



**THE SLATER  
LAW FIRM**

The Slater Law Firm, PLLC  
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Buffalo, NY 14204  
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SEP 27 2017

September 18, 2017

Andrew Guglielmi  
Bureau of Remediation  
NYSDEC  
625 Broadway, 14<sup>th</sup> Floor  
Albany, NY 12233-1500

Re: Queen City Landing Easement  
Site No. C915304

Dear Mr. Guglielmi:

Enclosed please find a copy of the recorded Environmental Easement for the above-entitled property, as well as the notice to the local municipality . These copies are marked with the date and location of recording and accompanied by the Affidavit of Service by Mail.

This should complete all requirements for the Easement. If you have any questions or need anything else please don't hesitate to contact me anytime.

Very truly yours,

The Slater Law Firm, PLLC

Craig A. Slater

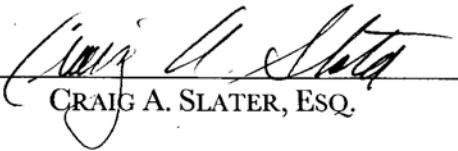
DIRECT DIAL: (716) 845-6760  
E-MAIL: CSLATER@CSLATERLAW.COM

CAS: es  
Enclosures

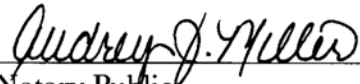
**AFFIDAVIT OF SERVICE BY MAIL**

Craig A. Slater, Esq., being duly sworn, deposes and says: I am the managing member with the law firm of The Slater Law Firm, PLLC. On the 18<sup>th</sup> day of September 2017, I mailed a copy of the attached Notice of Environmental Easement, which is annexed hereto as "Exhibit A," and Environmental Easement, which is annexed hereto as "Exhibit B," to:

**Mayor Byron Brown**  
City of Buffalo- City Hall  
65 Niagara Square  
Buffalo, NY 14202

  
CRAIG A. SLATER, ESQ.

Sworn to before me this 18<sup>th</sup> day of September 2017.

  
Notary Public

**AUDREY J. MILLER**  
Notary Public, State of New York  
Qualified in Erie County  
My Commission Expires: 3/30/2018

**EXHIBIT A**



**THE SLATER  
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The Slater Law Firm, PLLC  
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Buffalo, NY 14204  
phone: 716-845-6760  
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September 18, 2017

Mayor Byron Brown  
City of Buffalo- City Hall  
65 Niagara Square  
Buffalo, NY 14202

Re: Environmental Easement  
975 & 1005 Fuhrmann Boulevard, Buffalo, NY  
Site No. C915304

Dear Mayor Brown:

Attached please find a copy of an environmental easement granted to the New York State Department of Environmental Conservation ("DEC") on August 30, 2017, by Queen City Landing, LLC, for property at 975 & 1005 Fuhrmann Boulevard, Buffalo, NY, Tax Map Nos. Section 132.06 Block 1 Lots 1.1 and 1.2, DEC Site No: C915304.

This Environmental Easement restricts future use of the above-referenced property to restricted residential uses. It also assures that in areas not proposed for building construction or impervious covering, residually contaminated soils must be covered by a demarcation layer and must be overlain by at least 2 feet of clean fill cover material. This barrier must be maintained. Any intrusive activity at the site must be done in accordance with the Site Management Plan that is incorporated into the Environmental Easement. Department approval is also required prior to any groundwater use.

Article 71, Section 71-3607 of the New York State Environmental Conservation Law requires that:

1. Whenever the department is granted an environmental easement, it shall provide each affected local government with a copy of such easement and shall also provide a copy of any documents modifying or terminating such environmental easement.
2. Whenever an affected local government receives an application for a building permit or any other application affecting land use or development of land that is subject to an environmental easement and that may relate to or impact such easement, the affected local government shall notify the department and refer such application to the department. The department shall evaluate whether the application is consistent with the environmental easement and shall notify the affected local government of its determination in a timely fashion, considering the time frame for the local government's review of the



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application. The affected local government shall not approve the application until it receives approval from the department.

An electronic version of every environmental easement that has been accepted by this Department is available to the public at:  
<http://www.dec.ny.gov/cfm/xtapps/derfoil/index.cfm?pageid>. If you have any questions or comments regarding this matter, please do not hesitate to contact me.

Very truly yours,

The Slater Law Firm, PLLC

Craig A. Slater

DIRECT DIAL: 716 315-6700  
E-MAIL: CSLATER@CSLATERLAW.COM

CAS: es  
Enclosure  
cc : G. Buchheit

**EXHIBIT B**

PEGGY A. LAGREE, ACTING ERIE COUNTY CLERK  
REF:

DATE:9/13/2017  
TIME:11:11:20 AM  
RECEIPT: 17160083

PARALEGAL SERVICES OF BUFFALO  
ACCOUNT #: 9273

ITEM - 01 785  
RECD: 9/13/2017 11:12.47 AM  
FILE: 2017185180 BK/PD D 11318/6434  
Deed Sequence: IT2017003298  
QUEEN CITY LANDING LLC  
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL C  
ONSERVATION

Recording Fees	90.00
TP584	10.00

Subtotal 100.00

TOTAL DUE	\$100.00
PAID TOTAL	\$100.00
PAID ESCROW	\$100.00

-----  
REC BY: Loretta  
COUNTY RECORDER

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

**THIS INDENTURE** made this 30<sup>th</sup> day of August, 2017, between Owner(s) Queen City Landing, L.L.C. having an office at 3275 N. Benzing Road, Orchard Park, New York 14127, County of Erie, State of New York (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 975 and 1005 Fuhrmann Boulevard 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 132.06 Block 1 Lots 1.1 and 1.2, being a portion of the property conveyed to Grantor by deed dated November 27, 2007 and recorded in the Erie County Clerk's Office in Liber and Page 11137/7323. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 7.75 +/- acres, and is hereinafter more fully described in the Land Title Survey dated May 23, 2017 prepared by Francis C. Delles, L.L.S. of Millard, Mackay & Delles Land Surveyors, LLP, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; 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

**FILED**

SEP 13 2017



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: C915304-06-16, 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:

**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 Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), 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.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to:      Site Number: C915304  
Office of General Counsel  
NYSDEC  
625 Broadway  
Albany New York 12233-5500

With a copy to:                                      Site Control Section  
Division of Environmental Remediation  
NYSDEC  
625 Broadway  
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the

recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

**Remainder of Page Intentionally Left Blank**





**SCHEDULE "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. 4 of the Ogden Gore Tract, bounded and described as follows:

BEGINNING at a point in the northerly line of Lot 4 at its intersection with the westerly line of Fuhrmann Boulevard as established by notice of appropriation filed in the Erie County Clerk's office in Liber 6750 of Deeds at page 26 (Map 310, Parcel 321):

RUNNING THENCE WESTERLY along the northerly line of Lot 4 at a bearing of S 68°47'25" W, a distance of 45.09 feet to the shore line of Lake Erie as it existed in August of 1916; thence S 20°40'35" E along said shore line as it existed in August of 2016, a distance of 1.65 feet to a point; thence S 69°19'25" W, a distance of 4.84 feet to the TRUE POINT OF BEGINNING;

CONTINUING THENCE WESTERLY at a bearing of S 69°19'25" W, a distance of 639.02 feet to a point:

THENCE SOUTHERLY at a bearing of S 20°40'35" E, a distance of 431.56 feet to a point:

THENCE EASTERLY at a bearing of N 68°42'55" E, a distance of 629.36 feet to a point:

THENCE SOUTHERLY at a bearing of S 20°40'35" E, a distance of 75.12 feet to a point on the southerly line of lands conveyed to Queen City Landing, LLC by deed recorded in the Erie County Clerk's Office in Liber 11137 of Deeds at page 7323:

THENCE EASTERLY at a bearing of N 69°19'25" E and along said southerly line of lands conveyed to Queen City Landing, LLC, a distance of 221.08 feet to a point on the westerly line of Fuhrmann Boulevard as laid out by said notice of appropriation:

THENCE NORTHERLY along said westerly line of Fuhrmann Boulevard as laid out and at a bearing of N 38°30'08" W, a distance of 525.01 feet to a point:

THENCE SOUTHERLY at a bearing of S 21°00'10" E, a distance of 39.86 feet to a point:

THENCE WESTERLY at a bearing of S 68°40'12" W, a distance of 50.54 feet to a point:

THENCE NORTHERLY at a bearing of N 21°11'25" W, a distance of 40.63 feet to the True Point of Beginning.

Said parcel containing an area of 7.75 acres, more or less.