



ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:

BC 375 MICHIGAN LLC
TWO CENTER PLAZA SUITE 700
BOSTON, MA 02108

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Party 1:

ETC COMMERCIAL INC

Party 2:

BC 375 MICHIGAN LLC

Recording Fees:

RECORDING	\$40.00
COE CO \$1 RET	\$1.00
COE STATE \$14.25 GEN	\$14.25
COE STATE \$4.75 RM	\$4.75
RP5217 CNTY \$9	\$9.00
RP5217 ST-NON RES \$241	\$241.00
TP584	\$10.00

Consideration Amount: 85449.96

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$342.00
ROAD FUND TT	\$427.50

Total: \$1,089.50

STATE OF NEW YORK
ERIE COUNTY CLERK'S OFFICE

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

Michael P. Kearns
Erie County Clerk

THIS INDENTURE made the 8th day of January, 2026

BETWEEN, ETC COMMERCIAL INC., a New York corporation, having its principal place of business at 7077 Keele Street, Suite 102, Concord, Ontario L4K 0B6, party of the first part, and

* BC 375 MICHIGAN LLC, a New York limited liability company, having its principal place of business at Two Center Plaza, Suite 700, Boston, MA 02108, party of the second part,

WITNESSETH, that the party of the first part, in consideration of the sum of ONE & MORE DOLLARS (\$1.00 & More), lawful money of the United States, paid by the said party of the second part, doth hereby grant and release unto the said party of the second part, its successors and assigns forever,

SEE DESCRIPTION ATTACHED ON SCHEDULE A HERETO.

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

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

AND the said party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, will receive the consideration for this conveyance and will hold the right to receive such consideration as trust fund to be applied first for the purpose of paying the improvement before using any part of the total of the same for any other purpose.

4473 CTY DEED - 3

IN WITNESS WHEREOF, the party of the first part has caused these presents to be duly signed on the day and year first above written.

ETC COMMERCIAL INC.

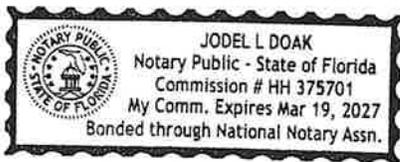
By: _____

Name: Richard Higgins

Title: VP

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) ss.:

On this 17th day of DECEMBER, in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD L. HIGGINS, 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.



Jodel L. Doak
Notary Public

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Outer Lot No. 104, and being more particularly bounded and described as follows:

BEGINNING at the intersection of the south line of Eagle Street with the east line of Michigan Avenue; thence southeasterly along said south line of Eagle Street having a bearing of S 89° 56' 47" E, a distance of 322.08 feet to the west line of Minnie Gillette Drive; thence along a line perpendicular to the south line of Eagle Street having a bearing of S 00° 03' 13" W, a distance of 86.00 feet to a point; thence S 31° 47' 09" W, a distance of 327.36 feet to a point; thence along a line perpendicular to the east line of Michigan Avenue having a bearing of N 89° 53' 17" W, a distance of 150.28 feet to a point on the east line of Michigan Avenue; thence northeasterly along said Michigan Avenue having a bearing of N 00° 06' 43" E, a distance of 364.27 feet to the point or place of beginning.

Being the same premises conveyed to ETC Commercial Inc., by Warranty Deed of Ellicott Mall Partnership, dated September 5, 1996 and recorded September 6, 1996 in the Erie County Clerk's Office in Liber 10906 of Deeds at page 3345.

ERIE COUNTY CLERK'S OFFICE

OLD COUNTY HALL, 92 FRANKLIN STREET
BUFFALO, NEW YORK 14202

MICHAEL P. KEARNS
COUNTY CLERK



LUU-SMB 0210B



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