of the existing passive system to an active system will be required to mitigate and remove any residual soil vapors from the contaminant of concern. Monitoring and maintenance of an active vapor system will commence in accordance with the fan manufacturers recommendations. At a minimum, the system will be inspected on a quarterly basis to ensure that the fan system remains operable and the system is functional. Based upon the system's efficacy, a different frequency maybe required as decided by BE3corp engineers and State representatives.

Maintenance activities typically include visual inspections of the complete system, fan motor operation, inspection of vent stack monometers, identification and repair of leaks, and inspection of the exhaust or discharge point to verify no air intakes have been located nearby.

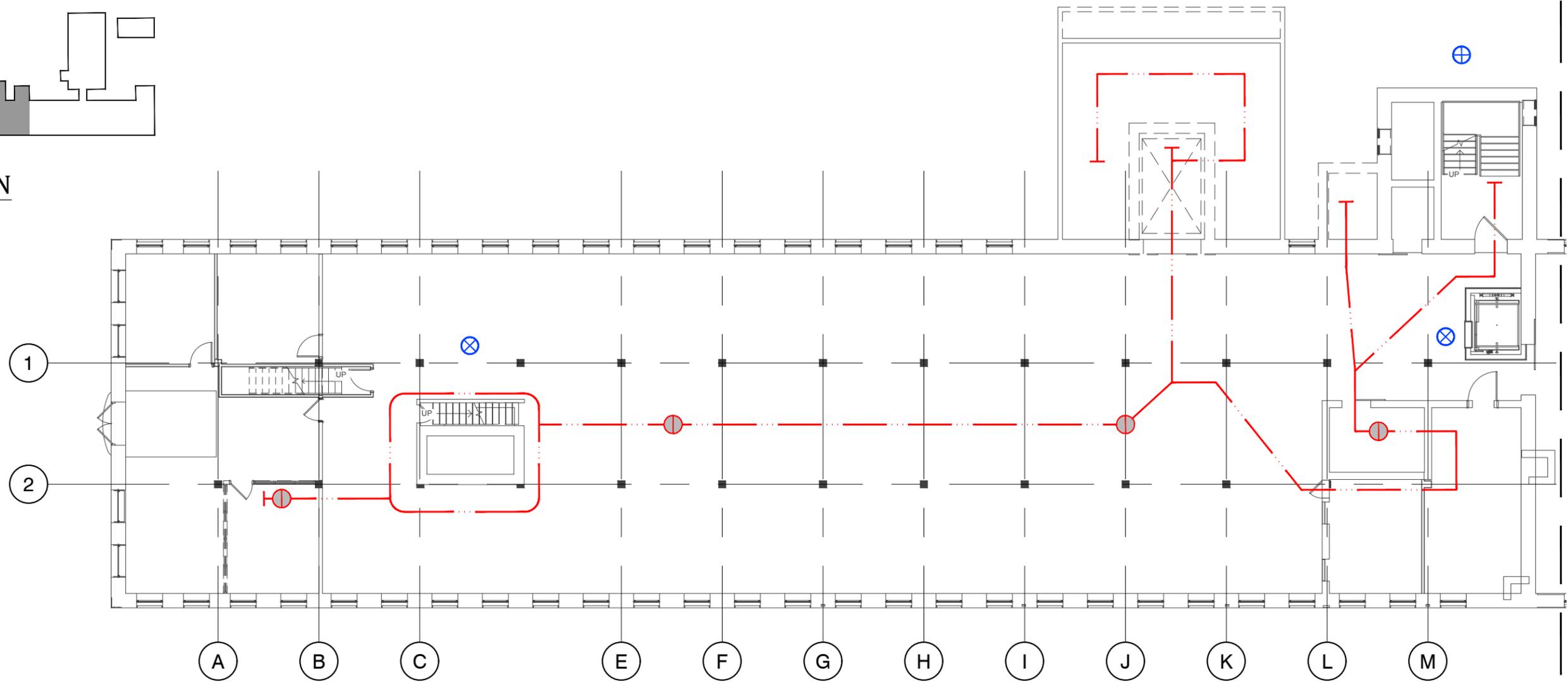
As appropriate, preventative maintenance (e.g., replacing vent fans), repairs and/or adjustments should be made to the system to ensure its continued effectiveness at mitigating exposures related to soil vapor intrusion. The need for repairs or adjustments to the active vapor mitigation system will depend upon the results of a specific activity compared to that obtained when system operations were initiated.

6.0 ENVIRONMENTAL EASEMENT

Since the sampling of the indoor air within the buildings cannot be completed until construction of the buildings are complete, a Conditional Track 1 remedy has been issued for the site, and an Environmental Easement (EE) is required. As previously noted, the SSDS was installed to address naturally occurring radon, not VOCs or other chemical contamination, and once sampling is complete during the 2021 heating season and indicates no action is needed, the EE can be extinguished and the COC changed to an unconditional Track 1. If the soil vapor sample results exceed the NYSDOH guidance, the EE will continue until future soil vapor test results show that vapor intrusion is no longer a health concern within 5-years or site status is changed.

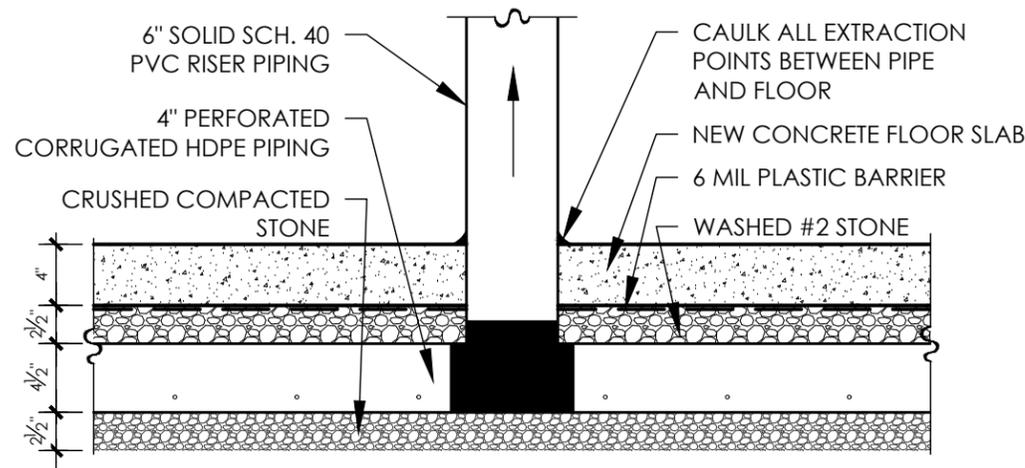


KEY PLAN

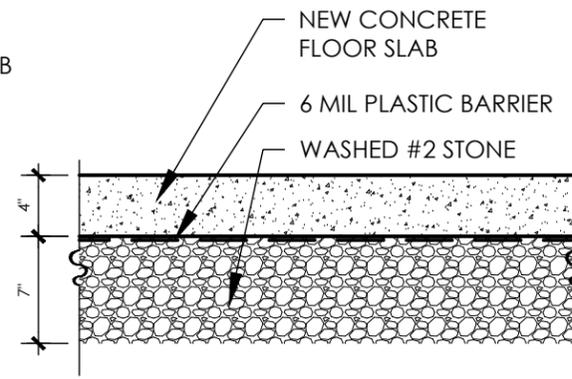


BASEMENT PLAN - WAREHOUSE (NORTH)

NOTE: SYSTEM INSTALLED AS A PASSIVE SYSTEM TO MITIGATE RADON INTRUSION. SYSTEM HAS BEEN DESIGNED TO BE MODIFIED TO AN ACTIVE SYSTEM, IF REQUIRED.
NOTE 1: CORRESPONDING EFFLUENT PIPE WILL ALSO BE SAMPLED.



DETAIL A - TYPICAL SLAB AT PIPE CHASE



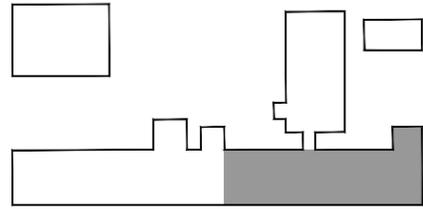
DETAIL B - TYPICAL FLOOR SLAB

LEGEND

- 4" PERFORATED CORRUGATED HDPE PIPING - SUB-SLAB
- 6" SOLID SCH. 40 PVC RISER PIPING UP THROUGH ROOF
- APPROXIMATE VAPOR SAMPLE LOCATION ¹
- APPROXIMATE EXTERIOR VAPOR SAMPLE LOCATION

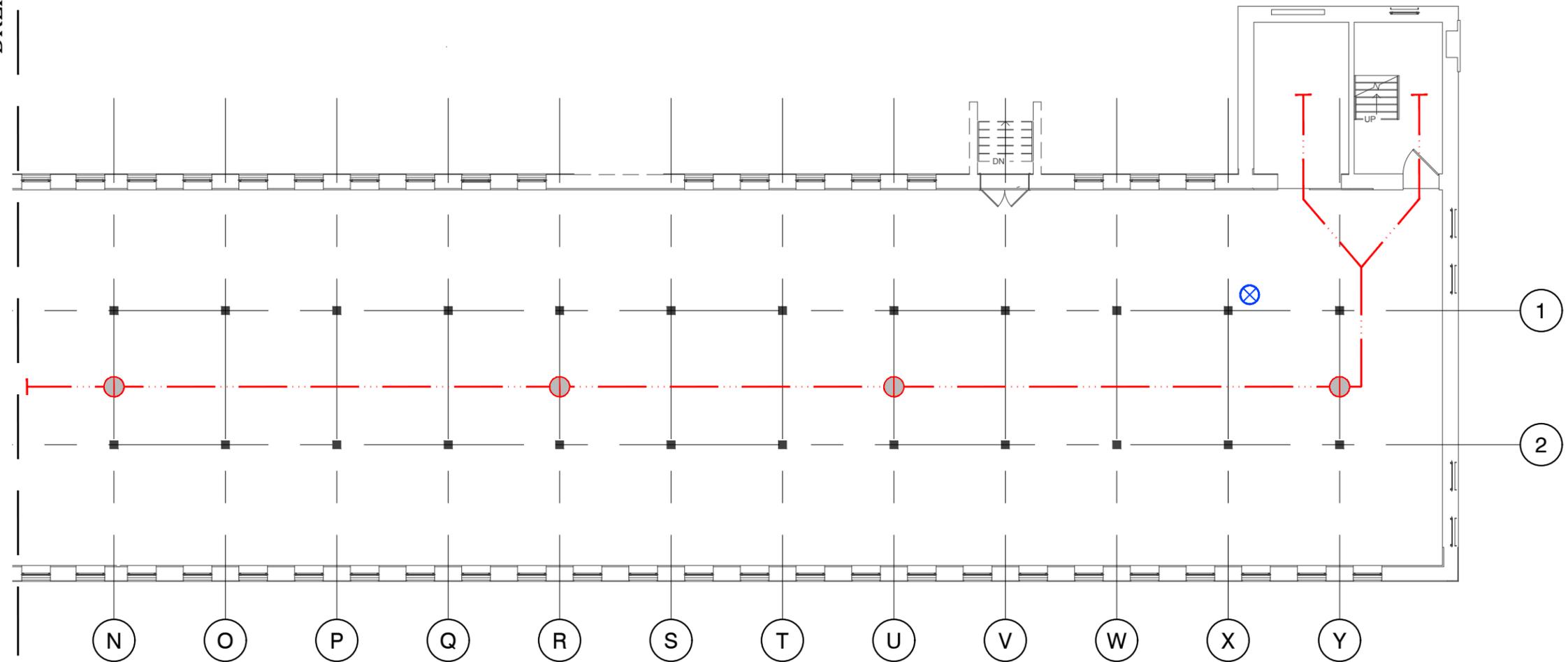


		Figure 1-1 - Interim SMP Warehouse Basement-North		Revisions <table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>			
The Crossroads at Genesee LLC 19 Doat Street - Buffalo, New York 14211		SCALE: N/A	SHEET 1 OF 4				
12-10-2020							



KEY PLAN

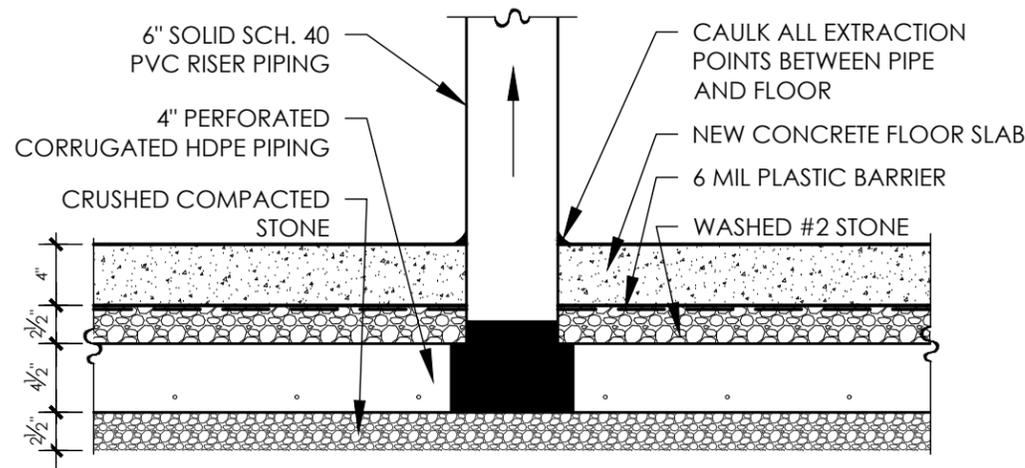
BREAKLINE



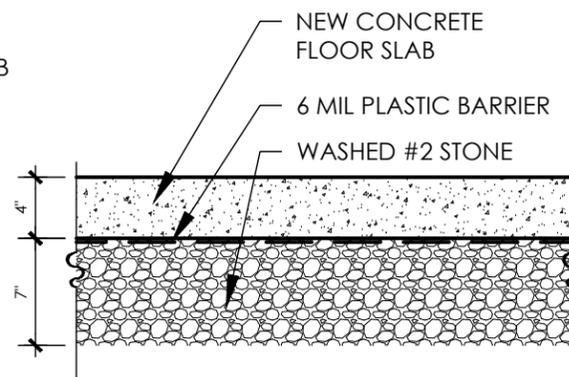
BASEMENT PLAN - WAREHOUSE (SOUTH)

NOTE: SYSTEM INSTALLED AS A PASSIVE SYSTEM TO MITIGATE RADON INTRUSION. SYSTEM HAS BEEN DESIGNED TO BE MODIFIED TO AN ACTIVE SYSTEM, IF REQUIRED.

NOTE¹: CORRESPONDING EFFLUENT PIPE WILL ALSO BE SAMPLED.



DETAIL A - TYPICAL SLAB AT PIPE CHASE



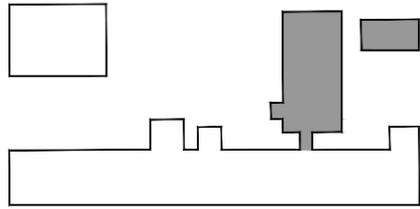
DETAIL B - TYPICAL FLOOR SLAB

LEGEND

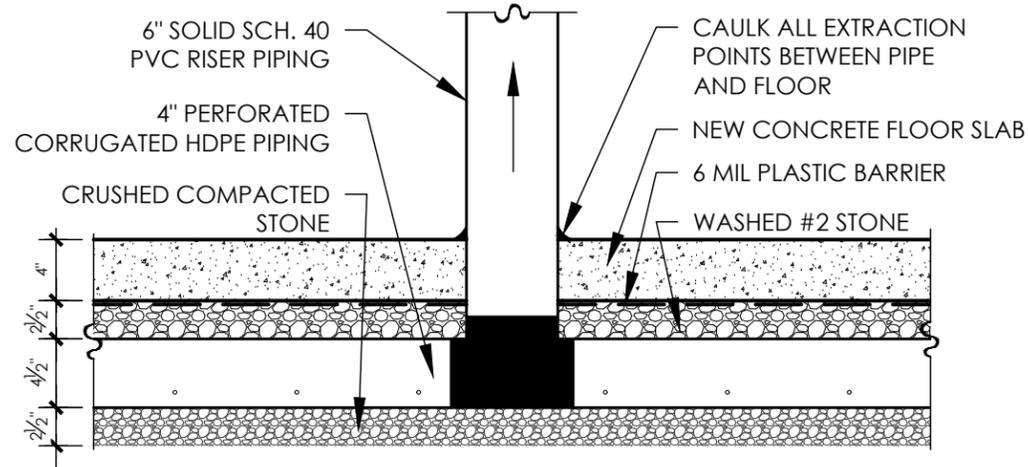
- 4" PERFORATED CORRUGATED HDPE PIPING - SUB-SLAB
- 6" SOLID SCH. 40 PVC RISER PIPING UP THROUGH ROOF
- APPROXIMATE VAPOR SAMPLE LOCATION¹



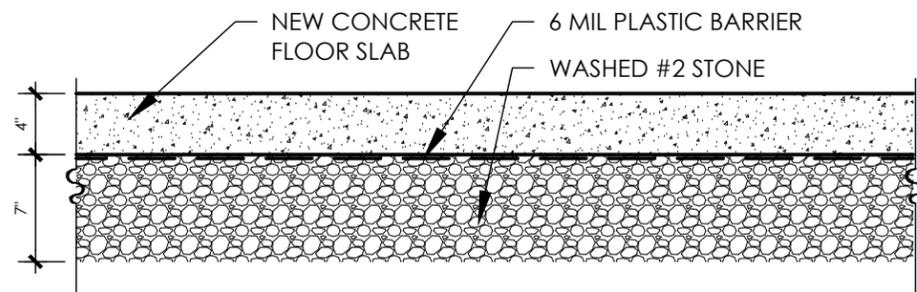
		Figure 1-2 - Interim SMP		Revisions
		Warehouse Basement-South		
The Crossroads at Genesee LLC 19 Doat Street - Buffalo, New York 14211		SCALE: N/A		SHEET 2 OF 4
		12-10-2020		



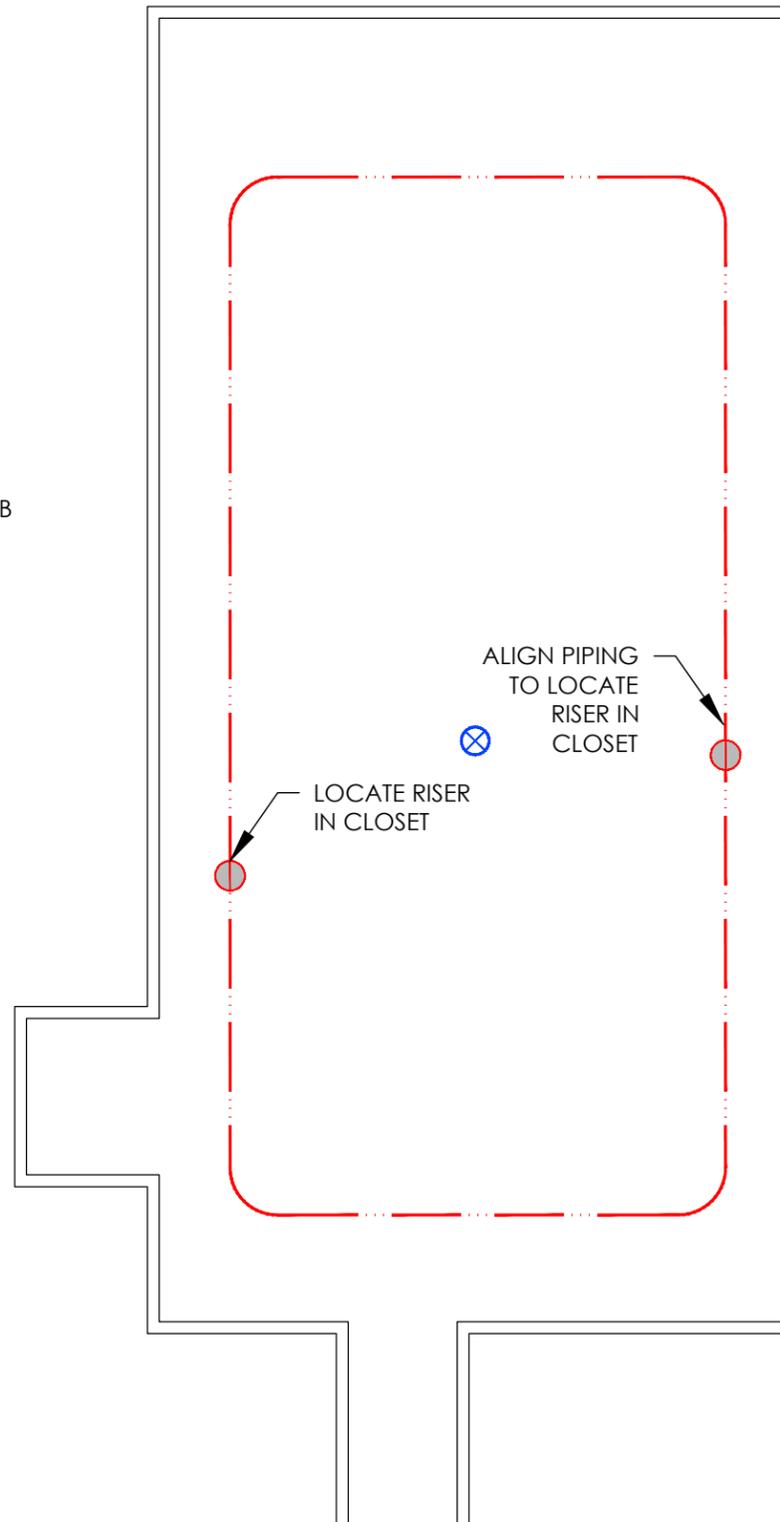
KEY PLAN



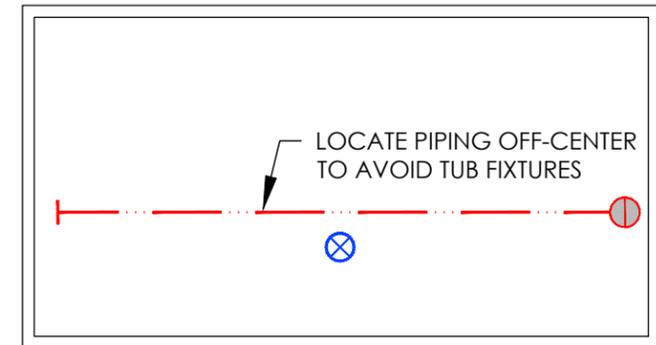
DETAIL A - TYPICAL SLAB AT PIPE CHASE



DETAIL B - TYPICAL FLOOR SLAB



FIRST FLOOR PLAN - DYE HOUSE

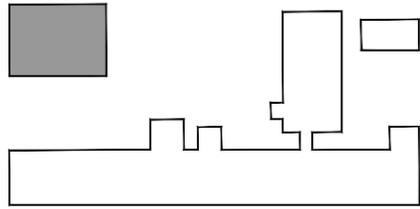


FIRST FLOOR PLAN - BOILER HOUSE

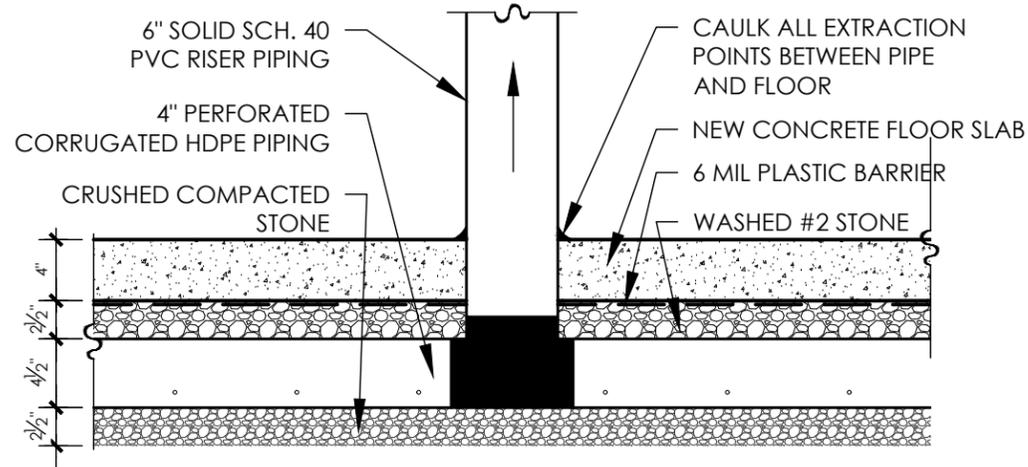
NOTE: SYSTEM INSTALLED AS A PASSIVE SYSTEM TO MITIGATE RADON INTRUSION. SYSTEM HAS BEEN DESIGNED TO BE MODIFIED TO AN ACTIVE SYSTEM, IF REQUIRED.
NOTE¹: CORRESPONDING EFFLUENT PIPE WILL ALSO BE SAMPLED.

LEGEND	
	4" PERFORATED CORRUGATED HDPE PIPING - SUB-SLAB
	6" SOLID SCH. 40 PVC RISER PIPING UP THROUGH ROOF
	APPROXIMATE VAPOR SAMPLE LOCATION ¹

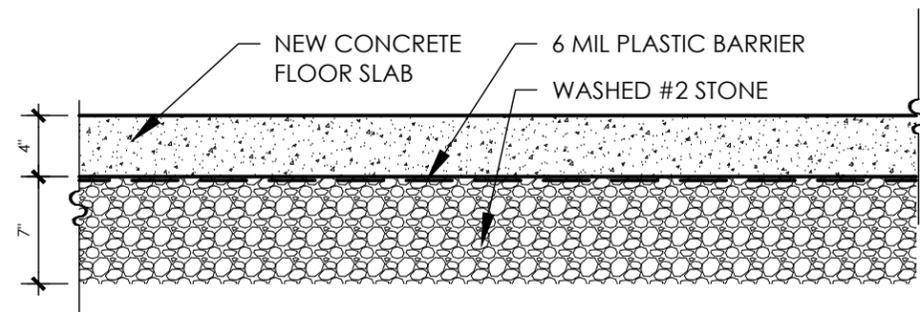
 ENVIROSAFE Inspections & Consulting	 BE3CORP SERVICES ENGINEERING IN ENVIRONMENT & ENERGY	Figure 1-3 - Interim SMP		Revisions
		Dye House, Boiler House		
		The Crossroads at Genesee LLC 19 Doat Street - Buffalo, New York 14211		
		12-10-2020	SCALE: N/A	SHEET 3 OF 4



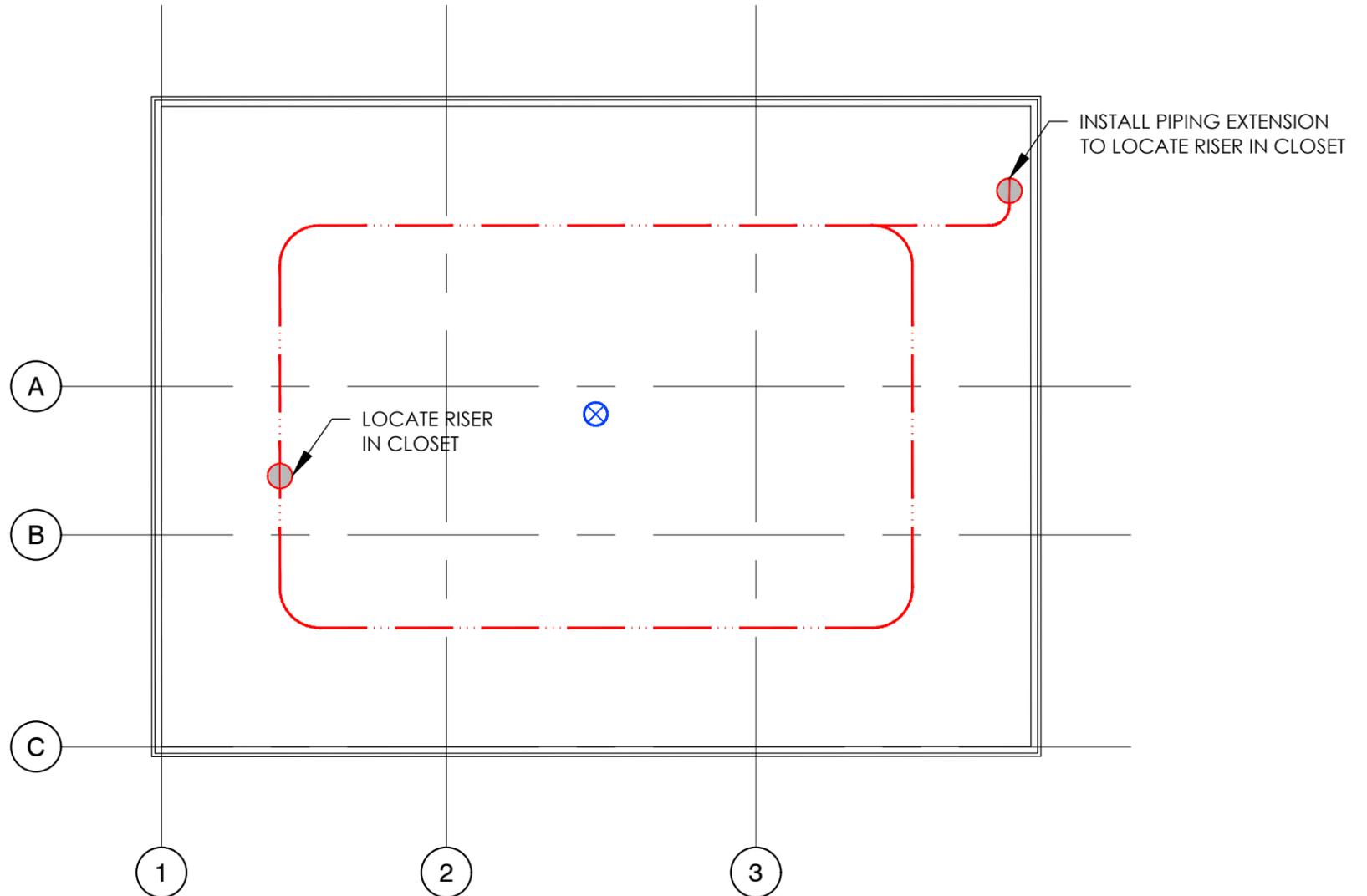
KEY PLAN



DETAIL A - TYPICAL SLAB AT PIPE CHASE



DETAIL B - TYPICAL FLOOR SLAB



FIRST FLOOR PLAN - JERICHO ROAD

NOTE: SYSTEM INSTALLED AS A PASSIVE SYSTEM TO MITIGATE RADON INTRUSION. SYSTEM HAS BEEN DESIGNED TO BE MODIFIED TO AN ACTIVE SYSTEM, IF REQUIRED.
NOTE ¹: CORRESPONDING EFFLUENT PIPE WILL ALSO BE SAMPLED.

LEGEND	
	4" PERFORATED CORRUGATED HDPE PIPING - SUB-SLAB
	6" SOLID SCH. 40 PVC RISER PIPING UP THROUGH ROOF
	APPROXIMATE VAPOR SAMPLE LOCATION ¹



 ENVIROSAFE Inspections & Consulting	 BE3CORP SERVICES ENGINEERING IN ENVIRONMENT & ENERGY	Figure 1-4 - Interim SMP "Jericho Road" Building		Revisions <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>						
The Crossroads at Genesee LLC 19 Doat Street - Buffalo, New York 14211		12-10-2020	SCALE: N/A	SHEET 4 OF 4						

MICHAEL P. KEARNS, ERIE COUNTY CLERK
REF:

DATE: 12/21/2020
TIME: 1:17:00 PM
RECEIPT: 20388421

THE SLATER LAW FIRM
ACCOUNT #: 0

ITEM - 01 785
RECD: 12/21/2020 1:22:07 PM
FILE: 2020220506 BK/Pg D 11371/5088
Deed Sequence: TT2020010924
CROSSROADS AT GENESEE HOUSING DEVELOPMENT FU
ND COMPANY INC (THE)

Recording Fees		95.50
TP584		10.00
Subtotal	105.50	

TOTAL DUE		\$105.50
PAID TOTAL		\$105.50
PAID CHECK		\$105.50
Check #2613:		105.50

REC BY: Aaron
COUNTY RECORDER

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

FILED

DEC 12 2020

ERIE COUNTY
CLERK'S OFFICE

THIS INDENTURE made this 11th day of December, 2020, between Owner(s) The Crossroads at Genesee Housing Development Fund Company, Inc., (the "Grantor Fee Owner") having an office at 1081 Broadway, Buffalo, New York 14212, County of Erie, State of New York, and The Crossroads at Genesee LLC, (the "Grantor Beneficial Owner"), having an office at 1055 Saw Mill River Road, Suite 204, Ardsley, New York 10502, County of Westchester, State of New York (collectively, the "Grantor"), and The People of the State of New York (the "Grantee."), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 19 Doat Street in the City of Buffalo, County of Erie and State of New York, known and designated on the tax map of the County Clerk of Erie as tax map parcel numbers: Section 101.55 Block 5 Lot 21, being a portion of the property conveyed to Grantor Fee Owner by deed dated December 18, 2019 and recorded in the Erie County Clerk's Office in Liber and Page 11354/7049.

WHEREAS, Grantor, is the owner of real property located at the address of 9 Lansdale Place in the City of Buffalo, County of Erie and State of New York, known and designated on the tax map of the County Clerk of Erie as tax map parcel numbers: Section 101.56 Block 9 Lot 8, being a portion of the property conveyed to Grantor Fee Owner by deed dated December 18, 2019

and recorded in the Erie County Clerk's Office in Liber and Page 11354/7049.

WHEREAS, the property subject to this Environmental Easement (the "Controlled Property") comprises approximately 1.907 +/- acres, and is hereinafter more fully described in the Land Title Survey dated February 10, 2020 and last revised November 12, 2020 prepared by Rosanne Frandina PE, LS of Frandina Engineering and Land Surveying, PC, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A;

WHEREAS, Grantor Beneficial Owner, is the owner of the beneficial interest in the Controlled Property being the same as a portion of that beneficial interest conveyed to Grantor Beneficial Owner by means of a Declaration of Interest and Nominee Agreement dated December 18, 2019 and recorded in the Erie County Clerk's Office in Liber and Page 11354/7053 ; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C915338-11-18 as amended September 11, 2020, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Residential as described in 6 NYCRR Part 375-1.8(g)(2)(i), Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the Erie County Department of Health to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for raising livestock or producing animal products for human consumption, and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway

Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:
(i) are in-place;
(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

IN WITNESS WHEREOF, Grantor Beneficial Owner has caused this instrument to be signed in its name.

The Crossroads at Genesee LLC:

By: _____

Print Name: Amy Regan

Title: Member Date: 12/4/2020

Grantor's Acknowledgment

STATE OF NEW YORK)
COUNTY OF Westchester) ss:

On the 4th day of Dec, in the year 20 20, before me, the undersigned, personally appeared Amy Regan, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public - State of New York



SCHEDULE "A" PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND together with the improvements thereof, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot No. 52, Township 11, Range 7 of the Holland Land Company's Survey and being more particularly bounded and described as follow:

ALL THAT TRACT OR PARCEL OF LAND BEGINNING at the point of intersection of the southerly line of Doat Street with the easterly line of Rustic Place, as said Rustic Place now exists as a street 49 1/2 feet wide, formerly 50 feet wide; running thence southerly along said easterly line of Rustic Place, 382.51 feet (381.96' record) to the point of intersection of said easterly line of Rustic Place with the northerly line of Lansdale Place; running thence easterly along said northerly line of Lansdale Place a distance of 235.50 feet to a point; thence northerly and parallel with the easterly line of Rustic Place a distance of 224.80 feet to a point; thence westerly and parallel with the northerly line of Lansdale Place a distance of 44.39 feet to a point; thence northerly and parallel with the easterly line of Rustic Place a distance of 157.30 feet to a point on the southerly line of Doat Street, said point being distant 191.50 feet easterly from the point of beginning as measured along the southerly line of Doat Street; thence westerly along the southerly line of Doat Street a distance of 191.50 feet to the point of beginning, containing 1.907 acres more or less.

