

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

Aaron Koffman
La Central Owner LLC
La Central Manager LLC
La Central NMTC LLC
La Central LIHTC Owner LLC
826 Broadway, 11th Floor
New York, NY 10003

APR 14 2020

David Beer
La Central Supportive HDFC
La Central Supportive L.P.
505 Eighth Avenue, 5th Floor
New York, NY 10018

Michael O'Donnell
Comunilife La Central HDFC
462 7th Avenue, 3rd Floor
New York, NY 10018

Re: Certificate of Completion
La Central Phase I; Bronx, NY; Bronx
County; Site No. C203086

Dear Messrs. Koffmann, Beer, and O'Donnell:

Congratulations on having satisfactorily completed the remedial program at the La Central - Phase I 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



Department of
Environmental
Conservation

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:

Alicia Barraza, Bureau B
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233

- 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 August 2021.

If you have any questions regarding any of these items, please contact Alicia Barraza at alicia.barraza@dec.ny.gov or 518-402-9690.

Sincerely,



Michael J. Ryan, P.E.

Director

Division of Environmental Remediation

Enclosure

cc w/ enclosure:

Eugene Gabay, eugene.gabay@erm.com

Ernie Rossano, ernie.rossano@erm.com

Larry Schnapf, larry@schnapflaw.com

C. Vooris – NYSDOH, Christine.Vooris@health.ny.gov

S. McLaughlin – NYSDOH, scarlett.mclaughlin@health.ny.gov

J. Robinson – NYSDOH, Johnathan.robinson@health.ny.gov

Matt Gokey, matthew.gokey@tax.ny.gov

Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

A. Barraza - NYSDEC

M. Komoroske - NYSDEC

G. Butler - NYSDEC

J. O'Connell – NYSDEC Region 2

K. McCarthy – NYSDEC OGC

K. Lewandowski - NYSDEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Comunilife La Central Housing Development Fund Corporation
La Central Supportive Housing Development Fund Corporation
La Central Supportive L.P.
LA Central LIHTC Owner LLC
La Central Manager LLC
LA Central NMTC LLC
LA Central Owner LLC

Address

462 7th Avenue, 3rd Floor, New York, NY 10018
505 Eighth Avenue, 5th Floor, New York, NY 10018
505 Eighth Avenue, 5th Floor, New York, NY 10018
826 Broadway, 11th Floor, New York, NY 10003
826 Broadway, 11th Floor, New York, NY 10003
826 Broadway, 11th Floor, New York, NY 10003
826 Broadway, 11th Floor, New York, NY 10003

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 9/27/16

Agreement Execution: 10/7/16

Agreement Index No.: C203086-09-16

Application Approval Amendment No. 1: 5/9/17

Agreement Execution Amendment No. 1: 5/9/17

Application Approval Amendment No. 2: 11/20/17

Agreement Execution Amendment No. 2: 11/20/17

Application Approval Amendment No. 3: 1/29/20

Agreement Execution Amendment No. 3: 1/29/20

Application Approval Amendment No. 4: 3/10/20

Agreement Execution Amendment No. 4: 3/10/20

SITE INFORMATION:

Site No.: C203086 **Site Name:** La Central - Phase I

Site Owners: Comunilife La Central Housing Development Fund Corporation
La Central Supportive Housing Development Fund Corporation
La Central Supportive L.P.
La Central Owner LLC

Street Address: 430 Westchester Avenue

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

Site Size: 2.889 Acres

Tax Map Identification Number(s): Block 2294, Lots 1101-1105; Block 2361, Lots 1106-1112; Block 2361, Lot 25

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: 0.9685 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 20%. Comprised of 10% Base, 5 % EnZone, 5% Track 1 .

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

Cleanup Track: Track 4: 1.9201 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 2019000369082 and 2019000369083.

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;

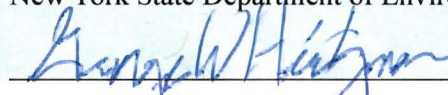
(5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;

(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:



Date:

April 17, 2020

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)

La Central – Phase I, Site ID No. C203086

430 Westchester Avenue, Bronx, NY, 10455

**Bronx County, Tax Map Identification Numbers: Block 2361, Lots 1106-1112 (formerly Lot 1) and
Block 2294, Lots 1101-1105 (formerly Lot 32)**

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 Comunilife La Central Housing Development Fund Corporation, La Central Supportive Housing Development Fund Corporation, La Central Supportive L.P., LA Central LIHTC Owner LLC, La Central Manager LLC, LA Central NMTC LLC, and LA Central Owner LLC for parcels approximately 2.3662 acres located at 430 Westchester Avenue and 599 Brook Avenue, in 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 a 0.9685-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 1.3977-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 was duly

La Central - Phase I, C203086, 430 Westchester Avenue, Bronx, NY 10455

recorded on November 13, 2019 in the Office of the City Register of the City of New York, City Register File Number 2019000369082.

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 1 Hunter's Point Plaza, 47-40 21st Street, Long Island City, NY 11101-5401, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

Comunilife La Central Housing Development Fund Corporation

By: _____

Title: _____

Date: _____

La Central Owner 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.

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:

Aaron Koffman
La Central Owner LLC
La Central Manager LLC
La Central NMTC LLC
La Central LIHTC Owner LLC
826 Broadway, 11th Floor
New York, NY 10003

David Beer
La Central Supportive HDFC
La Central Supportive L.P.
505 Eighth Avenue, 5th Floor
New York, NY 10018

Michael O'Donnell
Comunilife La Central HDFC
462 7th Avenue, 3rd Floor
New York, NY 10018

11/30/16

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

La Central – Phase I, Site ID No. C203086
430 Westchester Avenue, Bronx, NY, 10455
Bronx County, Tax Map Identification Number: Block 2361, Lot 25

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) Comunilife La Central Housing Development Fund Corporation, La Central Supportive Housing Development Fund Corporation, La Central Supportive L.P., LA Central LIHTC Owner LLC, La Central Manager LLC, LA Central NMTC LLC, and LA Central Owner LLC for a parcel approximately 0.5224 acres located at 626 Bergen Avenue in 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 was duly recorded on November 13, 2019 in the Office of the City Register of the City of New York, City Register File Number 2019000369083.

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

La Central - Phase I, C203086, 430 Westchester Avenue, Bronx, NY 10455

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 1 Hunter's Point Plaza, 47-40 21st Street, Long Island City, NY 11101-5401, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

La Central Supportive Housing Development Fund Corporation

By: _____

Title: _____

Date: _____

La Central Supportive L.P.

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.

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:

Aaron Koffman
La Central Owner LLC
La Central Manager LLC
La Central NMTC LLC
La Central LIHTC Owner LLC
826 Broadway, 11th Floor
New York, NY 10003

David Beer
La Central Supportive HDFC
La Central Supportive L.P.
505 Eighth Avenue, 5th Floor
New York, NY 10018

Michael O'Donnell
Comunilife La Central HDFC
462 7th Avenue, 3rd Floor
New York, NY 10018

11/30/16

Exhibit A

Metes and Bounds

Description

Track 1 Area

METES & BOUNDS DESCRIPTION
TRACK 1 AREA
PART OF LOTS 1105-1112 (Former Lot 1), BLOCK 2361
BOROUGH & COUNTY OF BRONX
CITY & STATE OF NEW YORK

BEGINNING AT A POINT OF INTERSECTION OF THE EASTERLY SIDE OF BERGEN AVENUE (50 FEET WIDE) AND THE NORTHERLY SIDE OF WESTCHESTER AVENUE (100 FEET WIDE) AND FROM SAID BEGINNING POINT RUNNING, THENCE;

1. ALONG SAID EASTERLY SIDE OF BERGEN AVENUE, NORTH 12 DEGREES – 21 MINUTES – 54 SECONDS EAST, A DISTANCE OF 250.07 FEET TO A POINT, THENCE;
2. ALONG A LINE THROUGH THE INTERIOR OF LOT 1, BLOCK 2361, SAID BEING THE FORMER SOUTH LINE OF EAST 152ND STREET, SOUTH 77 DEGREES – 38 MINUTES – 06 SECONDS EAST, A DISTANCE OF 249.93 FEET TO A POINT ON THE WESTERLY SIDE OF BROOK AVENUE (A.K.A CLIFTON STREET, 100' WIDE), THENCE;
3. ALONG SAID WESTERLY SIDE OF BROOK AVENUE, SOUTH 05 DEGREES – 23 MINUTES – 51 SECONDS EAST, A DISTANCE OF 69.60 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY SIDE OF WESTCHESTER AVENUE, THENCE;
4. ALONG SAID NORTHERLY SIDE OF WESTCHESTER AVENUE, SOUTH 68 DEGREES – 14 MINUTES – 09 SECONDS WEST, A DISTANCE OF 327.56 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 0.9685 ACRES

Track 4 Areas

METES & BOUNDS DESCRIPTION
ENVIRONMENTAL EASEMENT
LOTS 1101-1105 (Former Lot 32), BLOCK 2294
BOROUGH & COUNTY OF BRONX
CITY & STATE OF NEW YORK

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHERLY LINE OF WESTCHESTER AVENUE (100 FEET WIDE) WITH THE NORTHERLY LANDS OF THE CITY OF NEW YORK RAILROAD TRANSIT PARCEL (A.K.A. LOT 55, BLOCK 2294), SAID POINT BEING DISTANT SOUTH 68 DEGREES – 14 MINUTES – 09 SECONDS WEST, A DISTANCE OF 14.75 FEET FROM A POINT FORMED BY THE INTERSECTION OF SAID SOUTHERLY LINE OF WESTCHESTER AVENUE WITH THE WESTERLY LINE OF BROOK AVENUE (A.K.A. CLIFTON STREET, 100 FEET WIDE) AND FROM SAID BEGINNING POINT RUNNING, THENCE;

ALONG SAID NORTHERLY LINE OF THE CITY OF NEW YORK RAILROAD TRANSIT PARCEL, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 34 DEGREES – 46 MINUTES – 04 SECONDS WEST, A DISTANCE OF 220.71 FEET TO A POINT, THENCE;
2. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 506.50 FEET, A CENTRAL ANGLE OF 15 DEGREES – 39 MINUTES – 27 SECONDS, AN ARC LENGTH OF 138.41 FEET, BEARING A CHORD OF SOUTH 42 DEGREES – 35 MINUTES – 48 SECONDS WEST, A CHORD DISTANCE OF 137.98 FEET TO A POINT, THENCE;
3. NORTH 65 DEGREES – 38 MINUTES – 36 SECONDS WEST, A DISTANCE OF 6.00 FEET TO A POINT, THENCE;
4. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 508.00 FEET, A CENTRAL ANGLE OF 08 DEGREES – 25 MINUTES – 35 SECONDS, AN ARC LENGTH OF 74.71 FEET, BEARING A CHORD OF SOUTH 54 DEGREES – 46 MINUTES – 09 SECONDS WEST, A CHORD DISTANCE OF 74.64 FEET TO A POINT, THENCE;
5. ALONG THE SOUTHERLY LINE OF LOT 32, BLOCK 2294, NORTH 65 DEGREES – 32 MINUTES – 21 SECONDS WEST, A DISTANCE OF 104.70 FEET TO A POINT ON THE EASTERLY LINE OF BERGEN AVENUE (50 FEET WIDE), THENCE;
6. ALONG SAID EASTERLY LINE OF BERGEN AVENUE, NORTH 16 DEGREES – 35 MINUTES – 39 SECONDS EAST, A DISTANCE OF 151.61 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY LINE OF WESTCHESTER AVENUE, THENCE;
7. ALONG SAID SOUTHERLY LINE OF WESTCHESTER AVENUE, NORTH 68 DEGREES – 14 MINUTES – 09 SECONDS EAST, A DISTANCE OF 363.61 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 50,551 SQUARE FEET OR 1.1605 ACRES

METES & BOUNDS DESCRIPTION
ENVIRONMENTAL EASEMENT
LOT 25, BLOCK 2361
BOROUGH & COUNTY OF BRONX
CITY & STATE OF NEW YORK

BEGINNING AT A POINT ON THE EASTERLY SIDE OF BERGEN AVENUE (50 FEET WIDE) SAID POINT BEING DISTANT NORTH 12 DEGREES – 21 MINUTES – 54 SECONDS EAST, A DISTANCE OF 292.57 FEET FROM A POINT FORMED BY THE INTERSECTION OF SAID EASTERLY SIDE OF BERGEN AVENUE AND THE NORTHERLY SIDE OF WESTCHESTER AVENUE (100 FEET WIDE) AND FROM SAID BEGINNING POINT RUNNING, THENCE;

1. ALONG SAID EASTERLY SIDE OF BERGEN AVENUE, NORTH 12 DEGREES – 21 MINUTES – 54 SECONDS EAST, A DISTANCE OF 221.60 FEET TO A POINT, THENCE;
2. ALONG A LINE DIVIDING LOTS 25 AND 50, BLOCK 2361, SOUTH 77 DEGREES – 38 MINUTES – 06 SECONDS EAST, A DISTANCE OF 67.18 FEET TO A POINT A LINE DIVIDING LOTS 25, 26 AND 50, BLOCK 2361, THENCE;
3. ALONG A LINE DIVIDING LOTS 25 AND 26, BLOCK 2361, SOUTH 05 DEGREES – 23 MINUTES – 48 SECONDS EAST, A DISTANCE OF 232.70 FEET TO A POINT ON A LINE DIVIDING LOTS 1 AND 25, BLOCK 2361, THENCE;
4. ALONG SAID LINE DIVIDING LOTS 1 AND 25, BLOCK 2361, NORTH 77 DEGREES – 38 MINUTES – 06 SECONDS WEST, A DISTANCE OF 138.17 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 22,756 SQUARE FEET OR 0.5224 ACRES

METES & BOUNDS DESCRIPTION
ENVIRONMENTAL EASEMENT
PART OF LOTS 1105-1112 (Former Lot 1), BLOCK 2361
BOROUGH & COUNTY OF BRONX
CITY & STATE OF NEW YORK

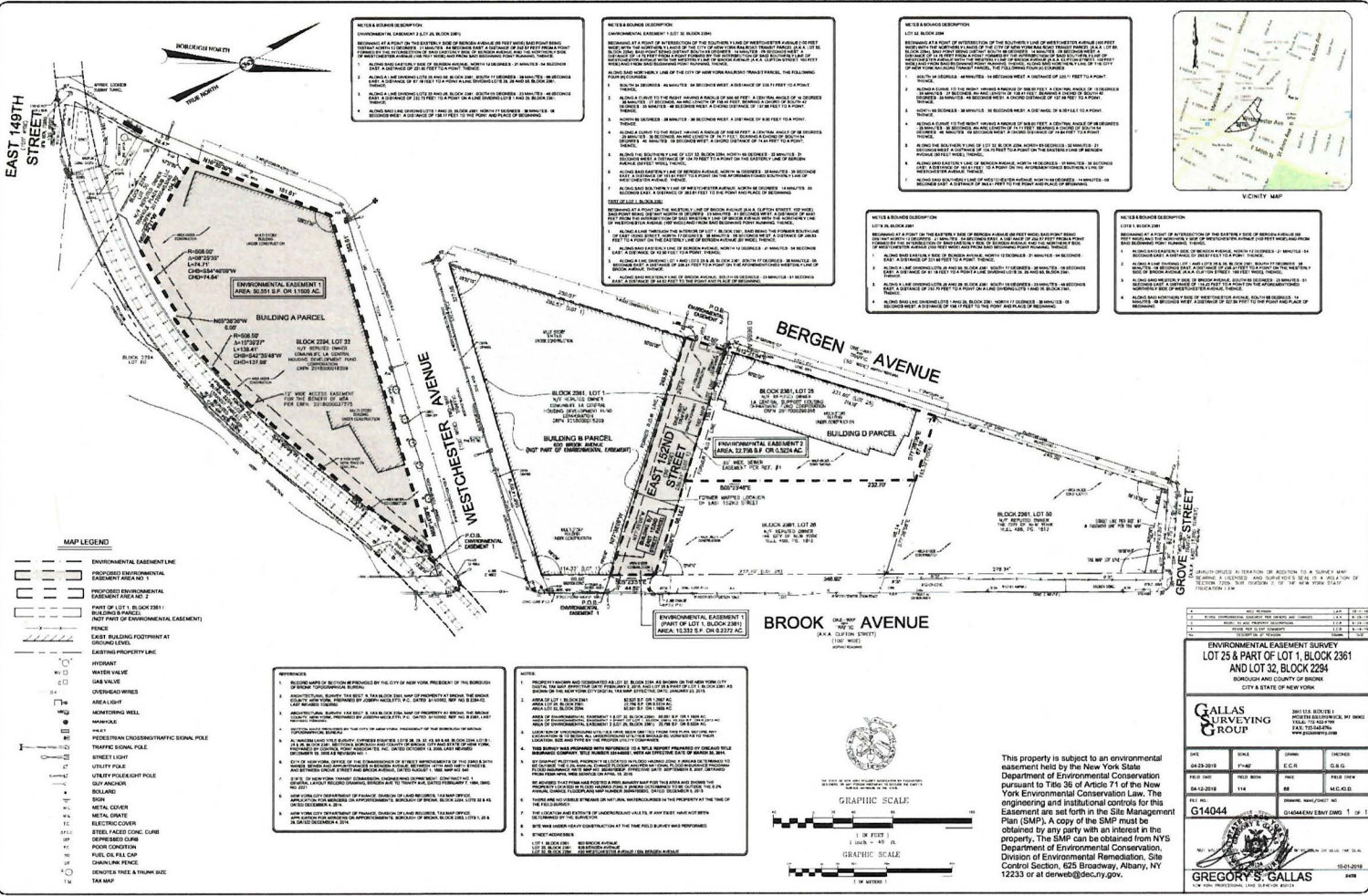
BEGINNING AT A POINT ON THE WESTERLY LINE OF BROOK AVENUE (A.K.A. CLIFTON STREET, 100' WIDE), SAID POINT BEING DISTANT NORTH 05 DEGREES – 23 MINUTES – 51 SECONDS WEST, A DISTANCE OF 69.60 FEET FROM THE INTERSECTION OF SAID WESTERLY LINE OF BROOK AVENUE WITH THE NORTHERLY LINE OF WESTCHESTER AVENUE (100' WIDE) AND FROM SAID BEGINNING POINT RUNNING, THENCE;

1. ALONG A LINE THROUGH THE INTERIOR OF LOT 1, BLOCK 2361, SAID BEING THE FORMER SOUTH LINE OF EAST 152ND STREET, NORTH 77 DEGREES – 38 MINUTES – 06 SECONDS WEST, A DISTANCE OF 249.93 FEET TO A POINT ON THE EASTERLY LINE OF BERGEN AVENUE (50' WIDE), THENCE;
2. ALONG SAID EASTERLY LINE OF BERGEN AVENUE, NORTH 12 DEGREES – 21 MINUTES – 54 SECONDS EAST, A DISTANCE OF 42.50 FEET TO A POINT, THENCE;
3. ALONG A LINE DIVIDING LOT 1 AND LOTS 25 & 26, BLOCK 2361, SOUTH 77 DEGREES – 38 MINUTES – 06 SECONDS EAST, A DISTANCE OF 236.31 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY LINE OF BROOK AVENUE, THENCE;
4. ALONG SAID WESTERLY LINE OF BROOK AVENUE, SOUTH 05 DEGREES – 23 MINUTES – 51 SECONDS EAST, A DISTANCE OF 44.62 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 10,332 SQUARE FEET OR 0.2372 ACRE

Exhibit B

Site Survey



- MAP LEGEND**
- ENVIRONMENTAL EASEMENT LINE
 - PROPOSED ENVIRONMENTAL EASEMENT AREA NO. 1
 - PROPOSED ENVIRONMENTAL EASEMENT AREA NO. 2
 - PART OF LOT 1, BLOCK 2281, BUILDING PARCEL
 - PART OF ENVIRONMENTAL EASEMENT
 - PEACE
 - EAST BUILDING FOOTPRINT AT EXISTING LEVEL
 - EXISTING PROPERTY LINE
 - HYDRAULIC
 - WATER VALVE
 - GAS VALVE
 - UNDERGROUND UTILITY
 - AREALIGHT
 - MONITORING WELL
 - MANHOLE
 - WELL
 - PEDESTRIAN CROSSWALK/TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL POLE
 - STREET LIGHT
 - UTILITY POLE
 - UTILITY POLE/STREET POLE
 - OUTANCHOR
 - BOUNDARY
 - BIOM
 - METAL COVER
 - ELECTRIC COVER
 - ETHEL FACED CONC. CURB
 - DEPRESSURE CURB
 - POUR CONCRETE
 - PULL OUT FILL CAP
 - DOWNLINE PILE
 - CONCRETE TREE & TRUNK SIZE
 - TAX MAP

- NOTES**
1. ALL EASEMENT AREAS ARE TO BE MAINTAINED AS OPEN SPACE AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
 2. THE EASEMENT AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL EASEMENT AGREEMENT.
 3. THE EASEMENT AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL EASEMENT AGREEMENT.
 4. THE EASEMENT AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL EASEMENT AGREEMENT.
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 10. THE EASEMENT AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL EASEMENT AGREEMENT.

- NOTES**
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 10. THE EASEMENT AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL EASEMENT AGREEMENT.



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 Environmental Conservation Law. The engineering 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 the Department of Environmental Conservation, Site Control Section, 620 Broadway, Albany, NY 12233 or at denweb@dec.ny.gov.

ENVIRONMENTAL EASEMENT SURVEY
LOT 25 & PART OF LOT 1, BLOCK 2361
AND LOT 32, BLOCK 2294
BOROUGH AND COUNTY OF BROOK
CITY & STATE OF NEW YORK

GALLAS SURVEYING GROUP
3001 10TH AVENUE
ROSELAND, NEW YORK 11423
TEL: 718-335-1111
FAX: 718-335-1112
WWW.GALLASSURVEYING.COM

DATE	SCALE	OWNER	CHECKED
06/23/2015	1"=40'	E.C.S.	G.S.G.
06/23/2015	1"=40'	PHD	PHD
06/23/2015	1"=40'	PHD	PHD

FILE NO. **G14044** DRAWING SHEET NO. 1 OF 1

GREGORY S. GALLAS
NEW YORK PROFESSIONAL LAND SURVEYOR



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
4/8/2020



SITE DESCRIPTION

SITE NO. C203086

SITE NAME La Central - Phase I

SITE ADDRESS: 430 Westchester Avenue ZIP CODE: 10455

CITY/TOWN: Bronx

COUNTY: Bronx

ALLOWABLE USE: Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Monitoring Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operation and Maintenance (O&M) Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 08/01/2021

Description of Institutional Control

Comunilife La Central Housing Development Fund Corporation

462 7th Avenue, 3rd Floor

430 Westchester Avenue

Environmental Easement

Block: 2294

Lot: 1101-1105

Sublot:

Section:

Subsection:

S_B_L Image: 2294, 1101-1105

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Site Management Plan

Soil Management Plan

599 Brook Avenue

Environmental Easement

Block: 2361

Lot: p/o 1106-1112

Sublot:

Section:

Subsection:

S_B_L Image: 2361, 1106-1112 p/o

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

La Central Owner LLC

826 Broadway, 11th Floor

430 Westchester Avenue

Environmental Easement

Block: 2294

Lot: 1101-1105

Sublot:

Section:

Subsection:

S_B_L Image: 2294, 1101-1105

Ground Water Use Restriction

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Landuse Restriction

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Soil Management Plan

599 Brook Avenue

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Section:

Subsection:

S_B_L Image: 2361, 1106-1112 p/o

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

La Central Supportive Housing Development Fund Corporation

505 Eighth Avenue, 5th Floor

626 Bergen Street

Environmental Easement

Block: 2361

Lot: 25

Sublot:

Section:

Subsection:

S_B_L Image: 2361-25

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Site Management Plan

Soil Management Plan

La Central Supportive L.P.

505 Eighth Avenue, 5th Floor

626 Bergen Avenue

Environmental Easement

Block: 2361

Lot: 25

Sublot:

Section:

Subsection:

S_B_L Image: 2361-25

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Description of Engineering Control

Comunilife La Central Housing Development Fund Corporation

462 7th Avenue, 3rd Floor

430 Westchester Avenue

Environmental Easement

Block: 2294

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Section:

Subsection:

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Cover System

599 Brook Avenue

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Lot: p/o 1106-1112

Sublot:

Section:

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S_B_L Image: 2361, 1106-1112 p/o

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Block: 2361

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Sublot:

Section:

Subsection:

S_B_L Image: 2361-25
Cover System