Appendix D
Conceptual Stage Relocation Plan
CONCEPTUAL STAGE RELOCATION PLAN

PIN 3501.60
Interstate Route 81 Viaduct
City of Syracuse
Onondaga County
Projected Letting Date: To Be Determined

Reviewed and Approved by: ________________________________

Date: ______ September 6, 2018 ______
INTRODUCTION:

Three alternatives are currently being studied for the Interstate 81 (I-81) Viaduct Project in the City of Syracuse. The purpose of this report is to identify the residential and commercial displacements that would be required for the three alternatives under consideration for the project and assess the potential for sufficient replacement properties to accommodate the relocations. This assessment is being made on the basis of a study of general characteristics of the area, a determination of the approximate number and general nature of the necessary displacements and a survey of available residential and commercial relocation facilities in the community at this time.

PROJECT ALTERNATIVES:

The three alternatives being studied are described as follows:

1) No Build Alternative – The No Build Alternative, which would provide continuous maintenance of the existing highway system, serves as the baseline against which the other alternatives can be compared.

2) Viaduct Alternative – Under this alternative, the I-81 viaduct would be reconstructed to meet 60 MPH design standards except for three curves that would meet 50 MPH and two curves that would meet 55 MPH design standards for the horizontal stopping sight distance.

3) Community Grid (CG) Alternative – Under this alternative, the I-81 viaduct would be removed between Colvin Street and the I-81/I-690 interchange and replaced with a street-level urban arterial. The existing I-481 corridor around Syracuse would be re-designated as I-81. In addition, modifications would be made to highway features along I-690 and on the existing I-81/I-481 southern and northern interchanges. Under this alternative, the Almond Street corridor would end at Erie Boulevard and a new I-81 access would be created at Oswego Boulevard. Access to the elevated I-690 would be accomplished by a new interchange to be built at the Crouse and Irving Streets junction with I-690.
DESCRIPTION OF THE AREA:

I-81 is an approximately 700-mile long highway in the eastern United States. It begins at I-40 in Dandridge, Tennessee and extends northeasterly through Tennessee, Virginia, Maryland, West Virginia, Pennsylvania, and New York, terminating at Highway 401 in Ontario Canada. It is the primary north-south highway through Central New York, serving Binghamton, Cortland, Syracuse, and Watertown and provides an international crossing into Canada at the Thousand Islands Bridge.

I-81 serves many of the Syracuse region’s destinations and employment centers, including Downtown Syracuse; University Hill, which includes several hospitals, Syracuse University, SUNY College of Environmental Science and Forestry (SUNY ESF), and the Carrier Dome; Destiny USA Mall; and Syracuse Hancock International Airport. I-81 also connects to the east-west interstates that pass through Syracuse (Interstate 90/New York State Thruway and I-690) as well as I-481.

The project limits common to the Viaduct and Community Grid Alternatives includes an approximately 3.75-mile section of I-81 from Colvin Street to Hiawatha Boulevard and the 2.5-mile section of I-690 from approximately the West Street interchange (which extends to Leavenworth Street) to Lodi Street. The Community Grid Alternative would also result in improvements along I-481, including its interchanges with I-81, and along I-690. These improvements would be necessitated by potentially relocating I-81 from its current location within the City of Syracuse to the current I-481. The project limits are shown on the attached Exhibit 1, Figure 1-2.

The project alternatives may include improvements to Almond Street and the east-west streets that intersect Almond Street. The alternatives may also include improvements to other local streets within Downtown Syracuse as show in the inset of Figure 1-2. It should be noted that the project limits are dynamic and may be revised as options for the I-81 Viaduct Project are explored.

The portions of I-81, I-690, and City streets to be affected by the project are completely within the City of Syracuse. The portions of I-481 to be affected under the Community Grid Alternative is within the City of Syracuse and the Towns of Dewitt and Cicero.

According to the 2010 census, the city population was 145,170, and its metropolitan area (including the aforementioned towns) had a population of 732,117.
RELATIONSHIP ASSESSMENT:
The No Build Alternative would not require any acquisition.

The Viaduct Alternative would require the acquisition of 24 commercial buildings, some vacant and some with multiple businesses, as noted below. The three residential properties identified are all included in the commercial property count as they are multi-use (containing commercial entities on the first floor and apartments on the upper floors) see Exhibit 1, Figure 3-1 & 3-2).

38 commercial businesses, 54 residential units, and 8 personal property only (storage units) would be required to relocate with the Viaduct Alternative.

### The Viaduct Alternative

**COMMERCIAL PROPERTIES AFFECTED**

<table>
<thead>
<tr>
<th>Bldg ID #</th>
<th>Tax Map #</th>
<th>Address / Square Footage</th>
<th>Commercial Occupant(s)</th>
<th>Estimated Value based on Public Record</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>008.-20-01</td>
<td>117 Butternut Street 10,318 sf</td>
<td>Veterans Fastener Supply (owner)</td>
<td>$400,000</td>
</tr>
<tr>
<td>#2</td>
<td>017.-01-01</td>
<td>329 N. Salina Street 41,472 sf</td>
<td>Syracuse Behavioral Health (tenant) D’Arcangelo &amp; Co. LLP CPA’s (tenant) FairHealth (tenant)</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>#3</td>
<td>017.-01-02</td>
<td>319-325 N. Salina St. 40,632 sf</td>
<td>Currently vacant storefront Dale E-cig &amp; Vape Shop (tenant) Apple Nails (tenant) African Braiding Hair Salon (tenant)</td>
<td>$575,000</td>
</tr>
<tr>
<td>#4A</td>
<td>104.-03-01</td>
<td>1 Webster’s Landing 33,330 sf</td>
<td>VIP Structures, Inc. (owner) IPD Engineering (tenant)</td>
<td>$1,850,000</td>
</tr>
<tr>
<td>#5B</td>
<td>104.-03-02.1</td>
<td>493 Oswego Blvd rear</td>
<td>Onondaga County Sewer Dept. (owner)</td>
<td>$175,000</td>
</tr>
<tr>
<td>#10</td>
<td>103.-14-01</td>
<td>421 East Water Street 850 sf</td>
<td>M&amp;T Bank (tenant)</td>
<td>$450,000</td>
</tr>
<tr>
<td>#11</td>
<td>103.-13-01</td>
<td>500 Erie Blvd East 31,196 sf</td>
<td>Smith Restaurant Supply (owner)</td>
<td>$625,000</td>
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<tr>
<td>#13</td>
<td>103.-21-06</td>
<td>517 E Washington St 7,500 sf</td>
<td>Central New York Eye and Tissue Bank (owner)</td>
<td>$500,000</td>
</tr>
<tr>
<td>#14</td>
<td>103.-24-02</td>
<td>603 East Fayette St. 3,638 sf</td>
<td>Storage/surface parking (owner PPO)</td>
<td>$250,000</td>
</tr>
<tr>
<td>#15</td>
<td>102.-05-01</td>
<td>610 East Fayette St. (a/k/a 601 E. Genesee St) 21,960 sf</td>
<td>McMahon-Ryan Child Advocacy Center (tenant)</td>
<td>$1,325,000</td>
</tr>
<tr>
<td>#16</td>
<td>102.-05-01</td>
<td>309 S McBride Street (a/k/a 601 E. Genesee St.) 25,920 sf</td>
<td>SU Peck Hall Falk College of Sports and Human Dynamics Dept. of Marriage and Family Therapy (tenant) St. Josephs Outpatient Behavioral Healthcare (tenant)</td>
<td>$1,825,000</td>
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<tr>
<td>#17</td>
<td>102.-06-04</td>
<td>600 E. Genesee Street 66,672 sf</td>
<td>Presidential Plaza Medical Office Building (14 tenants)</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>#18</td>
<td>030.-05-01</td>
<td>400 Burnet Avenue 58,792 sf</td>
<td>L&amp;G Machining (tenant) Hall Building Services (tenant) four storage areas (4 tenant PPO)</td>
<td>$400,000</td>
</tr>
<tr>
<td>Bldg ID #</td>
<td>Tax Map #</td>
<td>Address / Square Footage</td>
<td>Commercial Occupant(s)</td>
<td>Estimated Value based on Public Record</td>
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<tr>
<td>----------</td>
<td>-----------</td>
<td>---------------------------</td>
<td>------------------------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td>#24A</td>
<td>008.-09-07</td>
<td>901 N. State Street 14,625 sf</td>
<td>-Avalon Copy Center <em>(tenant)</em></td>
<td>$600,000</td>
</tr>
<tr>
<td>#24B</td>
<td>008.-09-06</td>
<td>909 N. State Street 13,392 sf</td>
<td>-Storage area <em>(owner PPO)</em></td>
<td>$175,000</td>
</tr>
<tr>
<td>#24C</td>
<td>008.-09-05</td>
<td>915 N. State Street 15,080 sf</td>
<td>-Storage area <em>(owner PPO)</em></td>
<td>$175,000</td>
</tr>
<tr>
<td>#26</td>
<td>104.-02-02</td>
<td>220 Herald Place 59,520 sf</td>
<td>-CNY Neurodiagnostics <em>(tenant)</em> -The Pressroom Pub <em>(tenant)</em></td>
<td>$4,000,000</td>
</tr>
<tr>
<td>#27</td>
<td>104.-05-01</td>
<td>123-129 East Willow St 10,015 sf</td>
<td>-Currently vacant</td>
<td>$500,000</td>
</tr>
<tr>
<td>#31</td>
<td>103.-21-03</td>
<td>110 South McBride St 1,750 sf</td>
<td>-Storage Center <em>(owner PPO)</em></td>
<td>$125,000</td>
</tr>
<tr>
<td>#32</td>
<td>103.-21-05</td>
<td>521-527 E Washington St 2,615 sf</td>
<td>-Quality Family Dental <em>(tenant)</em></td>
<td>$250,000</td>
</tr>
<tr>
<td>#38</td>
<td>104.-06-02</td>
<td>128 N. Warren Street 6,000 sf</td>
<td>- Currently vacant</td>
<td>$725,000</td>
</tr>
<tr>
<td>#52</td>
<td>050.-10-01</td>
<td>500 Renwick Avenue 13,332 sf</td>
<td>-Syracuse Housing Authority Garage <em>(owner)</em></td>
<td>$325,000</td>
</tr>
<tr>
<td>#55</td>
<td>118.-07-01</td>
<td>215 Genant Drive 12,168 sf</td>
<td>-Currently vacant</td>
<td>$450,000</td>
</tr>
<tr>
<td>#57</td>
<td>103.-22-2.2</td>
<td>110 Almond Street 2,100 sf</td>
<td>-Dunkin Donuts drive thru <em>(tenant)</em></td>
<td>$725,000</td>
</tr>
</tbody>
</table>

**The Viaduct Alternative**

**RESIDENTIAL PROPERTIES AFFECTED**

<table>
<thead>
<tr>
<th>Bldg ID #</th>
<th>Tax Map #</th>
<th>Address / Square Footage</th>
<th>Units</th>
<th>Estimated Value based on Public Record</th>
</tr>
</thead>
<tbody>
<tr>
<td>#4</td>
<td>017.-01-02</td>
<td>319-325 N. Salina St 40,632 sf</td>
<td>(10) 1 BR/1 BA Tenant Apartments (16) 2 BR/1 BA Tenant Apartments</td>
<td>$700/mo. $900/mo.</td>
</tr>
<tr>
<td>#26</td>
<td>104.-02-02</td>
<td>220 Herald Place 59,520 sf</td>
<td>(2) 1 BR/1 BA Tenant Apartments (25) 2 BR/1 BA Tenant Apartments</td>
<td>$1,600/mo $2,400/mo</td>
</tr>
<tr>
<td>#38</td>
<td>104.-06-02</td>
<td>128 N. Warren Street 6,000 sf</td>
<td>(1) 3 BR/1 BA Tenant Apartment</td>
<td>$1,000/mo.</td>
</tr>
</tbody>
</table>

Market research indicates that there are sufficient replacement properties to accommodate the relocations required for this alternative. See Exhibit 2 for residential market listings and Exhibit 3 for commercial market listings.
The Community Grid Alternative would require the acquisition of 4 commercial buildings, one with multiple businesses, as noted below, and no (0) residential properties (see Exhibit 1, Figure 3-23, 3-24 & 3-25).

4 commercial businesses would be required to relocate with the Community Grid Alternative.

### COMMERCIAL PROPERTIES AFFECTED

<table>
<thead>
<tr>
<th>Bldg ID #</th>
<th>Tax Map #</th>
<th>Address / Square Footage</th>
<th>Commercial Occupant</th>
<th>Estimated Value based on Public Record</th>
</tr>
</thead>
<tbody>
<tr>
<td>#47</td>
<td>030.-04-20</td>
<td>101 Lodi Street 10,910 sf</td>
<td>Tobin’s Real Wood Furniture (tenant) Lawrence Automotive (tenant)</td>
<td>$300,000</td>
</tr>
<tr>
<td>#52</td>
<td>050.-10-01</td>
<td>500 Renwick Avenue 13,332 sf</td>
<td>Syracuse Housing Authority Garage (owner)</td>
<td>$325,000</td>
</tr>
<tr>
<td>#55</td>
<td>118.-07-01</td>
<td>215 Genant Drive 12,168 sf</td>
<td>Currently vacant</td>
<td>$450,000</td>
</tr>
<tr>
<td>#57</td>
<td>103.-22-02.2</td>
<td>110 Almond Street 2,100 sf</td>
<td>Dunkin Donuts drive thru (tenant)</td>
<td>$725,000</td>
</tr>
</tbody>
</table>

Market research indicates that there are sufficient replacement properties to accommodate the relocations required for this alternative. See Exhibit 2 for residential market listings and Exhibit 3 for commercial market listings.
RELOCATION ASSISTANCE AND SERVICES

In effecting the relocation activates on this project, the following assurances are made:

1) As part of the preparation procedure for the acquisition stage relocation plan, each site occupant will be personally interviewed to determine their specific relocation needs.

2) The acquisition and relocation assistance program will be conducted in accordance with the requirements and standards of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended or as may be amended, as authorized by Section 30 of New York’s Highway Law and implementing Rules and Regulations (Part 101, Title 17, NYCRR).

3) All site occupants will be furnished a copy of the State’s information booklet and will be fully informed of all benefits to which they may be entitled.

4) No site occupant will be required to move from their property without at least 90 day written notice.

5) Comparable replacement housing will be available and offered to all residential occupants.

6) The relocation program will be carried out in an orderly, humane and timely fashion.

7) Relocation assistance will be offered to all relocatees without discrimination.

8) An on-site relocation office will not be established on this project. Staff from the Regional Office will provide relocation assistance at hours convenient to the displacees.

Conclusion:

There are sufficient available residential and commercial offerings on the market to accomplish successful relocation of the residential and commercial displacees for each of the alternatives. There is no known highway construction or other projects, by any public or private agency scheduled which would affect the availability of replacement property. It is estimated that the relocation of the Viaduct Alternative can be accomplished within two years from the date of vesting and the relocations for the Community Grid Alternative can be accomplished within one year from the date of vesting.

Prepared by: ________________________________  Date: September 6, 2018
Exhibit 1 Maps
Community Grid Alternative Overview:
Bear Stree to Hiawatha Boulevard

Figure 3-25
**EXHIBIT 2 – RESIDENTIAL NEEDS & MARKET OFFERINGS**

**VIADUCT ALTERNATIVE**
- Owners to be relocated: none
- Tenants to be relocated:
  - 54 tenant occupied units (in 3 multi use buildings)
    - 1 – > 3 bedroom/1 bath
    - 41 – > 2 bedroom/1 bath
    - 12 – > 1 bedroom/1 bath

(3 multi use buildings containing apartments taken under the Viaduct Alternative)

**COMMUNITY GRID ALTERNATIVE**
- No owners or tenants would be displaced

The following current market data indicates that there are sufficient replacement properties to accommodate the required relocations.

<table>
<thead>
<tr>
<th>Market Listing Data – Apartments for Rent</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>RENT/MONTH</td>
<td>ADDRESS</td>
<td>SIZE/STYLE</td>
</tr>
<tr>
<td>$600.00</td>
<td>James Crest Manor 1072 James Street, Syracuse</td>
<td>1 bed/1 bath – 3 stores</td>
</tr>
<tr>
<td>$680.00</td>
<td>Greenway Place 200-204 Hawley Ave, Syracuse</td>
<td>1 bed/1 bath – 4 stories</td>
</tr>
<tr>
<td>$1,100.00</td>
<td>Clinton Street Commons</td>
<td>1 bed/1 bath – 3 stories</td>
</tr>
<tr>
<td>$1,550.00</td>
<td>Oak Knitting Mill 721 North Clinton Street, Syracuse</td>
<td>1 bed/1 bath – 4 stories</td>
</tr>
<tr>
<td>$745.00</td>
<td>Plaza Apartments 1108 E. Genesee St, Syracuse</td>
<td>1 bed/1 bath – 5 stories</td>
</tr>
<tr>
<td>$1,550.00</td>
<td>Pike Block 300 S. Salina Street, Syracuse</td>
<td>1 bed/1 bath – 5 stories</td>
</tr>
<tr>
<td>$1,200.00</td>
<td>Fayette Place 712-714 E. Fayette Street, Syracuse</td>
<td>1 bed/1 bath – 4 stories</td>
</tr>
<tr>
<td>$1,400.00</td>
<td>The Chimes Building 500 S. Salina Street, Syracuse</td>
<td>1 bed/1 bath – 12 stories</td>
</tr>
<tr>
<td>$925.00</td>
<td>Franklin View Terrace 210 W Division Street, Syracuse</td>
<td>1 bed/1 bath – 4 stories</td>
</tr>
<tr>
<td>$975.00</td>
<td>Clinton Square Suites 230 West Genesee St, Syracuse</td>
<td>1 bed/1 bath – 4 stories</td>
</tr>
<tr>
<td>$745.00</td>
<td>Paul Apartment Homes 1114 E. Genesee Street, Syracuse</td>
<td>1 bed/1 bath – 3 stories</td>
</tr>
<tr>
<td>$955.00</td>
<td>Regency Tower 770 James Street, Syracuse</td>
<td>1 bed/1 bath – 14 stories</td>
</tr>
<tr>
<td>$950.00</td>
<td>Nettleton Commons 313 E Willow Street, Syracuse</td>
<td>1 bed/1 bath – 4 stories</td>
</tr>
<tr>
<td>$1,200.00</td>
<td>Icon Towers 344 S. Warren Street, Syracuse</td>
<td>1 bed/1 bath – 10 stories</td>
</tr>
<tr>
<td>$1,600.00</td>
<td>Creekwalk Commons 324 W. Water Street, Syracuse</td>
<td>1 bed/1 bath – 3 stories</td>
</tr>
<tr>
<td>$1,700.00</td>
<td>Creekwalk Commons 324 W. Water Street, Syracuse</td>
<td>1 bed/1 bath – 3 stories</td>
</tr>
<tr>
<td>RENT/MONTH</td>
<td>ADDRESS</td>
<td>SIZE/STYLE</td>
</tr>
<tr>
<td>------------</td>
<td>---------</td>
<td>----------------------</td>
</tr>
<tr>
<td>$970.00</td>
<td>Plaza Apartments 1108 E. Geneses St, Syracuse</td>
<td>2 bed/1 bath – 5 stories</td>
</tr>
<tr>
<td>$970.00</td>
<td>Paul Apartment Homes 1114 E. Genesee St, Syracuse</td>
<td>2 bed/1 bath – 3 stories</td>
</tr>
<tr>
<td>$2,100.00</td>
<td>Oak Knitting Mill 102 W. Division Street, Syracuse</td>
<td>2 bed/1 bath – 4 stories</td>
</tr>
<tr>
<td>$1,600.00</td>
<td>Destiny Arms 800 N. Clinton Street, Syracuse</td>
<td>2 bed/1 bath – 8 stories</td>
</tr>
<tr>
<td>$1,800.00</td>
<td>Destiny Arms 800 N. Clinton Street, Syracuse</td>
<td>2 bed/1 bath – 8 stories</td>
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<td>$1,200.00</td>
<td>Clinton Square Suites 230 West Genesee St, Syracuse</td>
<td>2 bed/1 bath – 4 stories</td>
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<td>2 bed/1 bath – 4 stories</td>
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<td>$1,778.00</td>
<td>Madison Towers 601 S. Townsend Street, Syracuse</td>
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<td>$1,065.00</td>
<td>Regency Tower 770 James Street, Syracuse</td>
<td>2 bed/1 bath – 14 stories</td>
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<td>$1,170.00</td>
<td>Regency Tower 770 James Street, Syracuse</td>
<td>2 bed/2 bath – 14 stories</td>
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<td>$800.00</td>
<td>511 North State Street Apartments 511 North State Street, Syracuse</td>
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<tr>
<td>$1,680.00</td>
<td>The Empire Building 472 S. Salina Street, Syracuse</td>
<td>2 bed/1 bath – 10 stories</td>
</tr>
<tr>
<td>$2,800.00</td>
<td>The Empire Building 472 S. Salina Street, Syracuse</td>
<td>2 bed/1 bath – 10 stories</td>
</tr>
<tr>
<td>$1,200.00</td>
<td>The Chimes Building 500 S. Salina Street, Syracuse</td>
<td>2 bed/1 bath – 12 stories</td>
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<tr>
<td>$1,209.00</td>
<td>Madison Towers 601 S. Madison Street, Syracuse</td>
<td>2 bed/1 bath – 14 stories</td>
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<td>$1,178.00</td>
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<td>2 bed/1 bath – 14 stories</td>
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<td>$1,178.00</td>
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<td>2 bed/1.5 bath – 14 stories</td>
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<td>Sunny Crest Manor Apartments 725 Hixson Ave, Syracuse</td>
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<td>$2,030.00</td>
<td>Merchants Commons</td>
<td>2 bed/1 bath – 2 stories</td>
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<tr>
<td>$1,600.00</td>
<td>Icon Towers 220 S. Warren Street, Syracuse</td>
<td>2 bed/2 bath – 10 stories</td>
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<tr>
<td>$2,100.00</td>
<td>Icon Towers 344 S. Warren Street, Syracuse</td>
<td>2 bed/1 bath – 10 stories</td>
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<td>$920.00</td>
<td>Greenway Place Apartments 205 Hawley Avenue, Syracuse</td>
<td>2 bed/2 bath – 10 stories</td>
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<td>$1,700.00</td>
<td>Creekwalk Commons</td>
<td>2 bed/1 bath – 3 stories</td>
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<tr>
<td>$1,415.00</td>
<td>Jefferson Towers 324 W Water Street, Syracuse</td>
<td>2 bed/1 bath – 3 stories</td>
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<tr>
<td></td>
<td>50 Presidential Plaza, Syracuse</td>
<td>2 bed/1 bath – 20 stories</td>
</tr>
<tr>
<td>RENT/MONTH</td>
<td>ADDRESS</td>
<td>SIZE/STYLE</td>
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<tr>
<td>-----------</td>
<td>----------------------------------------------</td>
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<td>$1,475.00</td>
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<td>$990.00</td>
<td>1221 E Genesee St Apartments 1221 E Genesee St, Syracuse</td>
<td>2 bed/1 bath – 2 stories</td>
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<tr>
<td>$770.00</td>
<td>Grant Village 117 Edtim Road, Syracuse</td>
<td>2 bed/1 bath – 3 stories</td>
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<tr>
<td>$760.00</td>
<td>Brook Manor Apartment Homes 313 Schaffer Ave, Syracuse</td>
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<td>$995.00</td>
<td>Clarendon Heights 508 Ivy Ridge Road, Syracuse</td>
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<td>$795.00</td>
<td>Swiss Village Apartments 99 Alpine Drive, Syracuse</td>
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<tr>
<td>$865.00</td>
<td>Swiss Village Apartments 99 Alpine Drive, Syracuse</td>
<td>2 bed/1 bath – 3 stories</td>
</tr>
<tr>
<td>$785.00</td>
<td>Hidden Valley Apartments 123 Remington Avenue, Syracuse</td>
<td>2 bed/1 bath – 3 stories</td>
</tr>
<tr>
<td>$880.00</td>
<td>Hidden Valley Apartments 123 Remington Avenue, Syracuse</td>
<td>2 bed/1 bath – 3 stories</td>
</tr>
<tr>
<td>$775.00</td>
<td>JIN Properties At Polk Street 200 Polk Street, Syracuse</td>
<td>2 beds/1 bath – 3 stories</td>
</tr>
<tr>
<td>$890.00</td>
<td>Carrington Heights Apartments 1847 Burnet Avenue, Syracuse, NY</td>
<td>2 bed/1 bath – 2 stories</td>
</tr>
<tr>
<td>$1,650.00</td>
<td>Pike Block 300 S. Salina Street, Syracuse</td>
<td>2 bed/1 bath – 5 stories</td>
</tr>
<tr>
<td>$1,875.00</td>
<td>Pike Block 300 S. Salina Street, Syracuse</td>
<td>2 bed/1 bath – 5 stories</td>
</tr>
<tr>
<td>$2,200.00</td>
<td>Pike Block 300 S. Salina Street, Syracuse</td>
<td>2 bed/1 bath – 5 stories</td>
</tr>
<tr>
<td>$2,250.00</td>
<td>Pike Block 300 S. Salina Street, Syracuse</td>
<td>2 bed/1 bath – 5 stories</td>
</tr>
<tr>
<td>$2,250.00</td>
<td>Pike Block 300 S. Salina Street, Syracuse</td>
<td>2 bed/1 bath – 5 stories</td>
</tr>
<tr>
<td>$2,450.00</td>
<td>Pike Block 300 S. Salina Street, Syracuse</td>
<td>2 bed/1 bath – 5 stories</td>
</tr>
<tr>
<td>$884.00</td>
<td>High Acres Apartments &amp; Townhomes 5111 Ball Road, Syracuse</td>
<td>2 bed/1 ½ bath – 2 stories</td>
</tr>
<tr>
<td>$888.00</td>
<td>High Acres Apartments &amp; Townhomes 5111 Ball Road, Syracuse</td>
<td>2 bed/1 ½ bath – 2 stories</td>
</tr>
<tr>
<td>$1,050.00</td>
<td>High Acres Apartments &amp; Townhomes 5111 Ball Road, Syracuse</td>
<td>2 bed/1 ½ bath – 2 stories</td>
</tr>
<tr>
<td>$1,016.00</td>
<td>High Acres Apartments &amp; Townhomes 5111 Ball Road, Syracuse</td>
<td>2 bed/1 ½ bath – 2 stories</td>
</tr>
<tr>
<td>$1,150.00</td>
<td>Clinton Street Commons Apartments 721 N. Clinton Street</td>
<td>2 bed/2 bath – 3 stories</td>
</tr>
<tr>
<td>$1,500.00</td>
<td>Clinton Street Commons Apartments 721 N. Clinton Street</td>
<td>2 bed/2 bath – 3 stories</td>
</tr>
<tr>
<td>$2,050.00</td>
<td>Clinton Street Commons Apartments 721 N. Clinton Street</td>
<td>2 bed/2 bath – 3 stories</td>
</tr>
<tr>
<td>$1,350.00</td>
<td>Franklin View Terrace 210W Division Street, Syracuse</td>
<td>2 bed/2 bath – 4 stories</td>
</tr>
</tbody>
</table>
### Market Listing Data – Apartments for Rent - CONTINUED

<table>
<thead>
<tr>
<th>RENT/MONTH</th>
<th>ADDRESS</th>
<th>SIZE/STYLE</th>
</tr>
</thead>
</table>
| $825.00 | James Crest Manor  
1072 James Street, Syracuse | 2 bed/2 bath – 3 stories |
| $1,500.00 | The Chimes Building  
500 S. Salina Street, Syracuse | 3 bed/1 bath – 12 stories |
| $1,200.00 | 1221 E Genesee St Apartments  
1221 E Genesee St, Syracuse | 3 bed/1 bath – 2 stories |
| $1,900.00 | Clinton Street Commons  
721 N. Clinton Street, Syracuse | 3 bed/1 bath – 3 stories |
| $2,200.00 | Creekwalk Commons  
342 W. Water Street, Syracuse | 3 bed/1 bath – 3 stories |
| $1,225.00 | Greenway Place  
200-204 Hawley Ave, Syracuse | 3 bed/2 ½ bath – 4 stories |

### Market Listing Data – Mixed Use Buildings for Sale

<table>
<thead>
<tr>
<th>Price</th>
<th>Address</th>
<th>Size/style</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>$398,000</td>
<td>611-613 North Salina Street, Syracuse</td>
<td>6,522 sf – 4 stories</td>
<td>Retail ground floor – upper floors have apts.</td>
</tr>
<tr>
<td>$398,000</td>
<td>615-617 North Salina Street, Syracuse</td>
<td>7,680 sf – 4 stories</td>
<td>Retail ground floor – upper floors have apts.</td>
</tr>
<tr>
<td>$335,000</td>
<td>1641 West Genesee Street, Syracuse</td>
<td>5,494 sf – 2 stories</td>
<td>Restaurant ground floor – upper floor apts.</td>
</tr>
<tr>
<td>$205,000</td>
<td>656 North Salina Street Syracuse</td>
<td>4,508 sf – 3 stories</td>
<td>Retail ground floor – upper floors have apts.</td>
</tr>
<tr>
<td>$159,900</td>
<td>429 North Salina Street, Syracuse</td>
<td>3,800 sf – 2 floors</td>
<td>Retail ground floor – upper floors have apts.</td>
</tr>
<tr>
<td>$1,675,000</td>
<td>135 E Water Street, Syracuse</td>
<td>13,452 SF – 4 stories</td>
<td>Retail ground floor – 14 apts. Upper floors</td>
</tr>
</tbody>
</table>
EXHIBIT 3 –COMMERCIAL NEEDS & MARKET OFFERINGS

VIADUCT ALTERNATIVE
The Viaduct Alternative would require the relocation of 6 owner occupied businesses, 32 tenant businesses, and 8 commercial personal property only (PPO) moves as listed below.

<table>
<thead>
<tr>
<th>Type of Business</th>
<th>Occupancy</th>
<th>Sq. Footage</th>
<th>Public Record Property Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>117 Butternut Street</td>
<td>Owner</td>
<td>10,318</td>
<td>$400,000</td>
</tr>
<tr>
<td>329 N. Salina Street</td>
<td>Tenant</td>
<td>41,472</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>CPA firm</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical data firm</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>319-325 N. Salina Street</td>
<td>Tenant</td>
<td>40,632</td>
<td>$575,000</td>
</tr>
<tr>
<td>E-cig and Vape shop</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nail Salon</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hair Salon</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Webster’s Landing</td>
<td>Owner</td>
<td>33,300</td>
<td>$1,850,000</td>
</tr>
<tr>
<td>Engineering Firm</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>493 Oswego Blvd (rear)</td>
<td>Owner</td>
<td></td>
<td>$175,000</td>
</tr>
<tr>
<td>Municipal Sewer building</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>421 East Water Street</td>
<td>Tenant</td>
<td>850</td>
<td>$450,000</td>
</tr>
<tr>
<td>Bank</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>500 Erie Blvd East</td>
<td>Owner</td>
<td>31,196</td>
<td>$625,000</td>
</tr>
<tr>
<td>Restaurant Supply</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>517 E Washington Street</td>
<td>Owner</td>
<td>7,500</td>
<td>$500,000</td>
</tr>
<tr>
<td>Tissue Bank</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>603 E. Fayette Street</td>
<td>Owner (PPO)</td>
<td>3,638</td>
<td>$250,000</td>
</tr>
<tr>
<td>Storage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>610 E. Fayette Street</td>
<td>Tenant</td>
<td>21,960</td>
<td>$1,325,000</td>
</tr>
<tr>
<td>Child Advocacy Center</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>601 E. Genesee Street</td>
<td>Tenant</td>
<td>25,920</td>
<td>$1,825,000</td>
</tr>
<tr>
<td>College Department</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Healthcare</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>600 E. Genesee Street</td>
<td>Tenant</td>
<td></td>
<td>$4,000,000</td>
</tr>
<tr>
<td>OB/GYN Medical Office</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Endocrinology Medical Office</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upstate Dept. of Psychiatry</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chiropractic Medical Office</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Orthopedic Medical Office</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Psychology/Family Behavior Medical Off.</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clinical Laboratory</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OB/GYN Medical Office</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Psychology Medical Office</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Psychotherapist Medical Office</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dentist Office</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Psychology Medical Office</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Psychology Medical Office</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clinical Laboratory</td>
<td>Tenant</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Page 18 of 24
### COMMUNITY GRID ALTERNATIVE
The Community Grid Alternative would require the relocation of 1 owner occupied businesses and 3 tenant businesses as described below.

<table>
<thead>
<tr>
<th>Type of Business</th>
<th>Occupancy</th>
<th>Sq. Footage</th>
<th>Public Record Property Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>101 Lodi Street</td>
<td>Tenant</td>
<td>10,910</td>
<td>$300,000</td>
</tr>
<tr>
<td>500 Renwick Avenue</td>
<td>Owner</td>
<td>13,332</td>
<td>$325,000</td>
</tr>
<tr>
<td>110 Almond Street</td>
<td>Tenant</td>
<td>2,100</td>
<td>$725,000</td>
</tr>
</tbody>
</table>
The commercial relocations required on the Viaduct and Community Grid Alternatives cover a range of 850 sf to 66,672 sf. The following market data indicate that there are sufficient replacement properties to accommodate these relocations.

<table>
<thead>
<tr>
<th>RENT SF/Year</th>
<th>BUILDING Address</th>
<th>SIZE min. divisible to max. contiguous</th>
</tr>
</thead>
<tbody>
<tr>
<td>$11 - $20</td>
<td>6443 Ridings Road, Syracuse</td>
<td>150 sf to 1,100 sf</td>
</tr>
<tr>
<td>$17.95 - $32</td>
<td>100 Clinton Square 126 N. Salina Street, Syracuse</td>
<td>150 sf to 7,000 sf</td>
</tr>
<tr>
<td>$6 - $25</td>
<td>716 East Washington St Office space 716 East Washington Street, Syracuse</td>
<td>181 sf to 7,000 sf</td>
</tr>
<tr>
<td>Negotiable</td>
<td>1153 W Fayette St, Syracuse</td>
<td>200 sf to 6,000 af</td>
</tr>
<tr>
<td>$12</td>
<td>Madison Towers - office space 601 Townsend Street, Syracuse</td>
<td>416 sf to 2,200 sf</td>
</tr>
<tr>
<td>$18</td>
<td>State Tower Building 109 S. Warren St, Syracuse</td>
<td>480 sf to 6,422 sf</td>
</tr>
<tr>
<td>$13 - $18</td>
<td>The Atrium 2 Clinton Square, Syracuse</td>
<td>500 sf to 11,000 sf</td>
</tr>
<tr>
<td>$12.50</td>
<td>University Building 120 E. Washington Street, Syracuse</td>
<td>550 sf to 2,500 sf</td>
</tr>
<tr>
<td>$16</td>
<td>One Park Place 300 S State Street, Syracuse</td>
<td>750 to 124,000 sf</td>
</tr>
<tr>
<td>$12</td>
<td>Landmark Theater 362-374 S Salina St, Syracuse</td>
<td>800 sf to 900 sf</td>
</tr>
<tr>
<td>$14.50 - $16.50</td>
<td>Sherwood Office Park 6702 Buckley Road, Syracuse</td>
<td>800 sf to 2,500 sf</td>
</tr>
<tr>
<td>$12</td>
<td>Mill Pond Landing 327 – 329 W Fayette St, Syracuse</td>
<td>900 sf to 1,000 sf</td>
</tr>
<tr>
<td>$22 - $26</td>
<td>Washington Station 333 W Washington St, Syracuse</td>
<td>961 to 12,152 sf</td>
</tr>
<tr>
<td>$8 - $12</td>
<td>Burnet Plaza 3056 – 3100 Burnet Ave, Syracuse</td>
<td>1,000 sf</td>
</tr>
<tr>
<td>$10 - $12</td>
<td>920 Spencer St, Syracuse</td>
<td>1,000 sf to 5,430 sf</td>
</tr>
<tr>
<td>$17</td>
<td>235-239 Walton St, Syracuse</td>
<td>1,000 sf to 7,000 sf</td>
</tr>
<tr>
<td>$7 - $11</td>
<td>731 James St office space 731 James Street, Syracuse</td>
<td>1,000 sf to 9,855 sf</td>
</tr>
<tr>
<td>$9.50 - $20</td>
<td>Bridgewater Place 500 Plum Street, Syracuse</td>
<td>1,068 to 3,635 sf</td>
</tr>
<tr>
<td>$12 - $16</td>
<td>Blockbuster Plaza 4727 S. Salina Street, Syracuse</td>
<td>1,098 sf to 8,020 sf</td>
</tr>
<tr>
<td>$12</td>
<td>Office Building 317 Montgomery St, Syracuse</td>
<td>1,125 sf to 2,255 sf</td>
</tr>
<tr>
<td>$10.26</td>
<td>Retail Building 308 E Molloy Rd, Syracuse</td>
<td>1,140 sf</td>
</tr>
<tr>
<td>$15 - $18</td>
<td>Interstate Place II 100 Elwood Davis Rd, Syracuse</td>
<td>1,200 sf to 15,000 sf</td>
</tr>
<tr>
<td>$29.50</td>
<td>CNY Medical Office Building 739 Irving Ave, Syracuse</td>
<td>1,264 sf to 5,119 sf</td>
</tr>
<tr>
<td>$22.06</td>
<td>GEICO Plaza 2735 Erie Blvd East, Syracuse</td>
<td>1,360 sf</td>
</tr>
<tr>
<td>Negotiable</td>
<td>Inner Harbor Retail 720 Van Rensselaer St</td>
<td>1,375 sf to 15,000 sf</td>
</tr>
<tr>
<td>RENT SF/Year</td>
<td>BUILDING Address</td>
<td>SIZE min. divisible to max. contiguous</td>
</tr>
<tr>
<td>-------------</td>
<td>------------------</td>
<td>---------------------------------------</td>
</tr>
<tr>
<td>$21.55</td>
<td>2000 Park Street, Syracuse</td>
<td>1,392 sf</td>
</tr>
<tr>
<td>$6</td>
<td>1208 James office space 1208 James Street, Syracuse</td>
<td>1,400 sf</td>
</tr>
<tr>
<td>$7.50 - $9.50</td>
<td>Flex Business Warehousing 3280 Milton Ave, Syracuse</td>
<td>1,500 sf</td>
</tr>
<tr>
<td>$45</td>
<td>The Marshall 727 S Crouse St, Syracuse</td>
<td>1,500 sf to 4,000 sf</td>
</tr>
<tr>
<td>Negotiable</td>
<td>Valley Plaza 4141 S. Salina St, Syracuse</td>
<td>1,500 sf to 10,338 sf</td>
</tr>
<tr>
<td>$25 - $30</td>
<td>Brittonfield Office Park – medical offices 4939 Brittonfield Parkway, E. Syracuse</td>
<td>1,689 sf to 2,520 sf</td>
</tr>
<tr>
<td>$4.90</td>
<td>1719 Burnet Ave, Syracuse</td>
<td>1,945 sf to 3,233 sf</td>
</tr>
<tr>
<td>$18</td>
<td>One Lincoln Center - office space 110 West Fayette St, Syracuse</td>
<td>1,980 sf to 17,668 sf</td>
</tr>
<tr>
<td>Negotiable</td>
<td>215-223 S. Salina St, Syracuse</td>
<td>2,000 sf</td>
</tr>
<tr>
<td>$12 - $18</td>
<td>Donohue Building 316 S Clinton Street, Syracuse</td>
<td>2,000 to 2,500 sf</td>
</tr>
<tr>
<td>$14.75</td>
<td>215 W Fayette St, Syracuse</td>
<td>2,000 sf to 6,006 sf</td>
</tr>
<tr>
<td>$7 - $10</td>
<td>500 Butternut St – office space 500 Butternut Street, Syracuse</td>
<td>2,000 sf to 9,832 sf</td>
</tr>
<tr>
<td>$5 - $18</td>
<td>430 Park Plaza – office space 430 E. Genesee Street, Syracuse</td>
<td>2,500 sf to 14,600 sf</td>
</tr>
<tr>
<td>$16 - $19</td>
<td>City Center 400 S. Salina St, Syracuse</td>
<td>3,000 to 162,913 sf</td>
</tr>
<tr>
<td>$18.50</td>
<td>Marsellus Commons 101 Richmond Avenue, Syracuse</td>
<td>3,010 sf</td>
</tr>
<tr>
<td>$15.50</td>
<td>Hills Building 217 Montgomery Street, Syracuse</td>
<td>3,100 sf</td>
</tr>
<tr>
<td>$12</td>
<td>The Galleries 441 South Salina Street, Syracuse</td>
<td>3,708 to 25,448 sf</td>
</tr>
<tr>
<td>$17</td>
<td>Jefferson Clinton Commons 269 W. Jefferson Street, Syracuse</td>
<td>4,000 sf</td>
</tr>
<tr>
<td>$6.00</td>
<td>117 Bruce Street, Syracuse</td>
<td>4,000 sf</td>
</tr>
<tr>
<td>$15.50</td>
<td>Brooklawn Corporate Center 6712 Brooklawn Parkway, Syracuse</td>
<td>4,815 sf to 6,375 sf</td>
</tr>
<tr>
<td>$12 - $15</td>
<td>One Financial Plaza – office space 221 S. Warren Street, Syracuse</td>
<td>5,600 sf to 12,100 sf</td>
</tr>
<tr>
<td>$10 - $12</td>
<td>The Monroe Building 333 East Onondaga Street, Syracuse</td>
<td>5,650 sf to 18,000 sf</td>
</tr>
<tr>
<td>$3</td>
<td>Industrial Building 200 Maple Street, Syracuse</td>
<td>8,000 to 40,000 sf</td>
</tr>
<tr>
<td>$5.50</td>
<td>6641 Commerce Blvd – office/flex 6641 Commerce Blvd, E. Syracuse</td>
<td>13,122 sf to 55,987 sf</td>
</tr>
<tr>
<td>$3</td>
<td>112-114 Baker Street</td>
<td>20,000 to 63,600 sf</td>
</tr>
<tr>
<td>$3.75</td>
<td>Manufacturing 5928 Court Street, Syracuse</td>
<td>30,000 sf</td>
</tr>
<tr>
<td>$4.25</td>
<td>Lyndale Business Park 2801 Court Street, Syracuse</td>
<td>35,890 sf to 207,148 sf</td>
</tr>
</tbody>
</table>
## Market Listing Data – Commercial Buildings for SALE

<table>
<thead>
<tr>
<th>PRICE</th>
<th>BUILDING</th>
<th>Address</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>$425,000</td>
<td>Auto Repair Building</td>
<td>6222 Thompson Rd, Syracuse</td>
<td>2,100 sf</td>
</tr>
<tr>
<td>$279,900</td>
<td>Office Building</td>
<td>105 Kreischer Rd, Syracuse</td>
<td>2,800 sf</td>
</tr>
<tr>
<td>$440,000</td>
<td>Retail/Office Building</td>
<td>127 Seeley Rd, Syracuse</td>
<td>3,000 sf</td>
</tr>
<tr>
<td>$175,000</td>
<td>Retail/Office Building</td>
<td>5300-5304 S Salina St, Syracuse</td>
<td>3,000 sf</td>
</tr>
<tr>
<td>$700,000</td>
<td>Retail/Office Building</td>
<td>1124 E Genesee St, Syracuse</td>
<td>3,640 sf</td>
</tr>
<tr>
<td>$335,000</td>
<td>Storefront Retail/Residential</td>
<td>1641-1643 W Genesee St, Syracuse</td>
<td>3,671 sf</td>
</tr>
<tr>
<td>$214,900</td>
<td>Office Building</td>
<td>4110 New Court Ave, Syracuse</td>
<td>4,100 sf</td>
</tr>
<tr>
<td>$250,000</td>
<td>Freestanding Flex space</td>
<td>610 E Willow St, Syracuse</td>
<td>4,138 sf</td>
</tr>
<tr>
<td>$425,000</td>
<td>Retail/Office Building</td>
<td>1127 Grand Ave, Syracuse</td>
<td>4,293 sf</td>
</tr>
<tr>
<td>$265,000</td>
<td>Freestanding Building</td>
<td>1428 Burnet Ave, Syracuse</td>
<td>4,752 sf</td>
</tr>
<tr>
<td>$795,000</td>
<td>Professional Building</td>
<td>2704 Brewerton Rd, Syracuse</td>
<td>5,087 sf</td>
</tr>
<tr>
<td>$349,000</td>
<td>Retail Building</td>
<td>329 Fay Road</td>
<td>5,381 sf</td>
</tr>
<tr>
<td>$350,000</td>
<td>Office / Warehouse</td>
<td>101 Newberry Hollow Rd, Syracuse</td>
<td>6,000 sf</td>
</tr>
<tr>
<td>$300,000</td>
<td>Medical Building</td>
<td>161 Intrepid Land, Syracuse</td>
<td>6,090 sf</td>
</tr>
<tr>
<td>$425,000</td>
<td>The Monroe Building – 1 office</td>
<td>333 E Onondaga St, Syracuse</td>
<td>6,595 sf</td>
</tr>
<tr>
<td>$325,000</td>
<td>Storefront Retail/Office</td>
<td>610 Oak St, Syracuse</td>
<td>6,700 sf</td>
</tr>
<tr>
<td>$285,000</td>
<td>Freestanding Building</td>
<td>2012-2018 Teall Ave, Syracuse</td>
<td>6,701 sf</td>
</tr>
<tr>
<td>$375,000</td>
<td>Flex Office &amp; Showroom</td>
<td>7365 Church St, Syracuse</td>
<td>7,850 sf</td>
</tr>
<tr>
<td>$550,000</td>
<td>Freestanding Building</td>
<td>3101 Erie Blvd East, Syracuse</td>
<td>7,858 sf</td>
</tr>
<tr>
<td>$250,000</td>
<td>Flex Space Building</td>
<td>1758 Erie Blvd East, Syracuse</td>
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</tr>
<tr>
<td>$750,000</td>
<td>Light Manufacturing Building</td>
<td>1035-1037 Montgomery St, Syracuse</td>
<td>8,440 sf</td>
</tr>
<tr>
<td>$1,900,000</td>
<td>Freestanding Building</td>
<td>2043 Erie Blvd East, Syracuse</td>
<td>9,049 sf</td>
</tr>
<tr>
<td></td>
<td>Medical Building</td>
<td>5000 W Seneca Turnpike, Syracuse</td>
<td>9,460 sf</td>
</tr>
<tr>
<td>$300,000</td>
<td>Freestanding Building</td>
<td>2704 Lodi St, Syracuse</td>
<td>10,000 sf</td>
</tr>
<tr>
<td>$425,000</td>
<td>Office Building</td>
<td>5818 E Molloy Road, Syracuse</td>
<td>10,040 sf</td>
</tr>
<tr>
<td>PRICE</td>
<td>BUILDING Address</td>
<td>SIZE</td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>------------------------------------------------------------------------</td>
<td>----------</td>
<td></td>
</tr>
<tr>
<td>$595,000</td>
<td>Freestanding Building 6730 Pickard Drive, Syracuse</td>
<td>10,692 sf</td>
<td></td>
</tr>
<tr>
<td>$1,675,000</td>
<td>Storefront Retail/ Residential 135 E Water St, Syracuse</td>
<td>13,452 sf</td>
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</tr>
<tr>
<td>$545,000</td>
<td>Freestanding Building 147 Falso Drive, Syracuse</td>
<td>13,600 sf</td>
<td></td>
</tr>
<tr>
<td>$750,000</td>
<td>Downtown Building 323 S. Salina St, Syracuse</td>
<td>15,520 sf</td>
<td></td>
</tr>
<tr>
<td>$599,000</td>
<td>Downtown Building 313 S. Salina St, Syracuse</td>
<td>15,860 sf</td>
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</tr>
<tr>
<td>$650,000</td>
<td>Office Building Gateway Park Drive, Syracuse</td>
<td>17,500 sf</td>
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</tr>
<tr>
<td>$795,000</td>
<td>Mixed Use building 2724 Brewerton Rd, Syracuse</td>
<td>18,552 sf</td>
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</tr>
<tr>
<td>$169,950</td>
<td>Light Manufacturing Building 908-912 Montgomery St, Syracuse</td>
<td>18,646 sf</td>
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<tr>
<td>$1,250,000</td>
<td>Medical Office 2700 Court Street, Syracuse</td>
<td>20,746 sf</td>
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</tr>
<tr>
<td>$950,000</td>
<td>Flex area Building 514 W Genesee St, Syracuse</td>
<td>20,930 sf</td>
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</tr>
<tr>
<td>$2,100,000</td>
<td>Office Building 716 E Washington St, Syracuse</td>
<td>21,000 sf</td>
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</tr>
<tr>
<td>$649,000</td>
<td>Freestanding office building 511 Charles Ave, Syracuse</td>
<td>21,500 sf</td>
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<tr>
<td>$799,000</td>
<td>Storefront / Retail Office 642 M. Salina St, Syracuse</td>
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<tr>
<td>$550,000</td>
<td>Flex Use Building 300 Hiawatha Blvd E, Syracuse</td>
<td>27,492 sf</td>
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<tr>
<td>$1,850,000</td>
<td>Retail Building 307 Gifford St, Syracuse</td>
<td>28,335 sf</td>
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<tr>
<td>$2,100,000</td>
<td>Freestanding Building 2600 Erie Blvd, Syracuse</td>
<td>29,800 sf</td>
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</tr>
<tr>
<td>$1,750,000</td>
<td>Freestanding Building 501 W Genesee St, Syracuse</td>
<td>30,180 sf</td>
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</tr>
<tr>
<td>$920,000</td>
<td>Office Space 835 Canal St, Syracuse</td>
<td>31,600 sf</td>
<td></td>
</tr>
<tr>
<td>$1,500,000</td>
<td>Office Building 250 Harrison St, Syracuse</td>
<td>36,000 sf</td>
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</tr>
<tr>
<td>$1,250,000</td>
<td>Warehouse Building 6085 Court St Road, Syracuse</td>
<td>42,000 sf</td>
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</tr>
<tr>
<td>$1,900,000</td>
<td>Corporate Office Building 115 Continuum Drive</td>
<td>45,000 sf</td>
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<tr>
<td>$2,900,000</td>
<td>Professional Office/Residential Building 430 E Genesee St, Syracuse</td>
<td>57,600 sf</td>
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</tr>
<tr>
<td>$379,000</td>
<td>Industrial/Warehouse 200 Maple St, Syracuse</td>
<td>64,000 sf</td>
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<tr>
<td>$3,140,000</td>
<td>Warehouse/Office 241 Farrell Rd, Syracuse</td>
<td>72,000 sf</td>
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</tr>
<tr>
<td>$995,000</td>
<td>Office Building 597 Electronics Pkwy, Syracuse</td>
<td>74,000 sf</td>
<td></td>
</tr>
</tbody>
</table>
EXHIBIT 4 – SOURCES OF MARKET OFFERINGS

apartments.com – listings as of 08/28/2018

Property Management Alliance at www.pma500.com - listings as of 09/04/2018

Cityfeet.com – listings as of 09/05/2018

Loopnet.com – listings as of 09/06/2018

The Icon Companies http://theiconcompanies.com – listings as of 09/06/2018

Pyramid Brokerage Company www.pyramidbrokerage.com listings as of 09/06/2018