

**DISTRIBUTION LIST**

**File No.:** BU09000131

**Your File #:** N/A

**Owner:** ENVIRONMENTAL CORPORATE REMEDIATION COMPANY, INC.

**Property:** 2520 Kenmore Avenue, Town of Tonawanda, Erie County  
SBL No.: 65.14-3-1

**Alicia Kordalski**

1450 W. Long Lake Road  
Suite 400  
Troy, MI 48098

February 26, 2009

1 Report

\*Email

**Tele:** 248 312 3125 (direct)  
800 594 1044 (toll free)

**Fax:** 734 386 2715 (direct)

**Email:** AliciaKordalski@TitleSourceInc.com

# CERTIFICATE AND REPORT OF TITLE

File No.: BU09000131

Issued by **Commonwealth Land Title Insurance Company**



**RE: 2520 Kenmore Avenue  
Town of Tonawanda, County of Erie, New York**

This Company certifies that in consideration of the fees, due and payable upon the delivery of this certificate, it has examined title to the premises described in Schedule A herein, in accordance with its usual procedure and agrees to issue its standard 2006 ALTA Loan/Owner's policy (with New York Endorsement) insuring such interest and the marketability thereof, after the closing of the transaction in conformance with procedures approved by the Company, excepting all loss or damage by reason of the estates, interests, defects, objections, liens, encumbrances and other matters set forth in this certificate which are not disposed of to its satisfaction prior to such closing or issuance of the policy.


Such policy will be issued for the amount set forth herein, upon payment of the Company's fees and after the transaction has been duly closed and the closing instruments have been duly recorded and approved by the Company.

This certificate is subject to any question or objection as a result of a continuation of the title to the date of closing or which may be brought to the attention of the Company prior to the closing, or if there be no closing, before the issuance of the policy.

This certificate shall be null and void (1) if the Company's fees therefore are not paid (2) if the prospective insured, his attorney or agent, or the applicant or the person to whom this certificate is addressed, makes any untrue statement with respect to any material fact or suppresses or fails to disclose any material fact or if any untrue answers are given to material inquiries by or on behalf of the Company (3) in any event, upon the delivery of the policy. Any claim arising by reason of the issuance of this certificate shall be restricted to the terms and conditions of the standard form of insurance policy.

If title, interest or lien to be insured was acquired by the prospective insured prior to delivery of this certificate, the Company assumes no liability except under the policy when issued.

Effective Date: February 20, 2009

  
Authorized Signature

Redated and Recertified: \_\_\_\_\_

\_\_\_\_\_  
Closer's Signature

If you have any questions regarding this report please communicate with:

John E. Haslinger, Esq.  
Branch Manager  
Email: [jhaslinger@landam.com](mailto:jhaslinger@landam.com)  
Commonwealth Land Title Insurance Company  
Tel.: 716.853.6800  
Fax: 716.853.6806

## CERTIFICATE AND REPORT OF TITLE

**Date:** February 20, 2009

**File No.:** BU09000131  
**Your File #:** N/A

**Applicant:** Alicia Kordalski  
Title Source Inc.  
1450 W. Long Lake Road  
Suite 400  
Troy, MI 48098

**This certificate has been prepared from:**  
CL09-000144

<b>Policy or Policies to be issued:</b>	<b>Amount of Insurance</b>	<b>Premium</b>
(a) <input checked="" type="checkbox"/> ALTA Owner's Policy - (2006)	TBD	TBD
(b) <input checked="" type="checkbox"/> ALTA Loan Policy - (2006)	TBD	TBD

**Endorsements:**

	Total	TBD
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**Property Address:** 2520 Kenmore Avenue

**City/Town/Village:** Town of Tonawanda      **County:** Erie

**SBL Number:** 65.14-3-1

**Proposed Insured:**

**Fee:** TBD

**Mortgage:** TBD

**Borrower:** TBD

**Seller:** ENVIRONMENTAL CORPORATE REMEDIATION COMPANY, INC.

**Questions concerning this certificate should be directed to:**

John E. Haslinger, Esq., Branch Counsel

**Phone:** 716.853.6800  
**Fax:** 716.853.6806

## **SCHEDULE A**

**This company certifies that a good marketable title to the premises described in Schedule A, subject to the liens, encumbrances and other matters, if any, set forth in this certificate is vested in:**

ENVIRONMENTAL CORPORATE REMEDIATION COMPANY, INC.

## **SOURCE OF TITLE**

Quit Claim Deed made by General Motors Corporation to Environmental Corporate Remediation Company, Inc., dated October 16, 2006 and recorded February 6, 2007 in the Erie County Clerk's Office in Liber 11125 of Deeds at page 842.

## SCHEDULE B

**The following matters are set forth as additional items which will appear in the policy as exceptions from coverage, unless disposed of to the Company's satisfaction prior to the closing or delivery of the Policy.**

1. Taxes, tax liens, water rates, sewer rents and assessments set forth in:  
NOTE: See Schedule marked TAXES.
2. Mortgages returned herein:  
NOTE: See Schedule marked MORTGAGES.
3. Future installments of special assessments payable with Real Property Taxes.
4. Rights of tenants or parties in possession.
5. Any unpaid water bills.
6. Lien of additional taxes as a result of the loss of the Real Property Tax Exemption.  
NOTE: Upon submission of proof that the property has no tax exemption, this exception will be removed from the final policy.
7. Easements or claims of easements not shown by the public records, boundary-line disputes, overlaps, encroachments, title to filled lands (if any) and any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
8. Agreement between Du Pont Fibersilk Company and Du Pont Cellophane Company, Inc. dated September 11, 1923 and recorded September 13, 1923 in the Erie County Clerk's Office in Liber 1718 of Deeds at page 106.
9. Memorandum of Agreement between Du Pont Rayon Company and Republic Light, Heat and Power Company, Inc. dated November 15, 1934 and recorded November 24, 1934 in the Erie County Clerk's Office in Liber 2879 of Deeds at page 487.
10. Easement made by E. I. du Pont de Nemours and Company to Niagara Mohawk Power Corporation dated September 16, 1955 and recorded November 4, 1955 in the Erie County Clerk's Office in Liber 5871 of Deeds at page 312, as amended by Supplement to Right of Way Corporation dated June 4, 1956 and recorded March 18, 1975 in the Erie County Clerk's Office in Liber 8262 of Deeds at page 123.
11. Unrecorded easement referenced in Deed made by E. I. Du Pont De Nemours and Company to General Motors Corporation dated May 1, 1967 and recorded May 2, 1967 in the Erie County Clerk's Office in Liber 7346 of Deeds at page 446.
12. Easement made by E. I. Du Pont De Nemours and Company to Iroquois Gas Corporation dated October 18, 1962 and recorded December 4, 1962 in the Erie County Clerk's Office in Liber 6841 of Deeds at page 582.
13. Agreement between Transamerican Properties, Inc. and E. I. Du Pont De Nemours and Company dated May 21, 1965 and recorded June 11, 1965 in the Erie County Clerk's Office in Liber 7117 of Deeds at page 297.

14. Judgment entered in the Supreme Court, Erie County, New York: Roger Melius, Sr. and Dawn Melius vs. General Motors Corporation, et al., 1633 Broadway, New York, New York 10019 in the amount of \$482.47 filed January 19, 2000 in the Erie County Clerk's Office in Book Q 73 at page 5207. Attorneys for Judgment Creditor: Paul William Beltz, P.C.
15. Possible rights and claims of creditors of General Motors Corporation as a result of the lack of consideration expressed in the deed of conveyance to Environmental Corporate Remediation Company, Inc., including, but not limited to, the judgment creditor in the following judgment:
16. Judgment entered in the Supreme Court, Erie County, New York: Patricia M. Skinner vs. General Motors Corporation in the amount of \$29,676.25 filed October 22, 2008 in the Erie County Clerk's Office in Book Q 199 at page 9590. Attorneys for Judgment Creditor: Duben & Sommerstein, LLC.
17. Certificate of Good Standing is required from the Secretary of State of the States of **Delaware** and **New York** for **Environmental Corporate Remediation Company, Inc.**  
  
**NOTE:** The website maintained by the New York State Department of State, Division of Corporations, shows Environmental Corporate Remediation Company, Inc. to be an "inactive" corporation in New York State (see attached printout under "Exhibits" tab). It will be necessary to re-instate said corporation to do business in the State of New York before it can mortgage or sell the insured premises.
18. A current report from the New York State Tax Commission showing no taxes or reports owing will be required for closing.
19. Closing Deed must contain a recital that the conveyance does not constitute all or substantially all of the grantor's assets.
20. Resolution of the Board of Directors of **Environmental Corporate Remediation Company, Inc.** is required authorizing the deed or mortgage to be made. The certificate showing the passage of the resolution must certify that the Articles of Incorporation do not require the consent of the stockholders.
21. Pursuant to the USA Patriot Act and in compliance with the terms of Executive Order 13224, a search has been made of the U.S. Treasury Department's Specially Designated Nationals / Blocked Persons List (hereafter "SDN") against the name **ENVIRONMENTAL CORPORATE REMEDIATION COMPANY, INC.** as of **February 26, 2009 at 4:26 P.M.**

NOTE: No match was found. At the time of closing, said "SDN" search must be updated.

**NOTE: At the time of closing an "SDN" search must be run against ALL parties.**

## DESCRIPTION

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Tonawanda, County of Erie and State of New York, and more particularly described as follows:

**BEGINNING** at the northeasterly corner of lands now or formerly of General Motors Corporation as described in deed recorded in the Erie County Clerk's Office in Liber 7346 of Deeds at page 446;

**THENCE** westerly, a distance of 816.41 feet;

**THENCE** southerly, turning an interior angle to the right of  $89^{\circ} 57' 00''$  with last said line, a distance of 644.66 feet;

**THENCE** easterly, turning an interior angle to the right of  $90^{\circ} 15' 30''$  with last said line, a distance of 1,051.02 feet to a point in the westerly line of Kenmore Avenue (49.50 feet wide);

**THENCE** northwesterly, along a curve to the left having a radius of 600.26 feet, an arc distance of 360.08 feet, the same having a chord distance of 354.70 feet, and turning an interior angle to the right of  $138^{\circ} 22' 56''$  with last said line to the point of beginning.

## TAXES

### **S/B/L No. 65.14-3-1**

1. 2009 County/Town taxes.

NOTE: Proof of payment will be required.

2. 2008-2009 School taxes.

NOTE: Proof of payment will be required.

**MORTGAGES**

1      None.

**EXHIBITS**

1. Tax map.
2. Printout from website maintained by the New York State Department of State, Division of Corporations, showing status of Environmental Corporate Remediation Company, Inc. to be "inactive".

(PENN CENTRAL RAILROAD)  
CONRAIL  
(NON TRANSPORTATION)

43

ENTRAL) CONRAIL

KENMORE AVE

TOWNSHIP 12 RANGE 8

NEW YORK STATE RESERVATION LINE

TN OF TOMA CONSOLIDATED WATER DIS.

19.85 A(C)  
3

359.61  
380.08  
326 (S)

14.86 A(C)  
1

65.14-3-1  
2520 KENMORE AVE.

3

ENVIRONMENTAL CORPORATE  
REMEDIATION COMPANY, INC.  
L. 11125 P. 842

1033 (S)  
1091.82

101

102

FOR PARCEL NUMBER AND ACREAGE SEE MAP 077.05-1-6.1  
FOR REMAINING PORTION SEE MAP 095.14

FOR I  
FOR

11125/842

# NYS Department of State

## Division of Corporations

### Entity Information

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Selected Entity Name: ENVIRONMENTAL CORPORATE REMEDIATION COMPANY, INC.

#### Selected Entity Status Information

**Current Entity Name:** ENVIRONMENTAL CORPORATE REMEDIATION COMPANY, INC.

**Initial DOS Filing Date:** SEPTEMBER 20, 2000

**County:** NEW YORK

**Jurisdiction:** DELAWARE

**Entity Type:** FOREIGN BUSINESS CORPORATION

**Current Entity Status:** INACTIVE

#### Selected Entity Address Information

**DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)**

C/O C T CORPORATION SYSTEM

111 EIGHTH AVENUE

NEW YORK, NEW YORK, 10011

#### Chairman or Chief Executive Officer

WILLIAM J MCFARLAND

300 RENAISSANCE CENTER

MC 482-C14-C66

DETROIT, MICHIGAN, 48265

#### Principal Executive Office

ENVIRONMENTAL CORPORATE REMEDIATION COMPANY, INC.

300 RENAISSANCE CENTER

MC 482-C14-C66

DETROIT, MICHIGAN, 48265

#### Registered Agent

C T CORPORATION SYSTEM

111 EIGHTH AVENUE

NEW YORK, NEW YORK, 10011

NOTE: New York State does not issue organizational identification numbers.

[Search Results](#)

[New Search](#)

[Division of Corporations, State Records and UCC Home Page](#) [NYS Department of State Home Page](#)

# CERTIFICATE AND REPORT OF TITLE

Issued by

**Commonwealth Land Title  
Insurance Company**

Commonwealth Land Title Insurance Company



P.O. Box 45023  
Jacksonville, Florida 32232-5023  
[www.ftf.com](http://www.ftf.com)

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