

# New York State Department of Environmental Conservation

## Division of Environmental Remediation

Office of the Director, 12th Floor

625 Broadway, Albany, New York 12233-7011

Phone: (518) 402-9706 • Fax: (518) 402-9020

Website: [www.dec.ny.gov](http://www.dec.ny.gov)



Joe Martens  
Commissioner

DEC 23 2014

Frank Ciminelli  
Conventus Partners, LLC  
F.L.C. 50 High Street Corporation  
350 Essjay Road, Suite 100  
Williamsville, NY 14221

Joseph Kessler  
Kaleida Properties, Inc.  
Kaleida Health  
726 Exchange Street, Suite 522  
Buffalo, NY 14210

Re: Certificate of Completion  
Site Name: Former Mobil Service Station 99-MST  
Site No.: C915260  
Buffalo, Erie County

Dear Messrs. Ciminelli and Kessler:

Congratulations on having satisfactorily completed the remedial program at the Former Mobil Service Station 99-MST site. Enclosed please find an original, signed Certificate of Completion. The New York State Department of Environmental Conservation (DEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the Certificate of Completion (COC) to be issued for the above-referenced site.

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

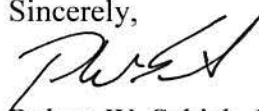
- If you are the site owner, you must record a notice of the COC in the recording office for the County (or Counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of the date that you acquire the site. 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;
- Place the notice of the COC in the document repository for the site within 10 days of issuance of the COC;
- Implement the DEC-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 DEC 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 DEC in April 2016; and

- You and your lessees must submit an annual report to the New York State Department of Taxation and Finance within one year and for each of the following eleven years after the execution of the Brownfield Site Cleanup Agreement. The Report must provide the information required by Chapter 390 of the Laws of 2008, Tax Law Section 171-s.

DEC will prepare and distribute to the Site Contact List a fact sheet describing the institutional and engineering controls that are required at the site.

If you have any questions regarding any of these items, please contact the project manager for this site, Jaspal S. Walia at (716) 851-7220 or [jaspal.walia@dec.ny.gov](mailto:jaspal.walia@dec.ny.gov).

Sincerely,



Robert W. Schick, P.E.

Director

Division of Environmental Remediation

#### Enclosures

ec: Mark Colmerauer, C&S Engineers, Inc.  
Marc A. Romanowski, Harter Secrest & Emery, LLP  
Krista Anders, DOH  
Matthew Forcucci, DOH  
Jaspal S. Walia, DEC  
Martin Doster, DEC  
Michael Cruden, DEC  
Patrick Foster, DEC  
Benjamin Conlon, DEC  
Andrew Guglielmi, DEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

<b>Name</b>	<b>Address</b>
Conventus Partners, LLC	350 Essjay Road, Suite 100, Williamsville, NY 14221
F.L.C. 50 High Street Corporation	350 Essjay Road, Suite 100, Williamsville, NY 14221
Kaleida Health	726 Exchange Street, Suite 522, Buffalo, NY 14210
Kaleida Properties, Inc.	726 Exchange Street, Suite 522, Buffalo, NY 14210

**BROWNFIELD CLEANUP AGREEMENT:**

<b>Application Approval:</b> 3/1/12	<b>Agreement Execution:</b> 6/15/12	<b>Agreement Index No.:</b> C915260-03-12
<b>Application Approval Amendment:</b> 7/30/12	<b>Agreement Execution Amendment:</b> 8/13/12	
<b>Application Approval Amendment:</b> 10/30/13	<b>Agreement Execution Amendment:</b> 1/3/14	
<b>Application Approval Amendment:</b> 11/4/14	<b>Agreement Execution Amendment:</b> 11/7/14	

**SITE INFORMATION:**

**Site No.:** C915260 **Site Name:** Former Mobil Service Station 99-MST  
**Site Owner:** Kaleida Properties, Inc.  
**Street Address:** 979 Main Street  
**Municipality:** Buffalo **County:** Erie **DEC Region:** 9  
**Site Size:** 1.725 Acres  
**Tax Map Identification Number(s):** 100.79-1-1.1, 100.79-1-2.11  
**Percentage of site located in an EnZone:** 100 %

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 2: Restricted use with generic soil cleanup objectives

**Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.  
Tangible Property Credit Component Rate is 20 %.

**Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.  
Tangible Property Credit Component Rate is 18 %.

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 2014240622 and 2014240633.

#### **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 received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Joseph J. Martens  
Commissioner  
New York State Department of Environmental Conservation

By:  Date: December 23, 2014  
Robert W. Schick, P.E., Director  
Division of Environmental Remediation

**NOTICE OF CERTIFICATE OF COMPLETION**

**Brownfield Cleanup Program**

**6 NYCRR Part 375-1.9(d)**

**Former Mobil Service Station 99-MST, Site ID No. C915260**

**979 Main Street, Buffalo, NY**

**City of Buffalo, Erie County,**

**Tax Map Identification Numbers: 100.79-1-1.1 and 100.79-1-2.11**

**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 Conventus Partners, LLC, F.L.C. 50 High Street Corporation, Kaleida Properties, Inc., and Kaleida Health for a parcel approximately 1.725 acres located at the 979 Main Street (1001 Main Street) in the City of Buffalo and 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):

- Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- 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 File: 2014240622 BK/PG D 11272/6764; Deed Sequence: TT20148568 for 1001 Main Street and File: 2014240633 BK/PG D 11272/6782; Deed Sequence: TT20148570; for 818 Ellicott Street.

**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.

**Former Mobil Service Station 99-MST, Site No. C915260, 979 Main Street, Buffalo, NY**

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

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

**WHEREFORE**, the undersigned has signed this Notice of Certificate

Kaleida Health Properties, Inc.

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:**  
Joseph Kessler  
Kaleida Health Properties, Inc.  
726 Exchange Street, Suite 522  
Buffalo, New York 14210



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Form**  
 12/12/2014



**SITE DESCRIPTION**

**SITE NO.**            **C915260**

**SITE NAME** Former Mobil Service Station 99-MST

**SITE ADDRESS:** 979 Main Street            **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: 04/24/2016

**Description of Institutional Control**

**Kaleida Properties, Inc.**  
 726 Exchange Street, Suite 522  
**1001 Main Street**  
 Environmental Easement  
 Block: 1  
   Lot: 1.1  
     Sublot:  
       Section: 100  
       Subsection: 79  
       S\_B\_L Image: 100.79-1-1.1  
       Ground Water Use Restriction  
       IC/EC Plan  
       Land use Restriction  
       Monitoring Plan  
       Site Management Plan  
       Soil Management Plan

**Kaleida Health**

726 Exchange Street, Suite 522

**818 Ellicott Street**

Environmental Easement

Block: 1

Lot: 2.11

Sublot:

Section: 100

Subsection: 79

S\_B\_L Image: 100.79-1-2.11

Ground Water Use Restriction

IC/EC Plan

Land use Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

**Description of Engineering Control**

**Kaleida Properties, Inc.**

726 Exchange Street, Suite 522

**1001 Main Street**

Environmental Easement

Block: 1

Lot: 1.1

Sublot:

Section: 100

Subsection: 79

S\_B\_L Image: 100.79-1-1.1

Groundwater Treatment System

**Kaleida Health**

726 Exchange Street, Suite 522

**818 Ellicott Street**

Environmental Easement

Block: 1

Lot: 2.11

Sublot:

Section: 100

Subsection: 79

S\_B\_L Image: 100.79-1-2.11

Groundwater Treatment System



## EXHIBIT "A" PROPERTY 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 No. 29, Township 11, Range 8 of the Holland Land Company's Survey, bounded and described as follows:

BEGINNING at the intersection of the east line of Main Street with the south line of Goodrich Street; running thence easterly along the south line of Goodrich Street, a distance of 191.58 feet to a point; running thence southerly at an Interior angle of  $89^{\circ} 46'$  with the last described line a distance of 274.85 feet to a point on the north line of High Street; running thence westerly along the north line of High Street and at an interior angle of  $90^{\circ} 16' 10''$  with the last described line, a distance of 252.70 feet to its intersection with the east line of Main Street; running thence northeasterly along the east line of Main Street, a distance of 281.96 feet to the point or place of beginning, containing 61,070 square feet or 1.402 acres of land more or less.

AND,

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot No. 29, Township 11, Range 8 of the Holland Land Company's Survey, bounded and described as follows:

COMMENCING at the intersection of the west line of Ellicott Street with the north line of High Street; running thence westerly along the north line of High Street, a distance of 292.72 feet to the POINT OF BEGINNING; running thence northerly at an interior angle of  $89^{\circ} 43' 50''$  with the last described line, a distance of 274.85 feet to a point on the south line of Goodrich Street; running thence easterly along the south line of Goodrich Street and at an interior angle of  $90^{\circ} 14' 00''$  with the last described line, a distance of 50.47 feet to a point; running thence southerly at an interior angle of  $90^{\circ} 02' 43''$  with the last described line, a distance of 274.82 feet to a point on the north line of High Street; running thence westerly along the north line of High Street and at an interior angle of  $89^{\circ} 59' 27''$ , a distance of 51.80 feet to the point or place of beginning, containing 14,054 square feet or 0.323 acre of land more or less.

**EXHIBIT B**

