



June 2, 2005

Chris Brown
11 Plymouth Ave.
Buffalo, NY 14201

Re: 91 Niagara Street
Buffalo, New York

Dear Mr. Brown,

Thank you for your interest in the public offering of the house located at 91 Niagara Street. As per your request, I am attaching a copy of the stipulations that offerors must meet in order to take possession of the property.

Please contact me if you have any questions or require additional information, at 212-264-8826.

Sincerely,

A handwritten signature in black ink that reads "Arnold Feinsilber". The signature is written in a cursive style.

Arnold Feinsilber
Project Manager
Property Development Division
Public Buildings Service

cc: Mark Johnson – 2L
Jaime Quinones – 2PCK

Public Offering of Disposal and Relocation:

STIPULATIONS:

1. Offerors must meet the following stipulations:

a. The offeror must submit a proposal outlining the proposed new use, relocation site and contractor, the estimated relocation costs and schedule, and the rehabilitation plan. The preferred use for the relocated historic building is residential or, if not residential, then nonprofit and/or public;

b. In consultation with the New York State Historic Preservation Office (NYSHPO), the successful offeror shall be required to move the building in accordance with the approaches recommended in *Moving Historic Buildings* (John Obed Curtis, 1979, American Association for State and Local History) by using a professional mover who has previously demonstrated the capability to move historic structures properly;

c. Individual or individuals meeting the Secretary of the Interior's Professional Qualifications for Historical Architects shall monitor the removal of the building from its original site, its move to the new location, the building's installation on its new site, and the building's rehabilitation.

d. The successful offeror shall be required to rehabilitate and maintain the building in accordance with the recommended approaches set forth in the *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Properties* (U.S. Department of the Interior, National Park Service, 1992);

e. Although the successful offeror has an opportunity to acquire the building from GSA for nominal consideration, all costs to move and rehabilitate the building shall be paid by the successful offeror. GSA shall be responsible for any site work at the existing location after the removal of the building.

2. GSA, in consultation with the City of Buffalo, the NYSHPO and the Advisory Council on Historic Preservation, shall review all offers. Notification will be made following such review. The successful offeror will be based on the financial and technical ability to carry out the terms of the offer.

3. GSA reserves the right, as it deems its interests may require in its sole discretion, to accept or reject any or all proposals, to waive any informality, informalities or nonconformity in the proposals received, and to accept or reject any or all items in a proposal. Selection of an offeror to move and rehabilitate the building is subject to negotiation and execution of a satisfactory sales contract and other agreements and instruments approved by GSA in its sole discretion. GSA also reserves the right, in its sole discretion, not to select any of the offerors to move and rehabilitate the building, based on

failure to enter into a satisfactory sales contract or other agreements or instruments, changes in circumstances, changes in the prospective offeror's status, or any other factors that GSA deems relevant. Failure to respond to any of the items required by this solicitation could result in a proposal being rejected.

4. In any and all events, GSA shall not be liable for any costs associated with the preparation, clarification or negotiation of responses submitted to this solicitation. This offering shall not be construed in any manner to create an obligation on the part of GSA to enter into a contract for the sale, moving and rehabilitation of the building contemplated hereby, nor to serve as the basis for any claim whatsoever for reimbursement of costs for efforts expended in preparing a response hereto, regardless of whether the respondent is selected as the successful offeror.