

FEBRUARY 13, 2020

Buffalo Niagara Convention Center

TASK 6 REPORT APPENDIX

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**Environmental Review based on 'Desk-top' analysis of Owner provided information and/or information readily available. Additional Owner due diligence is required.*

Section Divider

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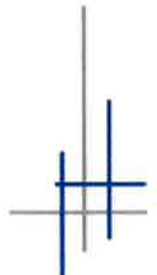
Structural Site Assessments

Buffalo Niagara Convention Center Phase II & Phase V Buffalo, New York

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PHASE II – ASSEMENT OF THE EXISTING BNCC

Overview

The existing building is a 2-story steel framed structure with steel piles extending down to bedrock for its foundations. The exterior of the building is clad with precast concrete and metal panels

Foundation System

The structure is supported on 60- and 120-ton H-piles that are driven down to bedrock. Based on geotechnical information from surrounding sites, rock is presumed to be approximately 55 to 60 feet below the first floor of the convention center. The top of the pile groups is capped with a reinforced concrete mat that supports the steel columns above.

Basement and First Floor Construction

The first-floor construction consists of 5 and 6-inch thick concrete slabs on grade.

The basements, which are located along Pearl and Court streets, consist of 5-inch concrete slabs on grade.

Loading Dock Framing

Due to the elevation change between Pearl Street and Franklin Street, the loading dock framing along Pearl Street is above the first floor. This level consists of a 6-inch reinforced concrete slab over 1 ½" metal deck. The slab has a 4 to 7-inch topping slab which is sloped to the floor drains.

The slab system is supported by non-composite steel beams that are spaced at approximately 10-feet on center.

Exhibit Hall Floor Framing

The hall floor consists of a 6-inch reinforced concrete slab over 1 ½" metal deck.

The slab system is supported by non-composite steel beams that are spaced at approximately 10-feet on center and steel girders. The girders are in turn supported by the steel columns that extend down to the foundations and up to the roof framing.

Mechanical Penthouse Floor Framing

The penthouse floor consists of a 3 ½" lightweight concrete slab over 2" composite metal deck.

The slab system is supported by non-composite steel beams that are spaced at approximately 10-feet on center and steel girders. The girders are in turn supported by the steel building columns.

Mechanical Penthouse Roof Framing

The penthouse roof consists of a 2 ½" lightweight concrete slab over 2" composite metal deck.

The slab system is supported by non-composite steel beams that are spaced at approximately 10-feet on center and steel girders. The girders are in turn supported by the steel building columns.

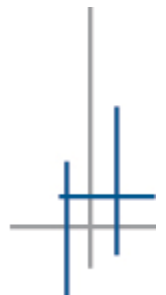


Exhibit Hall Roof Framing

The hall roof consists of a roofing and rigid insulation over 1 ½" metal roof deck.

The roof deck is supported by 36-inch deep bar joists spanning in the north-south direction spaced at 5-feet on center.

The roof deck and joists are supported by steel trusses spaced at 30-feet on center that clear span the space below. The steel trusses are 13'-6" deep and span 120 feet.

Building Lateral System

The structure resists lateral forces by means of steel moment frames in both directions.

General Live Load Capacities

- First floor Slabs on Grade = 100 psf
- Exhibit Hall Floor = 215 psf**
- Mechanical Penthouse Floor = 150 psf
- Penthouse Roof = 75 psf
- Exhibit Hall Roof = 40 psf
- Lateral System is designed for wind forces only.

** The reduced live load capacity of this floor is based on the W24x84 beams located between column lines G and K on the existing drawings. These beams are not denoted as Grade 50 steel and therefore were analyzed as Grade 36 steel. If these beams are actually Grade 50 steel, the floor live load could be increased to approximately 300 psf.

General Conditions

The structure overall appears to be in good condition however there are a couple areas showing signs of deterioration.

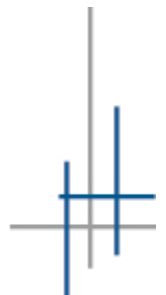
There is some deterioration of the structure noticed in the basement along Pearl Street. It is minor in nature but something that would need to be addressed as part of a renovation.

The exhibit floor cracking was repaired, and an epoxy flooring applied several years ago. Walking the space, there were some locations where cracking has started to read thru the epoxy flooring. Again, this does not appear to be a major issue but

PHASE V – OVERALL ASSESSMENT OF SITE OPTIONS

STATLER SCHEME

The idea of this concept is to provide a new expanded exhibit floor above the current convention center exhibit floor. The expanded floor would then extend from the west face of the convention center to the Statler Building towers. This scheme has definite challenges from a structural point of view which are discussed below.



Convention Center

At the current convention center, none of the structural framing above the existing hall floor is capable of supporting the required exhibit hall live load of 300 psf. This includes the hall roof framing, mechanical penthouse roof framing and the mechanical penthouse floor framing.

The capacities of these areas are such that trying to reinforce them is not feasible. The only option would be to completely demolish them leaving just the existing exhibit hall floor and the structure below.

The remaining columns and foundations would then need to be analyzed for not only the additional load from a new exhibit hall floor but for lateral seismic and increased wind forces required by the current building code.

It is unlikely that the columns and foundations would work for these additional loads. Therefore, it is anticipated that additional columns and foundations would need to be added below the existing floor. The new columns would then extend up thru the current floor to the new exhibit hall floor and roof.

The existing foundations are steel H-piles driven to bedrock. Because of this, any new foundations added would also need to be deep foundations extending to bedrock. With the current floor still in place, this will be very difficult and may not be possible depending on the required height needed for drilling equipment to install the foundations.

Finally, with most of the current structure removed, the existing lateral resisting moment frames will no longer exist. A completely new resisting system will need to be designed and constructed along with its associated foundations.

Statler Building

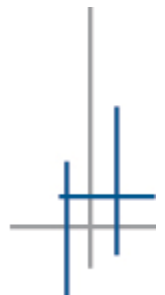
Comparing existing drawings for both the convention center and the Statler Building it has been determined that the Statler second and third (current low roof) floors are 17-feet and 31-feet above the existing exhibit hall floor. Depending on the desired ceiling height above the current exhibit hall, extending the expanded hall floor over to the Statler building would require that the existing third floor (low roof) and possibly the second floor would need to be demolished to allow for the new construction.

Even if the elevations could be worked out by raising the new construction on the convention center side, neither the second nor third floor framing of the Statler could support the required 300 psf live load of an exhibit floor. Similar to the convention center, reinforcing of this framing is not a feasible option. The only option would be to demolish one or both of the floors and provide new construction.

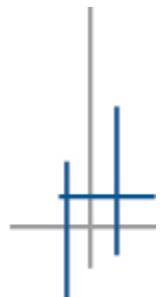
The question then becomes can the existing columns and foundations support the added exhibit floor and roof along with seismic and wind forces?

Based on existing drawings, it does appear that a portion of the Statler Building along Franklin and West Genesee Streets was designed for future vertical expansion. Even with this undetermined amount of reserve capacity, it's likely that most if not all of the existing columns would be needed to resist the newly applied forces. This would mean that an approximately 20'x20' grid of columns would extend up thru the exhibit hall to the roof above.

The remainder of the low portion of the Statler is not designed for future expansion. Therefore, the columns would not work for the required exhibit hall loads. In these areas similar to the convention center, new columns would be required.



Finally, the existing foundations for the Statler Building are unknown at this time. It may be possible and very expensive to reinforcing some of the columns designed for future expansion to eliminate the 20'x20' grid on the hall floor. The issue with doing so however, is there would be no way to analyze their capacity to determine if they could support the applied loads.



BNCC Site Option Study

Statler Scheme
Low Roof of Statler Building

Area of Anticipated
Vertical Expansion



Buffalo Niagara Convention Center

MECHANICAL (HVAC), ELECTRICAL, PLUMBING, & FIRE PROTECTION NARRATIVE

12/04/19

HVAC, PLUMBING AND FIRE PROTECTION SYSTEMS

GENERAL

1. The Convention Center was constructed in 1978. Most HVAC, Plumbing, and Fire Protection Systems are at the end of their useful life and should be replaced as part of the reconstruction.
2. Hazardous Materials: Asbestos has been removed from the building except for a few small areas. There is some existing piping in the lower basement on the east side underneath the street that still has asbestos insulation on the piping. Further investigation is needed to verify that is the case throughout the building.

HVAC

1. Existing Systems
 - a. Heating for the original building was provided by a hot water system. There are two boilers located in the mezzanine level on the east side of the building. There is space for adding a third boiler. The boilers were replaced in a 2003 project. The hot water was fed through a primary-secondary pipe distribution system to feed air handling units and terminal units such as unit heaters, convectors, cabinet heaters, reheat coils on VAV boxes, and fin tube radiation. There is also a snow melt system at the entrances on the west side of the building.
 - b. Cooling was provided by a chill water system. There are two chillers located in the mezzanine level on the east side of the building. There is space for adding a third chiller. There are two cooling towers located on the roof at the mezzanine level on the east side of the building. The system runs at full capacity to handle current loads and is not able to handle any additional load. The chilled water was fed through a primary-secondary pipe distribution system to feed the air handling units.
 - c. Air Handling Units:
 - i. There are four large air handling units that serve the areas listed below. Each AHU has a hot water coil, chill water coil, humidification spray, secondary chill and hot water pumps, three-way valves at the connections to the primary heating and cooling piping. The humidification spray coils are no longer used. Ventilation is provided by supply, return, and outside air ductwork. Each AHU has a supply and return fan.
 1. AHU-1 Lobby and Corridors

2. AHU-2 Meeting Rooms – North.
 3. AHU-3 Banquet Room
 4. AHU-4 Meeting Rooms – South.
- ii. There are twenty-four smaller AHU's (AHU-5 through AHU-28) that serve the Exhibit Hall. AHU-21 and AHU-24 also serve office spaces in the mezzanine. The AHU's are located in two mezzanine plenum areas with twelve AHU's in each of the east and west plenums. Each AHU has a hot water coil, chill water coil, humidification spray, secondary chill and hot water pumps, three-way valves at the connections to the primary heating and cooling piping. The humidification spray coils are no longer used. The AHU's are located in a plenum area so that outside air ventilation can reach the AHU's. There is an outside air damper at each end of the plenum. Return air from the Exhibit Hall is ducted into the same plenum. There is little control over the amount of outside air that is brought into the plenum areas. Supply air is delivered to the Exhibit Hall by linear diffusers located high on the east and west walls. Return Air Grilles are located above the exit doors for the Hall and are ducted into the plenum space for the AHU's. There are no return fans for these AHU's. Relief air for the Exhibit Hall is allowed to exit the building through relief dampers located in the underside of the building overhang at the north and south ends of the Exhibit Hall.
 - iii. AHU-29 Mezzanine Mechanical Room: AHU-29 serves the Mezzanine Mechanical Room and is a heating-only unit. The AHU does have an outside air duct connection.
 - iv. Kitchen AHU: The Kitchen AHU provides conditioned air to this space. Make-up air for the kitchen hoods is supplied from a separate AHU. Kitchen hoods have their own dedicated exhaust and make-up air systems.
 - v. There are additional exhaust hoods at the concession stands in the Exhibit Hall. Make-up air is taken from the Exhibit Hall.
 - vi. Truck Dock Area: There is a separate ducted exhaust system for this area to remove fumes.
- d. Terminal Units: Terminal units for heating are fed by secondary hot water off of the primary hot water loops.
 - i. Cabinet Heaters: CH's are located mainly at entrance areas.
 - ii. Fin-tube radiation: FTR's are located along exterior walls.
 - iii. Unit heaters: UH's are located in the truck dock and storage areas.
 - iv. Variable Air Volume Boxes (VAV's): VAV's are used primarily in the North and South Meeting Rooms.

- v. Variable Air Volume Boxes with reheat coils (VAV's): There are a few VAV's that have reheat coils that serve areas such as entrance lobbies and miscellaneous spaces near exterior walls.
- e. Snow Melt System: The snow melt system has a heat exchanger fed from the primary heating water loop. The piping for the snow melt system contains glycol.
- f. Banquet Hall: AHU-3 delivers supply air to the Hall through linear diffusers near the east and west walls. The return air intakes are also located along the east and west walls. This arrangement causes the conditioned air to be short-circuited to the return side and does not properly condition the center areas of the Banquet Hall.
- g. North and South Meeting Rooms: VAV's are used in the North and South Meeting Rooms. The VAV's are fed from either AHU-2 or AHU-4 and do not have reheat coils so there is no method for adjusting the supply air temperature for individual meeting rooms when the larger meeting rooms are partitioned. One meeting room could be occupied and the meeting room could be unoccupied.
- h. Controls: All existing controls are pneumatic. There is an Andover Control System which is maintained locally by U&S Services. Controls should be replaced with electronic DDC systems.

2. Proposed HVAC Systems

- a. Hot Water Boiler System – Hot water will be generated for the entire building by at least two gas-fired central boilers with provision for adding a third boiler. Modular boilers should also be considered during the design phase. This approach is similar to the existing hot water system. The existing boilers should be removed.
- b. Chill Water System – Chilled water will be generated for the entire building by at least two central chillers with provision for adding a third chiller. This approach is similar to the existing chill water system. The existing chillers should be removed. Two cooling towers will also be required along with provisions for a third tower.
- c. Piping and Pump Systems
 - i. Primary-Secondary System
 - 1. The hot water and chill water piping systems will be set up similar to the existing system. The primary supply and return piping will run through a pipe loop to all HVAC equipment throughout the building. Two primary pumps will be required for both the hot and chill water systems. One pump for each system will be used as the main pump and the second pump will be used for standby. Provide vibration inertia pads for all primary pumps.
 - 2. Secondary piping and pumps will be required for all Air Handling Units. A single pump will be used for each supply to an AHU.

3. Terminal Units such as Fin-Tube Radiators, Convectors, Cabinet Unit Heaters and the Snow melt system will be fed from a secondary pipe loop that has a main and standby pump.
4. The Glycol portion of the Snow melt System will have a single circulating pump.
5. Provide main and standby pumps for the condenser water to the towers.

d. Air Handling Units

- i. Provide AHU's for the Exhibit Hall, Meeting Rooms, Kitchens, Mechanical Rooms, Lobby and Entrance Areas. This approach is similar to the existing building. Multiple AHU's are required for the Exhibit Hall to accommodate partitioning of the space.
- ii. Ventilation
 1. Demand Control Ventilation – The NYS Energy Code requires demand-control ventilation on AHU's over a certain size. DCV will be required in most exhibit, meeting, and assembly spaces.
- iii. Heat Recovery – Heat Recovery may be used in lieu of DCV systems in certain areas such as Toilet Room exhaust and make-up air systems.
- iv. Supply Air, Return Air, and Relief Air – Provide supply, return, and relief duct systems for all areas served by AHU's. Supply air, outside air intakes, exhaust air and relief air connections to exterior louvers and grilles should be insulated.
- v. Variable Air Volume Systems (VAV)
 1. VAV boxes without reheat will be used for spaces that will not have moveable partitions. A temperature sensor should be provided for control of each VAV box.
 2. VAV with reheat will be used for all spaces that are able to be partitioned and that are served by a single Air Handling Unit. A temperature sensor should be provided for control of each VAV box and associated reheat coil. This approach is primarily intended for large meeting rooms that can be partitioned.

e. Terminal Units

- i. Unit Heaters – Provide hot water unit heaters in the truck dock, truck entrance ramp, and storage areas.

- ii. Fin-Tube Radiation – Provide hot water fin-tube radiation along exterior walls primarily made of glass such as entrance lobbies and corridors along exterior walls. Also provide radiation in stairwells.
 - iii. Reheat Coils – Provide hot water reheat coils on all VAV boxes that serve areas with exterior walls and at all meeting rooms that can be partitioned.
 - iv. Cabinet Unit Heaters – Provide hot water cabinet unit heaters at all entrance vestibules.
 - v. Convector – Provide hot water convectors in areas located on exterior walls as an alternative to fin-tube radiation.
- f. Snow Melt System – It may be possible to re-use the in-slab piping at the existing main entrance. All other portions of the system should be replaced including piping, pumps, and heat exchanger. Propylene glycol should be used in the piping to the snow melt area.
- g. Kitchen Systems
 - i. General heating and cooling – Provide an air-handling unit for each kitchen area. The AHU should have heating, cooling, and ventilation for the general comfort of the space.
 - ii. Kitchen Hoods – Provide a ducted exhaust system for each kitchen hood. Hoods should have an Ansul fire protection system. Exhaust fans should be variable speed based on a temperature sensing system at the hood. Kitchen hoods will be required in both Kitchen areas and satellite areas in the main Exhibit Hall similar to the existing systems.
 - iii. Make-up air to Kitchen Hoods – Provide a ducted make-up air system for each kitchen hood system.
- h. Exhaust Systems
 - i. Truck Dock Area – Provide a ducted exhaust system from the truck dock area and entrance ramp. Systems should have a minimum exhaust and maximum exhaust setting. Provide a carbon monoxide detection system for this area.
 - ii. Toilet Rooms – Provide exhaust systems for all toilet rooms. Use heat-recovery for each system if possible.
- i. Controls – Provide new Direct Digital Control system for all HVAC and Plumbing systems and equipment. The existing pneumatic controls should be removed.
- j. Office Areas – Provide dedicated AHU's for these areas. The existing office areas receive conditioned air from AHU's that also serve the main Exhibit Hall and have poor control for the Office areas.
- k. Lobby and Entrance Areas – Provide AHU's for these areas to handle the heating and cooling loads and ventilation. These are Assembly Areas and have widely varying loads

for occupied and unoccupied times. Fin-tube radiation, convectors, and cabinet unit heaters will provide heat during unoccupied times.

PLUMBING

1. Existing Systems

a. Domestic Water System:

- i. The 4" water service enters building in lowest level of the basement on the east side. Service has reduced pressure zone backflow preventer (RPZ-BFP) with a large floor drain directly beneath the RPZ. The system does not have a pressure booster. New construction work and additional toilet rooms and kitchens may require that this service be upsized.
- ii. Water pressure from the street is 60 PSI according to the building engineer. This should be verified during the design phase.
- iii. There is a hot water recirculation system throughout the building.
- iv. Domestic water piping is copper and is insulated.
- v. Gas-fired Lochinvar water heater and storage tank for DHW system.
- vi. Main toilet rooms have been remodeled and have all electronic fixtures.

b. Sanitary Sewer:

- i. The existing 6" sanitary main exits the building from basement on east side at the lowest level. This main will need to be upsized to handle the additional loads from new toilet rooms and kitchen areas. The existing main is not able to handle sanitary loads during peak periods of use for the existing building.
- ii. The sanitary piping is cast iron.

c. Storm Sewer:

- i. Drawings indicate that there are separate storm piping systems with two storm mains exiting the building on the east side.
- ii. Storm piping is cast iron.

d. Kitchen:

- i. Food preparation tables have floor sinks with air gaps.
- ii. There is an existing hand sink.
- iii. Gas is provided to the cooking equipment under the hoods.

e. Gas Service:

- i. The existing 4" gas service enters the building in the lowest level of the basement on the east side. This service may need to be upsized to handle the larger heating requirements for enlarging the building.
- ii. Gas system serves Boilers, DHW heater, 70 KW emergency generator and kitchen equipment.

2. Proposed Plumbing Systems

a. Domestic Water System

- i. Water Service – The existing 4" water service may need to be upsized to handle the increased load from the large building addition. Replace the existing water service. Provide a pressure booster system if necessary due to the increased height of the toilet room locations.
- ii. Cold and Hot Water Systems
 - 1. Remove all existing piping and provide piping to all new fixtures. Piping should be insulated.
- iii. Hot Water – Provide modular gas-fired instantaneous water heaters as necessary to match the load for the building.
- iv. Plumbing Fixtures – Provide new plumbing fixtures in all locations. Remove existing fixtures. Lavatories, water closets, and urinals should have sensors for electronic operation. Provide electric water coolers with filling stations throughout the building.

b. Sanitary and Vent System

- i. The two existing sanitary piping connections to the street mains are not adequate to handle the existing loads. Provide new sanitary pipe connections to the street mains. This will most likely require replacement of the two mains at the east side and two new sanitary connections to serve the addition above the Statler Building.
- ii. Provide a new sanitary and vent piping system throughout the building. This includes all new and renovated toilet rooms and kitchen areas. Remove all existing sanitary and vent piping.

c. Storm System

- i. The two storm mains at the east side of the building should remain. The mains should be scoped to determine if there are any problems with the existing piping.
- ii. Provide new storm mains at the building addition. Connect to existing combination storm and sanitary mains at the street. Some of the existing mains at the street can be very deep.

- iii. Provide new storm risers due to the reconfiguration of the existing building and at all new roof areas. Provide new roof drains.
 - iv. New storm piping can be PVC but should be insulated for sound-deadening purposes. Insulate horizontal runs of cast iron piping is used.
- d. Gas System – Provide new gas service head-end equipment for the building. Remove the existing 4” gas service within the building. Provide new gas piping to all new equipment such as boilers, domestic hot water heaters, and kitchen equipment. Remove old gas piping.

FIRE PROTECTION

1. Existing System

- a. The original fire pump is still in place and is located in the basement on the east side. The fire pump connects to a header with three wet zone valves, one dry zone valve for the truck dock area, and two standpipes. The Fire pump is tested regularly and is still operational. The fire pump is at the end of its useful life.
- b. Sprinkler system only covers the lower level. The main Exhibit Hall level does not have sprinklers.
- c. Truck dock area has a dry sprinkler system.

2. Proposed Fire Protections Systems

- a. Fire Protection Service Main:
 - i. Fire Pump – Provide new fire pump. The existing fire pump is at the end of its’ useful life.
 - ii. The size of the existing fire protection service should be reexamined to determine if it is large enough to handle a sprinkler system for the entire renovated areas and new building addition.
- b. Sprinkler System – Provide a sprinkler system for the entire area of the existing building and the addition. The sprinkler system that handles just the lower floor of the existing building should be removed. Provide a dry-pipe sprinkler system for the loading dock and truck entrance area.
- c. Standpipe System – Provide standpipes in all stairways.

ELECTRICAL

1. Existing Electrical Systems

a. Existing Electrical Service

- i. National Grid is the electrical utility company serving the existing Buffalo Niagara Convention Center. The electrical service is fed underground from National Grid's electrical network grid at the Pearl Street side of the building. The service is rated at 480 volt, 3-phase, 4-wire and enters via underground conduits into a collector bus located in the basement of the Convention Center.
- ii. The service collector bus feeds Two (2) 4000 amp, 480 volt, 3 phase switchboards with 4000 amp main fuse disconnects. The entire facilities electrical distribution is served from these two switchboards.
- iii. The service and service switchboards are original to the convention center construction and are dated 1978. The electrical service equipment has exceeded end of equipment life and therefore should be replaced as part of the reconstruction project.
- iv. Maintenance or repair of the existing electrical service equipment where replacement parts are required may be difficult due to manufacturer's parts no longer being manufactured or not being readily available.

b. Existing Electrical Distribution

- i. Two (2) 4000 amp, 480 volt, 3 phase switchboards located in the basement feed low volt distribution switchboards (unit substation w/step down transformer), distribution panel boards, motor control centers, and lighting and power panels throughout the facility.
- ii. Two (2) 208/120 volt unit substations with step-down transformers and distribution switchboard sections serve the majority of the convention center 208 and 120 volt loads. Transformers are rated 750 kVA and 500 kVA respectively.
- iii. Two (2) 2000 amp, 480 volt bus duct feeders serve as distribution to the convention center large mechanical loads. Each bus duct feeds a chiller, a motor control center (MCC) and mechanical panel board located on the mezzanine level.
- iv. 120/208 volt and 277/480 volt panel boards are located throughout the convention center (ground, exhibit and mezzanine levels) serving power and lighting loads.
- v. The electrical distribution equipment is original to the convention center construction and is dated 1978.

- vi. Maintenance or repair of the existing electrical distribution equipment where replacement parts are required may be difficult due to manufacturer's parts no longer being manufactured or not being readily available.

c. Fire Alarm System

- i. The existing Fire Alarm System consists of a Simplex 4100U control panel located in the mechanical mezzanine level with fire alarm initiation and Emergency Voice notification device located throughout the facility.
- ii. The existing fire alarm system devices include automatic smoke/heat detection, manual pull stations, Emergency Voice/Alarm notification (Speakers/Strobes), and interface with HVAC equipment, Elevator controllers, etc.
- iii. Portions of the existing fire alarm system have been upgraded in the last two project phases with the upgrade of the main fire alarm control panel (CPU) as the remaining work to be completed.
- iv. The fire alarm Emergency Voice speaks strobes to not provide sufficient coverage and therefore includes tie-in with the facility PA system for the required sound reinforcement.

d. Emergency Generator

- i. The existing emergency generator is located on the mechanical mezzanine level and serves emergency lighting and exit signage throughout the facility.
- ii. The generator is rated 70 kW/87.5 kVA at 480/277 volts.
- iii. The generator is original to the convention center construction and is dated 1978.

e. Telecommunications/Data/PA

- i. Telephone system is Voice over IP with Polycom devices.
- ii. The Public Address (PA) system is provided throughout the facility and is tied into the Fire Alarm system.
- iii. Data systems include wireless access and hardwired data ports located throughout the facility.
- iv. Existing system devices are currently installed throughout the facility and wiring is run in conduit/raceway and boxes.

f. Lighting:

- i. Back of House (BOH)– lighting for mechanical, kitchen, storage, corridors spaces consist of fluorescent type fixtures which include industrial pendant fixtures, 1x4, 2x2, and 2x4 fluorescent troffers. The facility has retrofitted the majority of

the BOH fixtures with energy efficient LED lamps. Lighting control is provided with local switching and some occupancy devices.

- ii. Meeting rooms consist of fluorescent troffers with T-5 lamps and downlights with compact fluorescent lamps. Lighting control of meeting room space is accomplished with local dimming systems.
- iii. Exhibit Hall lighting was recently upgraded to LED high bay fixtures. The Exhibit Hall also includes a Crestron Dimming system for Exhibit hall lighting control.

2. Proposed Electrical Systems

a. Electrical Service

- i. The existing electrical service is under sized to serve the proposed building renovations and the new proposed Statler Scheme.
- ii. New electrical service switchgear shall be rated to accommodate the renovation to the existing building and the proposed new building addition. New switchgear shall feed electrical distribution equipment at various electrical closets throughout the facility. All new service equipment and metering requirements shall be coordinated and comply with National Grid standards.
- iii. Options for new electrical service should include National Grid's spot network or the general network with primary or secondary service distribution configuration.

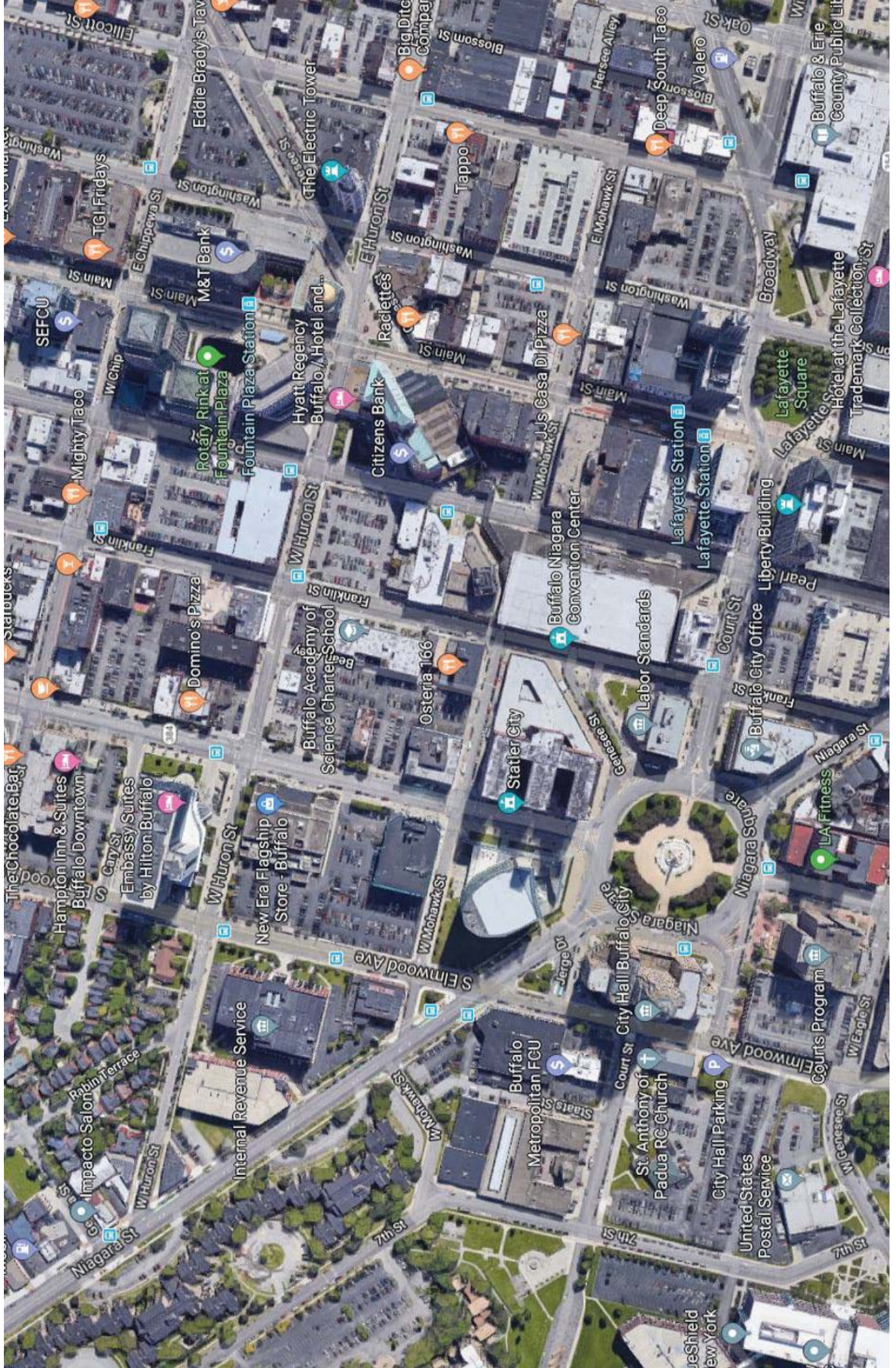
b. Electrical Distribution

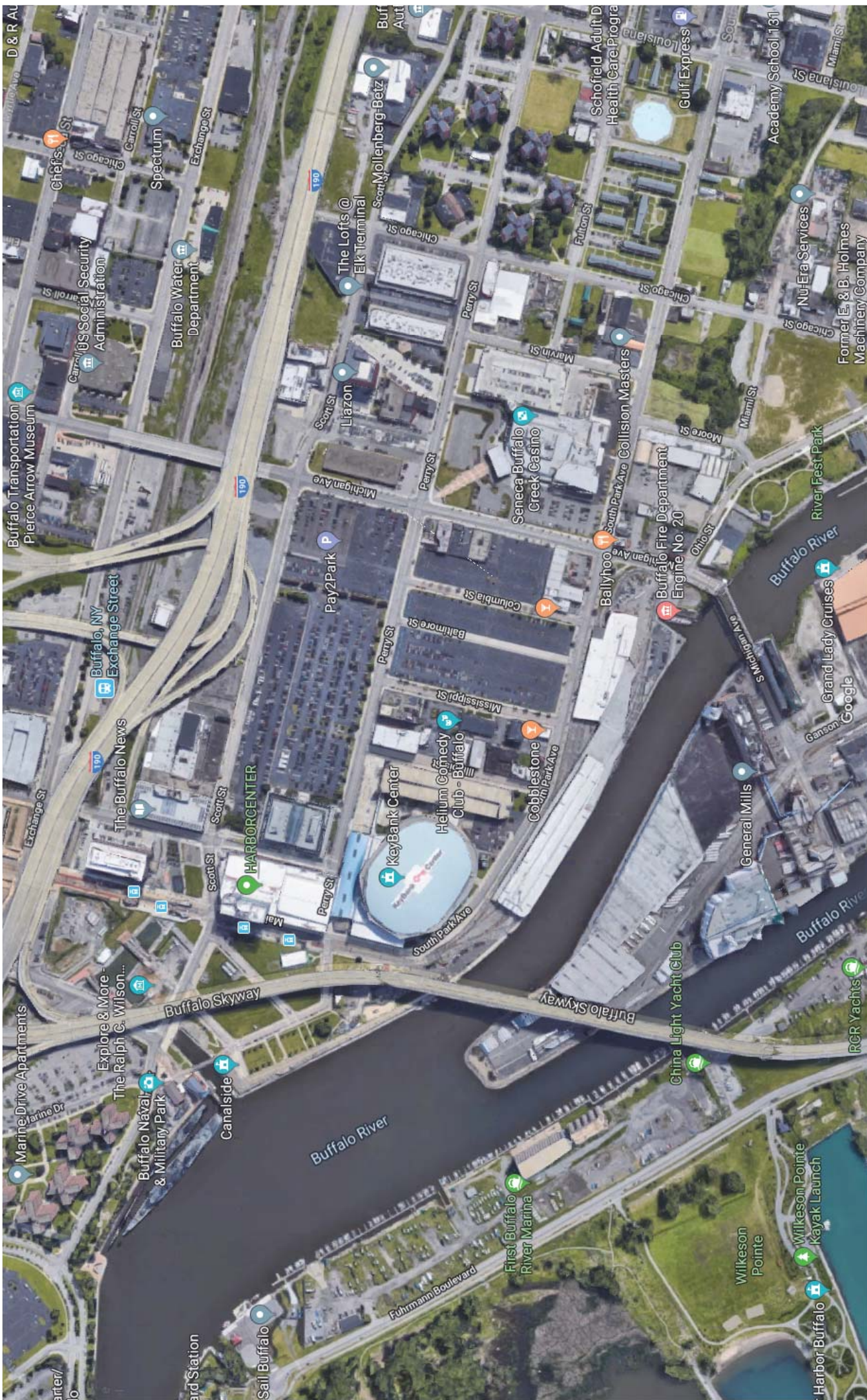
- i. New electrical distribution shall consist of Switchboards (480/277 volt and 208/120 volt) with step-down transformers, feeders, bus duct, panel boards at various locations throughout the existing renovated spaces and new proposed building. Electrical distribution equipment shall be placed in locations and with proper capacities required to support and accommodate building loads, i.e. HVAC, lighting, power and technology system.
- ii. Power for building loads shall include feeders and branch circuits to HVAC/Mechanical equipment, Lighting and power i.e. Exhibit floor, BOF areas - kitchen, storage, and meeting rooms. Supplemental convenience power outlets throughout facility perimeter.
- iii. Exhibit and meeting rooms shall include floor boxes, underfloor wiring system, 480/277 and 208 volt bus duct, ceiling power boxes.

c. Fire Alarm system

- i. New Fire Alarm system and device shall be provided for the renovated spaces and new the building addition. The new fire alarm system shall include automatic smoke/heat detection, manual pull stations, Emergency Voice/Alarm notification (Speakers/Strobes) per NYS building codes.

- ii. The fire alarm system shall interface with new building systems, i.e. sprinkler system, HVAC unit shut-down, kitchen equipment ANSUL systems, etc.
 - iii. New fire alarm system annunciator panels shall be located at selected building entrances as coordinated with the City of Buffalo.
- d. Emergency Generator
 - i. New Emergency Generator shall be provided for the building renovation and the proposed building addition. The new generator shall be sized with capacity to provide emergency power for Life Safety loads, legally required standby loads and optional standby loads.
 - ii. Emergency – the Life Safety distribution system shall be dedicated to serve only emergency loads. Emergency loads shall include egress lighting, exit signs and the fire alarm system.
 - iii. Legally required standby loads shall include elevators, escalators, fire pumps, smoke exhaust system etc. as required to comply with current building codes.
 - iv. Optional standby loads shall include owner requested HVAC, Telecomm\ Data, and selected equipment loads (i.e. cooler/freezer, kitchen equipment, etc.).
- e. Telecommunications\Data\PA
 - i. New telephone\data infrastructure shall be installed as required for the new renovation of the existing spaces and the new building addition.
 - ii. Data closets shall be located throughout the facility to accommodate facility requirements per design standards.
 - iii. New infrastructure shall include backbone and horizontal cabling throughout facility. Cabling shall include fiber optic, Cat 6, Cat 6A as required for each system application.
 - iv. New PA system shall be provided throughout the facility.
- f. Lighting
 - i. All renovated spaces and the new building addition shall utilize new LED lighting fixtures suitable for each space.
 - ii. Lighting controls shall be provided to accommodate the space use and the NYS Energy code.
 - iii. All new lighting fixtures and lighting controls shall be selected to comply with NYSERDA rebate program requirements.





November 22, 2019

Robert E. Stark, AIA NCARB
CJS Architects
755 Seneca Street
Buffalo, New York 14210

**Re: Environmental Site Assessment Review
BNCC Site
Delaware Ave./Franklin Street
Buffalo, New York 14202
Sienna SET 3565**

Dear Mr. Stark:

Enclosed please find a draft copy of our Environmental Site Assessment Review completed for the BNCC Site in Buffalo, New York.

If after reviewing this report you have any questions, or if we can be of assistance in any other way, please do not hesitate to call. Thank you for the opportunity to be of service to CJS Architects and the Project Team.

Sincerely,
Sienna Environmental Technologies LLC



Steven Drozdowski, P.E.
Retired P.E. (Civil/Environmental)
Sr. EH+S Consultant & Dept. Manager

Environmental Site Assessment/Review

FOR THE:

**BNCC Site
Delaware Ave./Franklin Street
Buffalo, New York 14202**

PREPARED BY:



SIENNA

ENVIRONMENTAL TECHNOLOGIES

350 Elmwood Avenue  Buffalo, New York 14222
ph: 716.332.3134  www.siennaet.com

(SIENNA PROJECT SET 3565)

PREPARED FOR:

**CJS Architects
755 Seneca Street
Buffalo, New York 14210**

REPORT DATE:

November 22, 2019



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Executive Summary

Sienna Environmental Technologies, LLC (Sienna) was retained by CJS Architects (CJS) to conduct an Environmental Site Assessment/Review of a site in the City of Buffalo identified as the Buffalo Niagara Convention Center (BNCC) Site as part of a study of site options for an updated and/or new Buffalo Niagara Convention Center.

The environmental review was to be conducted as a Phase 1 Environmental Site Assessment, however due to study limitations such as limited site access, limited contact with individuals with site knowledge, limited records search, etc. this Environmental Site Assessment/Review was conducted by Sienna in general accordance with the ASTM E1527-13 standard for identifying and determining potential environmental conditions on the subject study site. These environmental conditions could then be further evaluated and/or considered during the study with respect to cost and development considerations and implications.

The BNCC Site consists of one large city “block” and part of another adjacent city “block” to form the one site. The larger city block part is bounded by W. Huron Street on the north, Delaware Avenue on the west, W. Mohawk Street on the south, and Franklin Street on the east. The small adjacent block is the current parking lot on the northern half of the city block bounded by Pearl Street on the east, W. Huron Street on the north, Franklin Street on the west, and commercial properties to the south.

The larger city block part consists of at 16 SBLs with a mix of commercial businesses, parking lots, and/or vacant lots. The smaller (half city) block consist of one SBL with a parking lot currently occupying the block.

The purpose of this assessment/review is that the BNCC Site has been a developed city block(s) for at least one hundred and fifty (150) years and that numerous commercial businesses have occupied the site over that timeframe, some of which may have utilized and/or released hazardous substances and/or petroleum products in, on, or at the subject site. In addition, with the continual remodeling, renovating and/or replacing of various buildings and/or structures typically occurring over time environmental concerning remnants of those buildings, structures and/or operations may be buried below grade.

The major findings of this assessment/review are:

1. Based upon the obtained and reviewed Sanborn maps, dating from 1889 to 1986 the BNCC Site has a residential and commercial past history, with the commercial businesses of environmental concern including a dry cleaner, gas station, machine shop, and auto repair shop.
2. The Radius Map Report, the environmental records database obtained and reviewed, identified approximately 250 mapped sites (some sites listed multiple times for multiple concerns totaling 338 total plotted sites) within a mile of the target property (BNCC Site), including 24 RCRA-LQG to RCRA-SVQG, 36 NY LTanks, 21 NY UST, 11 NY AST, 41 NY Spills, 60 NY Manifest, 2 MGP, 13 Hist. Auto and 26 Hist. Cleaner. The BNCC site is in proximity to numerous current and previous environmental concerns.
3. The BNCC Site has 2 environmental database listings for the subject target property including 1 NY Spills and 1 FINDS (misc. government record), however, as the subject target property is

actually 1 ½ city blocks the database actually had at least an additional 20 listings for the subject property reported as <1/8 mile from the subject site (see below finding). These included mostly NY Spills, but also 2 EDR Historic Cleaner, and 1 NY UST. In addition, some listing addresses are vague (and/or have changed) and/or as street intersections so some additional listings may also actually be for the subject target property. The BNCC site has a few environmental concerns on site, mostly related to historic uses, such as dry cleaners, and to previous closed petroleum tanks and/or previous spills.

4. The BNCC Site has 166 environmental database listings noted as <1/8 mile from the target property, with as noted above at least 20 of these listings actually the subject target property. In addition, many of these listing may actually be for incidents in the street and/or across the street from the subject target property. The 166 listings included 12 RCRA-LQG to RCRA-SVQG, 5 NY LTanks, 10 NY UST, 5 NY AST, 40 NY Spills, 25 NY Manifest, 13 Hist. Auto and 26 Hist. Cleaner.
5. The BNCC Site has 119 environmental database listings noted as from 1/8 – 1/4 mile from the target property. The 119 listings included 12 RCRA-LQG to RCRA-SVQG, 5 NY LTanks, 11 NY UST, 6 NY AST, and 35 NY Manifest.
6. The BNCC Site has 46 environmental database listings noted as from 1/4 – 1/2 mile from the target property. The 46 listings included 26 NY LTanks, and 2 MGP.
7. The NYSDEC environmental database confirmed the EDR Radius Map Report listings for the subject site, of previous spills and an UST.
8. The construction of the new and/or replacement buildings (and utilities) and parking lots disturbed much of the land. Previous buildings, buildings materials, and foundations may have been removed, however in some cases, building materials may have been buried within left-in-place foundations and may contain materials of environmental concern. Utilities abandoned and/or left in place buried may contain materials of environmental concern and/or provide a contaminate pathway.



1 Introduction

Sienna Environmental Technologies, LLC (Sienna) was retained by CJS Architects (CJS) to conduct an Environmental Site Assessment/Review of a site in the City of Buffalo identified as the Buffalo Niagara Convention Center (BNCC) Site as part of a study of site options for an updated and/or new Buffalo Niagara Convention Center. The Site is shown on the Site Aerial Photograph with Tax Parcel Numbers, provided by CJS Architects, in Appendix A.

The environmental review was to be conducted as a Phase 1 Environmental Site Assessment, however due to study limitations such as limited site access, limited contact with individuals with site knowledge, limited records search, etc. this Environmental Site Assessment/Review was conducted by Sienna in general accordance with the ASTM E1527-13 standard for identifying and determining potential environmental conditions on the subject study site. These environmental conditions could then be further evaluated and/or considered during the study with respect to cost and development considerations and implications.

The BNCC Site has been a developed city block(s) for at least one hundred and fifty (150) years and that numerous commercial businesses have occupied the site over that timeframe, some of which may have utilized and/or released hazardous substances and/or petroleum products in, on, or at the subject site. In addition, with the continual remodeling, renovating and/or replacing of various buildings and/or structures typically occurring over time environmental concerning remnants of those buildings, structures and/or operations may be buried below grade.

The purpose of this assessment/review is to utilize and evaluate available environmental information for indications of environmental conditions of concern in the project area, including:

- a.) Federal and state environmental databases
- b.) Current and historical topographic maps
- c.) Current and historical aerial photographs
- d.) Historical Sanborn insurance maps
- e.) Historical city directories
- f.) Current and historical maps
- g.) Currently available site information

The following sources of information were therefore obtained and/or reviewed:

- a.) EDR Lightbox Premium Environmental Package (Appendix B).
 - EDR Radius Map Report
 - Sanborn Map Report
 - Historical Topo Maps
 - City Directory Report
 - Aerial Photo Search
- b.) New York State Department of Environmental Conservation Environmental Remediation Databases (On-line Search) including, Spills Incident, Environmental Site Remediation, and Bulk Storage (Appendix C).

- c.) New York State Department of Environmental Conservation Environmental Resource Mapper (On-line Search).
- d.) Industrial Map of Buffalo by G.F. Prong, dated April 1952 (Appendix D).

In addition, a review of on-line maps and aerial photographs by MapQuest and by Bing Maps as well as a site visit was conducted to provide visual reconnaissance to ascertain potential environmental conditions noted in the above information.

2 Background and Site Description

The BNCC Site consists of one large city “block” and part of another adjacent city “block” to form the one site. The larger city block part is bounded by W. Huron Street on the north, Delaware Avenue on the west, W. Mohawk Street on the south, and Franklin Street on the east. The small adjacent block is the current parking lot on the northern half of the city block bounded by Pearl Street on the east, W. Huron Street on the north, Franklin Street on the west, and commercial properties to the south.

The larger city block part consists of at 16 SBLs (111.45-3-1 to 111.45-3-23) with a mix of commercial businesses, parking lots, and/or vacant lots. The smaller (half city) block consist of one SBL (111.46-12-1) with a parking lot currently occupying the block.

The addresses of the current buildings on the subject block range from approximately 135 to 169 Delaware Ave, 60 to 100 W. Mohawk Street, 40 to 100 W. Huron Street, and 166 to 200 Franklin Street, however addresses have changed over the years and some buildings/lot front on two streets.

The BNCC site currently consists of mix of parking lots, restaurants/coffee shops, businesses, Consulate General of Germany (foreign consulate office) and the Buffalo Academy of Science Charter School.

A self-guided walking tour of historic Buffalo, Buffalo on Foot, published by VisitBuffaloNiagara.Com (BuffaloOnFoot.Com) includes W. Huron Street on one of its tour routes, with numerous historic buildings in the vicinity of the BNCC site.

3 Summary of Findings

A review of the EDR Lightbox Premium Environmental Package obtained for this project, an on-line search of the New York State Department of Environmental Conservation environmental databases, and a review of an office copy of a 1952 industrial map of the City of Buffalo provide the following environmental information:

EDR Historical Topo Maps

The historical topo maps obtained as part of the EDR package included the following years:

- 1894
- 1901

- 1946/1948/1949 (3 quads combined)
- 1948 (no coverage of subject site)
- 1950
- 1965
- 2103

The subject site is in the Buffalo Northwest Quad, with the above maps including Buffalo Northeast and Southeast Quads, except the earliest two maps just being identified as Buffalo Quad.

The first two maps show the extensive street network of the fully developed City of Buffalo, with only a few specific buildings shown, with none specifically shown for the subject site.

The 1949 map indicates the presence of three specific buildings, two along Delaware Ave and one in the center of the subject site, with significant open spaces (most likely parking lots) shown.

The 1950 provides no site details, with the 1965 only indicating the presence of two building on Franklin Street, including the identified YWCA. The 2013 map only identifies the previous YWCA as a school.

EDR Aerial Photos

The aerial photos obtained as part of the EDR package included 14 photographs from 1927 to 2017. These photographs can further pin point dates of the presence of various buildings, structures, parking lots, parking garages, and open spaces. The actual use and the occupancy of buildings can not be determined from the photos.

The earliest available aerial photograph obtained as part of the EDR package is from 1927 reveals numerous buildings on the subject site but details are blurry. The 1938 photograph reveals the presence of numerous larger buildings on the subject site indicative of the changing from residential to commercial.

The 1951 through the 1995 photos show the continual change throughout the subject site as various commercial buildings are added and/or modified and/or demolished. By the 2006 photo, through to the 2017 photo the demolition of numerous buildings is obvious as more of the subject site is shown as parking lots.

EDR Sanborn Map Report

The historical Sanborn insurance maps obtained as part of the EDR package included the following years:

- 1889
- 1899
- 1925
- 1951
- 1981
- 1986

The Sanborn mapping is done primarily for insurance purposes and as such generally includes very



good information regarding commercial, industrial and manufacturing buildings/operations in a given developed area. As the downtown area was significantly developed by 1889 the Sanborn maps show the residential development at that time. As the area become more commercialized into the 1900s the maps provide good details for review.

The 1889 map depicts mostly dwelling type buildings, generally indicative of residential and/or small commercial businesses. The 1899 map is similar with Bean Alley now present running north/south between W. Huron Street and W. Mohawk Street.

Within the BNCC Site the 1925 map now shows the Littell Building on the southwest corner of W. Huron Street and Franklin Street noted as having offices, the Crosby Building on the northwest corner of W. Mohawk Street and Franklin Street, also noted as having offices, the McCarthy Building at 77 W. Mohawk Street (also offices), and the Barnes Hotel at 324 Pearl Street. In addition, the following commercial businesses are noted within the BNCC site; Pease Oil Co., 3 machine shops, 2 auto repairing shops, auto battery charging, and car washing. The remaining buildings are dwelling type as noted in 1899.

By the 1951 the BNCC site is more commercial with the following commercial businesses noted; Buffalo Electric Co., Inc. (in the former McCarthy Building and additional buildings in the center of the block, New York State Dept of Labor (offices) in the former Littell Building, Huron Hotel on W. Huron Street, Young Women's Christian Association Center Branch (YWCA) occupying most of the frontage on Franklin Street, a key & gun shop, a cigar manufacturer, a restaurant at 153 Delaware, a few smaller restaurants, auto parking lots (mostly along Delaware Avenue and on W. Huron Street between Franklin Street and Pearl Street, a filling station on the southeast corner of Delaware Ave and W. Huron Street (northwest corner of BNCC site). Gas tanks are noted in the parking lots on Delaware Avenue.

The 1981 and 1986 maps are similar with additional commercial buildings on Delaware Ave, in place of some of the parking lots, with a dry-cleaning business located between the Crosby Building and the YWCA in the 1981 map, and the City of Buffalo Huron Parking Garage located on W. Huron Street between Franklin Street and Pearl Street. In the 1986 map the Westinghouse Supply Co. now occupies the former McCarthy Building on W. Mohawk Street, with the Buffalo Electric Co., Inc. still occupying the buildings in the center of the block.

EDR City Directory Report

The City Directories provided as part of the EDR Package provided the names and addresses of the numerous residential and commercial businesses that have occupied the subject site over the past approximately 100 years. With property sales and transaction and address changes over the years specific addresses and occupant names would best be correlated to Sanborn maps and city property/tax records for definitive locations of commercial businesses and/or industrial/manufacturing operations of environmental concern.

EDR Radius Map Report

The EDR package included an environmental data base search of available current and historical environmental records, identifying and mapping sites with records and reports of underground storage tanks, chemical and petroleum spills and leaks, manufactured gas plants, auto related facilities, generators of hazardous waste, landfills, and other environmental concerns around a subject property.



Some sites are identifiable by exact address, whereas some sites are general in nature, such as a spill or leak site.

The Radius Map Report, the environmental records database obtained and reviewed, identified approximately 250 mapped sites (some sites listed multiple times for multiple concerns totaling 338 total plotted sites) within a mile of the target property (BNCC Site), including 24 RCRA-LQG to RCRA-SVQG, 36 NY LTanks, 21 NY UST, 11 NY AST, 41 NY Spills, 60 NY Manifest, 2 MGP, 13 Hist. Auto and 26 Hist. Cleaner.

The BNCC Site has 2 environmental database listings for the subject target property including 1 NY Spills and 1 FINDS (misc. government record), however, as the subject target property is actually 1 ½ city blocks the database actually had at least an additional 20 listings for the subject property reported as <1/8 mile from the subject site (see below finding). These included mostly NY Spills, but also 2 EDR Historic Cleaner, and 1 NY UST. In addition, some listing addresses are vague (and/or have changed) and/or as street intersections so some additional listings may also actually be for the subject target property.

The BNCC Site has 166 environmental database listings noted as <1/8 mile from the target property, with as noted above at least 20 of these listings actually the subject target property. In addition, many of these listing may actually be for incidents in the street and/or across the street from the subject target property. The 166 listings included 12 RCRA-LQG to RCRA-SVQG, 5 NY LTanks, 10 NY UST, 5 NY AST, 40 NY Spills, 25 NY Manifest, 13 Hist. Auto and 26 Hist. Cleaner.

The BNCC Site has 119 environmental database listings noted as from 1/8 – 1/4 mile from the target property. The 119 listings included 12 RCRA-LQG to RCRA-SVQG, 5 NY LTanks, 11 NY UST, 6 NY AST, and 35 NY Manifest.

The BNCC Site has 46 environmental database listings noted as from 1/4 – 1/2 mile from the target property. The 46 listings included 26 NY LTanks, and 2 MGP.

NYSDEC Remediation Databases

An on-line search of the New York State Department of Environmental Conservation Environmental Remediation Databases, including, Spills Incident, Environmental Site Remediation, and Bulk Storage, revealed numerous spills occurring over the past 40 years (approximate database timeframe) on properties with addresses on Franklin Street and Delaware Avenue. These include the ones listed in the EDR Radius Map Report, including at the Buffalo Academy of Science Charter School and in Bean Alley.

The Bulk Storage database provided some details on the closure of a 7000 gallon fuel oil tank previously at the Buffalo Academy of Science Charter School, however the tanks identified in the Sanborn maps are not identified in the NYSDEC database as they most likely pre-date the database and were either closed and/or removed prior to the database. Spills associated with these tanks may also pre-date the Spills database as well.

NYSDEC Environmental Resource Mapper

The on-line search of the New York State Department of Environmental Conservation Environmental Resource Mapper did not reveal any environmental resources (wetlands, rare plants/animals., etc.) on



the subject site and/or in the immediate vicinity of the subject site.

Industrial Map of Buffalo by G.F. Prong, dated April 1952

An office copy of an industrial map of Buffalo, dated 1952, confirms that the subject site was more commercial than industrial/manufacturing in the mid-1900s, as no industrial/manufacturing sites were identified for the subject site. It should be noted that the map only referenced industrial sites with greater than 25 employees at that time. Numerous industrial sites were identified further east of the subject site, east of Main Street, particularly along Washington Street, Ellicott Street, and Michigan Avenue.

4 Conclusion

Based upon the obtained and reviewed various Sanborn maps, dating from 1889 to 1986 the BNCC Site has a residential and commercial past history, with the commercial businesses of environmental concern including a dry cleaner, gas station, machine shop, and auto repair shop.

The Radius Map Report, the environmental records database obtained and reviewed, identified approximately 250 mapped sites (some sites listed multiple times for multiple concerns totaling 338 total plotted sites) within a mile of the target property (BNCC Site), including 24 RCRA-LQG to RCRA-SVQG, 36 NY LTanks, 21 NY UST, 11 NY AST, 41 NY Spills, 60 NY Manifest, 2 MGP, 13 Hist. Auto and 26 Hist. Cleaner. The BNCC site is in proximity to numerous current and previous environmental concerns.

The BNCC Site has 2 environmental database listings for the subject target property including 1 NY Spills and 1 FINDS (misc. government record), however, as the subject target property is actually 1 ½ city blocks the database actually had at least an additional 20 listings for the subject property reported as <1/8 mile from the subject site. These included mostly NY Spills, but also 2 EDR Historic Cleaner, and 1 NY UST. In addition, some listing addresses are vague (and/or have changed) and/or as street intersections so some additional listings may also actually be for the subject target property. The BNCC site has a few environmental concerns on site, mostly related to historic uses, such as dry cleaners, and to previous closed petroleum tanks and/or previous spills.

The construction of the new and/or replacement buildings (and utilities) and parking lots disturbed much of the land. Previous buildings, buildings materials, and foundations may have been removed, however in some cases, building materials may have been buried within left-in-place foundations and may contain materials of environmental concern. Utilities abandoned and/or left in place buried may contain materials of environmental concern and/or provide a contaminate pathway.



Appendix A – Site Aerial Photograph with Tax Parcel Numbers



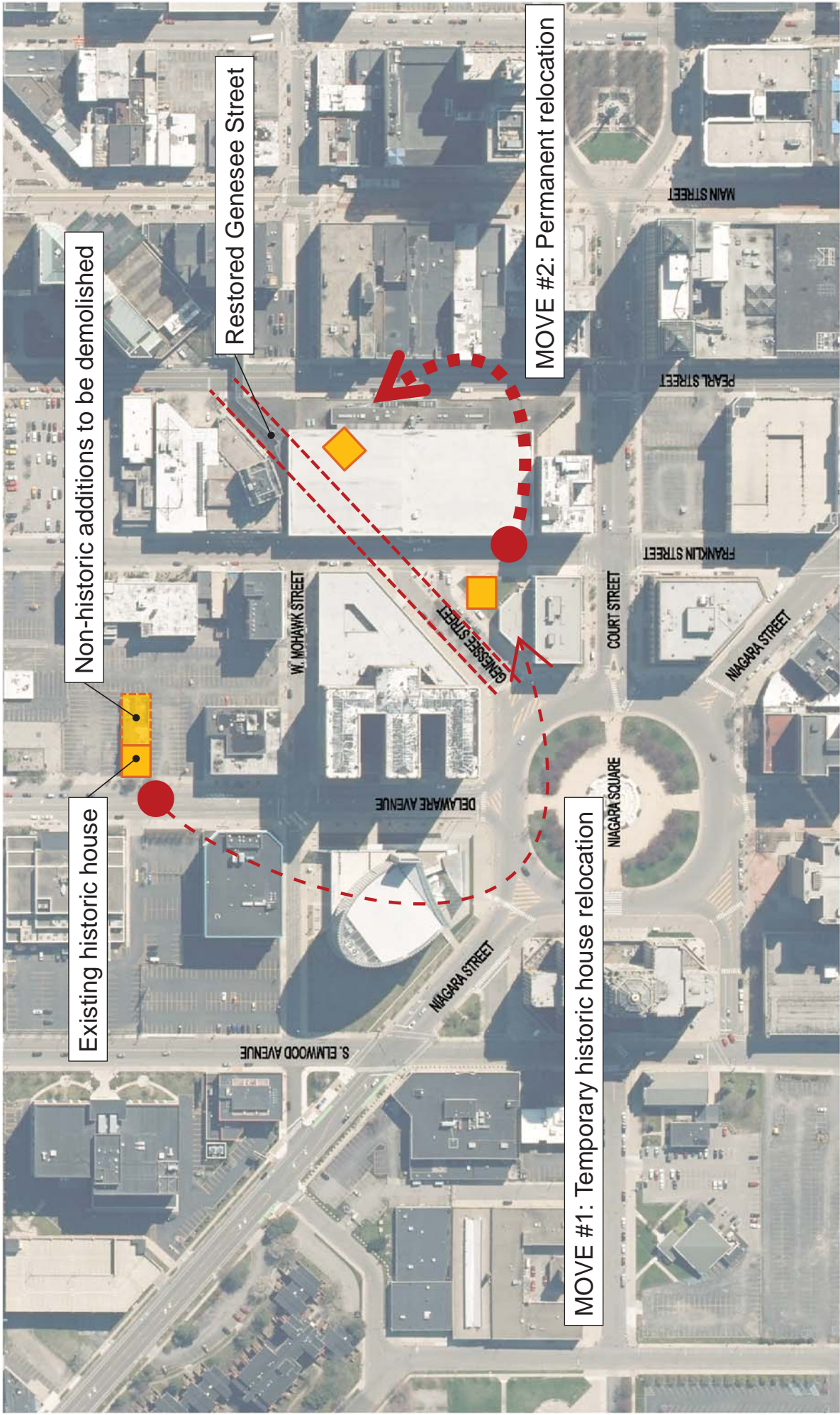
Appendix B – EDR Lightbox Premium Environmental Package



Appendix C - New York State Department of Environmental Conservation Database



Appendix D - Industrial Map of Buffalo



Non-historic additions to be demolished

Existing historic house

Restored Genesee Street

MOVE #2: Permanent relocation

MOVE #1: Temporary historic house relocation

S. ELMWOOD AVENUE

DELAWARE AVENUE

NIAGARA STREET

W. MOHAWK STREET

GENESEE STREET

NIAGARA SQUARE

COURT STREET

FRANKLIN STREET

PEARL STREET

MAIN STREET

Real Estate Appraisal of:
Prospective BNCC Site
Delaware, Franklin, Huron & W. Mohawk
City of Buffalo, Erie County, New York

- Properties:***
- 135, 145 & 157 Delaware Avenue – Office and Parking Lots**
 - 166 Franklin Street – Mixed Use Property**
 - 172 Franklin Street – Mixed Use Property**
 - 174 Franklin Street – Mixed Use Property**
 - 178 Franklin Street & 1 Bean Alley – Mixed Use Property**
 - 176 Franklin Street – Office**
 - 180 Franklin Street – Charter School**
 - 187 Franklin Street – Parking lot**
 - 79 West Mohawk – Parking lot**
 - 153 Delaware Avenue – Former Mansion**
 - 163 Delaware Avenue – Office**
 - 196 Franklin, 76 West Huron & 75 West Mohawk – Parking Lots**
 - 80 West Huron – Office**
 - Bean Alley – Public ROW**

For:
Thomas R. Hersey, Jr., Commissioner
Erie County Department of Environmental & Planning
95 Franklin St, 10th Floor
Buffalo, New York 14202

Effective Date of Valuation:
October 13, 2019

Prepared By:
Gregory C. Klauk
KLW Appraisal Group, Inc.
247 Cayuga Road
Buffalo, New York 14225
File: 11201 – Delaware Sites



KLW Appraisal Group, Inc.

Real Estate Appraisers and Consultants

November 11, 2019

Thomas R. Hersey, Jr., Commissioner
Erie County Department of Environmental & Planning
95 Franklin St, 10th Floor
Buffalo, New York 14202

**Re: *Real Estate Appraisal
Prospective BNCC Site
Delaware Sites
City of Buffalo, Erie County, New York***

Dear Mr. Hersey:

As requested, I have undertaken the preliminary real property appraisals of the properties within the study area bounded by Delaware Avenue to the west, Franklin and Pearl Streets to the east, West Huron Street to the north and West Mohawk Street to the south.

This is a ***restricted appraisal*** report as defined by the Appraisal Foundation in the Uniform Standards of Professional Appraisal Practice (USPAP 2018-19). This appraisal is prepared in accord with the scope of services set out in this report. The appraisal is intended to provide a summary of the pertinent aspects of the property and market information, sufficient to produce a credible estimate of market value. However, the report may not be properly understood without additional information retained in my work file.

The properties addressed in the report consist of two relatively large multi-tenanted commercial buildings, one with parking, several smaller mixed use properties, several parking lots, three small office buildings, a former mansion and a public right-of-way.

The purpose of the appraisal is to develop preliminary market value estimates of the **fee simple** estates of the properties encompassed in this project. The intended use of the appraisal is to aid in developing an acquisition and comparative budget for a site selection process.

This report will also develop an estimate of the losses to the city and county tax base in the event the parcels were to be acquired.

Each property is appraised based on highest and best use as best determined with the limited information available. The reader is advised the property values and losses are made without the benefit of detailed property inspections and without the benefit of interviews with the property owners.

Based on the results of my investigations, research and analysis I have developed the follow opinion(s) of market value and related losses. All estimates are as October 13, 2019 the date of my field inspection.

Property	Property Type	Value Estimates
135, 145 & 157 Delaware Avenue	Multi-Tenant Commercial & Parking	\$6,450,000
166 Franklin Street	Multi-Tenant Commercial	\$3,029,000
172 Franklin Street	Mixed Use Commercial	\$515,500
176, 178 Franklin & 1 Bean Alley	Small Commercial & Parking	\$603,000
174 Franklin Street	Office	\$568,400
180 Franklin Street	Charter School	\$4,345,000
187 Franklin Street	Parking Lot	\$2,275,000
79 West Mohawk	Parking Lot	\$1,524,000
153 Delaware Avenue	Former Mansion	\$408,000
163 Delaware Avenue	Small Office	\$720,000
80 West Huron	Small Office	\$587,500
196 Franklin, 176 W. Huron & 75 W. Mohawk	Parking Lots	\$1,477,300
Bean Alley	Public ROW	<u>\$302,000</u>
Aggregated Values		\$22,804,700

The loss to the tax base in the event the parcels are acquired and assigned an exempt status is summarized as follows:

Property	Prospective Assessment Loss	Taxes
135, 145 & 157 Delaware Avenue	\$5,331,000	\$103,901
166 Franklin Street	\$2,100,000	\$42,848
172 Franklin Street	\$595,000	\$11,597
176, 178 Franklin & 1 Bean Alley	\$407,900	\$7,950
174 Franklin Street	\$360,000	\$7,016
180 Franklin Street	Exempt	\$3,300
187 Franklin Street	\$780,000	\$19,919
79 West Mohawk	\$435,000	\$8,478
153 Delaware Avenue	\$185,000	\$3,606
163 Delaware Avenue	\$468,000	\$9,121
80 West Huron	\$323,000	\$6,295
196 Franklin, 176 W. Huron & 75 W. Mohawk	\$461,000	\$8,985
Bean Alley	<u>City Row</u>	<u>N/A</u>
Aggregated Values	\$11,445,900	\$233,016

The reader should note that while the tax roll (assessments) will be reduced as noted above there should be no loss in tax revenue since the attendant tax reductions will be redistributed over the remaining city and county taxable parcels.

Additional costs related to the property acquisitions can be expected for legal fees, title reports and relocation costs for building tenants and owners. These relocations could include reimbursements for time in replacement searches, actual moving costs, commissions to realtors and related expenses.

This appraisal is contingent upon the following **extraordinary assumption***:

- The scope of this assignment is limited to developing a budget for the prospective acquisitions. The scope of this assignment did not permit interior property inspections or contact with property owners. Therefore, data relating to tenancies actual rents, leases and expenses were not made available. Furthermore, variances in the appraised values can be expected to the degree actual data deviates from the estimates developed for this report.

Hypothetical conditions:** the values developed in this report assume fee simple ownership of the real property. This is a hypothetical condition in all instances where the appraised property is subject to a lease.

The market value estimates are also subject to the general limiting conditions and assumptions that follow.

The values are intended to reflect real estate only; furniture, fixtures, machinery or equipment are not included, unless otherwise noted. However, fixture and equipment may be part of an ultimate compensation package. This cannot be determined without detailed property inspections and interviews with property owners and tenants.

The appraised values do not address any third party interests that may arise as the result of easements, or leaseholds that are not extinguished through condemnation clauses in existing leases.

The estimated exposure time for the properties to have achieved the appraised values was 12 to 18 months, which is characteristic of this property type and market conditions preceding the date of appraisal. The marketing time for the property is also estimated to be 12 to 18 months.

The value estimate and opinions expressed reflect market conditions in the local market area as of the valuation date.

***Extraordinary Assumption:** An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. (USPAP, 2018-2019 ed., pg. 4).

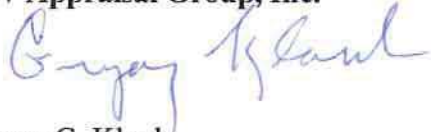
****Hypothetical Condition:** a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the of the assignment results but is used for the purpose of analysis. (USPAP 2018-2019 Edition, pg. 4).

The intended user of this report is our client, Erie County Department of Environmental & Planning.

The following report sets forth, in more detail, the scope of our investigation and the conclusions drawn from our analyses.

Respectfully submitted,

KLW Appraisal Group, Inc.

A handwritten signature in blue ink that reads "Gregory C. Klauk". The signature is written in a cursive style with a large initial 'G'.

Gregory C. Klauk

Appraiser

New York State Certified General

Real Estate Appraiser

Certificate #46-0250

GENERAL LIMITING CONDITIONS AND ASSUMPTIONS:

1. That the date of value to which the opinions expressed in this report apply is set forth in the letter of transmittal. The appraiser assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinions herein stated.
2. That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
3. That no opinion as to title is rendered. Data on ownership and the legal description were obtained from sources generally considered reliable. Title is assumed to be marketable; free and clear of all liens, encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
4. That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
5. The maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
6. That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
7. That testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal unless such arrangements are made a reasonable time in advance.
8. That since a title report was not made available no responsibility is assumed for such items of record not disclosed by his normal investigation.
9. That no consideration has been given in this appraisal to personal property located on the premises, unless otherwise noted.
10. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated.

GENERAL LIMITING CONDITIONS AND ASSUMPTIONS: (Cont'd.)

11. Furthermore, the appraiser is not qualified to test for such substances or conditions. The presence of such substances (e.g. asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions) may affect the marketability and/or value of the property. The opinions rendered in this report are predicated on the assumption that there are no such conditions on or in the property or in such proximity thereto that would cause a loss in marketability and/or value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.
12. Regarding improved property, the Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we do not consider possible non-compliance with the requirements of the ADA in estimating the value of the property.
13. The information within this report is presented with the understanding that appraisals and reporting formats vary greatly, depending upon the client's individual needs, time constraints, the size and complexity of the property, and the intended use of the data. It should be clearly understood this appraisal has been prepared subject to certain limitations as detailed in the scope of work detailed in the report.
14. The possession of this report does not carry with it the right of publication or copying in whole or in part, and there is no accountability or obligation expressed or implied to anyone other than the "intended user(s)". If this report is placed in the hands of anyone other than the intended user, it is at your risk and obligation to make such party aware of all of the limiting conditions and assumptions of this assignment, and any of the related discussions. Furthermore, this appraisal report is to be used only in its entirety and may not be used for any purpose other than its intended use.
15. The reader should note that if you are contemplating obtaining mortgage financing from a federally regulated institution and using this property as collateral, the lender or its agent is required to directly engage the appraiser.
16. **The building description is based upon an inspection by the appraiser but it is not intended as an engineering report. I assume no liability for undetected physical inadequacies, hazardous conditions, or materials. I strongly suggest a Property Condition Assessment (PCA) by a qualified Professional Engineer.**

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Certification

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. Furthermore, this appraisal report was not based on reporting a minimum valuation, specific valuation or approval of a loan.
- compensation for this assignment is not contingent on an action or event resulting from the analyses, opinions or conclusions in, or the use of, this report.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute which include the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and its Competency Rule.
- I am competent to undertake the appraisal assignment that is the subject of this report based on my achievement of voluntary certification as a General Real Estate Appraiser within the State of New York, previous experience in valuing similar properties, attendance at seminars and courses relating to the specific subject matter or related matters and also based upon personal study and readings relative to the subject property type.
- I am currently certified as a General Real Estate Appraiser with the State of New York's Voluntary Certification Program. This certification indicates competency to perform residential and non-residential appraisals.
- As of the date of this report I have completed the Standards and Ethics Education requirement for (candidates or practicing affiliates) of the Appraisal Institute.
- I have made a limited exterior inspection of the properties that are the subject of this report.
- use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have provided no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.
- David Lebron provided significant real property appraisal assistance to the person signing this certification.

November 11, 2019



Gregory C. Klauk
Appraiser
New York State Certified General
Real Estate Appraiser
Certificate #46-0250

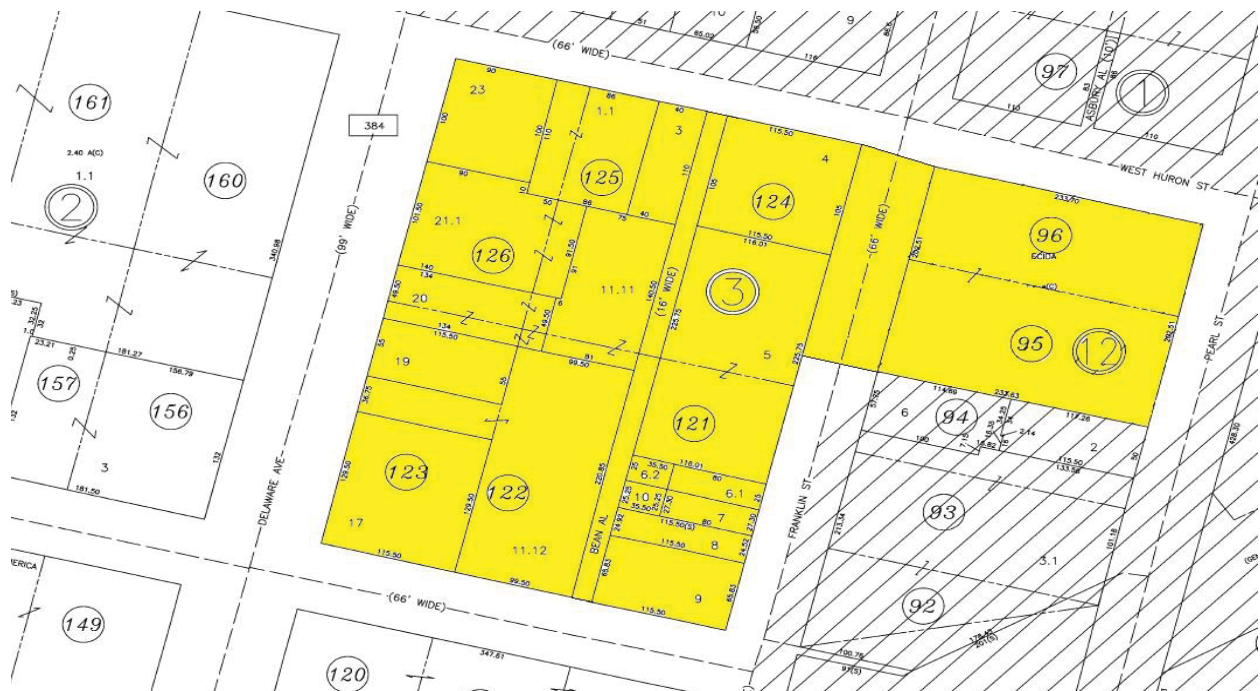
Identification of the Subject Property:

The project area is bounded by Delaware Avenue to the west, Franklin and Pearl streets to the east, West Huron to the North and West Mohawk Street to the south. The individual parcels addressed in the report are identified as follows:

Location	Owner	SBL #	Parcel Size
135 Delaware Avenue	135 Delaware, LLC	111.45-3-17	14,957 SF
145 Delaware Avenue	135 Delaware, LLC	111.45-3-17	6,652 SF
157 Delaware Avenue	135 Delaware, LLC	111.45-3-21.1	13,710 SF
166 Franklin Street	Huron Group, Inc.	111.45-3-9	7,603 SF
172 Franklin Street	Huron Group, Inc.	111.45-3-8	2,858 SF
176 Franklin Street	Huron Group, Inc.	111.45-3-6.1	2,000 SF
178 Franklin	Huron Group, Inc.	111.45-3-6.2	888 SF
1 Bean Alley	Huron Group, Inc.	111.45-3-10	896 SF
174 Franklin Street	AGS Holdings, LLC	111.45-3-7	2,184 SF
180 Franklin Street	Buffalo Academy of Science	111.45-3-5	26,189 SF
187 Franklin Street	Forth-Fifth St. Holdings NY, INC	111.46-12-1	47,326 SF
79 West Mohawk	Skydeck Corporation	111.45-3-7	26,219 SF
153 Delaware Avenue	Hotchkiss-Lothrop House, LLC	111.45-3-20	6,633 SF
163 Delaware Avenue	Skydeck Corporation	111.45-3-23	9,000 SF
80 West Huron	Kooshmerica, LLC	111.45-3-1.1	9,460 SF
196 Franklin Street	Shane Enterprises of Buffalo Inc.	111.45-3-4	12,127 SF
176 West Huron	Shane Enterprises of Buffalo Inc.	111.45-3-3	4,400 SF
75 W. Mohawk	Shane Enterprises of Buffalo Inc.	111.45-3-11.11	10,838 SF
Bean Alley	City of Buffalo	Public ROW	7,548 SF

Several of the parcels are surface parking lots. Several are multi story, multi-tenant building, two are single unit office buildings, one is a charter school and there are two mixed use structures.

Project Map



Property Rights Appraised:

The rights appraised for each property are those inherent in the fee simple estate, subject to police powers, taxation, eminent domain, escheat and existing easements and/or encroachments. Non realty rights and values such as special tax benefits, unique financing terms, personal property not permanently attached to the real estate or business value were not considered.

Intended Use of the Appraisal:

The intended use of this appraisal is aid in developing a preliminary budget for the acquisition of the properties addressed in this report and a comparative budget for alternate locations.

Definition of Market Value:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeable and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale, as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each acting in what they consider their own best interests.
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990 as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

Intended Users:

The intended user of this appraisal report is the Erie County Department of Environmental & Planning.

Effective Date of Valuation:

The effective date of the valuation is October 13, 2019; the date of the limited exterior property inspections. Marketing conditions analyzed, are those in effect as of the inspection date. Opinions rendered in this report may not be valid for any future date due to the changing nature of the determinants of value. Unforeseen changes in the future economic conditions (rise or decline) or dynamic changes in any of the financial markets of US could have a material effect on the estimated value of property. Additionally new legislation (state or federal) or modifications to existing laws that may occur after the effective date, could also impact on the estimated value of the property. No responsibility is assumed for changes in market conditions or legislation.

Scope of the Assignment:

The scope of the appraisal assignment is intended to encompass the investigations, research and analysis necessary to prepare the report in accord with 1) the stated purpose and intended use of the report; and 2) the Standards of Professional Practice of the Appraisal Institute, and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation In regard to this assignment it involved the following:

- Research and collection of market data related to market conditions and market activity.
- A review of the zoning ordinance governing the subject properties.
- A limited exterior inspection of the appraised properties.
- A review of public records pertaining to the appraised property.
- Exterior inspection of comparable and competitive properties.
- Consideration of all valuation methods.
- Application of a single primary method sufficient to produce a credible appraisal under the restrictions imposed by the scope of this assignment.

The appraisal is intended to provide a summary of the pertinent aspects of the property and market information, sufficient to produce a credible estimate of market value.

In the course of collecting and confirming market data, no important information has been knowingly withheld with the limitations imposed i.e. no interior property inspection, no property owner contact and no access to leases or operating statements.

A title report was not provided, therefore, a detailed analysis of easement and encroachments is not possible; further this appraisal does not consider any non realty rights or value, i.e. special tax benefits (abatements, and unique financing terms), unless otherwise noted.

Gross building areas (GBA) are based on public records.

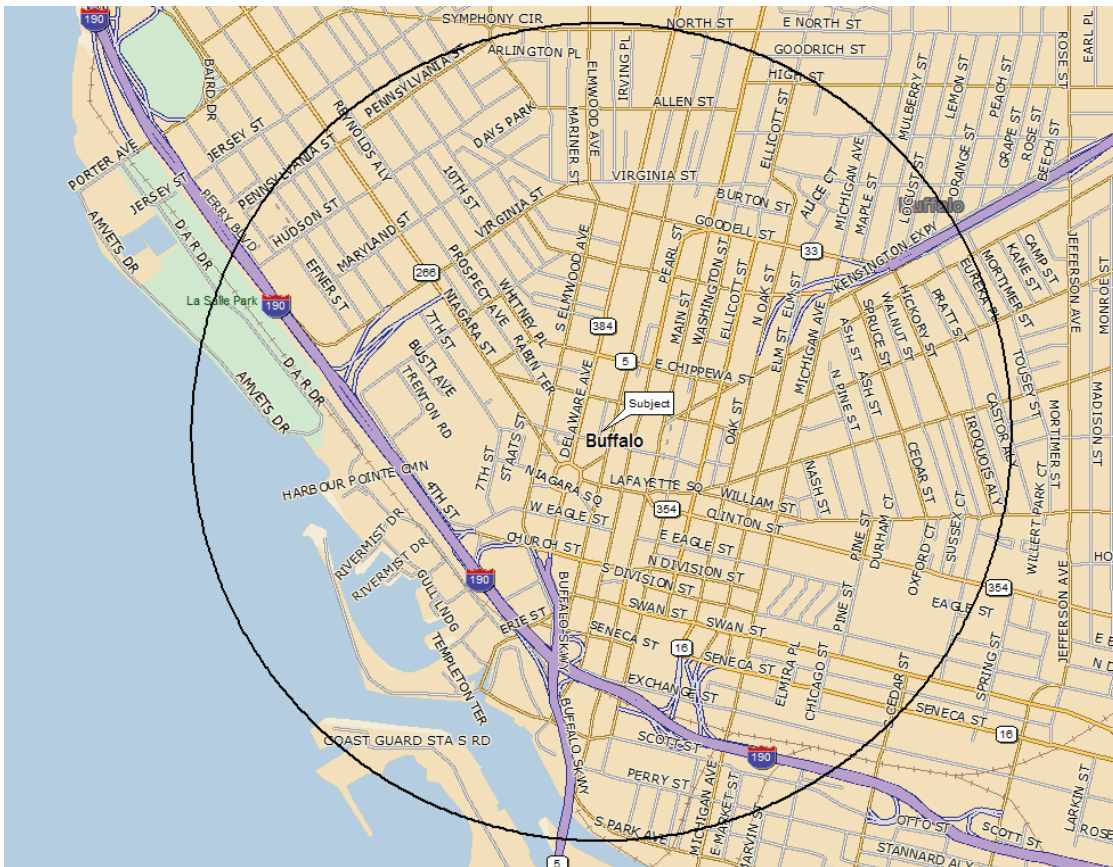
Land area is based on a county tax maps.

The properties are appraised free and clear of any and all environmental contaminants.

The participation of David Lebron is hereby acknowledged in the preparation of this appraisal report. Mr. Lebron aided in gathering of market data, analysis of the data and the initial draft segments of this report.

Market Area Analysis:

The same locational, social, economic and governmental influences which act on a regional basis also operate on individual market areas. The term "market area" here is being defined as an area with complimentary land use and linkages. Although the area boundaries often coincide with physical features, the concept of the market area is more importantly related to economic and land use patterns.



Geographic Boundaries - The market area, given the subject's use, is best defined by a one mile radius. This area is loosely bounded by North Street to the north, Jefferson Avenue to the east, South Park Avenue to the south and Lake Erie to the west.

Linkages – Main Street (NY-5), Delaware Avenue, Elmwood Avenue and Niagara Street are the primary north/south routes within the market area. Main Street (NY-5) begins just south of the subject, in the city's Canal District and travels and north/northeast to the town of Amherst. Delaware (NY-384) and Elmwood Avenue extend south to a merge with Route 5 and the Skyway complex and North into Tonawanda. Goodell/Edward, Tupper, Chippewa and Seneca Street (NY-16) are the main east/west thoroughfares within the market area. Seneca Street runs east from Main Street in the city of Buffalo's central business district and continues south into South Buffalo and the town of West Seneca. Goodell/Edward carries Kensington Expressway traffic into the CBD while Tupper is a primary route from the CBD to the Expressway.

Market Area Analysis: (Cont'd.)

The Kensington Expressway (NY-33) and the Elm/Oak Arterial, located east of the subject, are a major corridor through the eastern section of the market area. NY-33 is an expressway leading from downtown and to the Buffalo Niagara International Airport. The Elm/Oak Arterial is a highly traveled north/south commercial roadway which connects the Kensington Expressway to the north and the I-190 to the south.

Interstate 190 (I-190) runs through the southern portion of the market area, south of the subject area. It connects I-90 near the Buffalo and West Seneca border with the Canada-U.S. border near Niagara Falls. The freeway bisects downtown Buffalo then parallels the Niagara River before crossing Grand Island and travelling around the outskirts of Niagara Falls to the Queenston-Lewiston Bridge into Ontario, Canada.

Land Uses - Niagara Square is located south of the subject at the intersections of Delaware Avenue, Court Street, Genesee Street and Niagara Street. Buffalo City Hall, the new U.S. Courthouse, State Office Building, Statler Towers, the BAC office complex and Buffalo City Court Building all front on Niagara Square.

Since 2014, Buffalo's Central Business District has seen some \$5 billion worth of construction projects are either completed, underway or proposed. Area developers are purchasing older downtown commercial buildings in the market area and converting them into mixed-use buildings with retail, apartments and office space.

The Downtown District has numerous buildings of vast architectural diversity and distinction. Notable among them are City Hall, the Prudential (formerly Guaranty) Building, St. Paul's Episcopal Cathedral, Ellicott Square Building, Old County Courthouse, Shea's Buffalo Center for the Performing Arts. The Metro Rail and restoration of many of these landmark buildings are the center to commerce, recreation and historical interest.

Between 2008 and 2010 there were renovation efforts in the area of the Washington Street neighborhood. The former warehouse at the northwest corner of Ellicott and Eagle Streets has been renovated into modern loft apartments. In April, 2010, renovations to the former AM&A's warehouse, located at the northeast corner of Washington and Eagle Streets, were also completed into loft apartments. In June, 2010 the purchase of the Lafayette Hotel at the southeast corner of Washington and Clinton Streets, closed and the rehabilitation began to convert the building into modern apartments, a boutique hotel, and retail-restaurant space. This area around the Lafayette Square has become a Buffalo focal point.

The City of Buffalo's central business centers on Main Street, and Delaware Avenue from Goodell and Edward Streets to the Buffalo River. There are two main communities within the central business district. The Theatre district and the government sector, centered around Niagara Square and Delaware Avenue. There are several notable developments within the CBD, or just outside. Canalside, The Seneca Niagara Buffalo Creek Casino, The Harbor Center and Key Bank Center, and Sahlens field are a few of the districts main attractions.

Market Area Analysis: (Cont'd.)

Sahlens Field, home to Buffalo's own AAA Baseball Team, the Buffalo Bisons is less than a half mile north of the subject. It was completed prior to the team's 1988 season and is one of the largest parks in all of Minor League Baseball. In 2012, the ballpark featured the largest HD video board in all of minor league baseball. The new Bisons TV HD measures 80' x 33' and added a new level of entertainment for Bisons fans. That, with the four-tiered Bully Hill Party Deck in right field, luxurious suites throughout the club level, in-stadium restaurant and expansive tent area in centerfield, Coca-Cola Field continues to be on the cutting edge of sports entertainment venues

Canalside is at the heart of Buffalo's waterfront revitalization. It is located in the city's downtown corridor, at the intersection of Pearl Street and Marine Drive. Located adjacent to the First Niagara Center, Canalside is easily accessed through city streets including Pearl, Washington and Scott and by riding the Rapid Transit rail system on Main Street (Erie Canal Harbor Station), or from exits off the I-190 and Skyway (Route 5). Canalside hosts over 1,000 annual events. Every summer, outdoor yoga, children's games and Thursday at Canalside concerts take place along the district's Central Wharf. Each winter, visitors flock to the Ice at Canalside, a 35,000 square foot rink on the recreated Erie Canal that features, skating, curling, pond hockey and ice bikes.



The KeyBank Center is a 700,000 square foot multi-purpose indoor arena built in 1994 and is home to the Buffalo Sabres of the National Hockey League (NHL) and Buffalo Bandits of the National Lacrosse League (NLL). The arena is also used regularly for college basketball games. The building has a seating capacity of 19,200 and features 80 private luxury suites. The ice rink itself also saw a multimillion-dollar upgrade with adding a new dehumidifier system and cooling tower. All of the Zamboni machines were replaced and upgraded to feature laser beam leveling. These upgrades improve the quality of the ice surface. Outside, a new LED ribbon board was added to the entrance pavilion which can display upcoming events, scores, and team information, though it was subsequently removed to make way for the construction of a new pedestrian bridge to the adjacent HarborCenter complex in 2014.



HarborCenter, owned by the Pegula group, is a 600,000 square foot hockey-themed mixed-use development that opened in 2014. HarborCenter features a 205-room full service hotel currently operating as Buffalo Marriot HarborCenter, two NHL-size rinks with locker rooms, a training facility, 716 Food and Sport Restaurant, and several retail stores. East of the subject are the Elk Terminal apartments and the Fairmount Creamery mixed use project. Harbor Center attracts hockey players from around the world by hosting amateur and college tournaments at its two NHL sized rinks. Supporting the hockey venue and hotel is the two-story (716) Food & Sport restaurant that features over 70 televisions, including a 38-foot tall screen for the big games.



Market Area Analysis: (Cont'd.)

The Seneca Buffalo Creek Casino is located southeast to the subject property. The casino opened in 2007 and today features 800 slot machines and 20 table games including blackjack, roulette and craps, and three restaurants including BC Café, Buffalo Savors Grill and Stixx Sports Bar. In January 2016, Seneca Nation and Seneca Gaming Corporation broke ground for a \$40 million expansion of the casino. This is a two-story expansion of the existing casino, which was complete in 2017 and added approximately 28,500 square feet of space on each of the two levels.



The Avant is a mixed use tower located just north of the subject. The structure originally housed the local offices of most federal services. The building was stripped to its steel frame and redeveloped. The building spans an entire city block between Elmwood Ave and Delaware Ave at West Huron, and features class A office space, an Embassy Suites hotel, and the top three floors feature luxury residential condominiums. Upon its completion in 2009, the building set a record for housing the most expensive group of condominiums ever built in the Buffalo metropolitan area. Furthermore, as a result of the eco-conscious trend in national development companies, the building's remodeling is recognized as the largest recycling project in Western New York history. The building features energy efficient windows as well as underground parking and a number of other luxury amenities.

The Delaware North Building is a mixed-use development also located just north of the subject. The 12-story, 330,000-square-foot mixed-use building features 193,000 SF of class A office space on the sixth through 12th floors, a 116-room hotel occupying 104,000 SF, 18,000 SF of retail space, and indoor parking for 593 vehicles in a five-level attached parking ramp. The building's 2,600 SF lobby features the largest living green wall in Western New York, a 22' x 21' expanse of plants. The building was designed and constructed to achieve a LEED-Silver certification through the U.S. Green Building Council.

Following is a summary of the demographic information for a one mile radius surrounding the subject site (source: gallery.alteryx.com.com)

Population – The 2018 population estimate in this market area is 17,393. The 2010 Census revealed a population of 17,128, and in 2000 it was 18,500 representing a -7.4% change. It is projected the population in this market area will be 16,847 in 2023, representing a change of -3.1% from 2018. The 2018 population is 51.8% male and 48.2% female. In 2018, the median age of the population in this market area is 33.3. The population density in this market area is 5,524 people per square mile in 2018.

Households – There are 8,326 estimated households in this market area in 2018. The Census revealed household counts of 8,114 in 2010 and 8,473 in 2000, representing a change of -4.2%. It is projected the number of households in this market area will be 8,207 in 2023, representing a change of -1.4% from 2018. In 2010, the average number of years in residence in this market area was 11. The average household size in this market area is 1.89 people. The average number of vehicles per household in this market area is 1.38.

Market Area Analysis: (Cont'd.)

Income – In 2018, the estimated median household income in this market area is \$24,283. The Census revealed median household incomes of \$21,194 in 2010. It is projected the median household income in this market area will be \$28,534 in 2023, which would represent a change of 17.5% from 2018. In 2018, the per capita income in this market area is \$24,679. The 2018 average household income for this market area is \$48,957.

Housing – The median housing value in this market area was \$135,570 in 2010. The estimated median housing value in 2018 in this market area is \$157,242. In 2010 there were 17.1% owner occupied housing units in this market area vs. 16.5% estimated in 2018. Also in 2010, there were 65.9% renter occupied housing units in this market area vs. 66.4% estimated in 2018.

Employment – In 2018, there is an estimated 14,189 people over the age of 16 in this market area, of which 6,943 were in the labor force. Of these 90% were employed, 9.7% were unemployed, 0.3% were in the Armed Forces and 51.1% were not in the labor force. In 2018, there are 73,043 employees in this market area (daytime population age 16+) and there are 2,505 establishments. For this market area in 2018, white collar workers made up 64.4% of the population, and those employed in blue collar occupations made up 35.6%.

One Mile Demographic Trends Summary:

	2000 Census	2010 Census	2018 Estimate	2023 Projection	%Δ 2000-2010	%Δ 2018-2023
Population	18,500	17,128	17,393	16,847	-7.4%	-3.1%
Households	8,473	8,114	8,326	8,207	-4.2%	-1.4%
Median Income	\$16,641	\$21,194	\$24,283	\$28,534	27.4%	17.5%

Life Cycle – The subject neighborhood can be described as being in a revitalization phase. This period is a stage in which the neighborhood experiences a period of renewal, redevelopment, modernization, and increasing demand.

Conclusion – Despite the demographic data there have been hundreds of new residential townhomes, condos and apartments developed over the past several years in the Central Business District area. All of which have absorbed as they became available. This would seem to contradict the census based data. The subject market area is conducive to expanded uses. This is due to Delaware Avenues prominence, demand and of proximity prominent commercial properties including numerous hotels. The market has realized significant redevelopment and new development over the past decade. Much of the growth has included new upscale housing that has been rapidly absorbed indicating an uptick in population and household formation.

Much of the project area is devoted to surface parking areas which is a significant under utilization of such a prominent location.

Market Area Analysis: (Cont'd.)

Area Attributes Include:

- The project area is located in the heart of the city's Central Business District (CBD) south of West Huron, East of Delaware Avenue, west of Main Street, and north of Court Street.
- Major existing development include the existing Convention Center, City Hall, Federal Court and Federal Offices, the former Statler Hotel and Olympic Tower office building.
- Access to Kensington Expressway and major corridors.
- Walkable neighborhood.
- Overall, the near term market trends in this area appear to be in a growth phase.

Area Deterrents Include:

- None noted.

Exposure Time and Marketing Time:

The exposure time, (which looks backward in time), for the subject property to have achieved the appraised values developed, as of the effective date of the valuation, are estimated to have required 6 to 18 months depending on the property type. This estimate is based upon the following:

- Statistical informational about days on the market
- Information gathered through sales verification; and
- Interviews with market participants, primarily brokers

Marketing time, which is forward working, is also based on the preceding data and considers the current inventory available for the subject property type. The marketing time for the subject is estimated to require 6 to 18 months again based on the property type. This assumes reasonable pricing and proactive marketing.

Market Area Photographs:



Delaware Avenue Viewing South



Delaware Avenue Viewing North



West Huron Viewing East



West Huron Viewing West

Market Area Photographs:



West Mohawk Viewing West



West Mohawk Viewing East



Franklin Viewing North



Franklin Viewing South

Highest and Best Use:

Introduction:

Highest and best use is defined as:

"the reasonably probable use of property that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity".¹

Highest and Best:

The highest and best use of each property is assumed to be its current present unless otherwise noted.

Appraisal Process:

The purpose of the appraisal is to provide a preliminary estimate the market value of the fee simple interest of the properties addressed in this report as of the date of inspection. The market area analysis focused on the existing development in the area and on the future prospects for changes in supply and demand. Highest and Best Use Analysis builds on these sections to conclude the most profitable use for the subject property. The conclusion from that analysis is one of the most important in the appraisal. Given that, a selection can now be made from among the alternative analytical techniques, the ones that will be most effective and appropriate in developing a value estimate.

Because of the limitations inherent in this assignment the sales comparison approach is the only method developed for each property.

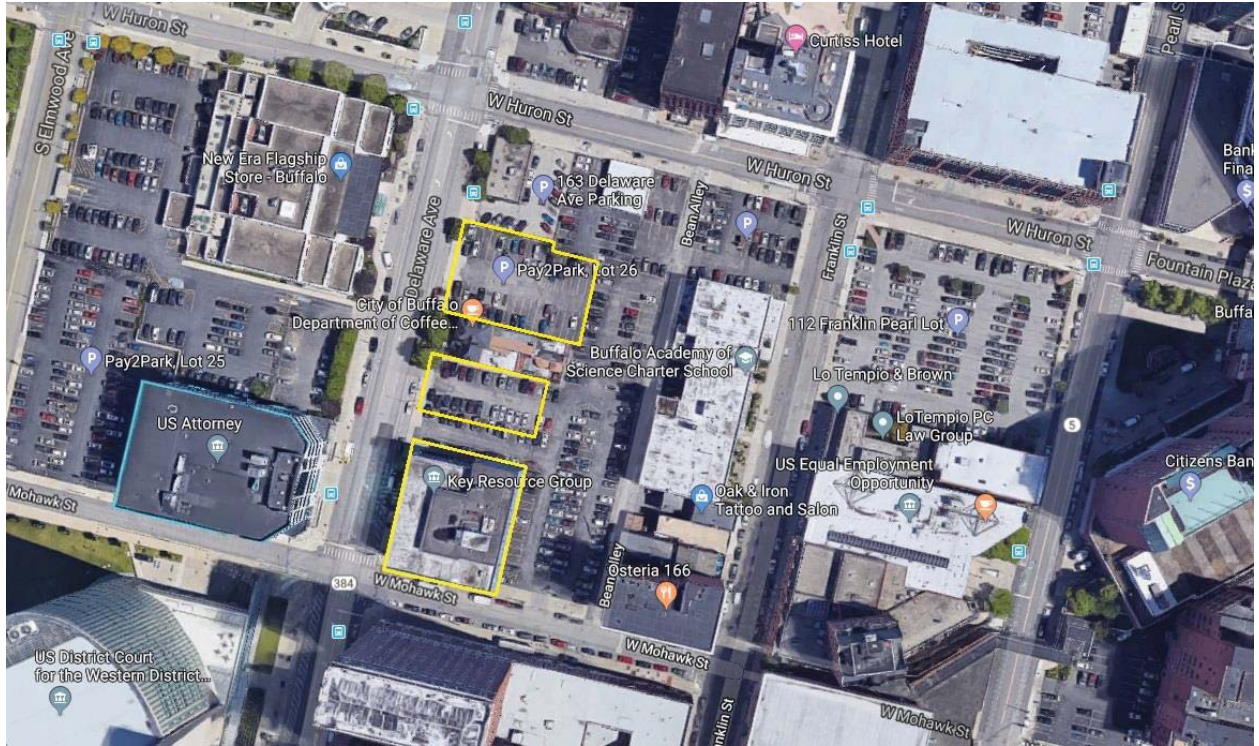
The income capitalization approach is not employed because income and expense data for the appraised properties is not available.

The cost approach is also not developed because we have no details for the improved properties. Furthermore because of the condition and/or age of many of the improvements a cost analysis is not warranted.

¹The Dictionary of Real Estate Appraisal, sixth edition (Chicago, Illinois: Appraisal Institute, 2015), p. 109.

Properties Appraised

135, 145 & 157 Delaware Avenue – Office and Parking Lots
166 Franklin Street – Mixed Use Property
172 Franklin Street – Mixed Use Property
176,178 Franklin Street & 1 Bean Alley – Mixed Use Property
174 Franklin Street – Mixed Use Property
180 Franklin Street – Charter School
187 Franklin Street – Parking lot
79 West Mohawk – Parking lot
153 Delaware Avenue – Former Mansion
163 Delaware Avenue – Office
80 West Huron – Office
196 Franklin, 76 West Huron & 75 West Mohawk – Parking Lots
Bean Alley – Public ROW



**135 Delaware
145 Delaware Avenue &
157 Delaware Avenue**

135 Delaware LLC

Executive Summary:

Property Information:			
Address:	135 Delaware Avenue Buffalo, New York 14202	145 Delaware Avenue Buffalo, New York 14202	157 Delaware Avenue Buffalo, New York 14202
Parcel ID (SBL#):	111.45-3-17	111.45-3-19	111.45-3-21.1
Assessment / Taxes:	\$5,000,000 / \$97,450	\$104,000 / \$2,027	\$227,000 / \$4,424
Ownership:	135 Delaware, LLC	135 Delaware, LLC	135 Delaware, LLC
Property Rights Appraised:	Fee Simple	Fee Simple	Fee Simple
Site Information:			
Land Area:	115.5' x 129.5' 14,957 SF	55' x 115.5' 6,352 SF	101.5' x Irregular 13,710 SF
Zoning:	N-1D Downtown/Regional Hub	N-1D Downtown/Regional Hub	N-1D Downtown/Regional Hub
Shape:	Rectangular	Rectangular	Slightly Irregular
Frontage:	115.5' W. Mohawk & 129.5' Delaware	55' Delaware	101.5' Delaware
Utilities:	All Public Available	All Public Available	All Public Available
Flood Zone:	No Special Flood Hazard	No Special Flood Hazard	No Special Flood Hazard
Easements:	None Noted	None Noted	None Noted
Parking:	0 Parking Spaces	26 Parking Spaces	68 Parking Spaces
Wetlands:	None	None	None
Environmental:	No Adverse Conditions Noted	No Adverse Conditions Noted	No Adverse Conditions Noted
Building Data:			
Type of Property:	Office Building	Parking Lot	Parking Lot
Year Built:	1961	N/A	N/A
Gross Building Area (GBA):	75,941 SF	N/A	N/A
Net Rentable Area:	N/A	N/A	N/A
Number of Stories:	6	N/A	N/A
Condition:	Good	N/A	N/A
Land to Building Ratio:	0.2 : 1	N/A	N/A
Effective Age:	20	N/A	N/A
Remaining Economic Life:	30	N/A	N/A
Highest & Best Use:			
As Is:	Office	Parking	Parking
Acquisitions:			
Land Acquired:	0.3434 Acre	0.1458 Acre	0.3147 Acre
Improvement Acquired:	None	26 Parking Spaces and Land Improvements	68 Parking Spaces and Land Improvements
Building Acquired:	75,941 SF Office building	NA	NA

Executive Summary: (Cont'd.)

Remaining Property:	135 Delaware Avenue	145 Delaware Avenue	157 Delaware Avenue
Land:	None	None	None
Improvement:	None	None	None
Building:	None	NA	NA
Market Value Losses:			
Land:	Entire Acquisition		
Improvement:	Entire Acquisition		
Consequential Loss:	None		
Final Loss Estimation:			
Estimated Market Value:	\$6,450,000		
Effective Date of Valuation & Exposure Time:			
Date of Inspection:	October 13, 2019 (Exterior Only)		
Effective Date of Valuation:	October 13, 2019		
Estimated Exposure Time:	12 to 18 Months		

Ownership & Occupancy:

Property ownership is noted as follows:

135 Delaware, LLC
140 North Street
Buffalo New York 14201

The properties addressed are assumed to be incorporated in a joint use consisting of the multi-tenanted office building at 135 Delaware with the two adjacent parking lots assumed to serve the tenants of the building. The parking lots are also assumed to provide ancillary revenue from parking fees from daily, monthly and event users beyond the needs of the building.

Sales History:

The properties were acquired by the current owner in 2006 as recorded in deeds liber 11123 page 2913.

I am **not aware** of any other offerings for sale, pending contracts or options involving the subject property except as noted above. Information regarding leases was not investigated since we were directed not to contact the property owner.

Taxes and Assessments:

The properties are referenced on the city and county tax roll as follows:

Assessment & Taxes	SBL	111.45-3-17	111.45-3-19	111.45-3-21.1
Address		135 Delaware Ave.	145 Delaware Ave.	157 Delaware Ave.
Land		\$163,200	\$69,600	\$150,900
Improvements		\$4,836,800	\$34,400	\$76,100
Total Assessment		\$5,000,000	\$104,000	\$227,000
Equalization Rate			90.00%	
Equalized Assessment		\$5,555,556	\$115,556	\$252,222
County Tax	\$4.05	\$20,250	\$421	\$919
Transit Mall	\$0.00	\$0.00	\$0	\$0
City & School	\$14.61	\$73,050	\$1,519	\$3,316
Sewer	\$0.83	\$4,150	\$86	\$188
Combined Tax Rate per K	\$19.49	\$97,450	\$2,027	\$4,424
Total True Tax Obligation			\$103,901	

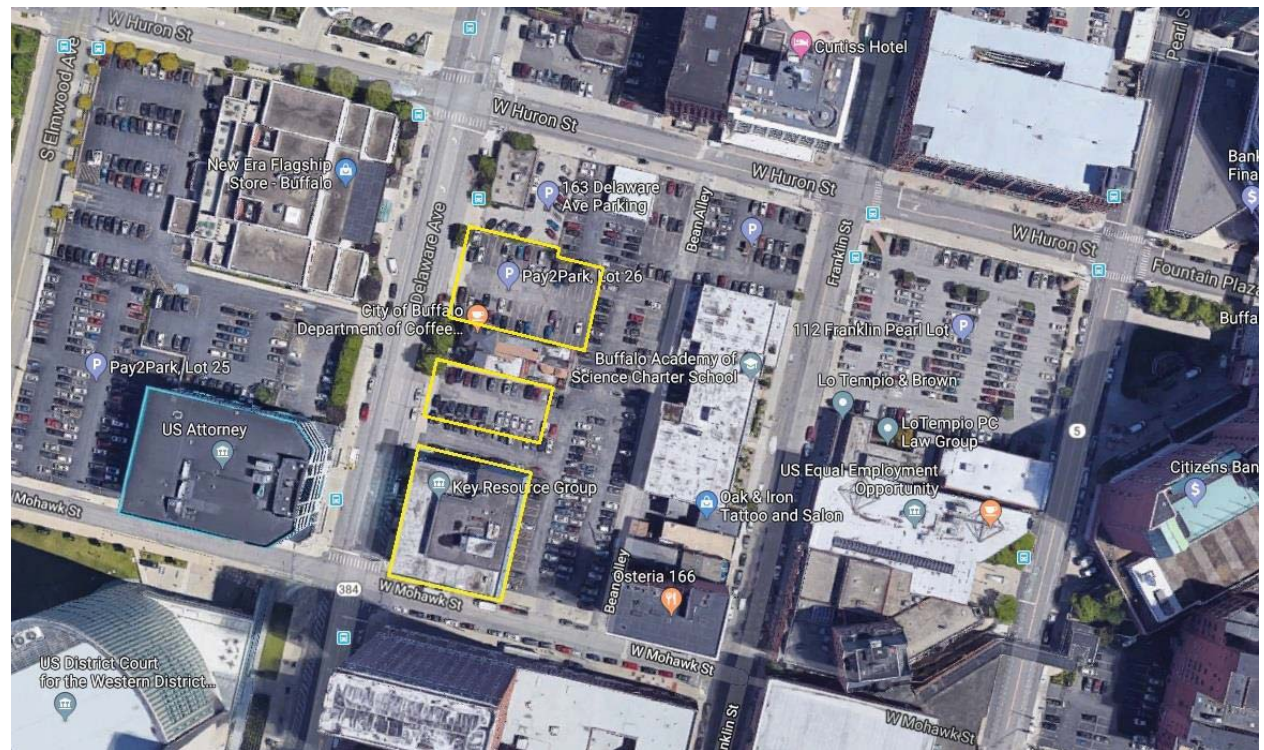
The assessment and taxes are the prospective levies based on the city's recent revaluation, scheduled for implementation for the 2020-21 tax year. The assessments will be eliminated if the properties are acquired for a public use.

Property: 135, 145 & 157 Delaware Avenue, Buffalo, Erie County, New York

Tax Map:



Aerial:



Property: 135, 145 & 157 Delaware Avenue, Buffalo, Erie County, New York

Subject Photographs:



135 Delaware North & West Elevations



135 Delaware South and East Elevations



145 Delaware Parking Lot



157 Delaware Parking Lot

Prospective Acquisition:

The prospective acquisition of these properties is outlined in yellow on the following aerial diagram. These acquisitions will encompass each parcel in its entirety, encompassing a total area of 35,319 F (.8108 ac.) and eliminates approximately 94 parking spaces in addition to the 75,941 SF building.



Effects of the Acquisition:

The acquisition will eliminate all three parcels.

Value and Damage Analysis:

The value of the properties is developed based on sales data from the market area. Sales are summarized in the following table.

Sale No.	Location	Sale Date	Sale Price	Land Area	Building Size	Building \$\$ Square Foot	LBR	Parking	Built
1	110 Pearl St.	Jun-13	\$1,325,000	0.080	38,130	\$34.75	0.09	0	1900
2	138 Delaware	Jun-19	\$16,900,000	0.550	131,760	\$128.26	0.18	67	1994
3	374 Delaware	Dec-15	\$1,100,000	0.450	30,150	\$36.48	0.65	25	1922
4	20 Waterfront Circle	Feb-14	\$7,200,000	1.720	138,000	\$52.17	0.54	not owned	1980
5	40 LaRiviere	Aug-14	\$6,875,000	0.950	103,680	\$66.31	0.40	not owned	1980
6	651-661 Delaware	Dec-16	\$2,300,000	0.800	28,315	\$81.23	0.80	55	1976
7	388 Pearl	Feb-19	\$1,750,000	0.210	34,055	\$51.39	0.27	0	1900
8	256 Main	Apr-16	\$3,100,000	0.213	60,400	\$51.32	0.15	0	1889
9	3 Niagara Sq.	Jan-17	\$5,000,000	0.740	170,000	\$29.41	0.19	0	1923
			Average	0.635	81,610	\$59.04			
			Median	0.550	60,400	\$51.39			
Subject	135 Delaware	Oct-19		0.804	75,914		0.461	94	1961

The subject has the advantage of 94 parking spaces on adjacent lots, this is a premium attribute in this market area. In addition the parking provides an added source of revenue after business hours. The subject’s Delaware Ave. location is also a significant attribute. Assuming the property occupancy is at least 90% the estimated value of the appraised properties as an operating economic unit, including the parking lots is estimated at \$85.00 SF of GBA. Therefore, the market value of the fee simple interest of the three properties is estimated at **\$6,450,000**.

There will be additional incidental costs associated with the prospective acquisition including legal fees, surveys, title reports and relocation costs for displacement of the tenants. These costs will include search time, actual relocation/moving costs and leasing commissions



166 Franklin Street

Huron Group Inc.

Executive Summary:

Property Information:

Address:	166 Franklin Street, Buffalo, New York 14202
Parcel ID (SBL#):	111.45-3-9
Assessment / Taxes:	\$2,100,000 / \$41,297
Ownership:	Huron Group, Inc
Property Rights Appraised:	Fee simple

Site Information:

Land Area:	65.83' x 115.5' (rectangular) 7,603 SF
Zoning:	N-1D Downtown/Regional Hub
Shape:	Rectangular
Frontage:	65.83' westside of Franklin St., 115.5' northside of W. Mohawk St. & 65.83' eastside of Bean Alley
Utilities:	All Public Utilities Available
Flood Zone:	Community #360230; Panel #36029C0194H; Zone X (6/7/2019); no special flood hazard
Easements:	None noted
Parking:	0 parking spaces
Wetlands:	None
Environmental:	No adverse conditions noted

Building Data:

Type of Property:	Mixed use retail & office
Year Built:	1916
Gross Building Area (GBA):	55,080 SF
Net Rentable Area:	N/A
Number of Stories:	8
Condition:	Good
Land to Building Ratio:	0.14 : 1
Effective Age:	20
Remaining Economic Life:	30

Highest & Best Use:

As Is:	Mixed Use Commercial
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Executive Summary: (Cont'd.)

Acquisitions:

Land Acquired:	0.1745 Acre
Improvement Acquired:	None
Building Acquired:	55,080 SF Mixed use retail & office

Remaining Property:

Land:	None
Improvement:	None
Building:	None

Market Value Losses:

Land:	Entire acquisition
Improvement:	Entire acquisition
Consequential Loss:	None

Final Loss Estimation:

Estimated Market Value Loss:	\$3,029,000
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Effective Date of Valuation & Exposure Time:

Date of Inspection:	October 13, 2019 (Exterior Only)
Effective Date of Valuation:	October 13, 2019
Estimated Exposure Time:	12 to 18 months

Property: 166 Franklin Street, Buffalo, Erie County, New York

Ownership & Occupancy:

Property ownership is noted as follows:

Huron Group, Inc.
295 Main Street
Buffalo New York 14203

The property addressed is assumed to be a multi tenanted mixed use building housing a restaurant, offices and or apartments. Furthermore, it is assumed there is no parking associated with the property.

Sales History:

The property was acquired by the current owner in 1993 as recorded in deeds liber 10788 page 734.

I am **not aware** of any other offerings for sale, pending contracts or options involving the subject property except as noted above. Information regarding leases was not investigated since we were directed not to contact the property owner.

Taxes and Assessments:

The property is referenced on the city and county tax roll as follows:

Assessment & Taxes	SBL	111.45-3-9
Address		166 Franklin
Land		\$83,500
Improvements		\$2,016,500
Total Assessment		\$2,100,000
Equalization Rate		90.00%
Equalized Assessment		\$2,333,333
County Tax	\$4.05	\$8,910
Transit Mall	\$0.00	\$0
City & School	\$14.61	\$32,142
Sewer	\$0.83	\$1,826
Combined Tax Rate per K	\$19.49	\$42,878
Total True Tax Obligation		\$42,878

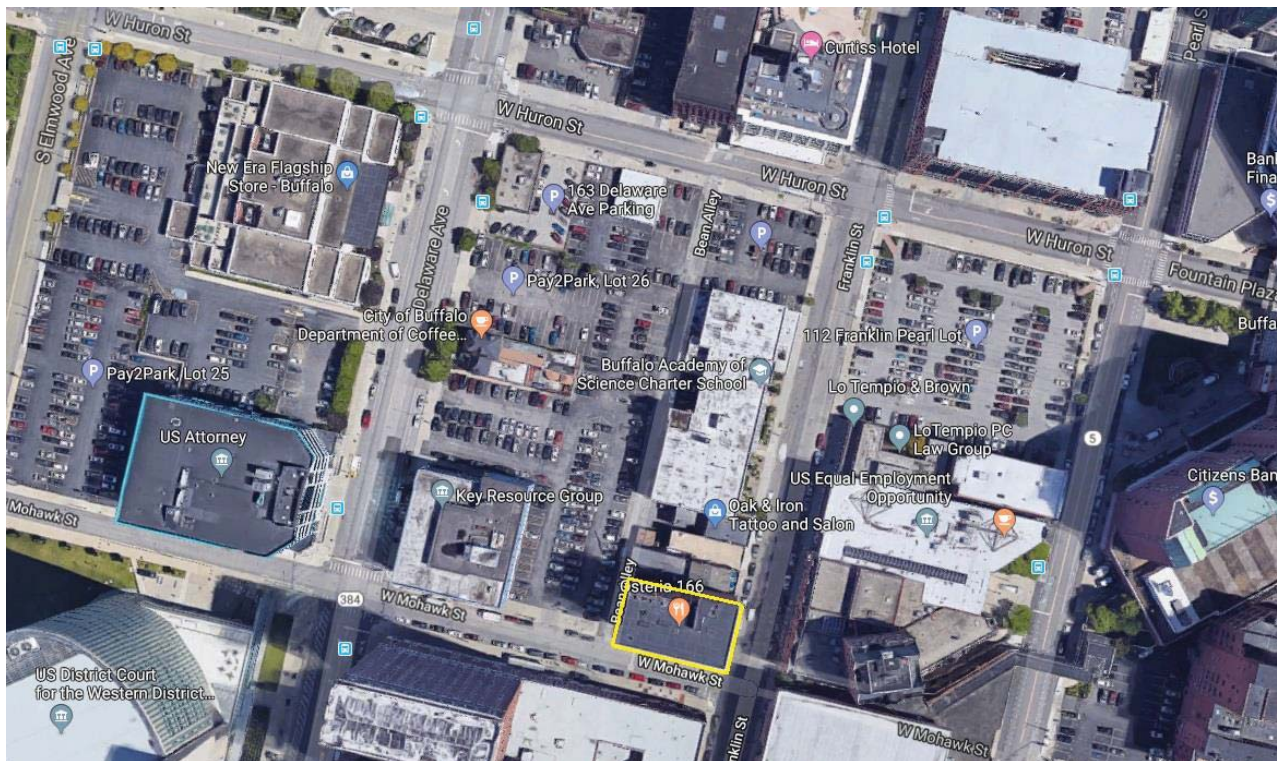
The assessment and taxes are the prospective levies based on the city's recent revaluation, scheduled for implementation for the 2020-21 tax year. The assessment will be eliminated if the property is acquired for a public use.

Property: 166 Franklin Street, Buffalo, Erie County, New York

Tax Map:



Aerial:



Property: 166 Franklin Street, Buffalo, Erie County, New York

Subject Photographs:



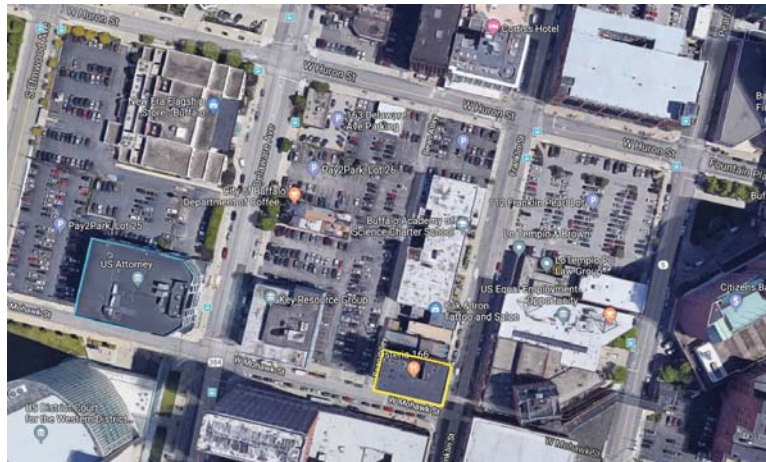
South and East Elevations



North and West Elevations

Prospective Acquisition:

The prospective acquisition of this property is outlined in yellow on the following aerial diagram. The acquisitions will encompass the entire parcel, encompassing a total area of 7,603 SF (.1745 ac.) and eliminates the 55,080 SF building.



Effects of the Acquisition:

The acquisition will eliminate the entire parcel.

Value and Damage Analysis:

The value of the properties is developed based on sales data from the market area. Sales are summarized in the following table.

Sale No.	Location	Sale Date	Sale Price	Land Area	Building Size	Building \$\$ Square Foot	LBR	Parking	Built
1	110 Pearl St.	Jun-13	\$1,325,000	0.080	38,130	\$34.75	0.09	0	1900
2	138 Delaware	Jun-19	\$16,900,000	0.550	131,760	\$128.26	0.18	67	1994
3	374 Delaware	Dec-15	\$1,100,000	0.450	30,150	\$36.48	0.65	25	1922
4	20 Waterfront Circle	Feb-14	\$7,200,000	1.720	138,000	\$52.17	0.54	not owned	1980
5	40 LaRiviere	Aug-14	\$6,875,000	0.950	103,680	\$66.31	0.40	not owned	1980
6	651-661 Delaware	Dec-16	\$2,300,000	0.800	28,315	\$81.23	0.80	55	1976
7	388 Pearl	Feb-19	\$1,750,000	0.210	34,055	\$51.39	0.27	0	1900
8	256 Main	Apr-16	\$3,100,000	0.213	60,400	\$51.32	0.15	0	1889
9	3 Niagara Sq.	Jan-17	\$5,000,000	0.740	170,000	\$29.41	0.19	0	1923
			Average	0.635	81,610	\$59.04			
			Median	0.550	60,400	\$51.39			
Subject	166 Franklin	Oct-19		0.175	55,080		0.14	0	1916

The subject improvement essentially covers the entire parcel and there is no associated parking. The subject's location is less desirable than Delaware avenue exposure. Assuming the property occupancy is at least 90% the estimated value of the appraised property is \$55.00 SF of GBA. Therefore, the market value of the fee simple interest of the property is estimated at **\$3,029,000**.



172 Franklin Street

Huron Group Inc.

Executive Summary:

Property Information:

Address:	172 Franklin Street, Buffalo, New York 14202
Parcel ID (SBL#):	111.45-3-8
Assessment / Taxes:	\$595,000 / \$11,700
Ownership:	Huron Group, Inc
Property Rights Appraised:	Fee simple

Site Information:

Land Area:	24.52' x 115.5' (rectangular) 2,858 SF
Zoning:	N-1D Downtown/Regional Hub
Shape:	Rectangular
Frontage:	24.52' westside of Franklin St. & 24.92' eastside of Bean Alley
Utilities:	All Public Utilities Available
Flood Zone:	Community #360230; Panel #36029C0194H; Zone X (6/7/2019); no special flood hazard
Easements:	None noted
Parking:	0 parking spaces
Wetlands:	None
Environmental:	No adverse conditions noted

Building Data:

Type of Property:	Mixed use restaurant & apartment
Year Built:	1900
Gross Building Area (GBA):	6,444 SF
Net Rentable Area:	N/A
Number of Stories:	2
Condition:	Good
Land to Building Ratio:	0.44 : 1
Effective Age:	40
Remaining Economic Life:	10

Highest & Best Use:

As Is:	Mixed Use Commercial
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Executive Summary: (Cont'd)

Acquisitions:

Land Acquired:	0.0656 Acre
Improvement Acquired:	None
Building Acquired:	6,444 SF Mixed use restaurant & apartment

Remaining Property:

Land:	None
Improvement:	None
Building:	None

Market Value Losses:

Land:	Entire acquisition
Improvement:	Entire acquisition
Consequential Loss:	N/A

Final Loss Estimation:

Estimated Market Value Loss:	\$515,500
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Effective Date of Valuation & Exposure Time:

Date of Inspection:	October 13, 2019 (Exterior Only)
Effective Date of Valuation:	October 13, 2019
Estimated Exposure Time:	12 to 18 months

Property: 172 Franklin Street, Buffalo, Erie County, New York

Ownership & Occupancy:

Property ownership is noted as follows:

Huron Group, Inc.
295 Main Street
Buffalo New York 14203

The property addressed appears to house a vacant restaurant/tavern and upper floor apartment. Furthermore, it is assumed there is no parking associated with the property.

Sales History:

The property was acquired as part of a four parcel purchase on October 24, 2012. The deed is recorded in liber 11231 page 9381. The purchase also included 176, 178 Franklin Street and 1 Bean Alley addressed in the next appraisal segment.

I am **not aware** of any other offerings for sale, pending contracts or options involving the subject property except as noted above. Information regarding leases was not investigated since we were directed not to contact the property owner.

Taxes and Assessments:

The property is referenced on the city and county tax roll as follows:

Assessment & Taxes	SBL	111.45-3-8
Address		172 Franklin
Land		\$31,600
Improvements		\$563,400
Total Assessment		\$595,000
Equalization Rate		90.00%
Equalized Assessment		\$661,111
County Tax	\$4.05	\$2,410
Transit Mall	\$0.00	\$0
City & School	\$14.61	\$8,693
Sewer	\$0.83	\$494
Combined Tax Rate per K	\$19.49	\$11,597
Total True Tax Obligation		\$11,597

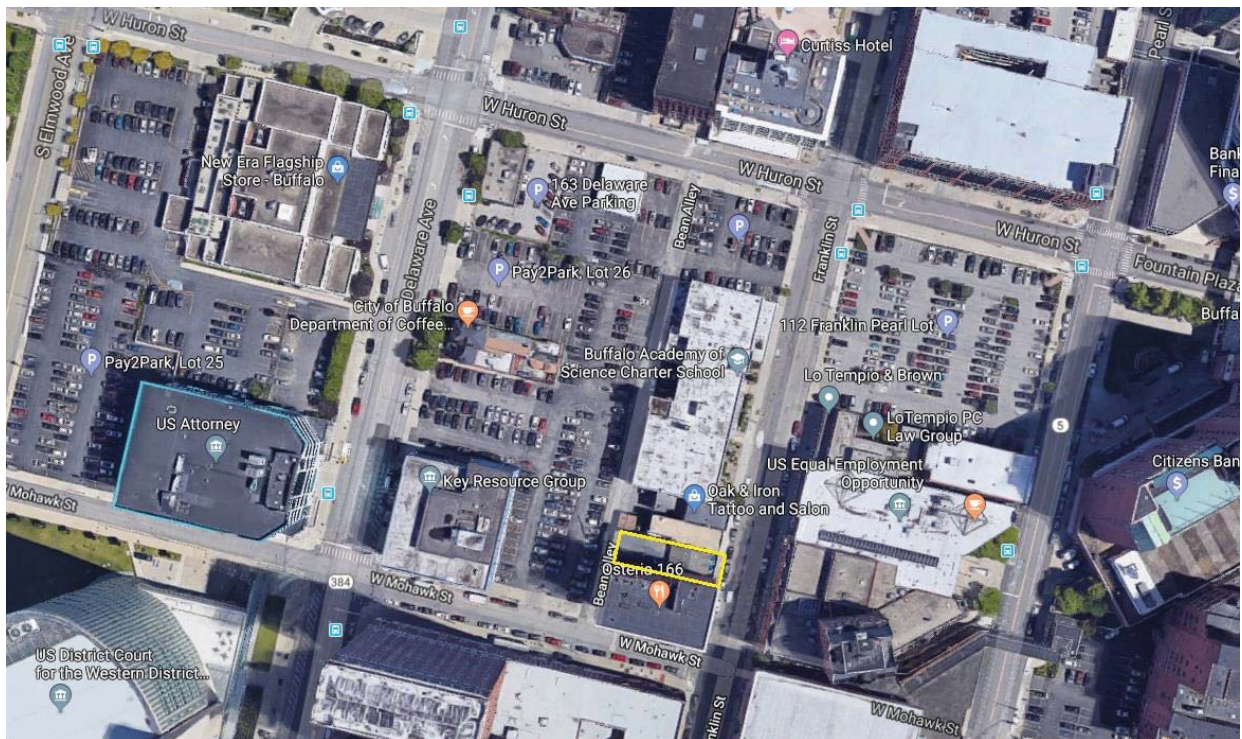
The assessment and taxes are the prospective levies based on the city's recent revaluation, scheduled for implementation for the 2020-21 tax year. The assessment will be eliminated if the property is acquired for a public use.

Property: 172 Franklin Street, Buffalo, Erie County, New York

Tax Map:



Aerial:



Property: 172 Franklin Street, Buffalo, Erie County, New York

Subject Photographs:



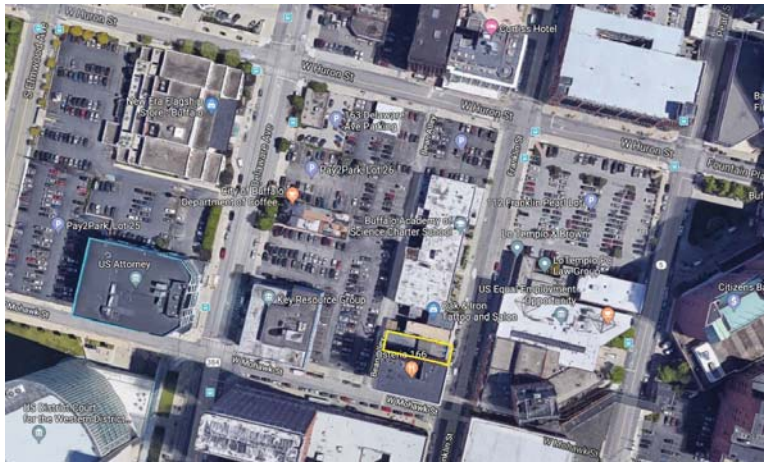
East Elevation



West Elevation

Prospective Acquisition:

The prospective acquisition of this property is outlined in yellow on the following aerial diagram. The acquisition will encompass the entire parcel, encompassing a total area of 2,858 SF (.0656 ac.) and eliminates the 6,444 SF building.



Effects of the Acquisition:

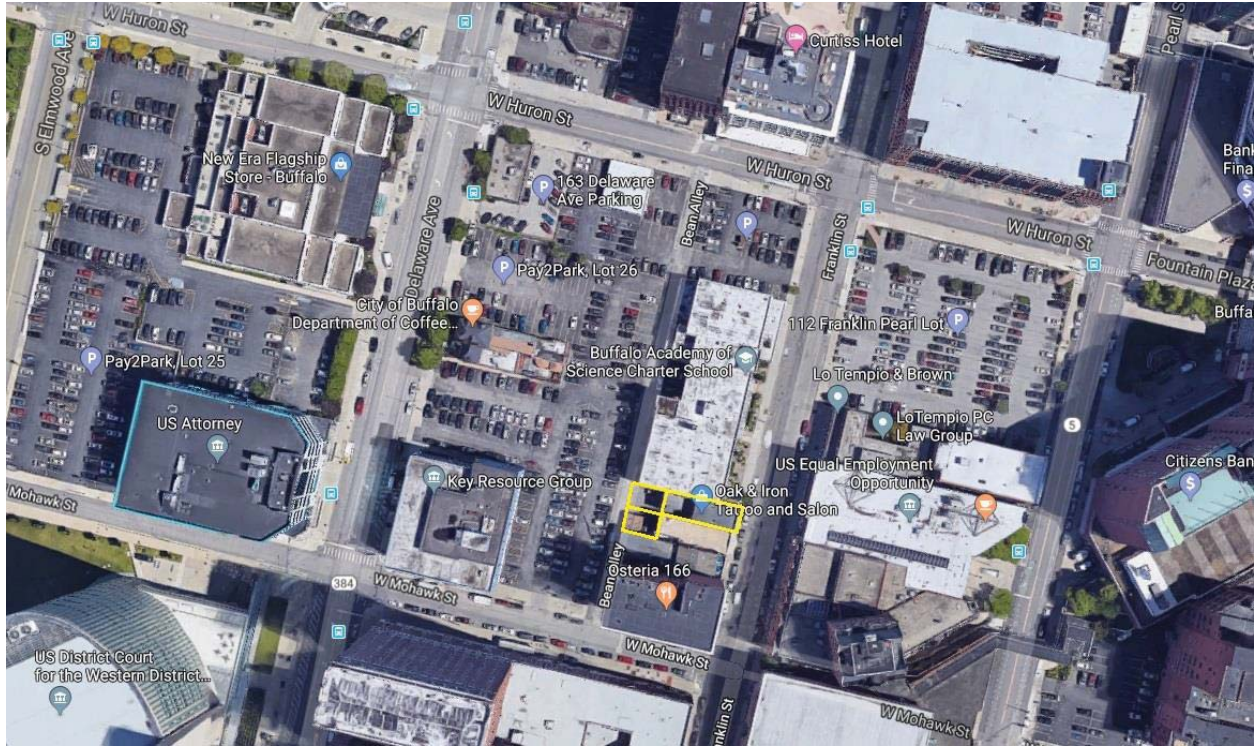
The acquisition will eliminate the entire parcel.

Value and Damage Analysis:

The value of the properties is developed based on sales data from the market area. Sales are summarized in the following table.

Sale No.	Location	Sale Date	Sale Price	Land Area	Building Size	Building \$\$ Square Foot	LBR	Parking	Built
1	42 West Chippewa	Apr-14	\$300,000	0.060	5,292	\$56.69	0.04	0	1900
2	436 Franklin	Aug-15	\$360,000	0.160	5,092	\$70.70	1.37	6	1900
3	50 Broadway	Jul-15	\$499,000	0.170	6,275	\$79.52	1.18	8	1900
4	486-492 Elmwood	Oct-15	\$700,000	0.180	7,099	\$98.61	1.1	0	2002-1910
5	492 Pearl	May-19	\$721,000	0.150	4,088	\$176.37	1.58	0	1880's
6	423 Elmwood	Nov-14	\$420,000	0.110	4,000	\$105.00	1.20	0	1920's
7	220 Franklin	Oct-15	\$600,000	<u>0.247</u>	<u>7,373</u>	<u>\$81.38</u>	1.46	4	1922
			Average	0.154	5,603	\$95.47			
			Median	0.155	5,192	\$89.06			
Subject	174 Franklin	Oct-19		0.066	6,444		0.444	0	1900

The subject improvement essentially covers the entire parcel and there is no associated parking. The subject's location is less desirable than Delaware avenue exposure. The building appears to be vacant but was operated as a tavern possible with upper floor apartment(s). Based on the conditions observed from the exterior inspection the estimated market value is \$80.00 SF of GBA. Therefore, the market value of the fee simple interest of the property is estimated at **\$515,500**.



**176 Franklin Street
178 Franklin Street &
1 Bean Alley**

Huron Group Inc.

Executive Summary:

Property Information:			
Address:	176 Franklin Street Buffalo, New York 14202	178 Franklin Street Buffalo, New York 14202	1 Bean Alley Buffalo, New York 14202
Parcel ID (SBL#):	111.45-3-6.1	111.45-3-6.2	111.45-3-10
Assessment / Taxes:	\$382,000 / \$7,445	\$11,300 / \$220	\$14,600 / \$285
Ownership:	Huron Group, Inc	Huron Group, Inc	Huron Group, Inc
Property Rights Appraised:	Fee Simple	Fee Simple	Fee Simple
Site Information:			
Land Area:	25' x 80' (Rectangular) 2,000 SF	25' x 35.5' (Rectangular) 887.5 SF	25.25' x 35.5' (Rectangular) 896.38 SF
Zoning:	N-1D Downtown/Regional Hub	N-1D Downtown/Regional Hub	N-1D Downtown/Regional Hub
Shape:	Rectangular	Rectangular	Rectangular
Frontage:	25' W/S of Franklin St.	25' E/S of Bean Alley	25.25' E/S of Bean Alley
Utilities:	All Public Available	All Public Available	All Public Available
Flood Zone:	No Special Flood Hazard	No Special Flood Hazard	No Special Flood Hazard
Easements:	None Noted	None Noted	None Noted
Parking:	0 Parking Spaces	4 Parking Spaces	4 Parking Spaces
Wetlands:	None	None	None
Environmental:	No Adverse Conditions Noted	No Adverse Conditions Noted	No Adverse Conditions Noted
Building Data:			
Type of Property:	Mixed Use-Rest/Apt	Parking Lot	Parking Lot
Year Built:	1890	N/A	N/A
Gross Building Area (GBA):	4,826 SF	N/A	N/A
Net Rentable Area:	N/A	N/A	N/A
Number of Stories:	3	N/A	N/A
Condition:	Good	N/A	N/A
Land to Building Ratio:	0.41 : 1	N/A	N/A
Effective Age:	20	N/A	N/A
Remaining Economic Life:	30	N/A	N/A
Highest & Best Use:			
As Is:	Mixed use commercial	Parking	Parking
Acquisitions:			
Land Acquired:	0.0459 Acre	0.0204 Acre	0.0206 Acre
Improvement Acquired:	None	4 Parking Spaces and Land Improvements	4 Parking Spaces and Land Improvements
Building Acquired:	4,826 SF Mixed Use Restaurant & Apartment	None	None

Executive Summary (Cont'd.)

Remaining Property:	176 Franklin Street	178 Franklin Street	1 Bean Alley
Land:	None	None	None
Improvement:	None	None	None
Building:	None	NA	NA
Market Value Losses:			
Land:	Entire Acquisition		
Improvement:	Entire Acquisition		
Consequential Loss:	None		
Final Loss Estimation:			
Estimated Market Value:	\$603,000		
Effective Date of Valuation & Exposure Time:			
Date of Inspection:	October 13, 2019 (Exterior Only)		
Effective Date of Valuation:	October 13, 2019		
Estimated Exposure Time:	12 to 18 Months		

Ownership & Occupancy:

Property ownership is noted as follows:

Huron Group, Inc.
295 Main Street
Buffalo New York 14203

The property addressed as 176 Franklin is a 3 story mixed use store front with upper floor offices and an apartment. The parcels referred to as 178 Franklin and 1 Bean Alley are parking areas at the rear of 176 Franklin, accessed from Bean Alley.

The ground floor is occupied by a tattoo parlor and salon.

Sales History:

The properties were acquired as part of a four parcel purchase on October 24, 2012. The deed is recorded in liber 11231 page 9381. The purchase also included 174 Franklin Street, previously addressed.

I am **not aware** of any other offerings for sale, pending contracts or options involving the subject property except as noted above. Information regarding leases was not investigated since we were directed not to contact the property owner.

Taxes and Assessments:

The property is referenced on the city and county tax roll as follows:

Assessment & Taxes	SBL	111.45-3-6.1	111.45-3-6.2	111.45-3-10
Address		176 Franklin	178 Franklin	1 Bean Alley
Land		\$21,700	\$9,600	\$9,600
Improvements		\$360,300	\$1,700	\$5,000
Total Assessment		\$382,000	\$11,300	\$14,600
Equalization Rate			90.00%	
Equalized Assessment		\$424,444	\$12,556	\$16,222
County Tax	\$4.05	\$1,547	\$46	\$59
Transit Mall	\$0.00	\$0	\$0	\$0
City & School	\$14.61	\$5,581	\$165	\$213
Sewer	\$0.83	\$317	\$9	\$12
Combined Tax Rate per K	\$19.49	\$7,445	\$220	\$285
Total True Tax Obligation			\$7,950	

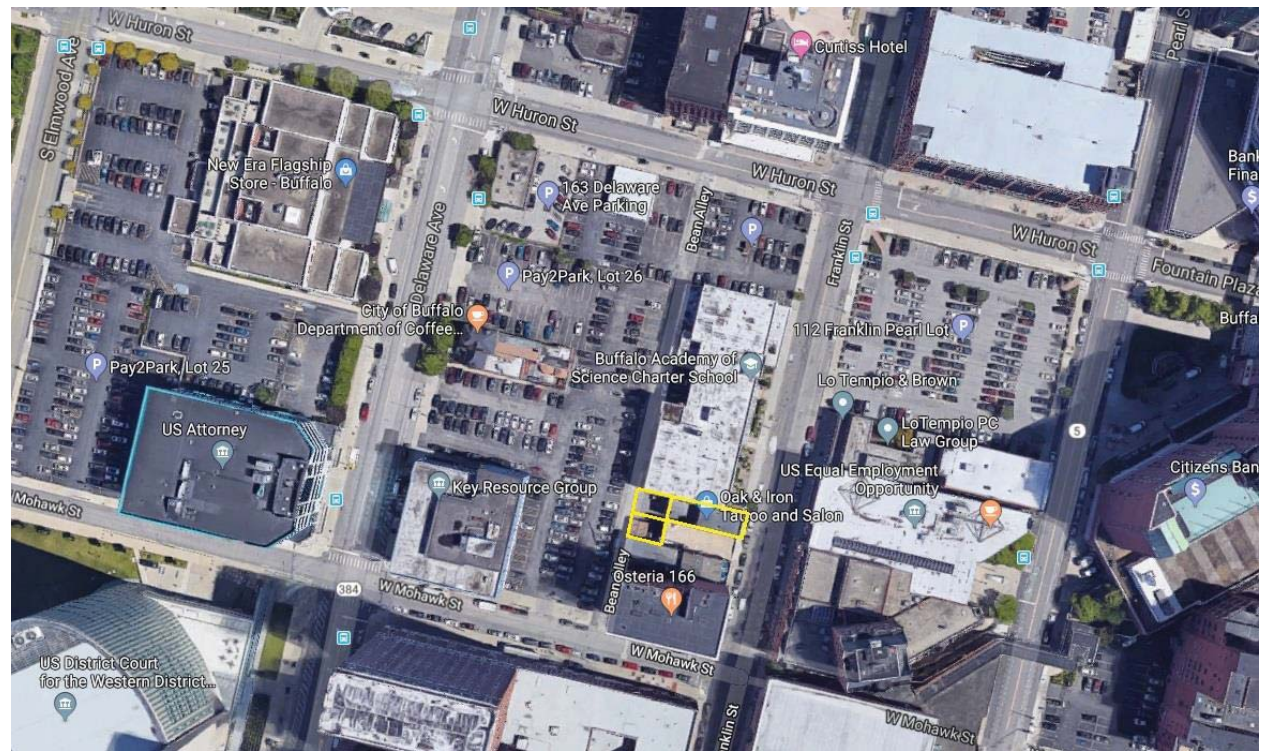
The assessment and taxes are the prospective levies based on the city's recent revaluation, scheduled for implementation for the 2020-21 tax year. The assessment will be eliminated if the property is acquired for a public use.

Property: 176 & 178 Franklin Street & 1 Bean Alley, Buffalo, Erie County, New York

Tax Map:



Aerial:



Property: 176 & 178 Franklin Street & 1 Bean Alley, Buffalo, Erie County, New York

Subject Photographs:



Front View – Franklin Street



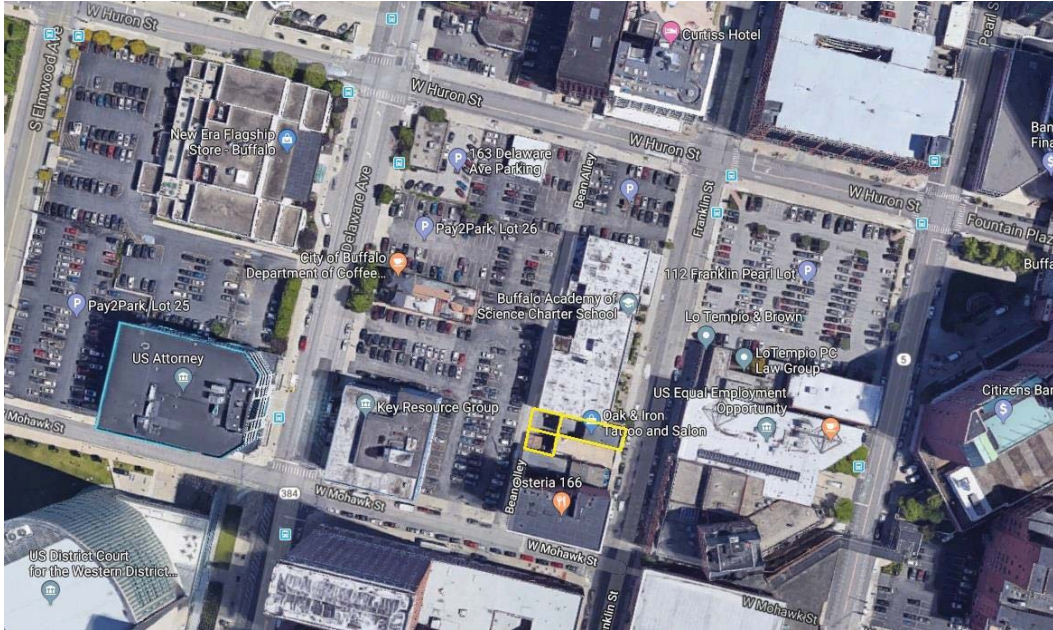
1 Bean Alley – Parking Area



178 Franklin – Parking Area

Prospective Acquisition:

The prospective acquisition of this property is outlined in yellow on the following aerial diagram. The acquisitions of these parcels will encompass each parcel in its entirety, a total area of 3,784 SF (.0869 ac.) and eliminates the 4,826 SF building located at 176 Franklin.



Effects of the Acquisition:

The acquisition includes all three parcels.

Value and Damage Analysis:

The value of the properties is developed based on sales data from the market area. Sales are summarized in the following table.

Sale No.	Location	Sale Date	Sale Price	Land Area	Building Size	Building \$\$ Square Foot	LBR	Parking	Built
1	185 Allen	May-17	\$740,000	0.130	3,752	\$197.23	1.5	1	1900
2	423 Elmwood	Nov-14	\$420,000	0.110	4,000	\$105.00	1.20	0	1920's
3	486-492 Elmwood	Oct-15	\$700,000	0.180	7,099	\$98.61	1.1	0	2002-1910
4	1650-1652 Elmwood	Jul-19	\$449,900	0.130	3,996	\$112.59	1.42	2	1930
5	85 West Chippewa	Jun-18	\$1,160,000	<u>0.070</u>	<u>4,834</u>	<u>\$239.97</u>	0.63	0	1910
			Average	0.124	4,736	\$150.68			
			Median	0.130	4,000	\$112.59			
Subject	176, 178 Franklin & 1 Bean alley	Oct-19		0.087	4,826		0.784	8	1890

The subject improvement essentially covers the entire parcel and there is no associated parking. The ground floor appears to be occupied by a saloon and tattoo parlor, the upper floors are assumed to be apartments. Based on the conditions observed from the exterior inspection the estimated market value is \$125.00 SF of GBA. Therefore, the market value of the fee simple interest of the property is estimated at **\$603,000**.



174 Franklin Street

AGS Holdings LLC

Executive Summary:

Property Information:

Address:	174 Franklin Street, Buffalo, New York 14202
Parcel ID (SBL#):	111.45-3-7
Assessment / Taxes:	\$360,000 / \$7,016
Ownership:	AGS Holdings, LLC
Property Rights Appraised:	Fee simple

Site Information:

Land Area:	27.3' x 80' (rectangular) 2,184 SF
Zoning:	N-1D Downtown/Regional Hub
Shape:	Rectangular
Frontage:	27.3' westside of Franklin St
Utilities:	All Public Utilities Available
Flood Zone:	Community #360230; Panel #36029C0194H; Zone X (6/7/2019); no special flood hazard
Easements:	None noted
Parking:	0 parking spaces
Wetlands:	None
Environmental:	No adverse conditions noted

Building Data:

Type of Property:	Office building
Year Built:	1900
Gross Building Area (GBA):	4,372
Net Rentable Area:	N/A
Number of Stories:	2
Condition:	Good
Land to Building Ratio:	0.50 : 1
Effective Age:	15
Remaining Economic Life:	35

Highest & Best Use:

As Is:	Office
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Executive Summary: (Cont'd.)

Acquisitions:

Land Acquired:	0.0501 Acre
Improvement Acquired:	None
Building Acquired:	4,372 SF Office building

Remaining Property:

Land:	None
Improvement:	None
Building:	None

Market Value Losses:

Land:	Entire acquisition
Improvement:	Entire acquisition
Consequential Loss:	None

Final Loss Estimation:

Estimated Market Value Loss:	\$568,400
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Effective Date of Valuation & Exposure Time:

Date of Inspection:	October 13, 2019 (Exterior Only)
Effective Date of Valuation:	October 13, 2019
Estimated Exposure Time:	12 to 18 months

Property: 174 Franklin Street, Buffalo, Erie County, New York

Ownership & Occupancy:

Property ownership is noted as follows:

AGS Holdings, LLC
617 South Colony Drive
Grand Island New York 14072

The property addressed appears to house a professional office on two floors.

Sales History:

The property was acquired by the current owner in 2013 as recorded in deeds liber 11244 page 6543. The reported consideration was \$120,000. It appears there have been substantial upgrades to the building since purchase.

I am **not aware** of any other offerings for sale, pending contracts or options involving the subject property except as noted above. Information regarding leases was not investigated since we were directed not to contact the property owner.

Taxes and Assessments:

The property is referenced on the city and county tax roll as follows:

Assessment & Taxes	SBL	111.45-3-7
Address		174 Franklin
Land		\$22,000
Improvements		\$338,000
Total Assessment		\$360,000
Equalization Rate		90.00%
Equalized Assessment		\$400,000
County Tax	\$4.05	\$1,458
Transit Mall	\$0.00	\$0
City & School	\$14.61	\$5,260
Sewer	\$0.83	\$299
Combined Tax Rate per K	\$19.49	\$7,016
Total True Tax Obligation		\$7,016

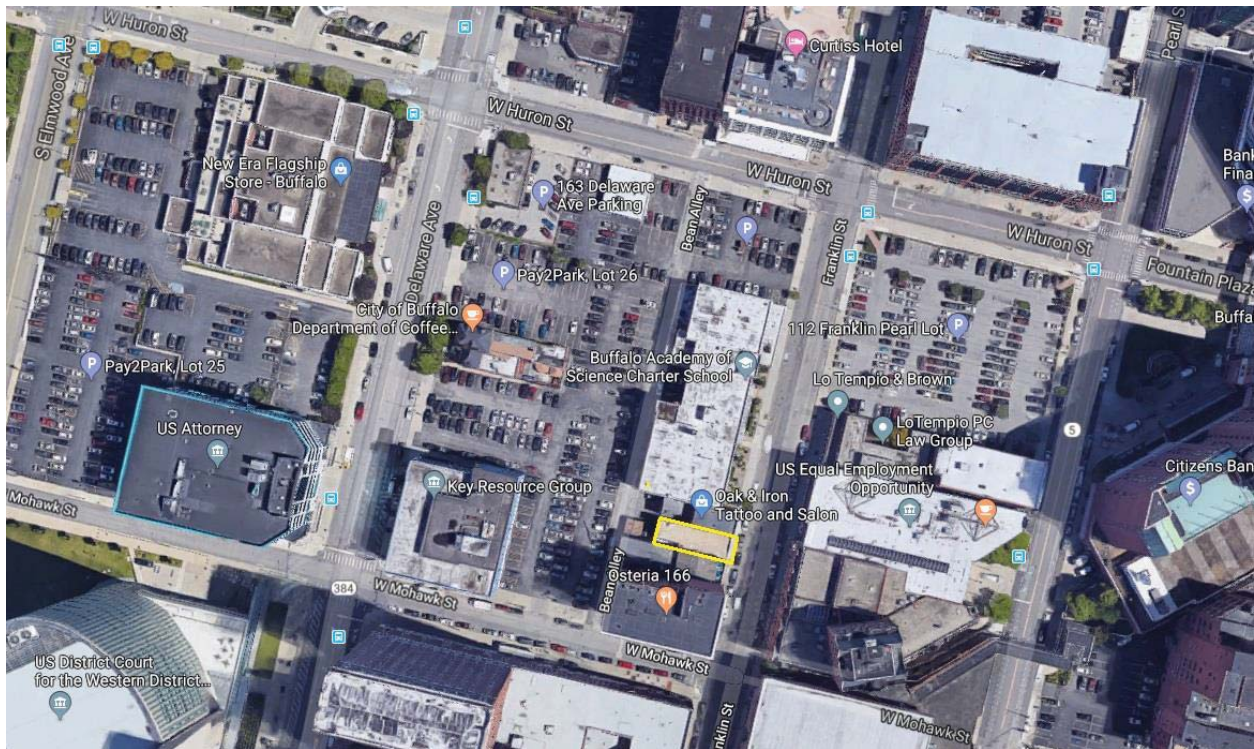
The assessment and taxes are the prospective levies based on the city's recent revaluation, scheduled for implementation for the 2020-21 tax year. The assessment will be eliminated if the property is acquired for a public use.

Property: 174 Franklin Street, Buffalo, Erie County, New York

Tax Map:



Aerial:



Property: 174 Franklin Street, Buffalo, Erie County, New York

Subject Photographs:



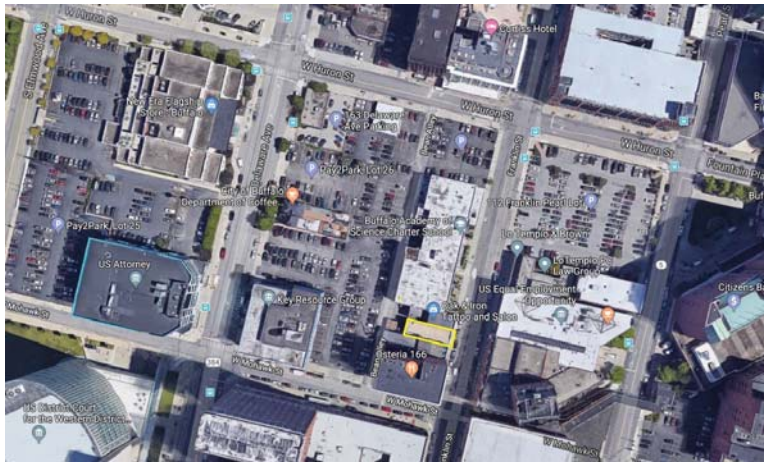
Front Elevation – Franklin Street



Rear (West) Elevation

Prospective Acquisition:

The prospective acquisition of this property is outlined in yellow on the following aerial diagram. The acquisition will encompass the entire parcel, encompassing a total area of 2,184 SF (.0501 ac.) and eliminates the 4,372 SF building.



Effects of the Acquisition:

The acquisition will eliminate the entire parcel.

Value and Damage Analysis:

The value of the property is developed based on sales data from the market area. Sales are summarized in the following table.

Sale No.	Location	Sale Date	Sale Price	Land Area	Building Size	Building \$\$ Square Foot	LBR	Parking	Built
1	618-620 Main	Feb-16	\$1,400,000	0.124	13,025	\$107.49	0.87	10	1919
2	477 Main	Nov-17	\$975,000	0.070	5,700	\$171.05	0.53	0	2008
3	491 Delaware	Dec-15	\$787,000	0.090	6,104	\$128.93	0.64	8	1800's
4	227 Niagara	Jun-18	\$360,000	0.180	2,456	\$146.58	3.26	10	1900
5	80 W. Huron	Jul-18	\$450,000	0.220	2,350	\$191.49	4.08	19	1940
6	163 Delaware	Oct-16	\$720,000	<u>0.210</u>	<u>2,600</u>	<u>\$276.92</u>	3.52	16	1980's
			Average	0.149	5,373	\$170.41			
			Median	0.152	4,150	\$158.82			
Subject	174 Franklin	Oct-19		0.050	4,372		0.499	0	1900

The subject improvement essentially covers the entire parcel and there is no associated parking. The subject's location is less desirable than Delaware avenue exposure. The building appears to be fully occupied for office use. Based on the conditions observed from the exterior inspection the estimated market value is \$130.00 SF of GBA. Therefore, the market value of the fee simple interest of the property is estimated at **\$568,400**.



180 Franklin Street
Buffalo Academy of Science

Executive Summary:

Property Information:

Address:	180 Franklin Street, Buffalo, New York 14202
Parcel ID (SBL#):	111.45-3-5
Assessment / Taxes:	\$3,955,000 / \$77,083
Ownership:	Buffalo Academy of Science
Property Rights Appraised:	Fee simple

Site Information:

Land Area:	225.75' x 116.01' (rectangular) 26,189 SF
Zoning:	N-1D Downtown/Regional Hub
Shape:	Rectangular
Frontage:	225.75' westside of Franklin St & 225.75' eastside of Bean Alley
Utilities:	All Public Utilities Available
Flood Zone:	Community #360230; Panel #36029C0194H; Zone X (6/7/2019); no special flood hazard
Easements:	None noted
Parking:	0 parking spaces
Wetlands:	None
Environmental:	No adverse conditions noted

Building Data:

Type of Property:	Charter school
Year Built:	1952
Gross Building Area (GBA):	66,848
Net Rentable Area:	N/A
Number of Stories:	3
Condition:	Good
Land to Building Ratio:	0.39 : 1
Effective Age:	20
Remaining Economic Life:	30

Highest & Best Use:

As Is:	Charter School
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Executive Summary: (Cont'd.)

Acquisitions:

Land Acquired:	0.6012 Acre
Improvement Acquired:	None
Building Acquired:	66,848 SF Charter school

Remaining Property:

Land:	None
Improvement:	None
Building:	None

Market Value Losses:

Land:	Entire acquisition
Improvement:	Entire acquisition
Consequential Loss:	None

Final Loss Estimation:

Estimated Market Value Loss:	\$4,345,000
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Effective Date of Valuation & Exposure Time:

Date of Inspection:	October 13, 2019 (Exterior Only)
Effective Date of Valuation:	October 13, 2019
Estimated Exposure Time:	12 to 18 months

Property: 180 Franklin Street, Buffalo, Erie County, New York

Ownership & Occupancy:

Property ownership is noted as follows:

Buffalo Academy of Science
190 Franklin Street
Buffalo New York 14202

The property addressed is a former YMCA that was converted to a Charter School in the mid 2000.

Sales History:

The property was acquired by the current owner in on October 30, 2015 as recorded in deeds liber 11287 page 6271. The reported consideration was \$4,150,000.

I am **not aware** of any other offerings for sale, pending contracts or options involving the subject property except as noted above. Information regarding leases was not investigated since we were directed not to contact the property owner.

Taxes and Assessments:

The property is referenced on the city and county tax roll as follows:

Assessment & Taxes	SBL	111.45-3-5
Address		180 Franklin
Land		\$285,900
Improvements		\$3,669,100
Total Assessment		\$3,955,000
Equalization Rate		90.00%
Equalized Assessment		\$4,394,444
County Tax	\$4.05	\$16,018
Transit Mall	\$0.00	\$0
City & School	\$14.61	\$57,783
Sewer	\$0.83	\$3,283
Combined Tax Rate per K	\$19.49	\$77,083
Total True Tax Obligation		\$77,083

The assessment and taxes are the prospective levies based on the city’s recent revaluation, scheduled for implementation for the 2020-21 tax year. The taxes noted are as if fully taxable.

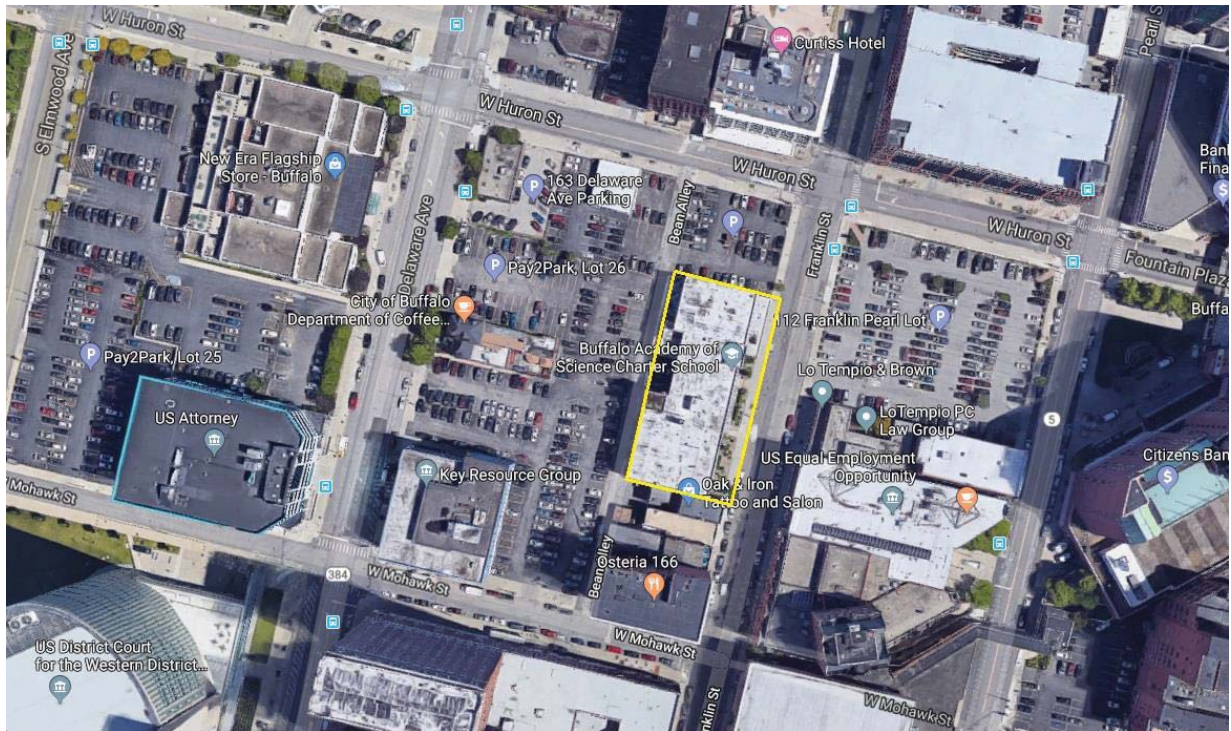
The property is currently tax exempt except for the sewer levy. The assessment will be eliminated if the property is acquired for a public use.

Property: 180 Franklin Street, Buffalo, Erie County, New York

Tax Map:



Aerial:



Property: 180 Franklin Street, Buffalo, Erie County, New York

Subject Photographs:



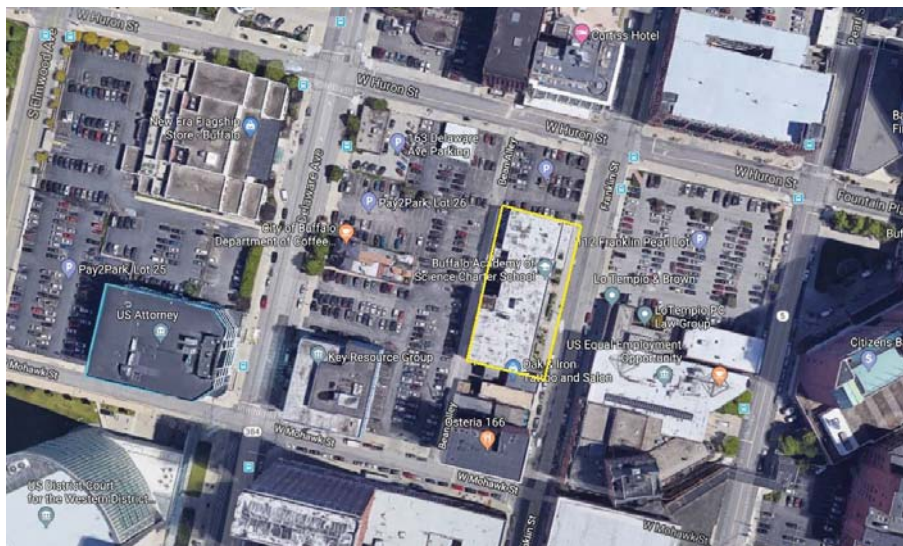
East (Front) and North Elevations



West (Rear) Elevation

Prospective Acquisition:

The prospective acquisition of this property is outlined in yellow on the following aerial diagram. The acquisitions will encompass the entire parcel, encompassing a total area of 26,189 SF (.6012 ac.) and eliminates the 66,848 SF building.



Effects of the Acquisition:

The acquisition will eliminate the entire parcel.

Property: 180 Franklin Street, Buffalo, Erie County, New York

Value and Damage Analysis:

The value of the property is developed based on sales data from the market area. Sales are summarized in the following table.

Sale No.	Location	Sale Date	Sale Price	Land Area	Building Size	Building \$\$ Square Foot	LBR	Parking	Built
1	888 Delaware	Oct-19	\$1,300,000	1.530	59,515	\$21.84	1.12	10	1919
2	409-415 Elmwood	Aug-19	\$875,000	0.360	10,932	\$80.04	1.43	22	1925
3	102 Buffum	Jun-17	\$1,001,600	6.610	45,693	\$21.92	6.3	60	1922
4	30 Johnson, Lacawanna	Oct-16	\$2,800,000	1.500	34,960	\$80.09	1.87	10	1900
5	404 Edison	Jan-15	\$746,660	2.190	29,025	\$25.72	3.29	60	1958
6	655 Hertel	Jul-16	\$3,100,000	8.640	61,336	\$50.54	6.13	98	1957
7	110 Broadway	Jul-19	\$3,100,000	<u>1.140</u>	<u>56,591</u>	<u>\$54.78</u>	0.88	48	1984
			Average	3.139	42,579	\$47.85			
			Median	1.860	40,327	\$50.54			
Subject	180 Franklin	Oct-19		0.601	66,848		0.392	4	1952

The subject improvement essentially covers the entire parcel and there is very limited associated parking. The sales employed in the analysis include other charter schools and properties that offer similar potential uses. The subject's location in an urban CBD is somewhat unusual for the current use and does not offer an advantage over other charter school locations.

The market data analyzed indicates value of the fee simple interest to be no more than \$65.00 SF of GBA and an overall property value of **\$4,345,000**.



187 Franklin Street
Forty-Fifth St Holdings NY Inc.

Executive Summary:

Property Information:

Address:	187 Franklin Street, Buffalo, New York 14202
Parcel ID (SBL#):	111.46-12-1
Assessment / Taxes:	\$780,000 / \$19,919
Ownership:	Forty-Fifth St Holdings NY, Inc
Property Rights Appraised:	Fee simple

Site Information:

Land Area:	202.51' x 233.7' (rectangular) 47,326 SF
Zoning:	N-1D Downtown/Regional Hub
Shape:	Rectangular
Frontage:	202.51' eastside of Franklin St, 233.7' southside of W. Huron St. & 202.51' westside of Pearl St.
Utilities:	All Public Utilities Available
Flood Zone:	Community #360230; Panel #36029C0194H & 36029C0213H; Zone X (6/7/2019) no special flood hazard
Easements:	None noted
Parking:	145 parking spaces
Wetlands:	None
Environmental:	No adverse conditions noted

Building Data:

Type of Property:	Parking lot
Year Built:	N/A
Gross Building Area (GBA):	N/A

Highest & Best Use:

As Is:	Parking lot
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Executive Summary: (Cont'd.)

Acquisitions:

Land Acquired:	1.0865 Acres
Improvement Acquired:	145 Parking spaces and land improvements
Building Acquired:	None

Remaining Property:

Land:	None
Improvement:	None
Building:	NA

Market Value Losses:

Land:	Entire acquisition
Improvement:	Entire acquisition
Consequential Loss:	None

Final Loss Estimation:

Estimated Market Value Loss:	\$2,275,000
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Effective Date of Valuation & Exposure Time:

Date of Inspection:	October 13, 2019
Effective Date of Valuation:	October 13, 2019
Estimated Exposure Time:	12 to 18 months

Property: 187 Franklin Street, Buffalo, Erie County, New York

Ownership & Occupancy:

Property ownership is noted as follows:

Forty-Fifth St Holdings NY, Inc.
11 King St. W. Suite 300
Toronto, Ontario M5H Canada

The property addressed is a surface parking lot operating under hourly / daily rates.

Sales History:

The property was acquired by the current owner in 1998 as recorded in deeds liber 10942 page 9808.

I am **not aware** of any other offerings for sale, pending contracts or options involving the subject property except as noted above. Information regarding leases and or rates was not investigated since we were directed not to contact the property owner.

Taxes and Assessments:

The property is referenced on the city and county tax roll as follows:

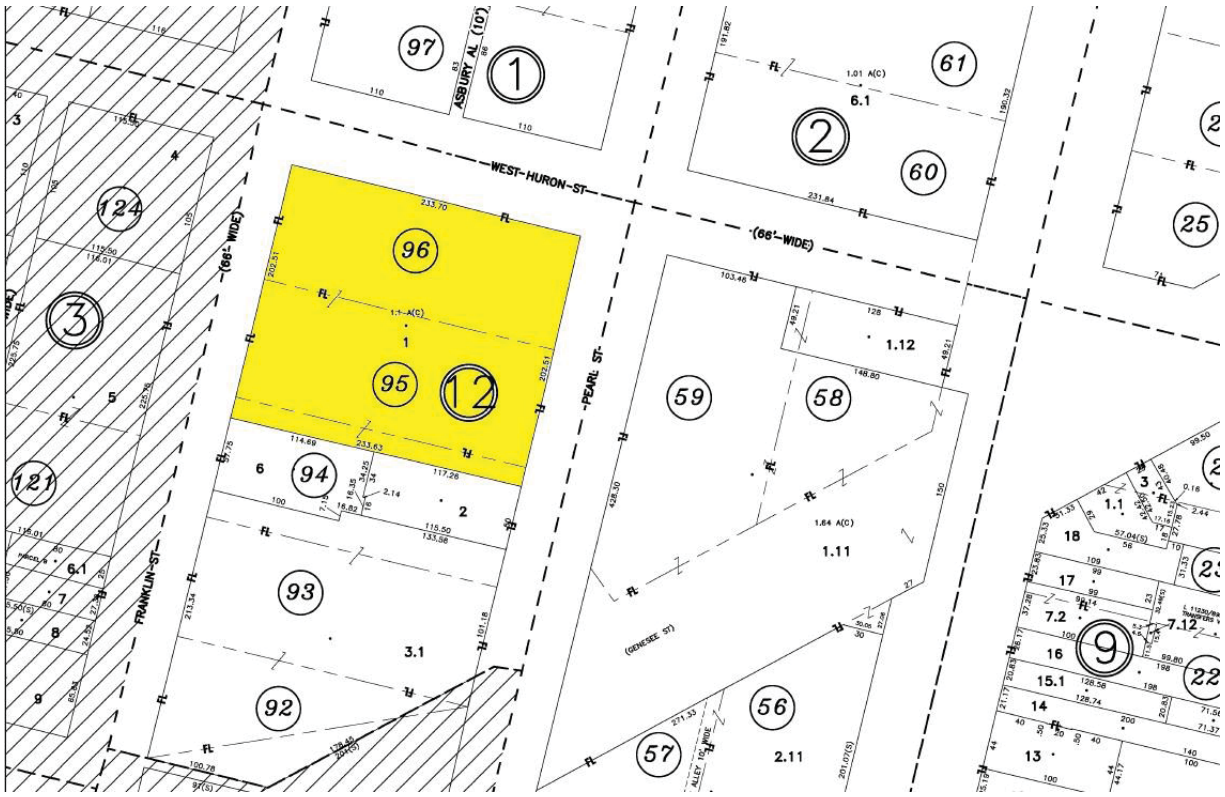
Assessment & Taxes	SBL	111.46-12-1
Address		187 Franklin
Land		\$517,000
Improvements		\$263,000
Total Assessment		\$780,000
Equalization Rate		90.00%
Equalized Assessment		\$866,667
County Tax	\$4.05	\$3,159
Transit Mall	formula	\$2,082
City & School	\$14.61	\$11,396
Sewer	\$0.83	\$3,283
Combined Tax Rate per K	\$19.49	\$19,919
Total True Tax Obligation		\$19,919

The assessment and taxes are the prospective levies based on the city’s recent revaluation, scheduled for implementation for the 2020-21 tax year. The assessment will be eliminated if the property is acquired for a public use.

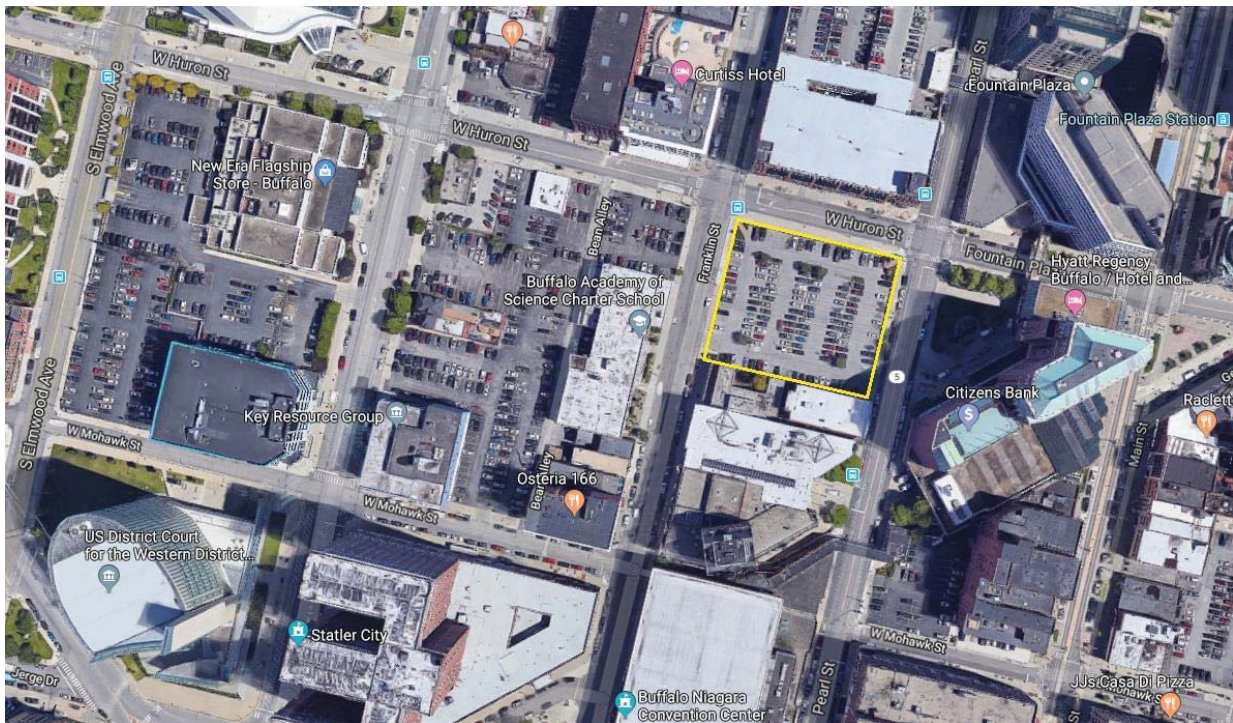
This property is also obligated for the Mall taxes which would also be eliminated.

Property: 187 Franklin Street, Buffalo, Erie County, New York

Tax Map:



Aerial:



Property: 187 Franklin Street, Buffalo, Erie County, New York

Subject Photographs:



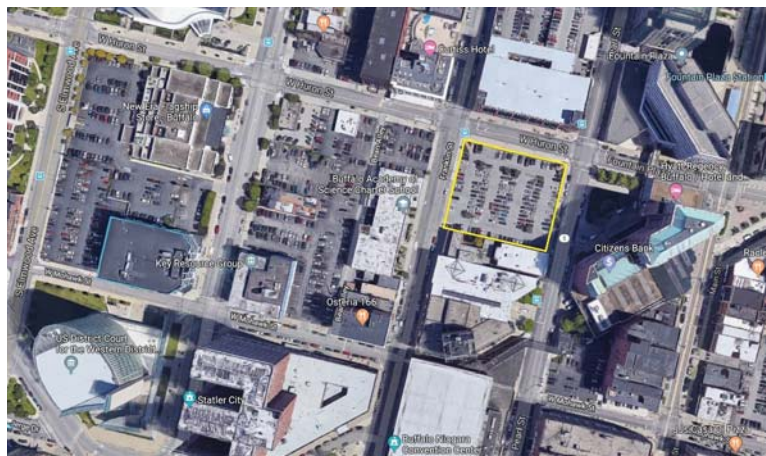
Subject Viewing Southwest



Subject Viewing Southeast

Prospective Acquisition:

The prospective acquisition of this property is outlined in yellow on the following aerial diagram. The acquisitions will encompass the entire parcel, encompassing a total area of 47,326 SF (1.0865 ac.) and eliminates the 145 parking spaces.



Effects of the Acquisition:

The acquisition will eliminate the entire parcel.

Value and Damage Analysis:

The value of the property is developed based on sales data from the market area. Sales are summarized in the following table.

Sale No.	Location	Sale Date	Sale Price w/ Demo	Area		Unit Prices		Remarks
				Square Feet	Acres	Square Feet	Acre	
1	933 Michigan Ave.	Mar-13	\$500,000	14,593	0.335	\$34.26	\$1,492,537	parking lot
2	234-238 Main	Jun-17	\$1,250,000	21,649	0.497	\$57.74	\$2,515,091	parking lot
3	905 Elmwood	May-15	\$1,550,000	25,265	0.580	\$61.35	\$2,672,414	new development
4	1159 Main St.	Apr-14	\$1,767,000	54,450	1.250	\$32.45	\$1,413,600	future development
5	75 Main St.	Mar-13	\$2,199,828	81,022	1.860	\$27.15	\$1,182,703	new development
6	234 Delaware	Aug-12	\$4,500,000	84,942	1.950	\$52.98	\$2,307,692	new development
7	677 Washington Street	Nov-18	\$3,103,000	87,120	2.000	\$35.62	\$1,551,500	new development
8	169 W. Utica	Jul-16	\$1,800,000	49,223	1.130	\$36.57	\$1,592,920	new development
9	470 Pearl Street	Jan-16	\$1,850,000	<u>46,174</u>	<u>1.060</u>	<u>\$40.07</u>	<u>\$1,745,283</u>	surface parking lot
			Average	51,604	1.18	\$42.02	\$1,830,416	
			Median	51,836	1.130	\$36.57	\$1,572,210	

These sales, after considering adjustments for property rights, conditions of sale, financing and physical variables including location indicate a value of \$45.00 per square foot.

Applied to the land being considered for the acquisition 47,326 SF (1.0865 acres) indicates a value of \$2,130,000.

In addition there is a value associated with the paving and related parking lot improvements that will be lost estimated at a depreciated value in place at \$1,000 per space (145 spaces) or \$145,000.

Therefore the estimated value of the acquisition is estimated at **\$2,275,000**.



79 West Mohawk Street

Skydeck Corporation

Executive Summary:

Property Information

Address:	79 West Mohawk Street, Buffalo, New York 14202
Parcel ID (SBL#):	111.45-3-11.12
Assessment / Taxes:	\$435,000 / \$8,478
Ownership:	Skydeck Corporation
Property Rights Appraised:	Fee simple

Site Information:

Land Area:	99.5' x irregular (irregular) 26,219 SF (.6019 ac.)
Zoning:	N-1D Downtown/Regional Hub
Shape:	Irregular
Frontage:	99.5' northside of W. Mohawk, 36.75' eastside of Delaware & 220.85' westside of Bean Alley
Utilities:	All Public Utilities Available
Flood Zone:	Community #360230; Panel #36029C0194H; Zone X (6/7/2019) no special flood hazard
Easements:	None noted
Parking:	82 parking spaces
Wetlands:	None
Environmental:	No adverse conditions noted

Building Data:

Type of Property:	Parking lot
Year Built:	N/A
Gross Building Area (GBA):	N/A

Highest & Best Use:

As Is:	Parking lot
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Executive Summary: (cont'd)

Acquisitions:

Land Acquired:	0.6019 Acre (26,219 SF)
Improvement Acquired:	82 Parking spaces and land improvements
Building Acquired:	None

Remaining Property:

Land:	None
Improvement:	None
Building:	NA

Market Value Losses:

Land:	Entire acquisition
Improvement:	Entire acquisition
Consequential Loss:	None

Final Loss Estimation:

Estimated Market Value:	\$1,524,000
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Effective Date of Valuation & Exposure Time:

Date of Inspection:	October 13, 2019
Effective Date of Valuation:	October 13, 2019
Estimated Exposure Time:	6 to 18 months

Property: 79 West Mohawk Street, Buffalo, Erie County, New York

Ownership & Occupancy:

Property ownership is noted as follows:

Skydeck Corporation
257 Franklin Street
Buffalo New York 14202

The property is currently used as a surface parking lot, occupancy is assumed to be subject to short term month to month parking agreements.

Sales History:

The property was acquired by the current owner in September 2006 as recorded in deeds liber 11119 page 2362. The reported consideration was \$1,300,000.

I am **not aware** of any transactions, contracts, including leases, offerings for sale or lease, pending contracts or options involving the subject property except as noted above.

Taxes and Assessments:

The property is referenced on the city and county tax roll as follows:

Assessment & Taxes	SBL	111.45-3-11.12
Address		79 West Mohawk
Land		\$288,400
Improvements		\$146,600
Total Assessment		\$435,000
Equalization Rate		90.00%
Equalized Assessment		\$483,333
County Tax	\$4.05	\$1,762
Transit Mall	\$0.00	\$0
City & School	\$14.61	\$6,355
Sewer	\$0.83	\$361
Combined Tax Rate per K	\$19.49	\$8,478
Total True Tax Obligation		\$8,478

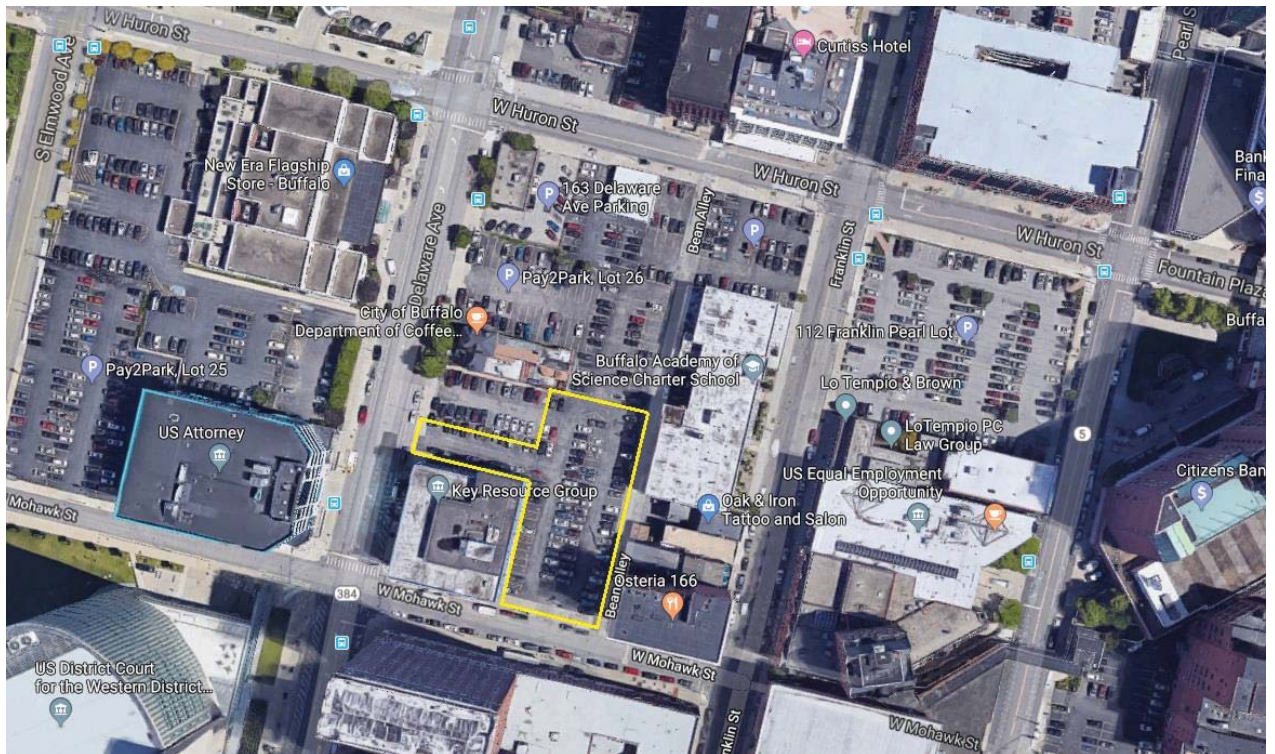
The assessment and taxes are the prospective levies based on the city’s recent revaluation, scheduled for implementation for the 2020-21 tax year. The assessment will be eliminated in the event of a public use project.

Property: 79 West Mohawk Street, Buffalo, Erie County, New York

Tax Map:



Aerial:



Subject Photographs:



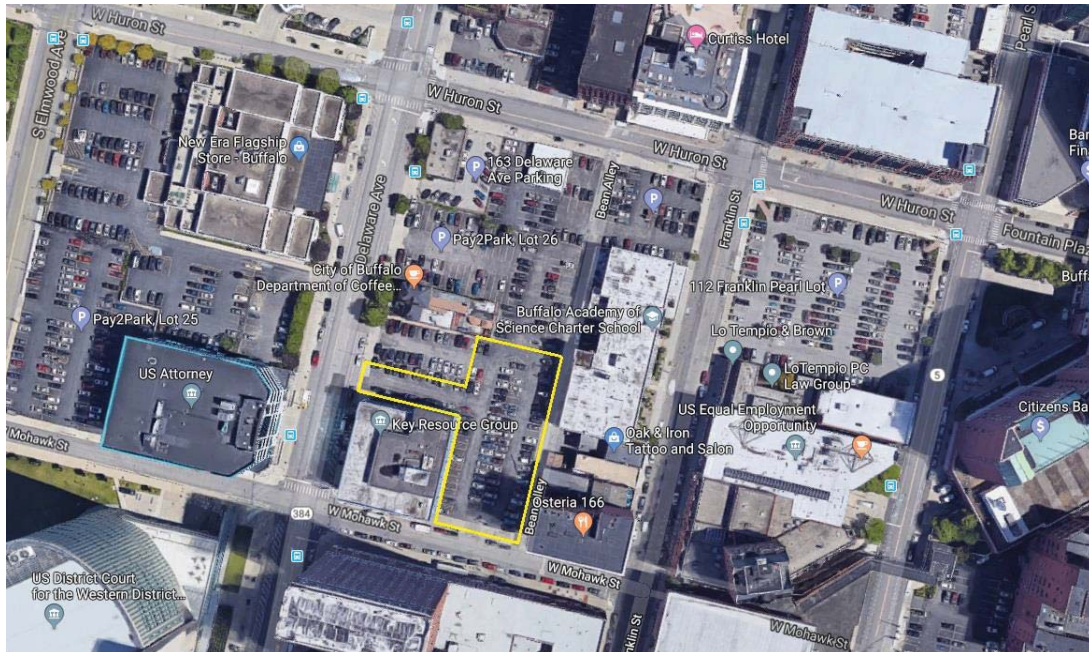
West Mohawk View



Delaware Access View

Prospective Acquisition:

The prospective acquisition from this property is outlined in yellow on the following aerial diagram. These “taking” will encompass the entire property, a total area of .506 acre and eliminates approximately 75 parking spaces.



Value and Damage Analysis:

The direct loss for the land are measured based on the land sales that have occurred in the CBD and surrounding area over the past several years summarized as follows:

Sale No.	Location	Sale Date	Sale Price w/ Demo	Area		Unit Prices		Remarks
				Square Feet	Acres	Square Feet	Acre	
1	933 Michigan Ave.	Mar-13	\$500,000	14,593	0.335	\$34.26	\$1,492,537	parking lot
2	234-238 Main	Jun-17	\$1,250,000	21,649	0.497	\$57.74	\$2,515,091	parking lot
3	905 Elmwood	May-15	\$1,550,000	25,265	0.580	\$61.35	\$2,672,414	new development
4	1159 Main St.	Apr-14	\$1,767,000	54,450	1.250	\$32.45	\$1,413,600	future development
5	75 Main St.	Mar-13	\$2,199,828	81,022	1.860	\$27.15	\$1,182,703	new development
6	234 Delaware	Aug-12	\$4,500,000	84,942	1.950	\$52.98	\$2,307,692	new development
7	677 Washington Street	Nov-18	\$3,103,000	87,120	2.000	\$35.62	\$1,551,500	new development
8	169 W. Utica	Jul-16	\$1,800,000	49,223	1.130	\$36.57	\$1,592,920	new development
9	470 Pearl Street	Jan-16	\$1,850,000	<u>46,174</u>	<u>1.060</u>	<u>\$40.07</u>	<u>\$1,745,283</u>	surface parking lot
			Average	51,604	1.18	\$42.02	\$1,830,416	
			Median	51,836	1.130	\$36.57	\$1,572,210	

Adjustments are considered for property rights, conditions of sale, financing and physical variables including location and the easement along the west property line that affects approximately 4,600 SF of the property. Based on this analysis the property value a value of \$55.00 per square foot.

Applied to the land being considered for the acquisition 26,219 SF (.6019 acre) indicates a value of **\$1,442,000**.

In addition there is a value associated with the paving and related parking lot improvements that will be lost estimated at a depreciated value in place at \$1,000 per space (82 spaces) or \$82,000.

Therefore the total estimated value of the acquisition is estimated at **\$1,524,000**.

The owner of the subject property has an ownership relationship with the owner(s) of the adjacent Statler property. Therefore, the reader should note there is potential for a claim of consequential damages by the owner of the adjacent Statler Hotel property. However, as of the date of this appraisal the “Statler” is a grossly underutilized facility. Furthermore, the potential of a new convention center adjacent to the Statler would likely create a substantial “special benefit” to it, offsetting any potential consequential losses (damages) of the subject parking lot.



153 Delaware Avenue

Hotchkiss-Lothrop House LLC

Executive Summary:

Property Information

Address:	153 Delaware Avenue, Buffalo, New York 14202
Parcel ID (SBL#):	111.45-3-20
Assessment / Taxes:	\$185,000 / \$3,606
Ownership:	Hotchkiss-Lothrop House, LLC
Property Rights Appraised:	Fee simple

Site Information:

Land Area:	49.5' x 134' (rectangular) 6,633 SF
Zoning:	N-1D Downtown/Regional Hub
Shape:	Rectangular
Frontage:	49.5' eastside of Delaware Ave.
Utilities:	All Public Utilities Available
Flood Zone:	Community #360230; Panel #36029C0194H; Zone X (6/7/2019) no special flood hazard
Easements:	None noted
Parking:	0 parking spaces
Wetlands:	None
Environmental:	No adverse conditions noted

Building Data:

Type of Property:	Converted mansion to restaurant
Year Built:	1900
Gross Building Area (GBA):	5,828
Net Rentable Area:	NA
Number of Stories:	2
Condition:	Good
Land to Building Ratio:	1.14 : 1
Effective Age:	50
Remaining Economic Life:	10

Highest & Best Use:

As Is:	Office use
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Executive Summary: (cont'd)

Acquisitions:

Land Acquired:	0.1523 Acre (6,633 SF)
Improvement Acquired:	None
Building Acquired:	5,828 SF Converted mansion former restaurant

Remaining Property:

Land:	None
Improvement:	None
Building:	None

Market Value Losses:

Land:	Entire acquisition
Improvement:	Entire acquisition
Consequential Loss:	None

Final Loss Estimation:

Estimated Market Value:	\$408,000
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Effective Date of Valuation & Exposure Time:

Date of Inspection:	October 13, 2019 (Exterior Only)
Effective Date of Valuation:	October 13, 2019
Estimated Exposure Time:	12 to 18 months

Property: 153 Delaware Avenue, Buffalo, Erie County, New York

Ownership & Occupancy:

Property ownership is noted as follows:

Hotchkiss-Lathrop House LLC
153 Delaware Ave.
Buffalo NY 14202

The building appears to be used as an office.

Sales History:

The property was acquired by the current owner in 2006 as recorded in deeds liber 11123 page 4681. The reported consideration was \$205,000.

I am **not aware** of any other offerings for sale, pending contracts or options involving the subject property except as noted above. Information regarding leases was not investigated since we were directed not to contact the property owner.

Taxes and Assessments:

The property is referenced on the city and county tax roll as follows:

Assessment & Taxes	SBL	111.45-3-20
Address		153 Delaware
Land		\$72,200
Improvements		\$112,800
Total Assessment		\$185,000
Equalization Rate		90.00%
Equalized Assessment		\$205,556
County Tax	\$4.05	\$749
Transit Mall	\$0.00	\$0
City & School	\$14.61	\$2,703
Sewer	\$0.83	\$154
Combined Tax Rate per K	\$19.49	\$3,606
Total True Tax Obligation		\$3,606

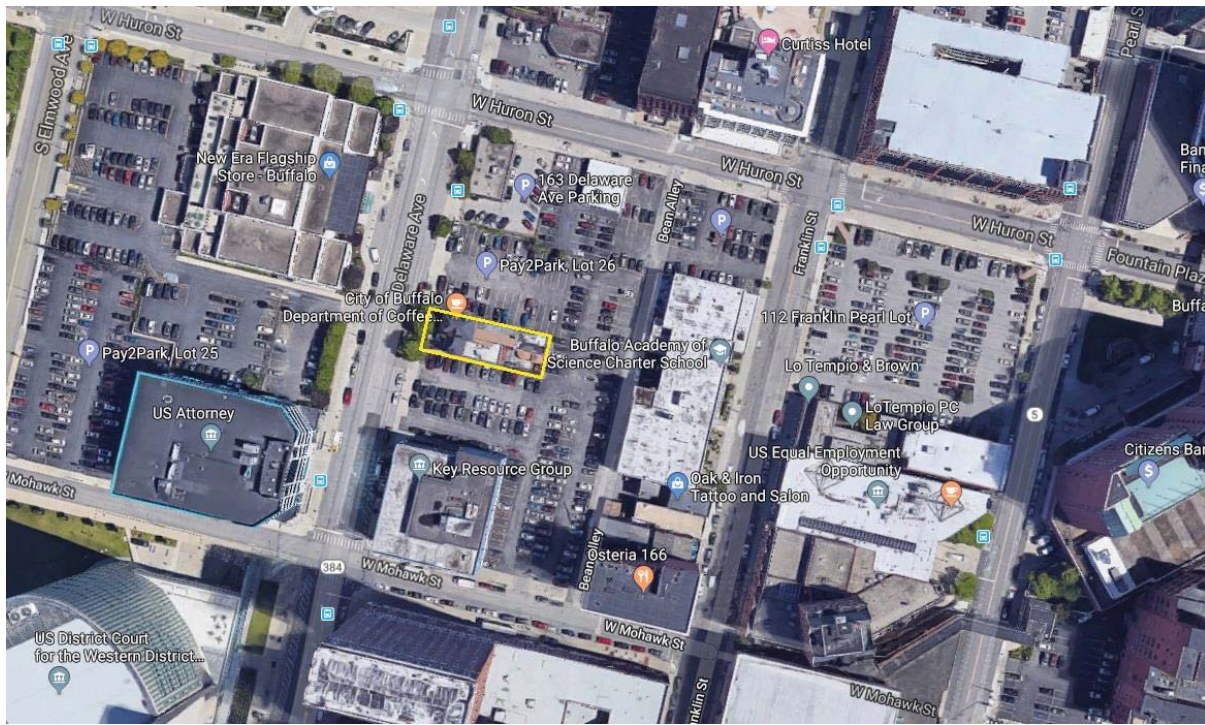
The assessment and taxes are the prospective levies based on the city's recent revaluation, scheduled for implementation for the 2020-21 tax year. The assessment will be eliminated if the property is acquired for a public use.

Property: 153 Delaware Avenue, Buffalo, Erie County, New York

Tax Map:



Aerial:



Property: 153 Delaware Avenue, Buffalo, Erie County, New York

Subject Photographs:



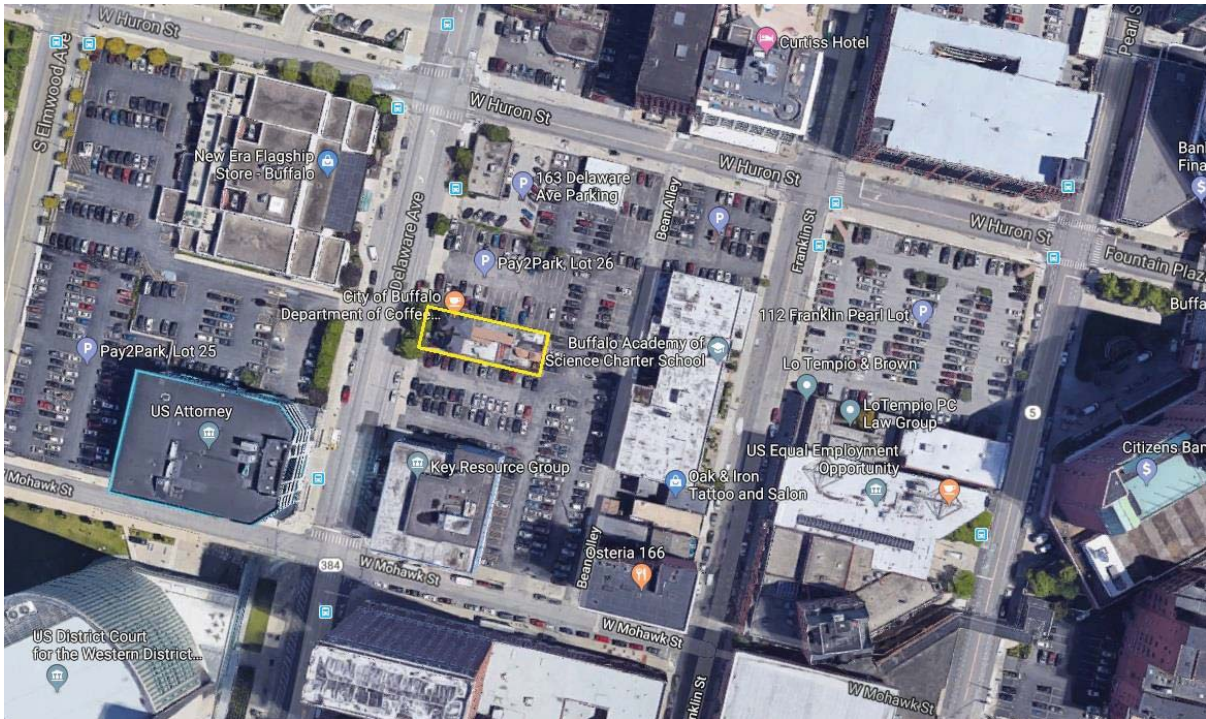
North & West Elevations



South & East Elevations

Prospective Acquisition:

The prospective acquisition of this property is outlined in yellow on the following aerial diagram. The acquisition will encompass the entire parcel, encompassing a total area of 6,633 SF (.1523 ac.) and eliminates the 4,372 SF building.



Effects of the Acquisition:

The acquisition will eliminate the entire parcel.

Value and Damage Analysis:

The value of the property is developed based on sales data from the market area. Sales are summarized in the following table.

Sale No.	Location	Sale Date	Sale Price	Land Area	Building Size	Building \$\$ Square Foot	LBR	Parking	Built
1	1296 Delaware	Sep-17	\$415,000	0.230	7,222	\$57.46	1.39	4 car gar	1910
2	525 Main Street	Mar-18	\$486,000	0.120	8,353	\$58.18	0.62	0	1900
3	220 Franklin	Oct-15	\$600,000	0.270	7,373	\$81.38	1.46	4 bay gar	1922
4	50 Broadway	Jul-15	\$499,000	0.170	6,275	\$79.52	1.18	gar & 6 cars	1900
5	436 Franklin	Aug-15	\$360,000	<u>0.160</u>	<u>5,092</u>	<u>\$70.70</u>	1.37	6 cars	1900
			Average	0.190	6,863	\$69.45			
			Median	0.170	7,222	\$70.70			
Subject	174 Franklin	Oct-19		0.150	5,828		1.12	0	1900

The subject improvement essentially covers the entire parcel and there is no associated parking. The subject's location on Delaware Avenue is highly desirable. The building appears to be occupied for office use.

Based on the conditions observed from the exterior inspection the estimated market value is \$70.00 SF of GBA. Therefore, the market value of the fee simple interest of the property is estimated at **\$408,000**.

The reader should note this building has the potential of landmark status which raises the potential of a historic preservation status. Currently the building is not a defined historic site.



163 Delaware Avenue
Buffalo Development Corporation

Executive Summary:

Property Information

Address:	163 Delaware Avenue, Buffalo, New York 14202
Parcel ID (SBL#):	111.45-3-23
Assessment / Taxes:	\$468,000 / \$9,121
Ownership:	Skydeck Corporation
Property Rights Appraised:	Fee simple

Site Information:

Land Area:	90' x 100' (rectangular) 9,000 SF (.2066 ac.)
Zoning:	N-1D Downtown/Regional Hub
Shape:	Rectangular
Frontage:	90' southside of W. Huron St., 100' eastside of Delaware Ave
Utilities:	All Public Utilities Available
Flood Zone:	Community #360230; Panel #36029C0194H; Zone X (6/7/2019) no special flood hazard
Easements:	None noted
Parking:	16 parking spaces
Wetlands:	None
Environmental:	No adverse conditions noted

Building Data:

Type of Property:	Office & parking lot
Year Built:	1980's
Gross Building Area (GBA):	2,600
Net Rentable Area:	NA
Number of Stories:	1
Condition:	Average
Land to Building Ratio:	3.46 : 1
Effective Age:	20
Remaining Economic Life:	30

Highest & Best Use:

As Is:	Office
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Executive Summary: (cont'd)

Acquisitions:

Land Acquired:	0.2066 Acre (9,000 SF)
Improvement Acquired:	16 Parking spaces and land improvements
Building Acquired:	2,600 SF Office building

Remaining Property:

Land:	None
Improvement:	None
Building:	None

Market Value Losses:

Land:	Entire acquisition
Improvement:	Entire acquisition
Consequential Loss:	None

Final Loss Estimation:

Estimated Market Value:	\$720,000
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Effective Date of Valuation & Exposure Time:

Date of Inspection:	October 13, 2019 (Exterior Only)
Effective Date of Valuation:	October 13, 2019
Estimated Exposure Time:	12 to 18 months

Property: 163 Delaware Avenue, Buffalo, Erie County, New York

Ownership & Occupancy:

Property ownership is noted as follows:

Buffalo Development Corporation
257 Franklin Street
Buffalo New York 14202

The property appears to be a professional office and there is on site parking.

Sales History:

The property was acquired by the current owner on October 24, 2016 as recorded in deeds liber 11303 page 8511. The reported consideration was \$720,000. The building was used as an office at the time of sale.

I am **not aware** of any other offerings for sale, pending contracts or options involving the subject property except as noted above. Information regarding leases was not investigated since we were directed not to contact the property owner.

Taxes and Assessments:

The property is referenced on the city and county tax roll as follows:

Assessment & Taxes	SBL	111.45-3-23
Address		163 Delaware Ave.
Land		\$99,000
Improvements		\$369,000
Total Assessment		\$468,000
Equalization Rate		90.00%
Equalized Assessment		\$520,000
County Tax	\$4.05	\$1,895
Transit Mall	\$0.00	\$0
City & School	\$14.61	\$6,837
Sewer	\$0.83	\$388
Combined Tax Rate per K	\$19.49	\$9,121
Total True Tax Obligation		\$9,121

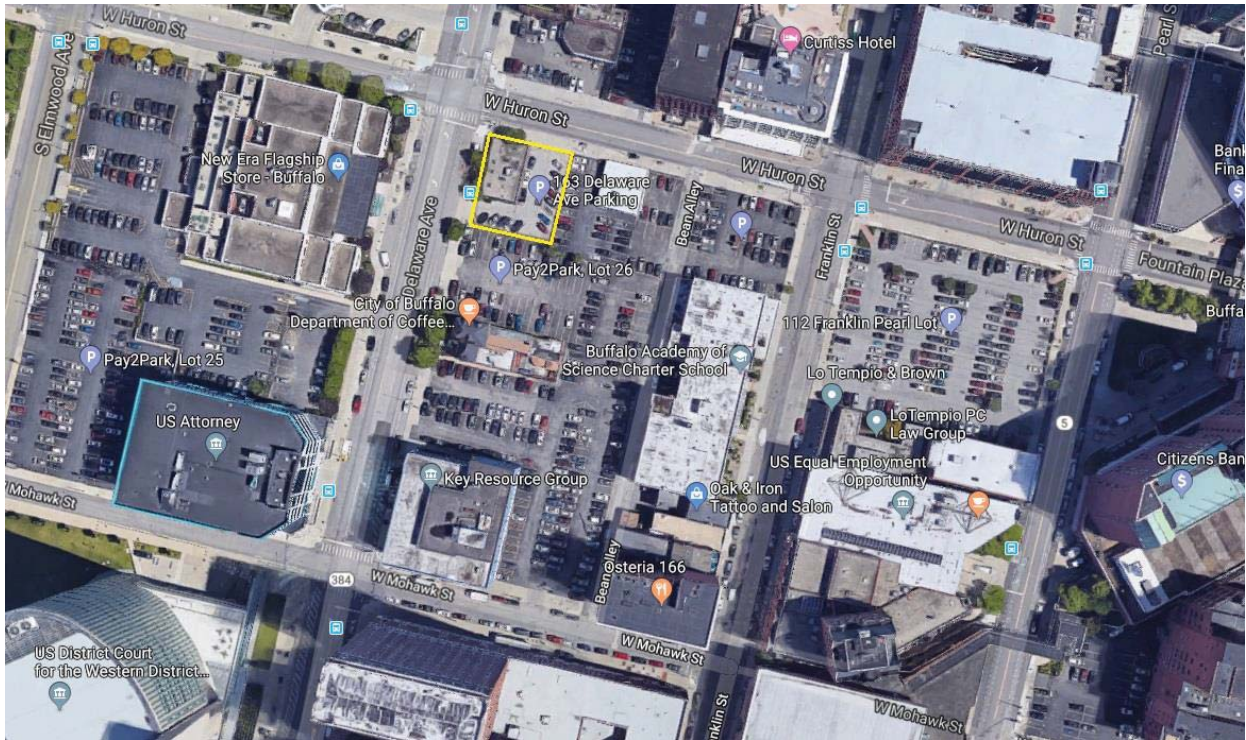
The assessment and taxes are the prospective levies based on the city's recent revaluation, scheduled for implementation for the 2020-21 tax year. The assessment will be eliminated if the property is acquired for a public use.

Property: 163 Delaware Avenue, Buffalo, Erie County, New York

Tax Map:



Aerial:



Property: 163 Delaware Avenue, Buffalo, Erie County, New York

Subject Photographs:



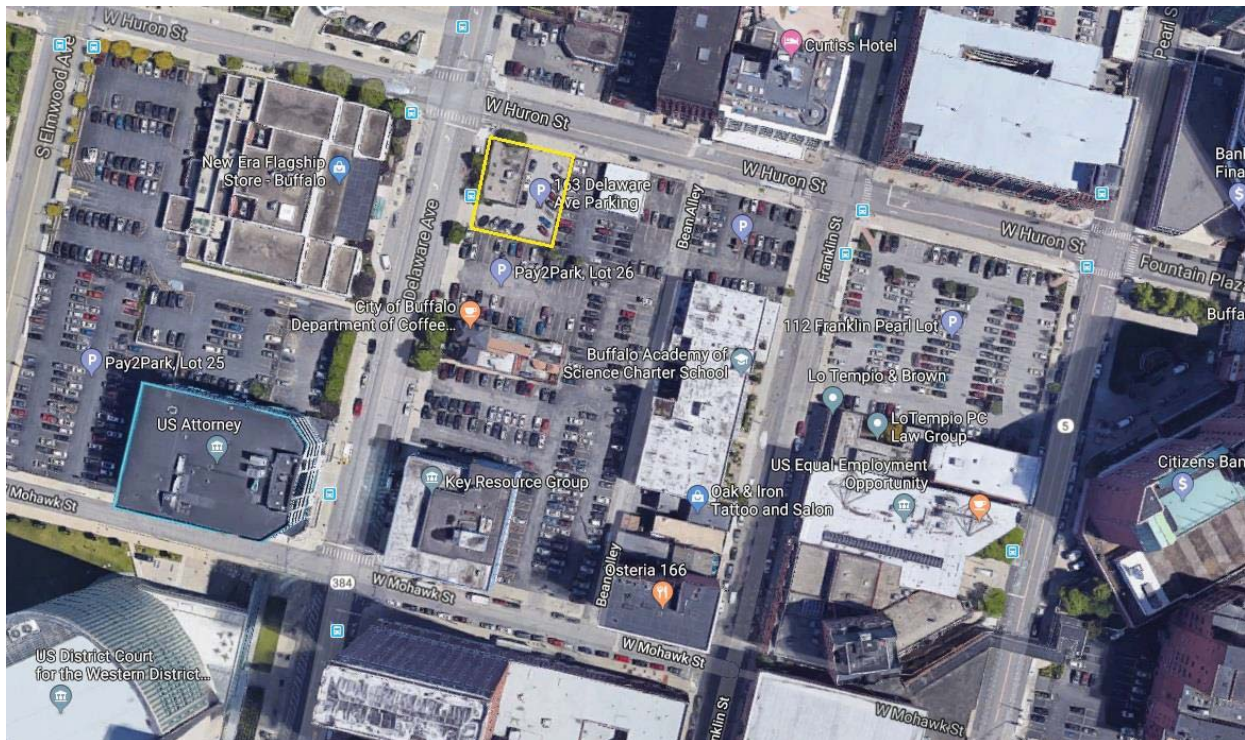
West & North Elevations



South & East Elevations

Prospective Acquisition:

The prospective acquisition of this property is outlined in yellow on the following aerial diagram. The acquisition will encompass the entire parcel, encompassing a total area of 9,000 SF (.2066 ac.) and eliminates the 2,600 SF building.



Effects of the Acquisition:

The acquisition will eliminate the entire parcel.

Value and Damage Analysis:

The value of the property is developed based on sales data from the market area. Sales are summarized in the following table.

Sale No.	Location	Sale Date	Sale Price	Land Area	Building Size	Building \$\$ Square Foot	LBR	Parking	Built
1	618-620 Main	Feb-16	\$1,400,000	0.124	13,025	\$107.49	0.87	10	1919
2	477 Main	Nov-17	\$975,000	0.070	5,700	\$171.05	0.53	0	2008
3	491 Delaware	Dec-15	\$787,000	0.090	6,104	\$128.93	0.64	8	1800's
4	227 Niagara	Jun-18	\$360,000	0.180	2,456	\$146.58	3.26	10	1900
5	80 W. Huron	Jul-18	\$450,000	0.220	2,350	\$191.49	4.08	19	1940
6	163 Delaware	Oct-16	\$720,000	<u>0.210</u>	<u>2,600</u>	<u>\$276.92</u>	3.52	16	1980's
			Average	0.149	5,373	\$170.41			
			Median	0.152	4,150	\$158.82			
Subject	163 Delaware	Oct-19		0.207	2,600		0.499	0	1980's

The subject improvement is a relatively modern one story class C masonry office with the added benefit of on site parking for approximately 16 vehicles.

The property also enjoys the benefit of a corner exposure on Delaware at West Huron. The building appears to be fully occupied for office use. Based on the conditions observed from the exterior inspection and considering the recent sale of the property, market value in fee simple interest is estimated at **\$720,000**.

The owner of the subject property has an ownership relationship with the owner(s) of the adjacent Curtis Hotel. Therefore, the reader should note there is potential for a claim of consequential damages by the owner of the adjacent Curtis Hotel property. The potential of a new convention center adjacent to the Curtis Hotel would likely create a substantial “special benefit” to it, offsetting any potential consequential losses (damages) of the subject property.

Furthermore, the appraised property is its own economic unit from a market standpoint.



80 West Huron
Kooshmerica LLC

Executive Summary:

Property Information

Address:	80 West Huron Street, Buffalo, New York 14202
Parcel ID (SBL#):	111.45-3-1.1
Assessment / Taxes:	\$323,000 / \$6,295
Ownership:	Kooshmerica, LLC
Property Rights Appraised:	Fee simple

Site Information:

Land Area:	86' x 110' (rectangular) 9,460 SF (.2172 ac.)
Zoning:	N-1D Downtown/Regional Hub
Shape:	Rectangular
Frontage:	86' southside of West Huron Street
Utilities:	All Public Utilities Available
Flood Zone:	Community #360230; Panel #36029C0194H; Zone X (6/7/2019) no special flood hazard
Easements:	None noted
Parking:	26 parking spaces
Wetlands:	None
Environmental:	No adverse conditions noted

Building Data:

Type of Property:	Office building
Year Built:	1940
Gross Building Area (GBA):	2,350
Net Rentable Area:	NA
Number of Stories:	One
Condition:	Good
Land to Building Ratio:	4.03 : 1
Effective Age:	20
Remaining Economic Life:	30

Highest & Best Use:

As Is:	Office with parking
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Executive Summary: (cont'd)

Acquisitions:

Land Acquired:	0.2172 Acre (9,460 SF)
Improvement Acquired:	26 Parking spaces and land improvements
Building Acquired:	2,350 SF Office building

Remaining Property:

Land:	None
Improvement:	None
Building:	None

Market Value Losses:

Land:	Entire acquisition
Improvement:	Entire acquisition
Consequential Loss:	None

Final Loss Estimation:

Estimated Market Value:	\$587,500
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Effective Date of Valuation & Exposure Time:

Date of Inspection:	October 13, 2019 (Exterior Only)
Effective Date of Valuation:	October 13, 2019
Estimated Exposure Time:	12 to 18 months

Property: 80 West Huron Street, Buffalo, Erie County, New York

Ownership & Occupancy:

Property ownership is noted as follows:

Kooshmerica LLC
80 West Huron Street
Buffalo, NY 14202

The property appears to be a professional office and there is on site parking.

Sales History:

The property was acquired by the current owner on July 29, 2018 as recorded in deeds liber 11332 page 4910. The reported consideration was \$450,000. The building was used as an office at the time of sale.

I am **not aware** of any other offerings for sale, pending contracts or options involving the subject property except as noted above. Information regarding leases was not investigated since we were directed not to contact the property owner.

Taxes and Assessments:

The property is referenced on the city and county tax roll as follows:

Assessment & Taxes	SBL	111.45-3-1.1
Address		80 West Huron
Land		\$104,100
Improvements		\$218,900
Total Assessment		\$323,000
Equalization Rate		90.00%
Equalized Assessment		\$358,889
County Tax	\$4.05	\$1,308
Transit Mall	\$0.00	\$0
City & School	\$14.61	\$4,719
Sewer	\$0.83	\$268
Combined Tax Rate per K	\$19.49	\$6,295
Total True Tax Obligation		\$6,295

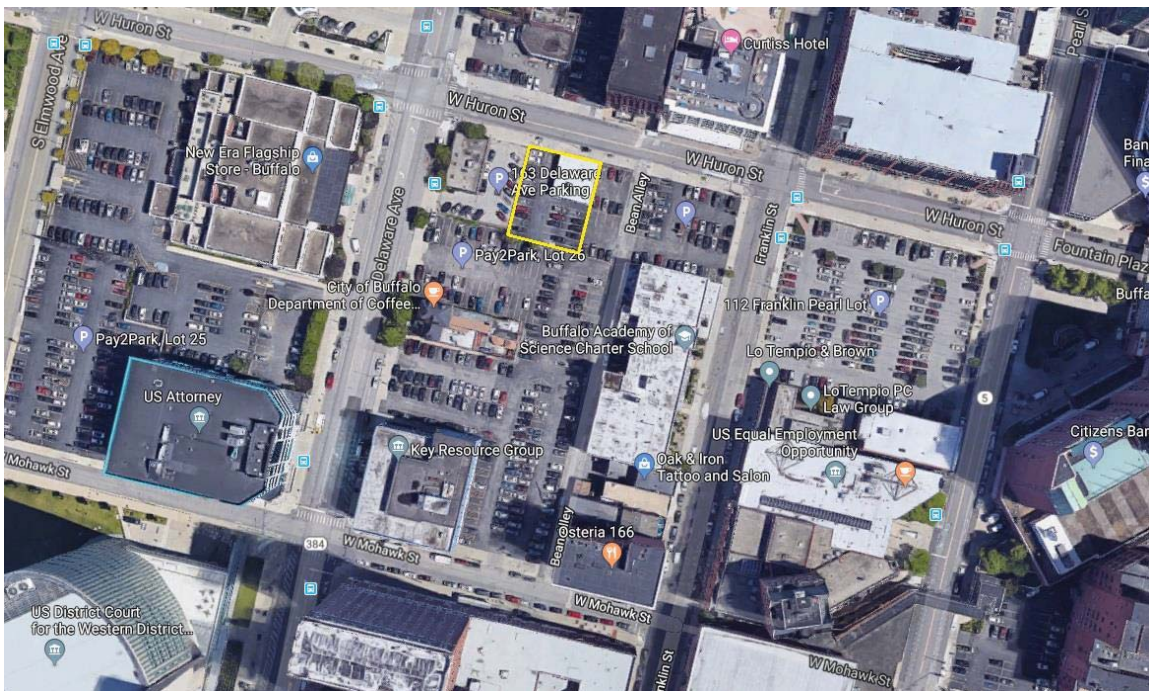
The assessment and taxes are the prospective levies based on the city's recent revaluation, scheduled for implementation for the 2020-21 tax year. The assessment will be eliminated if the property is acquired for a public use.

Property: 80 West Huron Street, Buffalo, Erie County, New York

Tax Map:



Aerial:



Property: 80 West Huron Street, Buffalo, Erie County, New York

Subject Photographs:



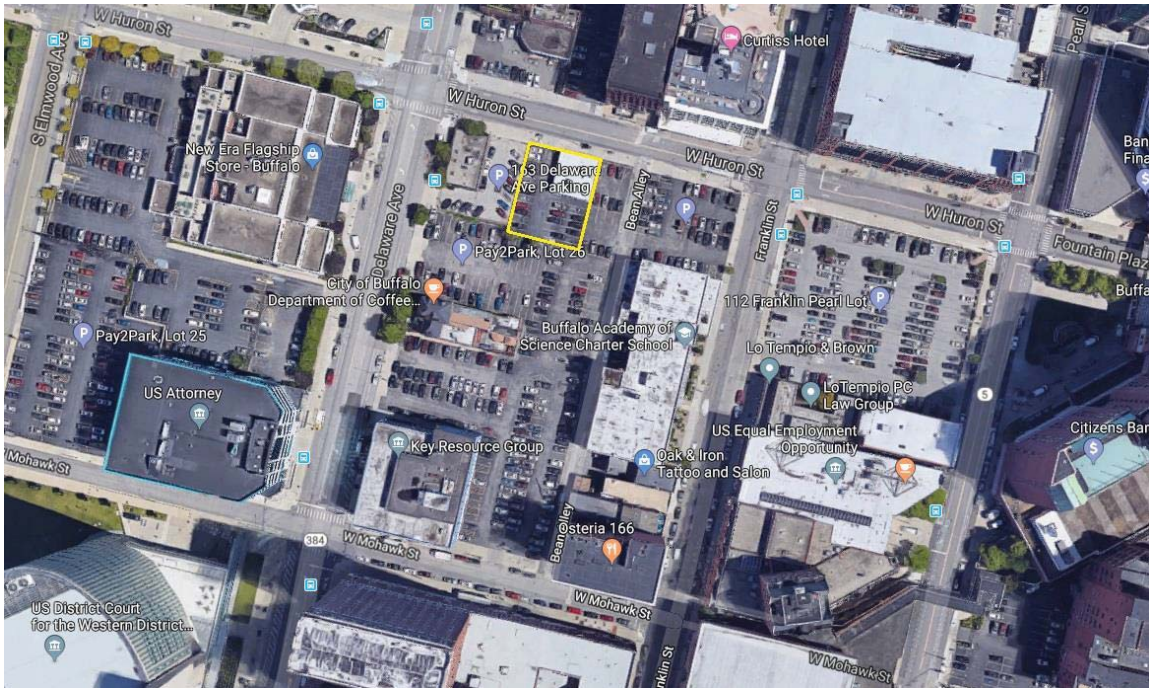
North & West Elevations



South & West Elevations

Prospective Acquisition:

The prospective acquisition of this property is outlined in yellow on the following aerial diagram. The acquisition will encompass the entire parcel, encompassing a total area of 9,460 SF (.2172 ac.) and eliminates the 4,372 SF building.



Effects of the Acquisition:

The acquisition will eliminate the entire parcel.

Property: 80 West Huron Street, Buffalo, Erie County, New York

Value and Damage Analysis:

The value of the property is developed based on sales data from the market area. Sales are summarized in the following table.

Sale No.	Location	Sale Date	Sale Price	Land Area	Building Size	Building \$\$ Square Foot	LBR	Parking	Built
1	618-620 Main	Feb-16	\$1,400,000	0.124	13,025	\$107.49	0.87	10	1919
2	477 Main	Nov-17	\$975,000	0.070	5,700	\$171.05	0.53	0	2008
3	491 Delaware	Dec-15	\$787,000	0.090	6,104	\$128.93	0.64	8	1800's
4	227 Niagara	Jun-18	\$360,000	0.180	2,456	\$146.58	3.26	10	1900
5	80 W. Huron	Jul-18	\$450,000	0.220	2,350	\$191.49	4.08	19	1940
6	163 Delaware	Oct-16	\$720,000	<u>0.210</u>	<u>2,600</u>	<u>\$276.92</u>	3.52	16	1980's
			Average	0.149	5,373	\$170.41			
			Median	0.152	4,150	\$158.82			
Subject	80 West Huron	Oct-19		0.217	2,350		4.02	26	1940's

The subject improvement is a relatively modern one story class C masonry office with the added benefit of on site parking for approximately 26 vehicles.

The building appears to be fully occupied for office use with recent updates. Based on the conditions observed from the exterior inspection and considering the recent sale of the property, market value in fee simple interest is estimated at **\$587,500**.

Property: 80 West Huron Street, Buffalo, Erie County, New York



**196 Franklin Street
76 West Huron Street &
75 West Mohawk Street**

Shane Enterprises of Buffalo

Executive Summary:

Property Information:			
Address:	196 Franklin Street Buffalo, New York	76 West Huron Street Buffalo, NY	75 West Mohawk Street Buffalo, NY
Parcel ID (SBL#):	111.45-3-4	111.45-3-3	111.45-3-11.11
Assessment / Taxes:	\$200,000 / \$3,933	\$73,000 / \$1,436	\$188,000 / \$3,697
Ownership:	Shane Enterprises of Buffalo, Inc	Shane Enterprises of Buffalo, Inc	Shane Enterprises of Buffalo, Inc
Property Rights Appraised:	Fee Simple	Fee Simple	Fee Simple
Site Information:			
Land Area:	105' X 115.5' (Rectangular) 12,127.5 SF	40' X 110' (Rectangular) 4,400 SF	140.5' X 87.5' Avg. (Sl. Irregular) 10,837.5 SF
Zoning:	N-1D Downtown/Regional Hub	N-1D Downtown/Regional Hub	N-1D Downtown/Regional Hub
Shape:	Rectangular	Rectangular	Slightly Irregular
Frontage:	105' W/S of Franklin, 115.5' S/S of W. Huron & 105' E/S of Bean Alley	40' S/S of W. Huron & 110' W/S of Bean Alley	140.5' W/S of Bean Alley
Utilities:	All Public Available	All Public Available	All Public Available
Flood Zone:	No Special Flood Hazard	No Special Flood Hazard	No Special Flood Hazard
Easements:	None Noted	None Noted	None Noted
Parking:	51 Parking Spaces	16 Parking Spaces	42 Parking Spaces
Wetlands:	None	None	None
Environmental:	No Adverse Conditions Noted	No Adverse Conditions Noted	No Adverse Conditions Noted
Building Data:			
Type of Property:	Parking Lot	Parking Lot	Parking Lot
Year Built:	N/A	N/A	N/A
Gross Building Area (GBA):	N/A	N/A	N/A
Highest & Best Use:			
As Is:	Parking lot	Parking Lot	Parking Lot
Acquisitions:			
Land Acquired:	0.2784 Acre	0.101 Acre	0.2488 Acre
Improvement Acquired:	51 Parking spaces	16 Parking spaces	42 Parking spaces
Building Acquired:	None	None	None

Executive Summary (Cont'd.)

Remaining Property:	196 Franklin Street	76 West Huron Street	75 West Mohawk Street
Land:	None	None	None
Improvement:	None	None	None
Building:	None	NA	NA
Market Value Losses:			
Land:	Entire Acquisition		
Improvement:	Entire Acquisition		
Consequential Loss:	None		
Final Loss Estimation:			
Estimated Market Value:	\$1,477,300		
Effective Date of Valuation & Exposure Time:			
Date of Inspection:	October 13, 2019		
Effective Date of Valuation:	October 13, 2019		
Estimated Exposure Time:	12 to 18 Months		

Ownership & Occupancy:

Property ownership is noted as follows:

Shane Enterprises of Buffalo Inc.
P.O. Box 176
Williamsville, NY 14031

The property addressed is a surface parking lot operating under hourly / daily rates.

Sales History:

The property was acquired by the current owner in several transactions, the most recent in 2004 as recorded in deeds liber 11067 page 4965.

I am **not aware** of any other offerings for sale, pending contracts or options involving the subject property except as noted above. Information regarding leases and or rates was not investigated since we were directed not to contact the property owner.

Taxes and Assessments:

The property is referenced on the city and county tax roll as follows:

Assessment & Taxes	SBL	111.45-3-4	111.45-3-3	111.45-3-11.11
Address		196 Franklin	76 West Huron	75 West Mohawk
Land		\$132,800	\$48,400	\$124,600
Improvements		\$67,200	\$24,600	\$63,400
Total Assessment		\$200,000	\$73,000	\$188,000
Equalization Rate			90.00%	
Equalized Assessment		\$222,222	\$81,111	\$208,889
County Tax	\$4.05	\$810.00	\$296	\$761
Transit Mall	\$0.00	\$0.00	\$0	\$0
City & School	\$14.61	\$2,922.00	\$1,067	\$2,747
Sewer	\$0.83	\$166.00	\$61	\$156
Combined Tax Rate per K	\$19.49	\$3,898.00	\$1,423	\$3,664
Total True Tax Obligation			\$8,985	

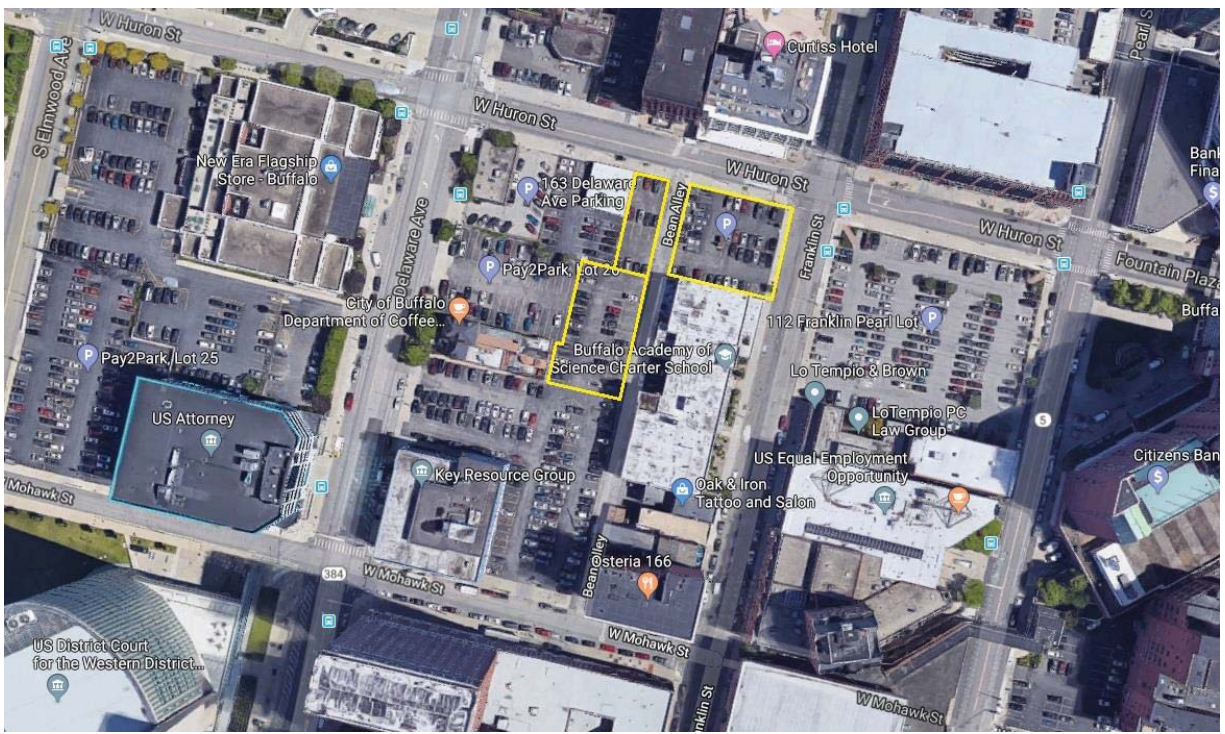
The assessment and taxes are the prospective levies based on the city's recent revaluation, scheduled for implementation for the 2020-21 tax year. The assessment will be eliminated if the property is acquired for a public use.

Property: 196 Franklin Street, 76 West Huron Street & 75 West Mohawk Street, Buffalo, Erie County, New York

Tax Map:



Aerial:



Property: 196 Franklin Street, 76 West Huron Street & 75 West Mohawk Street, Buffalo, Erie County, New York

Subject Photographs:



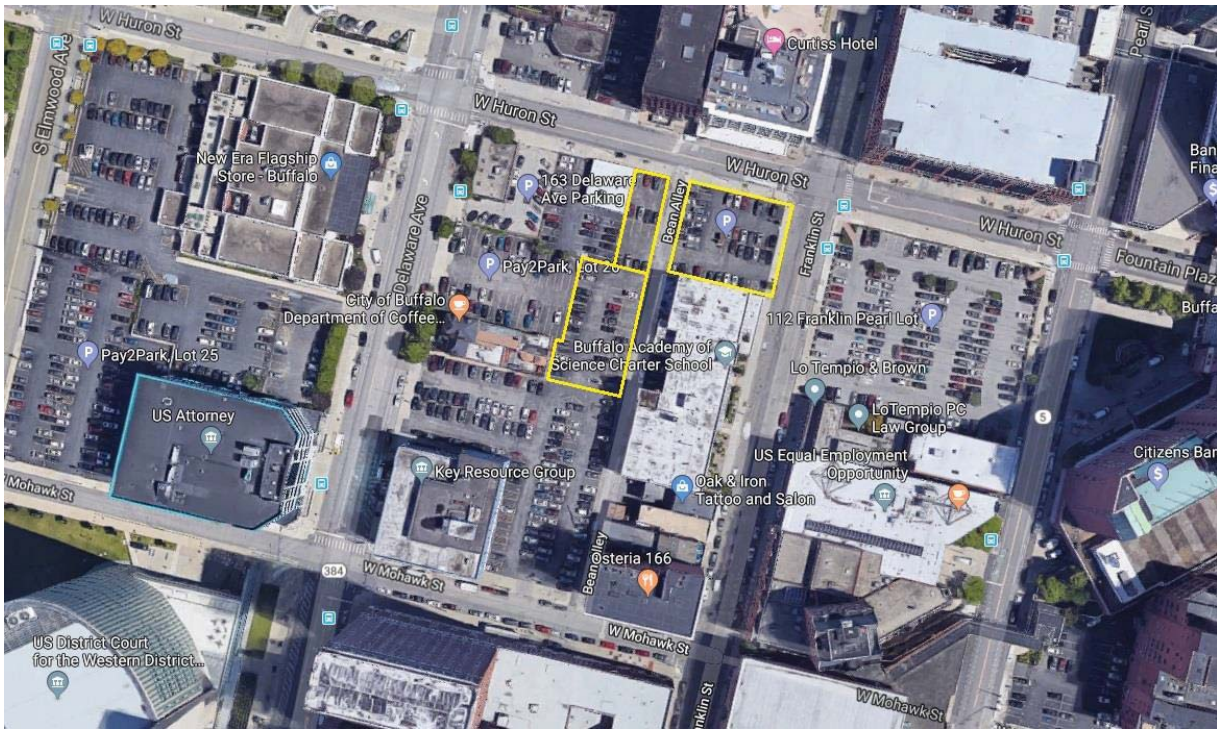
**196 Franklin Street Southeast Corner
West Huron & Southwest Corner Bean
Alley**



**76 West Huron, 75 West Mohawk West Side
of Bean Alley**

Prospective Acquisition:

The prospective acquisition of this property is outlined in yellow on the following aerial diagram. The acquisitions will encompass the entire parcel, encompassing a total area of 27,365 SF (.6282 ac.) and eliminates 109 parking spaces.



Effects of the Acquisition:

The acquisition will eliminate the entire parcel.

Value and Damage Analysis:

The value of the property is developed based on sales data from the market area. Sales are summarized in the following table.

Sale No.	Location	Sale Date	Sale Price w/ Demo	Area		Unit Prices		Remarks
				Square Feet	Acres	Square Feet	Acre	
1	933 Michigan Ave.	Mar-13	\$500,000	14,593	0.335	\$34.26	\$1,492,537	parking lot
2	234-238 Main	Jun-17	\$1,250,000	21,649	0.497	\$57.74	\$2,515,091	parking lot
3	905 Elmwood	May-15	\$1,550,000	25,265	0.580	\$61.35	\$2,672,414	new development
4	1159 Main St.	Apr-14	\$1,767,000	54,450	1.250	\$32.45	\$1,413,600	future development
5	75 Main St.	Mar-13	\$2,199,828	81,022	1.860	\$27.15	\$1,182,703	new development
6	234 Delaware	Aug-12	\$4,500,000	84,942	1.950	\$52.98	\$2,307,692	new development
7	677 Washington Street	Nov-18	\$3,103,000	87,120	2.000	\$35.62	\$1,551,500	new development
8	169 W. Utica	Jul-16	\$1,800,000	49,223	1.130	\$36.57	\$1,592,920	new development
9	470 Pearl Street	Jan-16	\$1,850,000	<u>46,174</u>	<u>1.060</u>	<u>\$40.07</u>	<u>\$1,745,283</u>	surface parking lot
			Average	51,604	1.18	\$42.02	\$1,830,416	
			Median	51,836	1.130	\$36.57	\$1,572,210	

These sales, after considering adjustments for property rights, conditions of sale, financing and physical variables including location indicate a value of \$50.00 per square foot.

Applied to the land being considered for the acquisition 27,365 SF (.6282 acre) indicates a value of \$1,368,300.

Additionally, there is a value associated with the paving and related parking lot improvements that will be lost estimated at a depreciated value in place at \$1,000 per space (109 spaces) or \$109,000.

Therefore the estimated value of the acquisition is estimated at **\$1,477,300**.



Bean Alley
City of Buffalo

Executive Summary:

Property Information

Address:	Bean Alley Public Right of Way
Parcel ID (SBL#):	NA ROW
Assessment / Taxes:	None
Ownership:	City of Buffalo
Property Rights Appraised:	Fee simple

Site Information:

Land Area:	16 feet x 471.75 feet / 7,548 SF (.1733 ac)
Zoning:	N-1D Downtown/Regional Hub
Shape:	Rectangular
Frontage:	16 feet West Mohawk 16 feet West Huron
Utilities:	All services Available
Flood Zone:	Community #360230; Panel #36029C0194H; Zone X (6/7/2019) no special flood hazard
Easements:	Unknown
Parking:	ROW
Wetlands:	None
Environmental:	No adverse conditions noted

Building Data:

Type of Property:	Public right of way
Year Built:	N/A
Gross Building Area (GBA):	N/A

Highest & Best Use:

As Is:	ROW
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Executive Summary: (cont'd)

Acquisitions:

Land Acquired:	7,548 SF (.1733 ac)
Improvement Acquired:	Paved Street
Building Acquired:	None

Remaining Property:

Land:	None
Improvement:	None
Building:	NA

Market Value Losses:

Land:	Entire acquisition
Improvement:	Entire acquisition
Consequential Loss:	None

Final Loss Estimation:

Estimated Market Value:	\$302,000
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Effective Date of Valuation & Exposure Time:

Date of Inspection:	October 13, 2019
Effective Date of Valuation:	October 13, 2019
Estimated Exposure Time:	6 to 18 months

Property: Bean Alley, Buffalo, Erie County, New York

Ownership & Occupancy:

Property ownership is noted as follows:

City of Buffalo c/o
Division of Real Estate
905 City Hall
Buffalo New York 14202

The property is a public right of way extending from West Huron south to west Mohawk Street.

Sales History:

Public use for over 50 years.

I am **not aware** of any transactions, contracts, including leases, offerings for sale or lease, pending contracts or options involving the subject property except as noted above.

Taxes and Assessments:

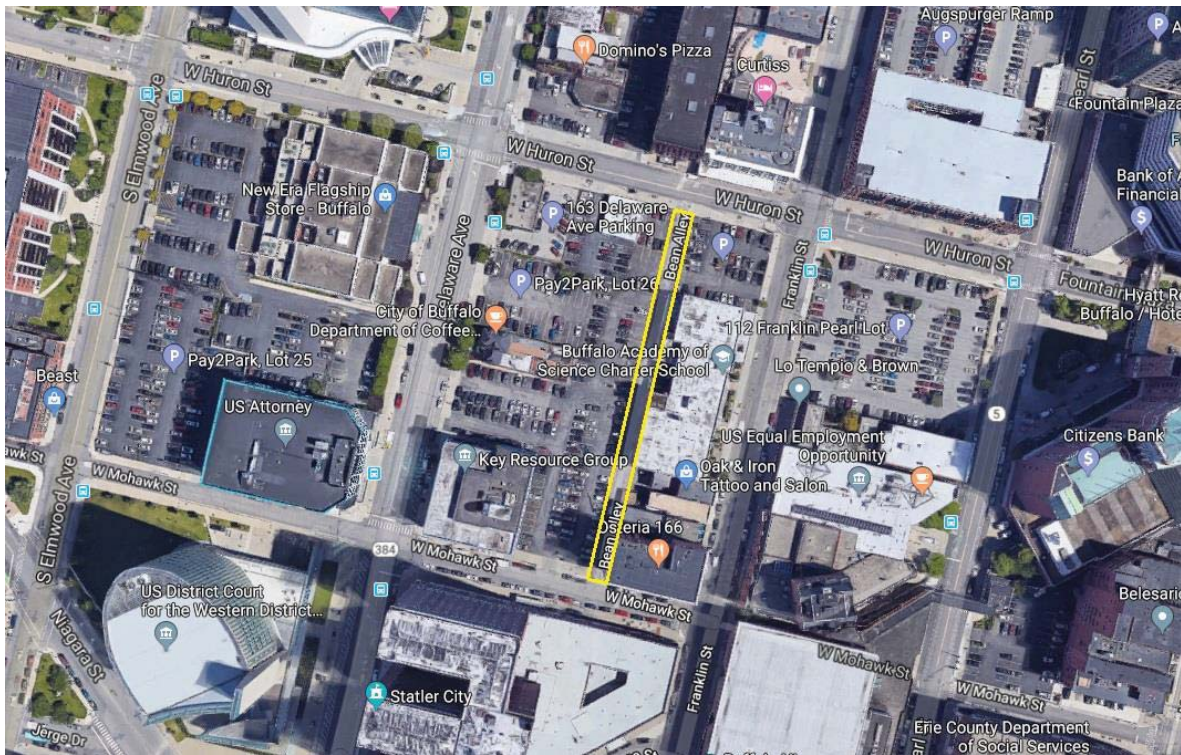
As a public right of way there is no tax parcel reference and no assessment applies.

Property: Bean Alley, Buffalo, Erie County, New York

Tax Map:



Aerial:



Property: Bean Alley, Buffalo, Erie County, New York

Subject Photographs:



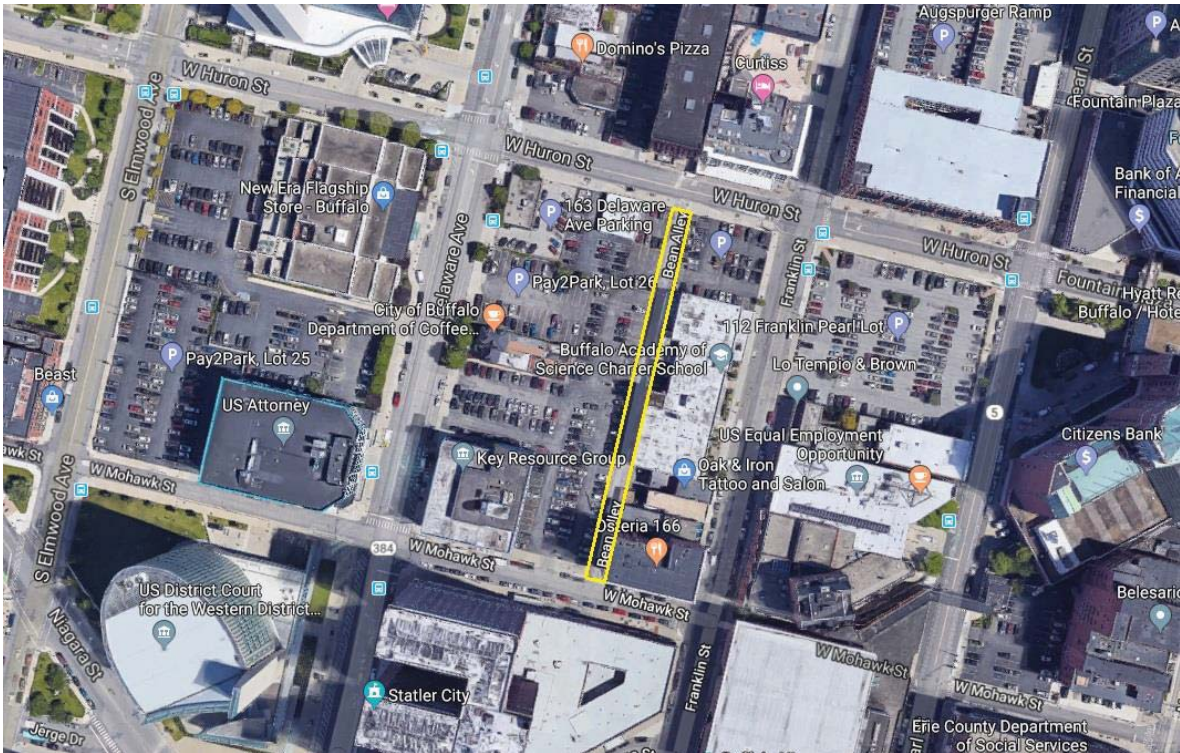
Bean Alley Viewing South from West Huron



Bean Alley Viewing North from West Mohawk

Prospective Acquisition:

The prospective acquisition of this property is outlined in yellow on the following aerial diagram. This will encompass the entire property, a total area of .1733 acre.



Value and Damage Analysis:

The valuation of a right of way, in the absence of other similar right of way sales, is typically accomplished by a technique referred to as “across the fence” valuation. This analysis is based on the premise that a potential purchaser of the ROW would measure value is dictated by prices paid for parcels within the market area for typical parcels.

In that regard the following sales are employed in this analysis.

Sale No.	Location	Sale Date	Sale Price	Area		Unit Prices		Remarks
			w/ Demo	Square Feet	Acres	Square Feet	Acre	
1	933 Michigan Ave.	Mar-13	\$500,000	14,593	0.335	\$34.26	\$1,492,537	parking lot
2	234-238 Main	Jun-17	\$1,250,000	21,649	0.497	\$57.74	\$2,515,091	parking lot
3	905 Elmwood	May-15	\$1,550,000	25,265	0.580	\$61.35	\$2,672,414	new development
4	1159 Main St.	Apr-14	\$1,767,000	54,450	1.250	\$32.45	\$1,413,600	future development
5	75 Main St.	Mar-13	\$2,199,828	81,022	1.860	\$27.15	\$1,182,703	new development
6	234 Delaware	Aug-12	\$4,500,000	84,942	1.950	\$52.98	\$2,307,692	new development
7	677 Washington Street	Nov-18	\$3,103,000	87,120	2.000	\$35.62	\$1,551,500	new development
8	169 W. Utica	Jul-16	\$1,800,000	49,223	1.130	\$36.57	\$1,592,920	new development
9	470 Pearl Street	Jan-16	\$1,850,000	<u>46,174</u>	<u>1.060</u>	<u>\$40.07</u>	<u>\$1,745,283</u>	surface parking lot
			Average	51,604	1.18	\$42.02	\$1,830,416	
			Median	51,836	1.130	\$36.57	\$1,572,210	

Value and Damage Analysis:

Adjustments are considered for property rights, conditions of sale, financing and physical variables including location and accessibility. Based on this analysis the property value a value of \$40.00 per square foot.

Applied to the land being considered for the acquisition 7,548 SF (.1733 acre) indicates a value of **\$301,920**.

The existing paving is not considered to add any additional value from the markets perspective.

Therefore the total estimated value of the acquisition is estimated at **\$302,000** (rounded).

RECONCILIATION AND SUMMARY of CONCLUSION:

The following table summarizes the effects of the project and property value losses.

Property Owner	Addresses	Land acquired / acres	Parking losses	Appraised Market Value
135 Delaware, LLC	135 Delaware Ave.	0.3434	0	\$6,450,000
	145 Delaware Ave.	0.1458	26	included above
	157 Delaware Ave.	0.3147	68	included above
Huron Group, Inc.	166 Franklin Street	0.1745	0	\$3,029,000
Huron Group, Inc.	172 Franklin Street	0.0656	0	\$515,500
Huron Group, Inc.	176 Franklin Street	0.0459	0	\$603,000
	178 Franklin Street	0.0204	4	included above
	1 Bean Alley	0.0206	4	included above
AGS Holdings, LLC	174 Franklin Street	0.0501	0	\$568,400
Buffalo Academy of Science	180 Franklin Street	0.6012	0	\$4,345,000
Forty-Fifth St Holdings NY, Inc.	187 Franklin Street	1.0865	145	\$2,275,000
Skydeck Corporation	79 West Mohawk	0.6019	82	\$1,524,000
Hotchkiss-Lothrop House, LLC	153 Franklin Street	0.1523	0	\$408,000
Skydeck Corporation	163 Delaware Ave.	0.2066	16	\$720,000
Kooshmerica	80 West Huron	0.2172	26	\$587,500
Shane Enterprises of Buffalo, Inc	196 Franklin Street	0.2784	51	\$1,477,300
	76 West Huron	0.1010	16	included above
	75 West Mohawk	0.2488	42	included above
City of Buffalo Public ROW	Bean Alley	0.1733	0	\$302,000
Aggregated Values		4.8482	480	\$22,804,700

In addition to the losses and values noted above there is an aggregate loss to the city and county tax roll estimated at \$11,445,900.

These assessment losses equate to tax revenue of approximately \$233,016 that will be redistributed over the city's remaining tax roll.

The acquisitions will also require expenditures for related services including, but not limited, to legal fees, surveys and title reports, environmental reviews and possible remediation in some cases. There is also the potential of tenant displacements that would require relocation services and brokers' commissions.

Finally, in the event of condemnation, added costs will increase dramatically.