

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director

625 Broadway, 12th Floor, Albany, New York 12233-7011

P: (518) 402-9706 | F: (518) 402-9020

www.dec.ny.gov

Lakefront Boulevard, LLC
Attn: Mr. Paul Ciminelli
50 Fountain Plaza, Suite 500
Buffalo, NY 14202

AUG - 4 2020

Re: Certificate of Completion
240-260 Lakefront Boulevard Site
Buffalo, Erie, C915340

Dear Mr. Ciminelli:

Congratulations on having satisfactorily completed the remedial program at the 240-260 Lakefront Boulevard Site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record a notice of the COC in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of the date that you acquire the site. A copy of the recorded notice should be provided to the Department's project manager. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter. Please return the proof of recording to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- Provide the notice of the COC to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet



Department of
Environmental
Conservation

announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;

- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department on October 15, 2021.

If you have any questions regarding any of these items, please contact Anthony Lopes at 716-851-7220.

Sincerely,



Michael J. Ryan, P.E.
Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris - NYSDOH
Eamonn O'Neil - NYSDOH
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov
Cody Martin, cmartin@cscos.com
Craig A. Slater, Esq., cslater@cslaterlaw.com

ec w/o enc.:

Anthony Lopes
Michael Cruden
Andria Caprio
Jennifer Dougherty
Kelly Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Lakefront Boulevard, LLC

Address

50 Fountain Plaza, Suite 500, Buffalo, NY 14202

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 1/24/19 **Agreement Execution:** 2/13/19

Agreement Index No.: C915340-01-19

Application Approval Amendment: 5/17/19

Agreement Execution Amendment: 5/17/19

Application Approval Amendment: 8/27/19

Agreement Execution Amendment: 8/27/19

SITE INFORMATION:

Site No.: C915340 **Site Name:** 240 - 260 Lakefront Boulevard Site

Site Owner: Lakefront Boulevard, LLC

Street Address: 240 Lakefront Boulevard

Municipality: Buffalo **County:** Erie **DEC Region:** 9

Site Size: 2.094 Acres

Tax Map Identification Number(s): 110.59-1-3.11

Percentage of site located in an EnZone: 0 - 49 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

Allowable Uses under the BCP: Restricted-Residential, Commercial, and Industrial

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.

Tangible Property Credit is 10%. Comprised of 10% Base.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

The Remedial Program includes use restrictions or reliance on the long term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Erie County as BK/PG D11350/3038.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

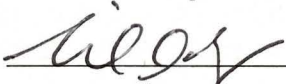
CERTIFICATE MODIFICATION/REVOCATION

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By:  Date: 8/4/20

Michael J. Ryan, P.E., Director
Division of Environmental Remediation

NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)

240-260 Lakefront Boulevard Site, Site ID No. C915340
240 Lakefront Boulevard, Buffalo, NY, 14203
Buffalo, Erie, Tax Map Identification Number 110.59-1-3.11

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Lakefront Boulevard, LLC, for a parcel approximately 2.094 acres located at 240 Lakefront Boulevard in the City of Buffalo, Erie County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, the remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ☒ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Erie County as BK/PG D 11350/3038.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

240-260 Lakefront Boulevard, C915340, 240-260 Lakefront Boulevard, Buffalo, NY

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

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

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

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

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

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

WHEREFORE, the undersigned has signed this Notice of Certificate

Lakefront Boulevard, LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

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

Signature and Office of individual
taking acknowledgment

Please record and return to:
Lakefront Boulevard, LLC
Attn: Mr. Paul Ciminelli
50 Fountain Plaza, Suite 500
Buffalo, NY 14202

Exhibit A

Environmental Easement Description
For 240-260 Lakefront Boulevard Site
BCP Site No. C915340

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Buffalo, County of Erie, State of New York, and being part of Lots 5 and 14 of the New York State Mile Reserve and also being part of Sublots 19 and 20 as shown on a map prepared by Bissell Merrill Associates titled "Waterfront Village Part II" as filed in the Erie County Clerk's Office under Map Cover No. 2433, bounded and described as follows:

BEGINNING AT A POINT on the southeast line of lands conveyed to Twin Lakes Associates, L.P. by deed recorded in the Erie County Clerk's Office in Liber 9859 of Deeds at Page 572 at a distance of 5.01 feet southwesterly measured along the southeast line of said Twin Lakes Associates, L.P. lands, from its intersection with the southwest line of Lakefront Boulevard;

RUNNING THENCE: S-36°-07'-00"-E, parallel with the southwest line of Lakefront Boulevard and 5.0 feet southwesterly therefrom as measured at right angles thereto, a distance of 296.53 feet to a point; RUNNING THENCE: S-53°-53'-00"-W, a distance of 5.0 feet to a point;

RUNNING THENCE: S-36°-07'-00"-E, a distance of 10.0 feet to a point;

RUNNING THENCE: N-53°-53'-00"-E, a distance of 4.74 feet to a point;

RUNNING THENCE: S-22°-48'-28"-E, parallel with the southwest line of Lakefront Boulevard and 5.0 feet southwesterly therefrom as measured at right angles thereto, a distance of 37.89 feet to a point; RUNNING THENCE: S-21°-03'-33"-W, parallel with the northwest line of Ojibwa Circle and 5.0 feet northwesterly therefrom as measured at right angles thereto, a distance of 144.82 feet to a point; RUNNING THENCE: N-68°-57'-01"-W, a distance of 28.0 feet to a point;

RUNNING THENCE: S-21°-04'-04"-W, a distance of 5.0 feet to a point;

RUNNING THENCE: N-68°-53'-24"-W, a distance of 63.29 feet to a point;

RUNNING THENCE: N-80°-50'-33"-W, a distance of 48.76 feet to a point on a northerly line of lands conveyed to Third Jeffersonian Associates by deed recorded in the Erie County Clerk's Office in Liber 9355 of Deeds at Page 302;

RUNNING THENCE: N-39°-21'-04"-W, along a northerly line of said Third Jeffersonian Associates, a distance of 23.10 feet to a point;

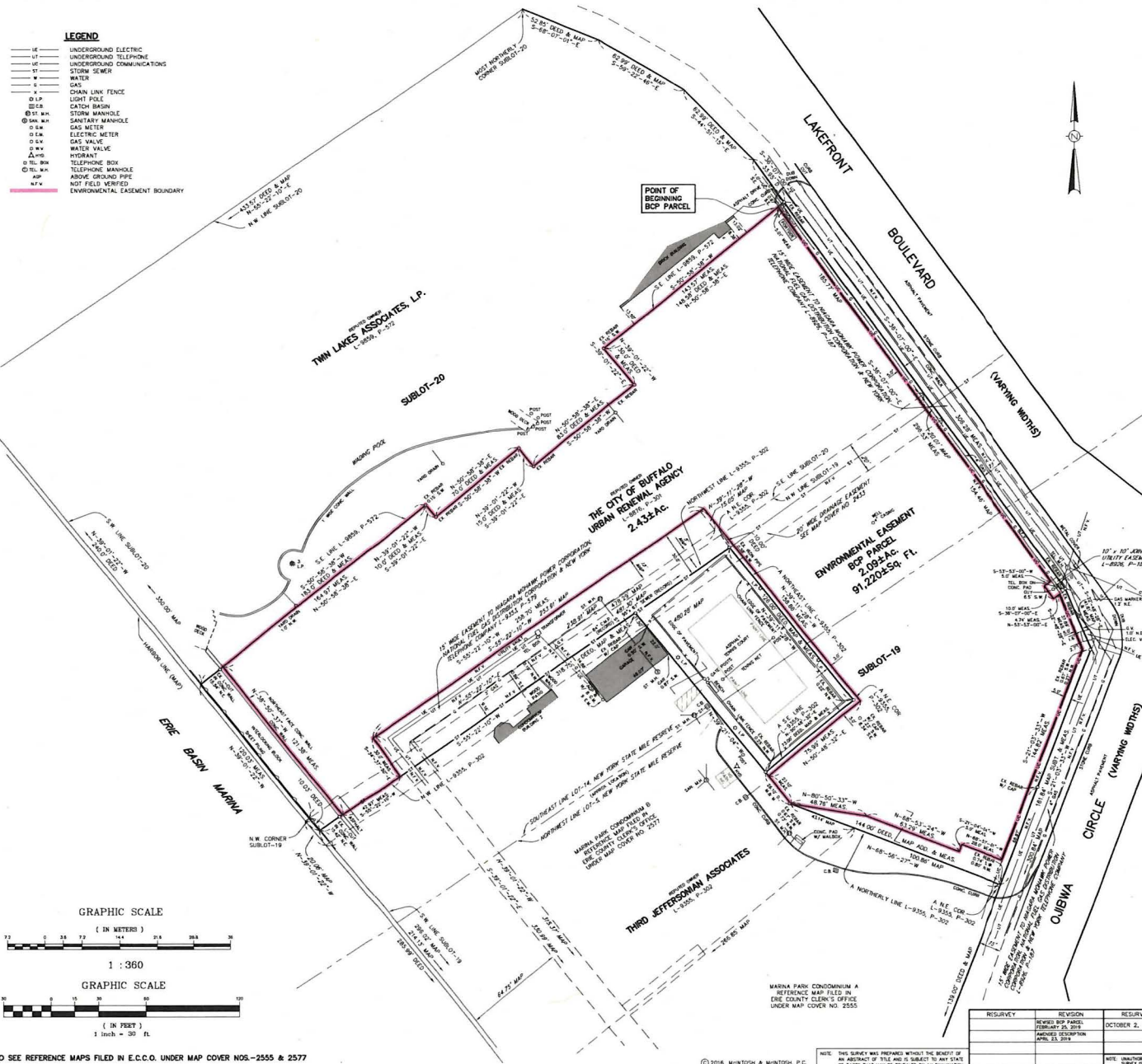
RUNNING THENCE: N-50°-48'-32"-E, parallel with a southeast line of said Third Jeffersonian Associates lands and 3.0 feet southeasterly therefrom as measured at right angles thereto, a distance of 75.99 feet to a point;

RUNNING THENCE: N-39°-11'-28"-W, parallel with a northeast line of said Third Jeffersonian Associates lands and 3.0 feet northeasterly therefrom as measured at right angles thereto, a distance of 158.86 feet to a point;

RUNNING THENCE: S-55°-22'-10"-W, parallel with the northwest line of said Third Jeffersonian Associates lands and 30.0 feet northwesterly therefrom as measured at right angles thereto, a distance of

Exhibit B

- LEGEND**
- E— UNDERGROUND ELECTRIC
 - T— UNDERGROUND TELEPHONE
 - S— UNDERGROUND COMMUNICATIONS
 - W— STORM SEWER
 - W— WATER
 - G— GAS
 - C— CHAIN LINK FENCE
 - L— LIGHT POLE
 - B— CATCH BASIN
 - M— STORM MANHOLE
 - M— SANITARY MANHOLE
 - M— GAS METER
 - M— ELECTRIC METER
 - M— GAS VALVE
 - M— WATER VALVE
 - M— HYDRANT
 - M— TELEPHONE BOX
 - M— TELEPHONE MANHOLE
 - M— ABOVE GROUND PIPE
 - M— NOT FIELD VERIFIED
 - M— ENVIRONMENTAL EASEMENT BOUNDARY



**THE CITY OF BUFFALO URBAN RENEWAL AGENCY
ENVIRONMENTAL EASEMENT AREA DESCRIPTION
NYS DEC BCP SITE NO. C915340**

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Buffalo, County of Erie, State of New York, and being part of Lots 5 and 14 of the New York State Mile Reserve and also being part of Sublots 19 and 20 as shown on a map prepared by Brian Merrill Associates titled "Waterfront Village Part 1" as filed in the Erie County Clerk's Office under Map No. 2433, bounded and described as follows:

BEING: A POINT on the southwest line of lands conveyed to Ten Lakes Associates, L.P. by deed recorded in the Erie County Clerk's Office in Liber 9358 of Deeds of Page 571 at a distance of 5.0 feet westerly measured along the southeast line of said Ten Lakes Associates, L.P. lands, from its intersection with the southwest line of Lakefront Boulevard and 5.0 feet westerly therefrom as measured at right angles thereto, a distance of 291.53 feet to a point.

RUNNING THENCE S-36-07-00"-E, parallel with the southwest line of Lakefront Boulevard and 5.0 feet westerly therefrom as measured at right angles thereto, a distance of 10.0 feet to a point.

RUNNING THENCE N-63-53-00"-E, a distance of 4.74 feet to a point.

RUNNING THENCE S-22-48-28"-E, parallel with the southwest line of Lakefront Boulevard and 5.0 feet westerly therefrom as measured at right angles thereto, a distance of 31.89 feet to a point.

RUNNING THENCE S-21-03-23"-W, parallel with the northwest line of Gibbs Circle and 5.0 feet westerly therefrom as measured at right angles thereto, a distance of 144.82 feet to a point.

RUNNING THENCE N-68-53-24"-W, a distance of 83.29 feet to a point.

RUNNING THENCE S-21-04-04"-W, a distance of 5.0 feet to a point.

RUNNING THENCE N-80-50-33"-W, a distance of 46.78 feet to a point on a northerly line of lands conveyed to Third Jefferson Associates by deed recorded in the Erie County Clerk's Office in Liber 9355 of Deeds of Page 302.

RUNNING THENCE N-39-21-04"-W, along a northerly line of said Third Jefferson Associates, a distance of 23.10 feet to a point.

RUNNING THENCE N-50-45-32"-E, parallel with the southeast line of said Third Jefferson Associates lands and 3.0 feet southerly therefrom as measured at right angles thereto, a distance of 75.94 feet to a point.

RUNNING THENCE N-39-11-48"-W, parallel with a northerly line of said Third Jefferson Associates lands and 3.0 feet northerly therefrom as measured at right angles thereto, a distance of 158.88 feet to a point.

RUNNING THENCE S-50-22-10"-W, parallel with the northwest line of said Third Jefferson Associates lands and 3.0 feet northerly therefrom as measured at right angles thereto, a distance of 208.70 feet to a point.

RUNNING THENCE S-34-37-50"-E, a distance of 30.0 feet to a point on the northwesterly line of said Third Jefferson Associates lands.

RUNNING THENCE S-55-23-10"-W, along the northwest line of said Third Jefferson Associates lands, a distance of 42.97 feet to a point on the northwest line of a concrete wall, a distance of 129.38 feet to a point on the southwest line of said Ten Lakes Associates, L.P. lands.

RUNNING THENCE: The following seven (7) courses and distances along the southeast line of said Ten Lakes Associates, L.P. lands:

1. N-50-58-38"-E, a distance of 184.87 feet to an angle point thereon;
2. S-39-01-33"-E, a distance of 10.0 feet to an angle point thereon;
3. N-50-58-38"-E, a distance of 70.0 feet to an angle point thereon;
4. S-39-01-33"-E, a distance of 10.0 feet to an angle point thereon;
5. N-50-58-38"-E, a distance of 83.0 feet to an angle point thereon;
6. N-39-01-33"-W, a distance of 30.0 feet to an angle point thereon;
7. N-50-58-38"-E, a distance of 143.57 feet to the POINT OF BEGINNING, containing 2.09 Acres, be the same, more or less.

SUBJECT TO EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

BEING AND INTENDED TO BE a portion of lands conveyed to the City of Buffalo Urban Renewal Agency by deed recorded in the Erie County Clerk's Office in Liber 8878 of Deeds of Page 301

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 NEW YORK ENVIRONMENTAL CONSERVATION LAW.

THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN THE SITE MANAGEMENT PLAN (SMP). A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@G.W.DEC.STATE.NY.US.

ALSO BEING PART OF LOTS 19 & 20, WATERFRONT VILLAGE, PART II, WATERFRONT REDEVELOPMENT PROJECT AREA "A"

NYS DEC BCP SITE NO. C915340, SITE ADDRESS: 240 LAKEFRONT BOULEVARD

McINTOSH & McINTOSH, P.C.
CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
429 PINE STREET, LOOKPORT, NEW YORK 14094
PHONE 433-3535

**SURVEY OF PART OF LOTS-5 & 14, NEW YORK STATE MILE RESERVE
CITY OF BUFFALO, ERIE COUNTY, NEW YORK**

LOCATION: REFERENCE MAP FILED IN E.C.C.O. UNDER MAP COVER NO. 2433
JOB NO. 8755 SCALE: 1" = 30' DATE: OCTOBER 20, 2018

REVISION	REVISION	REVISION
1. REVISION: TOP OF PAGES	2. REVISION: TOP OF PAGES	3. REVISION: TOP OF PAGES
4. REVISION: TOP OF PAGES	5. REVISION: TOP OF PAGES	6. REVISION: TOP OF PAGES
7. REVISION: TOP OF PAGES	8. REVISION: TOP OF PAGES	9. REVISION: TOP OF PAGES

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

NOTE: UNRECORDED & UNFILED OR UNFILED TO THIS SURVEY IS A VIOLATION OF SECTION 204, PARAGRAPH 1 OF THE NEW YORK STATE EASEMENT LAW.

ALSO SEE REFERENCE MAPS FILED IN E.C.C.O. UNDER MAP COVER NOS.-2555 & 2577

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ALL RIGHTS RESERVED

258.70 feet to a point;

RUNNING THENCE: S-34°-37'-50"-E, a distance of 30.0 feet to a point on the northwesterly line of said Third Jeffersonian Associates lands;

RUNNING THENCE: S-55°-22'-10"-W, along the northwest line of said Third Jeffersonian Associates lands, a distance of 42.97 feet to a point on the northeast face of a concrete wall;

RUNNING THENCE: N-38°-50'-37"-W, along the northeast face of said concrete wall, a distance of 121.38 feet to a point on the southeast line of said Twin Lake Associates, L.P. lands;

RUNNING THENCE: The following seven (7) courses and distances along the southeast line of said Twin Lakes Associates, L.P. lands:

1. N-50°-58'-38"-E, a distance of 164.97 feet to an angle point therein;
2. S-39°-01'-22"-E, a distance of 10.0 feet to an angle point therein;
3. N-50°-58'-38"-E, a distance of 70.0 feet to an angle point therein;
4. S-39°-01'-22"-E, a distance of 15.0 feet to an angle point therein;
5. N-50°-58'-38"-E, a distance of 83.0 feet to an angle point therein;
6. N-39°-01'-22"-W, a distance of 30.0 feet to an angle point therein;
7. N-50°-58'-38"-E, a distance of 143.57 feet to the POINT OR PLACE OF BEGINNING, containing 2.094 Acres, be the same, more or less.

SUBJECT to easements, rights of way and restrictions of record.



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
7/10/2020



SITE DESCRIPTION

SITE NO. C915340

SITE NAME 240 - 260 Lakefront Boulevard Site

SITE ADDRESS: 240 - 260 Lakefront Boulevard **ZIP CODE:** 14203

CITY/TOWN: Buffalo

COUNTY: Erie

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan

☒ ☐

Monitoring Plan

Operation and Maintenance (O&M) Plan

☒ ☐

Periodic Review Frequency: once a year

☐ ☒

Periodic Review Report Submitted Date: 10/15/2021

Description of Institutional Control

240 Lakefront Boulevard, LLC

50 Fountain Plaza, Suite 500

240 Lakefront Boulevard

Environmental Easement

Block: 1

Lot: 3

Sublot: 11

Section: 110

Subsection: 59

S_B_L Image: 110.59-1-3.11

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Description of Engineering Control

240 Lakefront Boulevard, LLC

50 Fountain Plaza, Suite 500

240 Lakefront Boulevard

Environmental Easement

Block: 1

Lot: 3

Sublot: 11

Section: 110

Subsection: 59

S_B_L Image: 110.59-1-3.11

Cover System