

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director

625 Broadway, 12th Floor, Albany, New York 12233-7011

P: (518) 402-9706 | F: (518) 402-9020

www.dec.ny.gov

December 28, 2021

Ralph Toussie
BOP 101 Lincoln Avenue LLC
c/o Brookfield Properties
250 Vesey Street, 15th Floor
New York, NY 10281

Re: Certificate of Completion
Former Bronx Freight Terminal, Bronx, C203082

Dear Mr. Toussie:

Congratulations on having satisfactorily completed the remedial program at the Former Bronx Freight Terminal site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to the Department's project manager. Please return the hard copy of the proof of recording to:

Mandy Yau
New York State Department of Environmental Conservation
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101



- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April 2023.

If you have any questions regarding any of these items, please contact Mandy Yau at (718) 482-4897 or mandy.yau@dec.ny.gov.

Sincerely,

Susan Edwards

Susan Edwards, P.E.

Acting Director

Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris – NYSDOH (Christine.Vooris@health.ny.gov)

S. McLaughlin – NYSDOH (scarlett.mclaughlin@health.ny.gov)

A. Martin – NYSDOH (angela.martin@health.ny.gov)

Matt Gokey (matthew.gokey@tax.ny.gov)

David Yudelson (dyudelson@sprlaw.com)

Nolle Clarke (nclarke@rouxinc.com)

Frank Cherena (fcherena@rouxinc.com)

Lauren Dolginko (ldolginko@rouxinc.com)

ec w/o enc.:

G. Burke - NYSDEC

J. O'Connell - NYSDEC

M. Yau - NYSDEC

K. Lewandowski - NYSDEC

J. Andalaro - NYSDEC

A. Levine - NYSDEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

BOP 101 Lincoln Avenue LLC

Address

250 VESEY STREET, 15TH FLOOR, New York, NY 10281

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 3/1/17 **Agreement Execution:** 6/9/17

Agreement Index No.: C203082-10-16

Application Approval Amendment: 6/20/18

Agreement Execution Amendment: 6/20/18

Application Approval Amendment: 11/14/18

Agreement Execution Amendment: 11/14/18

Application Approval Amendment: 9/20/19

Agreement Execution Amendment: 9/20/19

SITE INFORMATION:

Site No.: C203082 **Site Name:** Former Bronx Freight Terminal

Site Owner: BOP 101 Lincoln Avenue LLC

Street Address: 101 Lincoln Avenue

Municipality: Bronx

DEC Region: 2

County: Bronx

Site Size: 2.610 Acres

Tax Map Identification Number(s): 2316-1 (portion of)

Percentage of site located in an EnZone: 100 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

For the Track 2 (1.352-acre area) – See Exhibits A and B

Allowable Uses under the BCP: Restricted-Residential, Commercial, and Industrial

Cleanup Track: Track 2: Restricted use with generic soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 15%. Comprised of 10% Base, 5 % EnZone.

For the Track 4 (1.258-acre area) – See Exhibits A and B

Allowable Uses under the BCP: Restricted-Residential, Commercial, and Industrial
Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 15%. Comprised of 10% Base, 5 % EnZone.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

The Remedial Program includes use restrictions or reliance on the long-term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Bronx County as 2021000255874.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

CERTIFICATE MODIFICATION/REVOCATION

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;

(4) there is good cause for such modification or revocation;

(5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;

(6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By: Susan Edwards Date: 12/28/2021

Susan Edwards, P.E., Acting Director
Division of Environmental Remediation

NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)

Former Bronx Freight Terminal, Site ID No. C203082
101 Lincoln Avenue, Bronx, NY 10451
Bronx, Bronx County, Tax Map Identification Number: Block 2316 Lot 1 (portion of)

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to BOP 101 Lincoln Ave LLC for a portion of a parcel approximately 2.61 acres in size located at 101 Lincoln Avenue in the Bronx, Bronx County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

PLEASE TAKE NOTICE, the remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- ☐ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- ☐ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- ☒ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for the Bronx County as 2021000255874.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved Site Management Plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**Former Bronx Freight Terminal, C203082
101 Lincoln Avenue, Bronx, NY 10451**

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

PLEASE TAKE NOTICE, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

PLEASE TAKE NOTICE, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 located at 47-40 21st Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C203082/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

BOP 101 Lincoln Avenue LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 20__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of individual
taking acknowledgment

Please record and return to:
BOP 101 Lincoln Avenue LLC
C/O Brookfield Properties
250 Vesey Street
15th Floor
New York, NY 10281

Exhibit A

Site Description

Exhibit A - Metes and Bounds Description

LEGAL DESCRIPTION OF TRACK 2

PART OF LOT #1, BLOCK 2316

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

C O M M E N C I N G AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF BRUCKNER BOULEVARD AND THE WESTERLY SIDE OF LINCOLN AVENUE;

R U N N I N G T H E N C E SOUTHERLY ALONG THE WEST SIDE OF LINCOLN AVENUE, 27.92 FEET;

T H E N C E WESTERLY AND AT RIGHT ANGLES TO THE LINCOLN AVENUE, 16.67 FEET TO THE POINT OR PLACE OF B E G I N N I N G;

R U N N I N G T H E N C E SOUTHERLY AND MAKING AN EXTERIOR ANGLE 89 DEGREES 55 MINUTES 03 SECONDS WITH LAST MENTIONED COURSE, 52.27 FEET;

T H E N C E WESTERLY AND MAKING AN INTERIOR ANGLE 90 DEGREES 05 MINUTES 16 SECONDS WITH LAST MENTIONED COURSE, 36.84 FEET;

T H E N C E SOUTHERLY AND MAKING AN EXTERIOR ANGLE 90 DEGREES 09 MINUTES 45 SECONDS WITH LAST MENTIONED COURSE, 81.41 FEET;

T H E N C E EASTERLY AND MAKING AN EXTERIOR ANGLE 90 DEGREES 07 MINUTES 26 SECONDS WITH LAST MENTIONED COURSE, 18.60 FEET;

T H E N C E SOUTHERLY AND MAKING AN INTERIOR ANGLE 90 DEGREES 25 MINUTES 08 SECONDS WITH LAST MENTIONED COURSE, 18.53 FEET;

T H E N C E EASTERLY AND MAKING AN EXTERIOR ANGLE 90 DEGREES 04 MINUTES 18 SECONDS WITH LAST MENTIONED COURSE, 10.49 FEET;

T H E N C E SOUTHERLY AND MAKING AN INTERIOR ANGLE 89 DEGREES 56 MINUTES 18 SECONDS WITH LAST MENTIONED COURSE, 76.47 FEET;

T H E N C E WESTERLY AND MAKING AN INTERIOR ANGLE 89 DEGREES 38 MINUTES 37 SECONDS WITH LAST MENTIONED COURSE, 37.36 FEET;

T H E N C E SOUTHERLY AND MAKING AN EXTERIOR ANGLE 90 DEGREES 39 MINUTES 04 SECONDS WITH LAST MENTIONED COURSE, 15.51 FEET;

T H E N C E WESTERLY AND MAKING AN INTERIOR ANGLE 89 DEGREES 38 MINUTES 48 SECONDS WITH LAST MENTIONED COURSE, 31.86 FEET;

T H E N C E NORTHWESTERLY AND MAKING AN INTERIOR ANGLE 168 DEGREES 23 MINUTES 40 SECONDS WITH LAST MENTIONED COURSE, 109.70 FEET;

T H E N C E NORTHWESTERLY AND MAKING AN INTERIOR ANGLE 166 DEGREES 13 MINUTES 02 SECONDS WITH LAST MENTIONED COURSE, 28.39 FEET;

T H E N C E NORTHWESTERLY AND MAKING AN INTERIOR ANGLE 181 DEGREES 43 MINUTES 48 SECONDS WITH LAST MENTIONED COURSE, 47.38 FEET;

T H E N C E NORTHEASTERLY AND MAKING AN INTERIOR ANGLE 90 DEGREES 02 MINUTES 57 SECONDS WITH LAST MENTIONED COURSE, 30.90 FEET;

T H E N C E NORTHWESTERLY AND MAKING AN EXTERIOR ANGLE 91 DEGREES 15 MINUTES 12 SECONDS WITH LAST MENTIONED COURSE, 17.98 FEET;

T H E N C E NORTHEASTERLY AND MAKING AN INTERIOR ANGLE 92 DEGREES 15 MINUTES 15 SECONDS WITH LAST MENTIONED COURSE, 25.24 FEET;

T H E N C E NORTHWESTERLY AND MAKING AN EXTERIOR ANGLE 90 DEGREES 58 MINUTES 08 SECONDS WITH LAST MENTIONED COURSE, 31.46 FEET;

T H E N C E NORTHEASTERLY AND MAKING AN INTERIOR ANGLE 89 DEGREES 57 MINUTES 31 SECONDS WITH LAST MENTIONED COURSE, 23.59 FEET;

T H E N C E NORTHWESTERLY AND MAKING AN EXTERIOR ANGLE 89 DEGREES 57 MINUTES 39 SECONDS WITH LAST MENTIONED COURSE, 11.26 FEET;

T H E N C E NORTHEASTERLY AND MAKING AN INTERIOR ANGLE 89 DEGREES 24 MINUTES 40 SECONDS WITH LAST MENTIONED COURSE, 28.86 FEET;

T H E N C E NORTHWESTERLY AND MAKING AN EXTERIOR ANGLE 80 DEGREES 47 MINUTES 14 SECONDS WITH LAST MENTIONED COURSE, 44.74 FEET;

T H E N C E NORTHEASTERLY AND MAKING AN INTERIOR ANGLE 87 DEGREES 36 MINUTES 09 SECONDS WITH LAST MENTIONED COURSE, 63.08 FEET;

T H E N C E EASTERLY AND MAKING AN INTERIOR ANGLE 106 DEGREES 48 MINUTES 27 SECONDS WITH LAST MENTIONED COURSE, 10.86 FEET;

T H E N C E NORTHERLY AND MAKING AN EXTERIOR ANGLE 88 DEGREES 58 MINUTES 21 SECONDS WITH LAST MENTIONED COURSE, 10.82 FEET;

T H E N C E EASTERLY AND MAKING AN INTERIOR ANGLE 90 DEGREES 20 MINUTES 55 SECONDS WITH LAST MENTIONED COURSE, 55.12 FEET;

T H E N C E EASTERLY AND MAKING AN INTERIOR ANGLE 180 DEGREES 17 MINUTES 45 SECONDS WITH LAST MENTIONED COURSE, 65.44 FEET;

T H E N C E SOUTHERLY AND MAKING AN INTERIOR ANGLE 88 DEGREES 55 MINUTES 50 SECONDS WITH LAST MENTIONED COURSE, 7.19 FEET;

T H E N C E EASTERLY AND MAKING AN EXTERIOR ANGLE 88 DEGREES 53 MINUTES 55 SECONDS WITH LAST MENTIONED COURSE, 25.32 FEET;

T H E N C E SOUTHERLY AND MAKING AN INTERIOR ANGLE 89 DEGREES 15 MINUTES 48 SECONDS WITH LAST MENTIONED COURSE, 13.13 FEET;

T H E N C E EASTERLY AND MAKING AN EXTERIOR ANGLE 89 DEGREES 08 MINUTES 58 SECONDS WITH LAST MENTIONED COURSE, 128.03 FEET TO THE POINT OR PLACE OF BEGINNING.

AREA 58,895.6 SQ FT = 1.352 ACRES

**LEGAL DESCRIPTION OF TRACK 4
PART OF LOT #1, BLOCK 2316**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

B E G I N N I N G AT THE INTERSECTION OF THE SOUTH SIDE OF BRUCKNER BOULEVARD AND THE WESTERLY SIDE OF LINCOLN AVENUE;

R U N N I N G T H E N C E SOUTHERLY ALONG THE WEST SIDE OF LINCOLN AVENUE, 381.50 FEET;

R U N N I N G T H E N C E NORTHWESTERLY AND MAKING AN INTERIOR ANGLE WITH THE LAST COURSE 64 DEGREES 57 MINUTES 15 SECONDS, A DISTANCE OF 492.59 FEET TO A POINT ON THE SOUTHEAST SIDE OF THIRD AVENUE;

R U N N I N G T H E N C E NORTHEASTERLY ALONG THE SOUTHEAST SIDE OF THIRD AVENUE AND MAKING AN INTERIOR ANGLE WITH THE LAST COURSE 81 DEGREES 50 MINUTES 05 SECONDS, A DISTANCE OF 206.50 FEET TO A POINT ON THE SOUTH SIDE OF BRUCKNER BOULEVARD;

R U N N I N G T H E N C E EASTERLY ALONG THE SOUTH SIDE OF BRUCKNER BOULEVARD AND MAKING AN INTERIOR ANGLE WITH THE LAST COURSE 123 DEGREES 14 MINUTES 40 SECONDS, A DISTANCE OF 333.16 FEET TO THE POINT OR PLACE OF BEGINNING.

E X C E P T TRACK 2 PORTION THEREOF DESCRIBED AS FOLLOWS:

C O M M E N C I N G AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF BRUCKNER BOULEVARD AND THE WESTERLY SIDE OF LINCOLN AVENUE;

R U N N I N G T H E N C E SOUTHERLY ALONG THE WEST SIDE OF LINCOLN AVENUE, 27.92 FEET;

T H E N C E WESTERLY AND AT RIGHT ANGLES TO THE LINCOLN AVENUE, 16.67 FEET TO THE POINT OR PLACE OF B E G I N N I N G FOR TRACK 2;

R U N N I N G T H E N C E SOUTHERLY AND MAKING AN EXTERIOR ANGLE 89 DEGREES 55 MINUTES 03 SECONDS WITH LAST MENTIONED COURSE, 52.27 FEET;

T H E N C E WESTERLY AND MAKING AN INTERIOR ANGLE 90 DEGREES 05 MINUTES 16 SECONDS WITH LAST MENTIONED COURSE, 36.84 FEET;

T H E N C E SOUTHERLY AND MAKING AN EXTERIOR ANGLE 90 DEGREES 09 MINUTES 45 SECONDS WITH LAST MENTIONED COURSE, 81.41 FEET;

T H E N C E EASTERLY AND MAKING AN EXTERIOR ANGLE 90 DEGREES 07 MINUTES 26 SECONDS WITH LAST MENTIONED COURSE, 18.60 FEET;

T H E N C E SOUTHERLY AND MAKING AN INTERIOR ANGLE 90 DEGREES 25 MINUTES 08 SECONDS WITH LAST MENTIONED COURSE, 18.53 FEET;

T H E N C E EASTERLY AND MAKING AN EXTERIOR ANGLE 90 DEGREES 04 MINUTES 18 SECONDS WITH LAST MENTIONED COURSE, 10.49 FEET;

T H E N C E SOUTHERLY AND MAKING AN INTERIOR ANGLE 89 DEGREES 56 MINUTES 18 SECONDS WITH LAST MENTIONED COURSE, 76.47 FEET;

T H E N C E WESTERLY AND MAKING AN INTERIOR ANGLE 89 DEGREES 38 MINUTES 37 SECONDS WITH LAST MENTIONED COURSE, 37.36 FEET;

T H E N C E SOUTHERLY AND MAKING AN EXTERIOR ANGLE 90 DEGREES 39 MINUTES 04 SECONDS WITH LAST MENTIONED COURSE, 15.51 FEET;

T H E N C E WESTERLY AND MAKING AN INTERIOR ANGLE 89 DEGREES 38 MINUTES 48 SECONDS WITH LAST MENTIONED COURSE, 31.86 FEET;

T H E N C E NORTHWESTERLY AND MAKING AN INTERIOR ANGLE 168 DEGREES 23 MINUTES 40 SECONDS WITH LAST MENTIONED COURSE, 109.70 FEET;

T H E N C E NORTHWESTERLY AND MAKING AN INTERIOR ANGLE 166 DEGREES 13 MINUTES 02 SECONDS WITH LAST MENTIONED COURSE, 28.39 FEET;

T H E N C E NORTHWESTERLY AND MAKING AN INTERIOR ANGLE 181 DEGREES 43 MINUTES 48 SECONDS WITH LAST MENTIONED COURSE, 47.38 FEET;

T H E N C E NORTHEASTERLY AND MAKING AN INTERIOR ANGLE 90 DEGREES 02 MINUTES 57 SECONDS WITH LAST MENTIONED COURSE, 30.90 FEET;

T H E N C E NORTHWESTERLY AND MAKING AN EXTERIOR ANGLE 91 DEGREES 15 MINUTES 12 SECONDS WITH LAST MENTIONED COURSE, 17.98 FEET;

T H E N C E NORTHEASTERLY AND MAKING AN INTERIOR ANGLE 92 DEGREES 15 MINUTES 15 SECONDS WITH LAST MENTIONED COURSE, 25.24 FEET;

T H E N C E NORTHWESTERLY AND MAKING AN EXTERIOR ANGLE 90 DEGREES 58 MINUTES 08 SECONDS WITH LAST MENTIONED COURSE, 31.46 FEET;

T H E N C E NORTHEASTERLY AND MAKING AN INTERIOR ANGLE 89 DEGREES 57 MINUTES 31 SECONDS WITH LAST MENTIONED COURSE, 23.59 FEET;

T H E N C E NORTHWESTERLY AND MAKING AN EXTERIOR ANGLE 89 DEGREES 57 MINUTES 39 SECONDS WITH LAST MENTIONED COURSE, 11.26 FEET;

T H E N C E NORTHEASTERLY AND MAKING AN INTERIOR ANGLE 89 DEGREES 24 MINUTES 40 SECONDS WITH LAST MENTIONED COURSE, 28.86 FEET;

T H E N C E NORTHWESTERLY AND MAKING AN EXTERIOR ANGLE 80 DEGREES 47 MINUTES 14 SECONDS WITH LAST MENTIONED COURSE, 44.74 FEET;

T H E N C E NORTHEASTERLY AND MAKING AN INTERIOR ANGLE 87 DEGREES 36 MINUTES 09 SECONDS WITH LAST MENTIONED COURSE, 63.08 FEET;

T H E N C E EASTERLY AND MAKING AN INTERIOR ANGLE 106 DEGREES 48 MINUTES 27 SECONDS WITH LAST MENTIONED COURSE, 10.86 FEET;

T H E N C E NORTHERLY AND MAKING AN EXTERIOR ANGLE 88 DEGREES 58 MINUTES 21 SECONDS WITH LAST MENTIONED COURSE, 10.82 FEET;

T H E N C E EASTERLY AND MAKING AN INTERIOR ANGLE 90 DEGREES 20 MINUTES 55 SECONDS WITH LAST MENTIONED COURSE, 55.12 FEET;

T H E N C E EASTERLY AND MAKING AN INTERIOR ANGLE 180 DEGREES 17 MINUTES 45 SECONDS WITH LAST MENTIONED COURSE, 65.44 FEET;

T H E N C E SOUTHERLY AND MAKING AN INTERIOR ANGLE 88 DEGREES 55 MINUTES 50 SECONDS WITH LAST MENTIONED COURSE, 7.19 FEET;

T H E N C E EASTERLY AND MAKING AN EXTERIOR ANGLE 88 DEGREES 53 MINUTES 55 SECONDS WITH LAST MENTIONED COURSE, 25.32 FEET;

T H E N C E SOUTHERLY AND MAKING AN INTERIOR ANGLE 89 DEGREES 15 MINUTES 48 SECONDS WITH LAST MENTIONED COURSE, 13.13 FEET;


T H E N C E EASTERLY AND MAKING AN EXTERIOR ANGLE 89 DEGREES 08 MINUTES 58 SECONDS WITH LAST MENTIONED COURSE, 128.03 FEET TO THE POINT OR PLACE OF BEGINNING.

AREA 55,000.4 SQ FT = 1.258 ACRES

Exhibit B

Site Survey

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:





NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/3/2021



SITE DESCRIPTION

SITE NO. C203082

SITE NAME Former Bronx Freight Terminal

SITE ADDRESS: 101 Lincoln Avenue **ZIP CODE:** 10451

CITY/TOWN: Bronx

COUNTY: Bronx

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan



Monitoring Plan



Operation and Maintenance (O&M) Plan



Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2023

Description of Institutional Control

BOP 101 Lincoln Avenue LLC

250 Vesey Street, 15th Floor

101 Lincoln Avenue

Environmental Easement

Block: 2316

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: 2316-1

Ground Water Use Restriction

IC/EC Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

BOP 101 Lincoln Avenue LLC

250 Vesey Street, 15th Floor

101 Lincoln Avenue

Environmental Easement

Block: 2316

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: 2316-1

Cover System