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March 23, 2021

VIA FIRST CLASS MAIL

Michael McLaughlin, Jr.
Director of Policy & Research
Office of the Albany County Executive
112 State Street
Albany, New York 12207

Re: 226 North Allen Street, Albany NY

Dear Mr. McLaughlin:

Per our previous conversation, please be advised that I represent 511 Bradford LLC (the "LLC"). I am writing this letter offer regarding the LLC's desire to purchase the parcel located at 226 North Allen Street, Albany, New York.

By way of background, the LLC acquired the vacant lot located at 511 Bradford Street in August of 2020 from the Albany County Land bank. Subsequently, in January of 2021, the LLC also acquired the abutting parcels located at 507 and 509 Bradford Street as a result of foreclosure and by resolution of the Albany County Legislature due to the LLC owning the abutting parcel located at 511 Bradford Street.

Although 507 Bradford Street, 509 Bradford Street and 226 North Allen Street are all separate parcels, they are all listed on the same deed and is comprised of one large single building. In addition, all of the utilities, including water, sewer, gas and electric enter the building from 226 North Allen Street.

Sleek Enterprises ("Sleek"), the previous owner of 507, 509 and 511 Bradford Street, is also the current owner of 226 North Allen Street; however, this property is also being foreclosed upon by the County. It is my understanding that Sleek's attorney has sent a communication to your office indicating that the pending foreclosure action of 226 North Allen Street is no longer being defended.

Since acquiring 507 and 509 Bradford Street, the LLC members have had an opportunity to tour 226 North Allen Street as again, it is all one contiguous structure. As a result

of Sleek having abandoned the building that sits on these parcels, and further having disconnected all of the utilities including the water, 226 North Allen in particular has sustained significant damage not only structurally but severe mold damage and interior damage, including but not limited to: frozen pipes throughout the building, frozen sprinkler system, flooded basement with approximately 4 feet of standing water, leaking roof and collapsed ceilings. This damage also extends to the portion of the building the LLC currently owns.

In addition to the major structural damage, there are numerous environmental issues surrounding 226 North Allen. There are four DEC spills along the Allen Street parcel: Spill #1408081, Spill #1610703, Spill #1606337 and Spill #1603498. These spills directly impact the parcel. Although one is closed, one is closed "not to" Standards, and two are open.

The LLC members also discovered several 55-gallon drums, 30-gallon drums, 5-gallon drums and 1-gallon containers filled with toxic chemicals which appear to be remnants of Sleek's printing and photo processing business. All of these containers are metal and evidence of rust can be seen. I enclosed pictures of the property located at 226 North Allen Street for your review.

Not only has Sleek's abandonment of the building and cancellation of all utilities and water caused issues with 226 North Allen Street; the damage extends through the entire building the LLC currently owns.

As the abutting owner of 507 and 509 Bradford Street, it is the LLC's desire to acquire the 226 North Allen Street parcel from the County consistent with the previous acquisition of 507 and 509 Bradford Street, as a result of owning 511 Bradford Street.

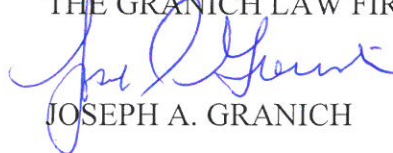
The LLC is planning to re-develop the existing building and bring the property up to code. Kindly note that this is a current NCMU-zoned property which is mixed use for both residential and commercial purposes. The LLC will be working with the DEC to best of their ability to mitigate any further contamination to the surrounding properties regarding the spills referenced above; and the LLC will also be removing the metal drums and containers immediately upon receiving possession of the property.

Due to the current condition of 226 North Allen Street and in light of the fact it is connected to the structure that also sits on 507 and 509 Bradford Street, the LLC wishes to make an offer to purchase the parcel located at 226 North Allen Street for the sum of Fifty-Thousand Dollars (\$50,000.00) in order that the LLC may unify ownership of the entire building.

If you wish to discuss this matter further, please do not hesitate to contact me. Thank you for your consideration.

Respectfully,

THE GRANICH LAW FIRM, PLLC



JOSEPH A. GRANICH

JAG/dlp

encs.

cc: 511 Bradford LLC
Anthony Dilella