



THE KNOER GROUP, PLLC

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Deanne Stachowski
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January 22, 2018

RECEIVED
JAN 25 2018
BUR. OF TECH. SUPPORT

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

Re: BCP Site #: C915282
Our File No. 09-243.1

Chief:

Enclosed please find a copy of the filed Notice of Transfer of Certificate of Completion for the above referenced site.

Very truly yours,

THE KNOER GROUP, PLLC

Deanne Stachowski

/ds

Enc.

Cc: David Locey, NYSDEC (via email w/ enc.)

Boy 140 TKG

FILED

JAN 19 2018

ERIE COUNTY
CLERK'S OFFICE

NOTICE OF TRANSFER OF CERTIFICATE OF COMPLETION

Brownfield Cleanup Program
Pursuant to 6 NYCRR Part 375-1.9(f)
73-79 W. Huron St., (C915282)
(73-79 W. Huron St.)

PLEASE TAKE NOTICE, that pursuant to Article 27, title 14 of the Environmental Conservation Law and 6 NYCRR 375-1.9(f), Hurondel I, Inc. hereby transfer(s) the Certificate of Completion (COC) issued by the Department of Environmental Conservation on December 28, 2017 for the site described below. Such COC was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, title 14 had been or would be achieved in accordance with the time frame, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, that 73-79 W. Huron St. (site) is located at 75 W. Huron St. f/k/a 73-79 W. Huron St., City of Buffalo, County of Erie. The Site is bearing DEC site number: C915282 and is more fully described on Schedule A attached hereto ("Site"). The Tax Map Identification Number for the site is: 111.37-4-10.1 f/k/a 111.37-4-10, 111.37-4-11 and 111.37-4-17.2.

PLEASE TAKE NOTICE, that a Notice of Certificate of Completion for the Site was filed in the Erie County Clerk's Office on January 8, 2018 in Liber 11323 of Deeds at Page 9693.

PLEASE TAKE NOTICE, that on December 29, 2017, Hurondel I, Inc. conveyed title to the Site to 1Jcrew Holdings, LLC and Buffmark Holdings, LLC, as Tenants in Common, each with a one half interest, by Deed recorded in Liber 11323 of Deeds at Page 6455 and 1Jcrew Holdings, LLC conveyed title to the Site to Emerson Huron, LLC by Deed recorded in Liber 11323 of Deeds at Page 6459 and Buffmark Holdings, LLC conveyed title to the Site to Emerson Huron, LLC by Deed recorded in Liber 11323 of Deeds at Page 6463.

PLEASE TAKE NOTICE, Hurondel I, Inc. hereby transfers the Certificate to the following new property owner(s) as provided for pursuant to Article 27, title 14 of the Environmental Conservation Law and 6 NYCRR 375-1.9(f):

Emerson Huron, LLC
(New Property Owner)

560 Delaware Avenue, Suite 300
Buffalo, NY 14202
(Address)

82-3150323
(Employer Identification Number)

Mark D. Croce
Representative (if applicable)

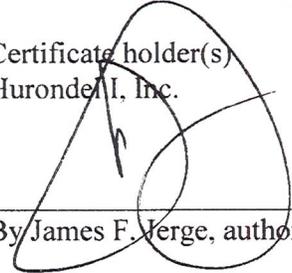
257 Franklin Street, Buffalo, NY 14202

740-2

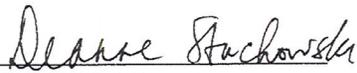
PLEASE TAKE FURTHER NOTICE, that if there is an environmental easement for this site, that Emerson Huron, LLC recognize(s) and agree(s) to implement the Department-approved Site Management Plan, and any amendments thereto, and to fully comply with all restrictions and affirmative obligations contained therein as well as in the Environmental Easement for the Site.

WHEREFORE, the undersigned have signed this Notice of Transfer of Certificate of Completion as of this 11th of January 2018.

Certificate holder(s)
Hurondell, Inc.


By James F. Verge, authorized signator

Sworn to before me this
4th of January, 2018

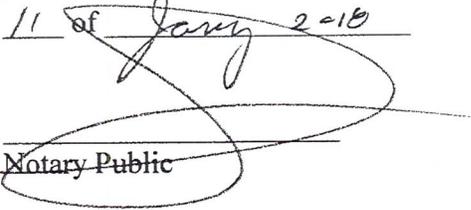

Notary Public

DEANNE STACHOWSKI
Notary Public, State of New York
Qualified in Erie County
My Commission Expires Sept. 7, 2020

New Property Owner(s)
Emerson Huron, LLC


By Mark D. Croce, authorized signator

Sworn to before me this
11 of Januy 2018


Notary Public

ROBERT E. KNOER
Notary Public, State of New York
Qualified in Erie County
My Commission Expires March 30, 2021

SCHEDULE "A" PROPERTY DESCRIPTION

Parcel "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 Inner Lot No. 128 and described as follows:

Beginning at a point in the northerly line of Huron Street, where it is intersected by the westerly line of said Inner Lot No. 128, one hundred fifteen and five tenths (115.5) feet easterly from the intersection of the said northerly line of Huron Street with the easterly line of Delaware Avenue: thence running easterly on said line of Huron Street thirty-four and five tenths (34.5) feet: thence running northerly, parallel with the westerly line of Delaware Avenue, one hundred seventy-three and five tenths (173.5) feet: thence running westerly nineteen and five tenths (19.5) feet parallel with the said northerly line of Huron Street: thence running northerly parallel with said westerly line of Delaware Avenue forty-four (44) feet: thence running westerly to the westerly line of said Inner Lot No. 128, fifteen (15) feet: thence running southerly along the westerly line of said Inner Lot No. 128, two hundred seventeen and five tenths (217.5) feet to the place of beginning.

Parcel "B"

All that tract or parcel of land situate in the City of Buffalo, County of Erie and State of New York, being part of Inner Lot No. 128 and described as follows:

Beginning at a point in the northerly line of Huron Street, thirty-four and five tenths (34.5) feet easterly from the southwest corner of Inner Lot No. 128, measured along said northerly line of Huron Street: running thence easterly along said northerly line of Huron Street sixteen and five tenths (16.5) feet to the easterly line of the premises conveyed by Isaac E. Harris and one to Delaware Mohawk Realty Corporation by deed recorded in Erie County Clerk's Office in liber 1586 of Deeds at page 219: running thence northerly along said easterly line of land so conveyed one hundred seventy-three and fifty hundredths (173.50) feet; thence running westerly parallel with said northerly line of Huron Street sixteen and one-half (16-1/2) feet; thence running southerly parallel with said westerly line of Inner Lot No. 128, one hundred seventy-three and fifty hundredths (173.50) feet to the northerly line of Huron Street at the place of beginning.

Parcel "C"

All that tract or parcel of land situate in the City of Buffalo, County of Erie and State of New York, being part of Inner Lot No. 128 and described as follows:-

Beginning in the northerly line of Huron Street one hundred fifteen and one-half (115-1/2) feet westerly from its intersection with the westerly line of Franklin Street; running thence westerly along said line of Huron Street sixty-five and two tenths (65.02) feet; thence at right angles northerly and parallel with Franklin Street two hundred thirty-seven and three hundredths (237.03) feet; thence at right angles easterly sixty five and thirty-seven hundredths (65.37) feet and thence at right angles southerly two hundred thirty-six and ninety-one hundredths (236.91) feet to Huron Street at the place of beginning.

Parcel "D"

All that tract or parcel of land situate in the City of Buffalo, County of Erie and State of New York, being part of Inner Lot No. 128, described as follows:

Beginning at a point in a line drawn parallel with the northerly line of Huron Street from a point in the easterly line of Delaware Avenue distant two hundred seventeen and fifty hundredths (217.50) feet northerly from the intersection of said easterly line of Delaware Avenue with said northerly line of Huron Street, which said point of beginning is the easterly line of lands conveyed to Delaware-Mohawk Realty Corporation by deed recorded in Erie County Clerk's Office in Liber 1586 of Deeds page 219; thence southerly on a line parallel with Delaware Avenue forty-four (44) feet; thence westerly and parallel with Huron Street thirty-six (36) feet; thence northerly and parallel with Delaware Avenue forty-four (44) feet; thence easterly and parallel with Huron Street thirty-six (36) feet to the point of beginning.

Environmental Easement areas containing 0.609 Acres more or less, 26,542± Square Feet more or less.