

# 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

DEC 18 2019

Cheskel Schwimmer  
Deegan 135 Realty LLC  
199 Lee Avenue, No. 103  
Brooklyn, NY 11211

Re: Certificate of Completion  
198 East 135<sup>th</sup> Street  
198 East 135<sup>th</sup> Street, Bronx, NY  
Site No. C203084

Dear Mr. Schwimmer:

Congratulations on having satisfactorily completed the remedial program at the 198 East 135<sup>th</sup> Street 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 and Site Management Plan are 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 a notice of the COC 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 a notice of the COC within 30 days of the date that you acquire the site. A copy of the recorded notice should be provided to the Department's project manager. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter. Please return the proof of recording to:

Kelly Lewandowski, Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020

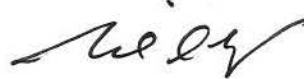


Department of  
Environmental  
Conservation

- Provide the notice of the COC 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 2021.

If you have any questions regarding any of these items, please contact Kyle Forster at (518) 402-8644.

Sincerely,



Michael J. Ryan, P.E.  
Director  
Division of Environmental Remediation

ec w/ enclosure:

Tarek Khouri, [tkhouri@hydrotechenvironmental.com](mailto:tkhouri@hydrotechenvironmental.com)  
Paul Matli, [pmatli@hydrotechenvironmental.com](mailto:pmatli@hydrotechenvironmental.com)  
George Duke, [gduke@bsdflaw.com](mailto:gduke@bsdflaw.com)  
C. Vooris, NYSDOH  
S. Berninger, NYSDOH  
Matt Gokey, [matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov)  
Paul Takac, [paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov)

ec w/o enc.:

K. Forster  
G. Burke  
J. O'Connell  
J. Andaloro, OGC  
K. Lewandowski



NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER (S):**

**Name**

Deegan 135 Realty LLC

**Address**

199 Lee Avenue, #103, Brooklyn, NY 11211

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 4/4/16 **Agreement Execution:** 5/18/16

**Agreement Index No.:** C203084-03-16

**Application Approval Amendment:** 6/20/17

**Agreement Execution Amendment:** 6/20/17

**Application Approval Amendment:** 8/15/19

**Agreement Execution Amendment:** 8/15/19

**SITE INFORMATION:**

**Site No.:** C203084 **Site Name:** 198 East 135th Street

**Site Owner:** Deegan 135 Realty LLC

**Street Address:** 198 East 135th Street

**Municipality:** Bronx **County:** Bronx **DEC Region:** 2

**Site Size:** 1.112 Acres

**Tax Map Identification Number(s):** 2319-160, 2319-60

**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):

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

**Cleanup Track:** Track 1: 0.405 Acres – See Exhibit A

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 15%. Comprised of 10% Base, 5 % EnZone, 5% Track 1.

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

**Cleanup Track:** Track 4: 0.707 Acres – See Exhibit A

**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 2019000393433.

#### **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.

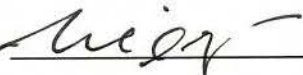
#### **CERTIFICATE MODIFICATION /REVOCATION**

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.

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:  Date: 12/18/19

Michael J. Ryan, P.E., Director  
Division of Environmental Remediation

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

198 East 135<sup>th</sup> Street, Site ID No. C203084  
198 East 135<sup>th</sup> Street, Bronx, NY 10451  
Bronx County, Tax Map Identification Numbers 2319-60 and 2319-160

**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 Deegan 135 Realty LLC for a parcel of approximately 1.112 acres located at 198 East 135<sup>th</sup> Street in Bronx County, NY.

**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 a 0.405 acre portion of 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.

**PLEASE TAKE NOTICE**, provided that the Certificate is 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.

**PLEASE TAKE NOTICE**, the remedial program for a 0.707 acre portion of 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 Bronx County as 2019000393433.

**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.

**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 office located at 4740 21<sup>st</sup> Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

Deegan 135 Realty 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:**  
Cheskel Schwimmer  
Deegan 135 Realty LLC  
199 Lee Avenue, No. 103  
Brooklyn, NY 11211

**Exhibit A**  
**Site Description**



## **TRACK 1 LEGAL DESCRIPTION**

Block 2319, p/o Lot 160

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough and County of Bronx, City and State of New York, bounded and described as follows:

**BEGINNING** at a point on the southerly side of Gas Easement, distant 255.82 feet from the corner formed by the intersection of the southerly side of East 135th Street with the westerly side of Third Avenue, along the following courses and distances:

1. N 74 degrees 04 minutes 50 seconds W along the southerly side of East 135th Street, 245.80 feet;

2. S 15 degrees 58 minutes 50 seconds W, 10.02 feet;

**RUNNING THENCE**, S 15 degrees 58 minutes 50 seconds W along the westerly side of Con Edison Co. Easement, 197.65 feet;

**THENCE**, N 73 degrees 53 minutes 07 seconds W, 91.90 feet;

**THENCE**, N 15 degrees 55 minutes 10 seconds E, 197.36 feet; and

**THENCE**, S 74 degrees 04 minutes 50 seconds E, along the southerly side of Gas Easement, 92.11 feet to

the point or place of **BEGINNING**.

#### **TRACK 4 LEGAL DESCRIPTION**

All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, City and State of New York, commonly known as Block 2319, Lots 60 and 160 on the tax map of the City of New York bounded and described as follows:

**BEGINNING** at a point on the southerly side of Major Deegan Expressway, (169 feet wide) distant 373.46 feet easterly from the corner formed by the intersection of the easterly side of Park Avenue, (50 feet wide) with the southerly side of Major Deegan Expressway;

**RUNNING THENCE** South 19 degrees 01 minute 59 seconds West, 97.24 feet to a point;

**THENCE** South 15 degrees 15 minutes 06 seconds West, 110.24 feet to a point;

**THENCE** South 73 degrees 53 minutes 07 seconds East, 105.58 feet to a point; **THENCE** North 15 degrees 55 minutes 10 seconds East, 197.36 feet to a point;

**THENCE** South 74 degrees 04 minutes 50 seconds East, 92.11 feet to a point;

**THENCE** South 15 degrees 58 minutes 50 seconds West, 197.65 feet to a point; **THENCE** South 73 degrees 53 minutes 07 seconds East, 39.32 feet to a point;

**THENCE** North 01 degrees 57 minutes 48 seconds West, 6.69 feet to a point; **THENCE** North 15 degrees 29 minutes 55 seconds East, 104.24 feet to a point;

**THENCE** South 57 degrees 11 minutes 38 seconds East, 7.17 feet to a point; **THENCE** North 15 degrees 57 minutes 16 seconds East, 9.05 feet to a point; **THENCE** North 74 degrees 03 minutes 00 seconds West, 2.44 feet to a point;

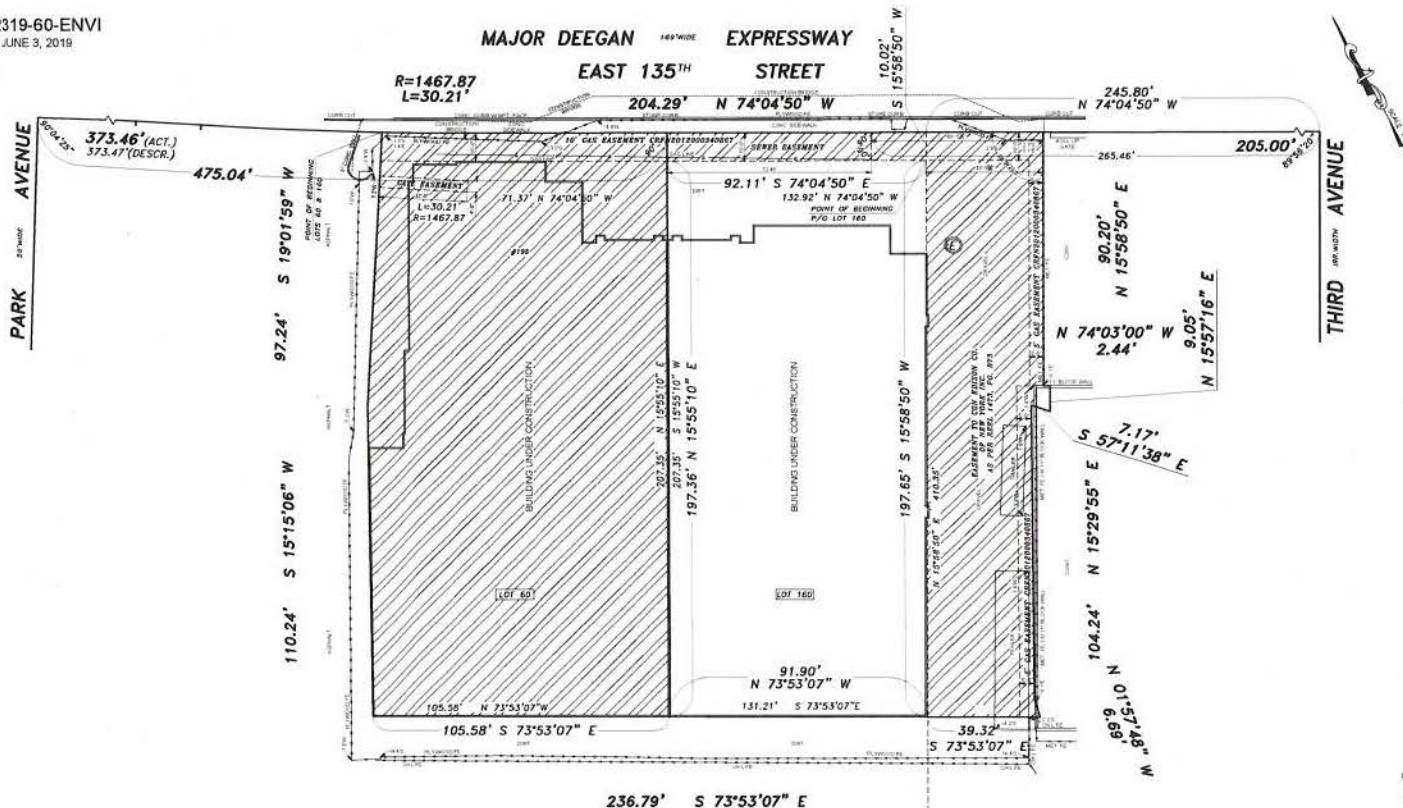
**THENCE** North 15 degrees 58 minutes 50 seconds East, 90.20 feet to the southerly side of Major Deegan Expressway; **THENCE** North 74 degrees 04 minutes 50 seconds West, along the southerly side of Major Deegan Expressway, 204.29 feet to a point of curvature;

**THENCE** along the southerly side of Major Deegan Expressway, along a curve bearing to the right having a radius of 1467.87 feet, an arc length of 30.21 feet to the point or place of **BEGINNING**.

## **Exhibit B**

### **Site Survey**





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[illegible]

UNDERGROUND UTILITIES NOTES:  
 UNDERGROUND, OVERHEAD AND GROUND LEVEL UTILITIES ARE NOT GUARANTEED  
 AS TO ACCURACY, EXACT LOCATION, TYPE OR USE. ACTIVE OR INACTIVE  
 VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES, PUBLIC AND PRIVATE  
 UTILITY COMPANIES PRIOR TO TAKING TITLE AND/OR DESIGN WORK. BOUNDARIES  
 ARE NOT GUARANTEED UNLESS NOTED.

PROFESSIONAL LAND SURVEYOR  
RICHARD TOM  
N.Y.S. L.S. 003544  
8829 BAY PARKWAY, UNIT CFU  
BROOKLYN, NY 11214  
TEL. 348-474-7390

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAY NOT BEARING THE LEND AND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND OWNS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL, AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR TO UNIDENTIFIED OWNERS.

**NOTE:**  
This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York State Environmental Conservation Law. The terms, conditions and institutional controls for this Easement are set forth in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Construction, 625 Broadway, Albany, NY 12243 or at [derweb@dec.ny.gov](mailto:derweb@dec.ny.gov)

LEGAL DESCRIPTION  
BLOCK 2319, LOTS 60 AND 160

*All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of the Bronx, City and State of New York, bounded and described as follows:*

**BEGINNING** at a point on the southerly side of Major Deegan Expressway, (159 feet wide) distant 373.47 feet easterly from the corner formed by the intersection of the easterly side of Park Avenue, (59 feet wide) with the southerly side of Major Deegan Expressway;

RUNNING THENCE S 19 degrees 01 minute 59 seconds West, 97.24 feet to a pole;

THENCE South 15 degrees 15 minutes 06 seconds West, 110.24 feet to a point;

THENCE South 73 degrees 55 minutes 07 seconds East, 236.79 feet to a point;

THENCE North 01 degrees 57 minutes 48 seconds West, 6.69 feet to a point;

THENCE North 01 degrees 57 minutes 48 seconds East, 6.69 feet to a point;

THENCE South 57 degrees 15 minutes 38 seconds East, 7.17 feet to a point;

THENCE North 32 degrees 15 minutes 00 seconds West, 7.17 feet to a point;

THENCE North 74 degrees 05 minutes 00 seconds West, 2.44 feet to a point;

THENCE North 15 degrees 58 minutes 50 seconds East, 90.20 feet to the southerly side of the highway;

THENCE North 74 degrees 04 minutes 50 seconds South, West, along the southerly side of the highway, to the southerly side of the highway;

THENCE along the southerly side of Major Deagan Expressway, along a curve bearing to the right having a radius of 1467.87 feet, an arc length of 30.20 feet to the

LOT 60 AREA	= 21817.41 sq.ft.	= 0.5009 acre
LOT 160 AREA	= 27159.35 sq.ft.	= 0.6235 acre
<u>LOTS 60 AND 160 AREA</u>	<u>= 48976.76 sq.ft.</u>	<u>= 1.124 acre</u>

LEGAL DESCRIPTION OF ENVIRONMENTAL EASEMENT

All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Borough of Bronx, City and State of New York, commonly known as Block 2319, Lot 60 and p/o Lot 160 on the tax map of the

**BEGINNING** at a point on the southerly side of Major Deegan Expressway, (159 feet wide) distant 373.46 feet easterly from the corner formed by the intersection of the easterly side of Park Avenue, (50 feet wide) with the southerly side of Major Deegan Expressway;

TENESSE South 15 degrees 15 minutes 06 seconds West, 110.24 feet to a point;  
 TENESSE North 73 degrees 53 minutes 07 seconds East, 105.56 feet to a point;  
 TENESSE North 65 degrees 55 minutes 07 seconds East, 105.56 feet to a point;  
 TENESSE South 74 degrees 04 minutes 50 seconds East, 92.11 feet to a point;  
 TENESSE South 15 degrees 58 minutes 50 seconds West, 176.95 feet to a point;  
 TENESSE North 61 degrees 53 minutes 07 seconds East, 105.56 feet to a point;  
 TENESSE North 01 degree 57 minutes 48 seconds West, 6.69 feet to a point;  
 TENESSE North 15 degrees 29 minutes 55 seconds East, 104.24 feet to a point;  
 TENESSE North 67 degrees 11 minutes 07 seconds East, 105.56 feet to a point;  
 TENESSE North 15 degrees 57 minutes 16 seconds East, 9.05 feet to a point;  
 TENESSE North 74 degrees 03 minutes 10 seconds West, 2.44 feet to a point;  
 TENESSE North 15 degrees 58 minutes 50 seconds East, 30.20 feet to the southerly side of Major Deagan Expressway;  
 TENESSE North 74 degrees 04 minutes 50 seconds West, along the southerly side of Major Deagan Expressway, 204.44 feet to a point;  
 TENESSE along the southerly side of Major Deagan Expressway, along a curve bearing to the right having a radius of 1467.87 feet, on arc length of 35.21 feet to the point of tangency.

ENVIRONMENTAL EASEMENT AREA = 30806.55 sq.ft. = 0.7072 acre

GUARANTEED TO: Deegan 135 LLC	
COUNTY: BRONX	CITY: BRONX
SECTION: BLOCK 2319	LOT(S): 60 AND 160
PROPERTY ADDRESS: 198 EAST 135TH STREET	

ENVIRONMENTAL EASEMENT SURVEY

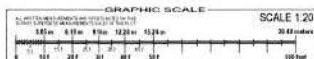
PREPARED BY

**PERFECT POINT**  
LAND SURVEYING RT  
Brooklyn - Queens - Manhattan - Bronx  
State Island - Nassau  
phone: (718) 474-7700  
fax: (718) 872-9699  
info@ppsurveying.com  
www.ppsurveying.com

DATE: JUNE 3, 2019

0.85

平江府志





NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
12/18/2019

SITE DESCRIPTION

SITE NO. C203084

SITE NAME 198 East 135th Street

SITE ADDRESS: 198 East 135th Street ZIP CODE: 10451

CITY/TOWN: Bronx

COUNTY: Bronx

ALLOWABLE USE: Restricted-Residential, Commercial and Industrial on all 1.112 acres of site. Unrestricted and Residential on 0.405-acre portion of site.

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: 04/30/2021

Description of Institutional Control

Deegan 135 Realty LLC

199 Lee Avenue, &#35;103

East 135th Street

Environmental Easement

Block: 2319

Lot: 160

Sublot:

Section: 2

Subsection:

S\_B\_L Image: 2319-160

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Site Management Plan

Lot: 60

Sublot:

Section: 2

Subsection:

S\_B\_L Image: 2319-60

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Site Management Plan

### Description of Engineering Control

**Deegan 135 Realty LLC**

199 Lee Avenue, &#35;103

**East 135th Street**

Environmental Easement

Block: 2319

Lot: 160

Sublot:

Section: 2

Subsection:

S\_B\_L Image: 2319-160

Cover System

Lot: 60

Sublot:

Section: 2

Subsection:

S\_B\_L Image: 2319-60

Cover System