

| PARCEL GROUP | ADDRESS        | PARCEL No. | SBL         | OWNER'S NAME                  | LOT SIZE (ACRES) | ESTIMATED LOT SIZE (SF) | BUILDING GROSS FLOOR AREA (SF) (IF APPLICABLE) | USE                                      | NOTES   |
|--------------|----------------|------------|-------------|-------------------------------|------------------|-------------------------|--|--|---|
| 1            | 441 3rd St     | 1          | 159.29-1-30 | Main Street Niagara Falls LLC | 0.1              | 4,356.0                 | 5,504  | Two-story commercial building            | Club Ultra Nightclub building   |
| 2            | 466 3rd St     | 2          | 159.29-1-51 | 462 Third Street LLC          | 0.2              | 8,712.0                 | 7,496  | Two-story mixed retail/res building      | Former RUST Nightclub (closed) and current Donatello's Restaurant Building                                      |
| 3            | 500 3rd St     | 3          | 159.29-1-46 | Thunderfalls LLC              | 0.3              | 13,068.0                | 12,538   | Two-story office/commercial bldg         | Historic Niagara Mohawk (NIMO) Office Building  |
| 3            | 512 3rd St     | 4          | 159.29-1-45 | Thunderfalls LLC              | 0.2              | 8,815.2                 | 9,165  | One-story commercial bldg                | Ice House Nightclub Building  |
| 3            | 518 3rd St     | 5          | 159.29-1-44 | Woodshed LLC                  | 0.05             | 2,178.0                 | -  | vacant commercial lot                    | Former site of Woodshed Nightclub. Abuts Ice House Building; formerly proposed for patio serving that property. |
| 3            | 503 Main St    | 6          | 159.29-1-66 | Thunderfalls LLC              | 0.4              | 17,424.0                | -  | Unimproved gravel parking lot            | Typically used as parking lot for either Ice House Nightclub or NIMO Bldg                                       |
| 4            | 554 3rd St     | 7          | 159.21-1-48 | Thunderfalls LLC              | 0.12             | 5,227.2                 | -  | vacant commercial/former residential lot | Part of west block face of 3rd between Main St and Walnut Ave   |
| 4            | 558 3rd St     | 8          | 159.21-1-62 | Thunderfalls LLC              | 0.13             | 5,662.8                 | -  | vacant commercial/former residential lot | Part of west block face of 3rd between Main St and Walnut Ave   |
| 5            | 578 3rd St     | 9          | 159.21-1-56 | Thunderfalls LLC              | 0.1              | 4,356.0                 | -  | vacant commercial/former residential lot | Part of west block face of 3rd between Main St and Walnut Ave   |
| 5            | 582 3rd St     | 10         | 159.21-1-55 | Thunderfalls LLC              | 0.06             | 2,613.6                 | -  | vacant commercial/former residential lot | Part of west block face of 3rd between Main St and Walnut Ave (corner of Walnut)                                |
| 5            | 213 Walnut Ave | 11         | 159.21-1-54 | Thunderfalls LLC              | 0.04             | 1,742.4                 | -  | vacant commercial/former residential lot | Part of west block face of 3rd between Main St and Walnut Ave (half lot fronting on Walnut)                     |
| 6            | 535 2nd St     | 12         | 159.29-1-69 | Thunderfalls LLC              | 0.08             | 3,484.8                 | -  | vacant commercial/former residential lot | Part of east block face of 2nd between Main St and Walnut Ave   |
| 6            | 539 2nd St     | 13         | 159.29-1-70 | Thunderfalls LLC              | 0.14             | 6,098.4                 | -  | vacant commercial/former residential lot | Part of east block face of 2nd between Main St and Walnut Ave   |
| 6            | 541 2nd St     | 14         | 159.29-1-71 | Thunderfalls LLC              | 0.09             | 3,920.4                 | -  | vacant commercial/former residential lot | Part of east block face of 2nd between Main St and Walnut Ave   |
| 6            | 549 2nd St     | 15         | 159.29-1-1  | Thunderfalls LLC              | 0.11             | 4,791.6                 | -  | vacant commercial/former residential lot | Part of east block face of 2nd between Main St and Walnut Ave   |
| 6            | 555 2nd St     | 16         | 159.21-1-49 | Thunderfalls LLC              | 0.11             | 4,791.6                 | -  | vacant commercial/former residential lot | Part of east block face of 2nd between Main St and Walnut Ave   |
| 6            | 559 2nd St     | 17         | 159.21-1-50 | Thunderfalls LLC              | 0.12             | 5,227.2                 | -  | vacant commercial/former residential lot | Part of east block face of 2nd between Main St and Walnut Ave   |
| 6            | 563 2nd St     | 18         | 159.21-1-51 | Thunderfalls LLC              | 0.12             | 5,227.2                 | -  | vacant commercial/former residential lot | Part of east block face of 2nd between Main St and Walnut Ave   |
| 6            | 569 2nd St     | 19         | 159.21-1-52 | Thunderfalls LLC              | 0.12             | 5,227.2                 | -  | vacant commercial/former residential lot | Part of east block face of 2nd between Main St and Walnut Ave   |
| 6            | 579 2nd St     | 20         | 159.21-1-53 | Thunderfalls LLC              | 0.28             | 12,196.8                | -  | vacant commercial/former residential lot | Part of east block face of 2nd between Main St and Walnut Ave   |

**Figure 2: Property Characteristics  
Properties/Parcel Groups to be Acquired**

| PARCEL GROUP | ADDRESS          | PARCEL No. | SBL           | OWNER'S NAME                     | LOT SIZE (ACRES) | ESTIMATED LOT SIZE (SF) | BUILDING GROSS FLOOR AREA (SF) (IF APPLICABLE) | USE  | NOTES   |
|--------------|------------------|------------|---------------|----------------------------------|------------------|-------------------------|--|--|---|
| 7            | 415 1/2 4th St   | 21         | 159.37-2-17   | Thunderfalls LLC                 | 0.04             | 1,683.0                 | -  | vacant commercial/former residential lot   | Vacant land to the rear of 7-11 Store on Niagara Street.  |
| 8            | 460 2nd St       | 22         | 158.08-1-9    | Main Street Niagara Falls LLC    | 0.19             | 8,123.3                 | -  | Contains portions of artificial "tubing hill" - steel frame structure.   | Portion of former "Niagara Snow Park"   |
| 8            | 411 1st St       | 23         | 158.08-1-15   | Main Street Niagara Falls LLC    | 0.11             | 4,631.6                 | -  | Fully-Improved Parking Lot   | Parking Lot for former "Niagara Snow Park"  |
| 8            | 102 Niagara St   | 24         | 158.08-1-14   | Main Street Niagara Falls LLC    | 0.24             | 10,668.3                | -  | Fully-Improved Parking Lot   | Parking Lot for former "Niagara Snow Park"  |
| 8            | 130 Niagara St   | 25         | 158.08-1-13   | Main Street Niagara Falls LLC    | 0.81             | 35,283.6                | -  | Fully-Improved Parking Lot   | Parking Lot for former "Niagara Snow Park"  |
| 8            | 427 1st St       | 26         | 158.08-1-11   | Snow Park LLC Et Al/NCIDA        | 2.80             | 121,968.0               | -  | Contains selected facilities of artificial "tubing/sledding hill", artificial ice rink/Lacrosse field, Quonset hut, and parking. | Portion of former "Niagara Snow Park"   |
| 9            | 492 Main St      | 27         | 158.08-1-4    | Main St Hospitality Holdings LLC | 0.41             | 17,644.2                | 9,551  | Two-story brick/ frame structure (8,424 SF) and 1-story frontage building (1,127 SF)   | Rodeway Inn Motel and Gift shop   |
| 9            | 528 2nd St       | 28         | 158.08-1-3    | Main St Hospitality Holdings LLC | 0.05             | 1,980.0                 | -  | vacant commercial/former residential lot   | Vacant land between Rodeway Inn and State Parks Police Station.   |
| 10           | 407 8th St       | 29         | 159.30-2-11   | Main Street Niagara Falls LLC    | 0.18             | 7,920.0                 | -  | vacant commercial/ billboard site  | Located along proposed ROW for Daly Blvd extension.   |
| 12           | 240 1st St       | 33         | 158.12-1-16   | Falls Street Properties LLC      | 1.52             | 66,211.2                | 118,535  | Four-story steel frame structure   | "Quality Inn Hotel & Legends Restaurant and Nightclub"  |
| 13           | 333 1st St       | 34         | 159.09-1-2.11 | Falls Street Leasing Corp.       | 1.60             | 69,696.0                | 85,423   | "One-story, pre-engineered steel structure (85,423 SF GFA)"  | Smokin' Joe's Native Center (Former Falls Street Station Development)   |
| 13           | 217 Old Falls St | 35         | 159.09-1-2.12 | Falls Street Leasing Corp.       | 0.21             | 9,147.6                 | -  | "Portion of one-story, pre-engineered steel structure fronting on Old Falls Street (0 SF - encompassed in GFA at 333 1st St)"    | Smokin' Joe's Native Center (Former Falls Street Station Development) - portion of Building fronting on Old Falls Street. |
| <b>TOTAL</b> |                  |            |               |                                  | <b>11.02</b>     | <b>480,077.2</b>        | <b>248,212</b>                                 |  |   |

**Note:** Parcel Group 11 (Properties No. 30,31 & 32) were removed from the acquisition list prior to closing.

**Figure 2 (Continued): Property Characteristics  
Properties/Parcel Groups to be Acquired**