

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 26 2018

Emanuel Kokinakis
Wilfrid East Properties LLC
Wilfred East LIHTC LLC
Wilfrid West Properties LLC
Wilfrid Properties LLC
Wilfrid LIHTC LLC
c/o Mega Development LLC
48-02 25th Avenue, Suite 400
Astoria, NY 11103

Daniel K. Johansson
ACMH Wilfrid Housing Development Fund Corporation
254 W. 31st Street, 9th Floor
New York, NY 10001

Israel Schwartz
Wilfrid Realty Corp. f/k/a Wilfred Realty Corp.
54 Center Ct.
Roslyn Heights NY 11577

Re: Certificate of Completion
1888 Bathgate Avenue Redevelopment Site
Bronx, New York City, Site No. C203088

Dear Messrs. Kokinakis, Johansson and Schwartz:

Congratulations on having satisfactorily completed the remedial program at the 1888 Bathgate Avenue Redevelopment 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 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



Department of
Environmental
Conservation

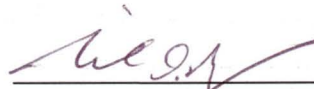
of the date that you acquire the site. A copy of the recorded notice should be provided to the Department's project manager. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter. Please return the proof of recording to:

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

- 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 June 2020.

If you have any questions regarding any of these items, please contact Nigel Crawford at (718) 482-7778.

Sincerely,



Michael J. Ryan, P.E.

Director

Division of Environmental Remediation

ec w/ enclosure:

C. Vooris, J. Deming, S. Lawrence - NYSDOH

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

Matt Culotti, matthew.culotti@tax.ny.gov

ec w/o enc.:

N. Crawford

J. O'Connell

G. Burke

P. Foster

K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

ACMH Wilfrid Housing Development Fund
Wilfrid Realty Corp. a/k/a Wilfred Realty Corp
Wilfrid East LIHTC LLC
Wilfrid East Properties LLC
Wilfrid LIHTC LLC
Wilfrid Properties LLC
Wilfrid West Properties LLC

Address

254 W. 31st Street, 9th Floor, New York, NY 10001
54 Center Ct., Roslyn Heights, NY 11577
48-02 25th Avenue, Suite 400, Astoria, NY 11103
48-02 25th Avenue, Suite 400, Astoria, NY 11103
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BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 4/24/17 **Agreement Execution:** 5/17/17 **Agreement Index No.:** C203088-03-17

Application Approval Amendment: 8/2/17

Agreement Execution Amendment: 8/2/17

SITE INFORMATION:

Site No.: C203088 **Site Name:** 1888 Bathgate Avenue Redevelopment Site
Site Owner: Wilfrid Realty Corp. a/k/a Wilfred Realty Corp
Street Address: 4181 3rd Avenue
Municipality: Bronx **County:** Bronx **DEC Region:** 2
Site Size: 0.829 Acres
Tax Map Identification Number(s): 2924-7
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: Restricted-Residential, Commercial, and Industrial
Cleanup Track: Track 2: Restricted use with generic soil cleanup objectives

Tax Credit Provisions: Eligibility for Tangible Property Credit is available through: EnZone.
Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.
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 requirements of Section 21(a)(5)(B) of the New York State Tax Law, 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 total Tangible Property Credit Rate of 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 2018000398399.

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:

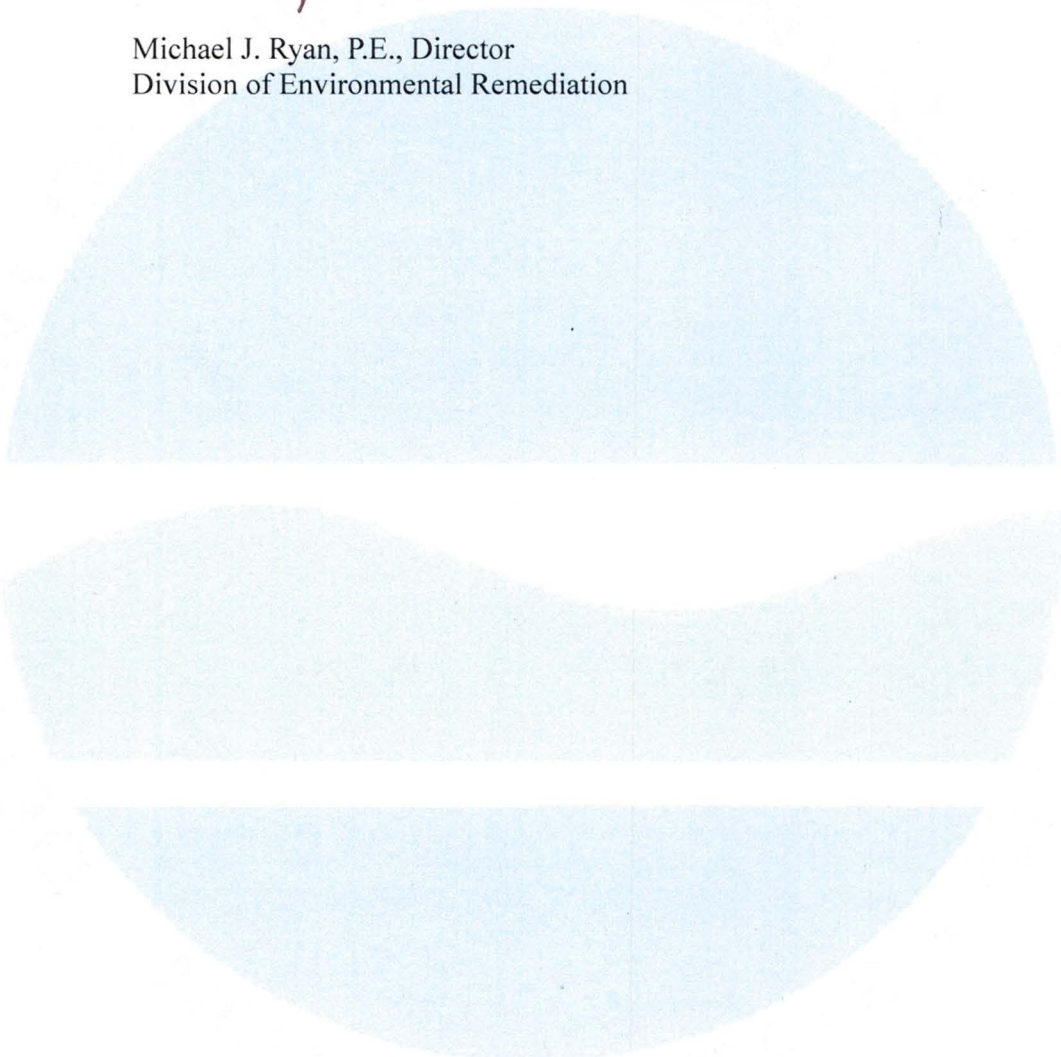
- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the 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: 12/20/10

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)

1888 Bathgate Avenue Redevelopment Site, Site ID No. C203088
Site Address: 4181 3rd Avenue, Bronx, New York, 10457
New York City, Bronx County, Block 2924, Lot 7

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 Wilfrid East Properties LLC, Wilfred East LIHTC LLC, Wilfrid West Properties LLC, Wilfrid Properties LLC, Wilfrid LIHTC LLC, Wilfrid Realty Corp. a/k/a Wilfred Realty Corp., and ACMH Wilfrid Housing Development Fund Corporation for a parcel approximately 0.829 acres located at 4181 3rd Avenue, Bronx, 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 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 2018000398399.

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

1888 Bathgate Avenue Redevelopment Site, C203088, 4181 3rd Avenue, Bronx, NY 10457

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 located at 47-40 21st street, Long Island City NY 11101, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

Wilfrid Realty Corp. a/k/a Wilfred Realty Corp.

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:
Wilfrid East Properties LLC
c/o Mega Development LLC
48-02 25th Avenue, Suite 400
Astoria NY 11103

Exhibit A

Metes and

Bounds

SCHEDULE "A" PROPERTY DESCRIPTION

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

BEGINNING at a point on the southeasterly side of Bathgate Avenue (as now open and in use, 60 feet wide) distant 86.19 feet southwesterly from a corner formed by the intersection of said southeasterly side of Bathgate Avenue and the southwesterly side of East Tremont Avenue (as now open and in use, 75 feet wide)

RUNNING THENCE southeasterly along a line at interior angle of 89 degrees 59 minutes 33 seconds with the southeasterly side of Bathgate Avenue, 178.13 feet to the northwesterly side of 3rd Avenue (as now open and in use, 80 feet wide)

RUNNING THENCE southwesterly along the northwesterly side of 3rd Avenue; 216.02 feet;

THENCE northwesterly along a line at interior angle of 87 degrees 47 minutes 41 seconds with the northwesterly side of 3rd Avenue, 95.87 feet;

THENCE northeasterly along a line at interior angle of 90 degrees 00 minutes 08 seconds with the last mentioned course, 35.86 feet;

THENCE northwesterly along a line at interior angle of 269 degrees 59 minutes 02 seconds with the last mentioned course, 90.56 feet to the southeasterly side of Bathgate Avenue;

THENCE northeasterly along the southeasterly side of Bathgate Avenue, 180.00 feet to the Point or Place of BEGINNING.

THE ABOVE MENTIONED DESCRIPTION HAS AN ACREAGE OF 0.8288 AND A SQUARE FOOTAGE OF 36,100.37.

Exhibit B

Site Survey

BLOCK: 2924

LOT: 7

TOTAL LOT AREA:

SQ.FT.: 36,100.37

ACRES: 0.8288

TITLE SURVEY

ENVIRONMENTAL EASEMENT DESCRIPTION

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

BEGINNING at a point on the southeasterly side of Bathgate Avenue (as now open and in use, 60 feet wide) distance 86.19 feet southwesterly from a corner formed by the intersection of said southeasterly side of Bathgate Avenue and the southeasterly side of East Tremont Avenue (as now open and in use, 75 feet wide)

RUNNING THENCE southeasterly along a line at interior angle of 89 degrees 59 minutes 33 seconds with the southeasterly side of Bathgate Avenue, 178.13 feet to the northwesterly side of 3rd Avenue (as now open and in use, 80 feet wide);

RUNNING THENCE southwesterly along the northwesterly side of 3rd Avenue; 216.02 feet;

THENCE northwesterly along a line at interior angle of 87 degrees 47 minutes 41 seconds with the northwesterly side of 3rd Avenue, 95.87 feet;

THENCE northeasterly along a line at interior angle of 90 degrees 00 minutes 08 seconds with the last mentioned course, 35.86 feet;

THENCE northwesterly along a line at interior angle of 269 degrees 59 minutes 02 seconds with the last mentioned course, 90.56 feet to the southeasterly side of Bathgate Avenue;

THENCE northeasterly along the southeasterly side of Bathgate Avenue, 180.00 feet to the Point or Place of BEGINNING.

THE ABOVE MENTIONED DESCRIPTION HAS AN ACREAGE OF 0.8288 AND A SQUARE FOOTAGE OF 36,100.37

LEGAL DESCRIPTION

Parcel I
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: BEGINNING at a point on the easterly side of Bathgate Avenue, 144 feet northerly from the corner formed by the intersection of the easterly side of Bathgate Avenue with the northerly side of 176th Street;

RUNNING THENCE northerly and along the easterly side of Bathgate Avenue, 72 feet;

THENCE easterly parallel with the northerly side of 176th Street, 90.56 feet;

THENCE southerly parallel with the easterly side of Bathgate Avenue, 72 feet;

THENCE westerly again parallel with the northerly side of 176th Street, 90.56 feet to the point or place of BEGINNING.

Parcel II
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, being known and designated as Block 2924, Lot 10 on the Tax Map of 5/6/75, Block 2924 Lot 12 on the Tax Map of 12/5/78, and Block 2924, Lot 13 on the Tax Map of 4/28/82 of the Borough of the Bronx, being further bounded and described as follows: BEGINNING at a point on the southeasterly side of Bathgate Avenue (as now open and in use, 60 feet wide) distance 86.19 feet southwesterly from a corner formed by the intersection of said southeasterly side of Bathgate Avenue and the southeasterly side of East Tremont Avenue (as now open and in use, 75 feet wide);

RUNNING THENCE southeasterly along a line at interior angle of 89 degrees 59 minutes 33 seconds with the southeasterly side of Bathgate Avenue, 85.56 feet;

RUNNING THENCE southwesterly along a line at interior angle of 90 degrees 00 minutes 26 seconds with the last mentioned course, 108.00 feet;

THENCE northwesterly along a line at interior angle of 89 degrees 59 minutes 33 seconds with the last mentioned course, 85.56 feet to the southeasterly side of Bathgate Avenue;

THENCE northeasterly along the southeasterly side of Bathgate Avenue, 108.00 feet to the Point or Place of BEGINNING.

Parcel III
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, known and designated on the Tax Map of the City of New York, Bronx County as Section 11 Block 2924 Lot 27 as said Tax Map was on August 5, 1992, and as Block 2924 Lot 25 as said Tax Map was on April 28, 1982, and another parcel being a part of Lot No. 11 on the map of the Village of Upper Morrisania made by Fred A. Findlay Surveyor dated November 11, 1848 and filed in the Office of the Register of Westchester County, said three parcels when taken together being bounded and described as follows:

BEGINNING at a point on the northwesterly side of 3rd Avenue (as now open and in use, 80 feet wide) distance 113.09 feet southwesterly from a corner formed by the intersection of said northwesterly side of 3rd Avenue and the southwesterly side of East Tremont Avenue (as now open and in use, 75 feet wide);

RUNNING THENCE southwesterly along the northwesterly side of 3rd Avenue, 81.04 feet;

THENCE northwesterly along a line at interior angle of 87 degrees 47 minutes 41 seconds with the last mentioned course, 95.69 feet;

THENCE northeasterly along a line at interior angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, 80.99 feet;

THENCE northeasterly along a line at right angle with the last mentioned course, 92.57 feet, per record (92.58 feet, per survey) to the northeasterly side of 3rd Avenue, to the Point or Place of BEGINNING.

Parcel IV
ALL that certain piece or parcel of land together with all the improvements thereon, situate, lying and being in the Borough and County of the Bronx, City and State of New York, more particularly bounded and described as follows: BEGINNING at a point on the northwesterly side of 3rd Avenue (as now open and in use, 80 feet wide) distance 194.13 feet southwesterly from a corner formed by the intersection of said northwesterly side of 3rd Avenue and the southwesterly side of East Tremont Avenue (as now open and in use, 75 feet wide);

RUNNING THENCE southwesterly along the northwesterly side of 3rd Avenue, 80.79 feet;

THENCE northwesterly along a line at interior angle of 87 degrees 47 minutes 41 seconds with the last mentioned course, 93.79 feet;

THENCE northwesterly along a line at interior angle of 90 degrees 00 minutes 08 seconds with the last mentioned course, 53.69 feet;

THENCE northwesterly along a line at interior angle of 90 degrees 00 minutes 27 seconds with the last mentioned course, 27.00 feet;

THENCE northeasterly along a line at right angle with the last mentioned course, 95.69 feet to the northeasterly side of 3rd Avenue, to the Point or Place of BEGINNING.

Parcel V
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, being known and designated as Lot 35 in Block 2924 on the Tax Map of the City of New York for the Borough of Bronx, as said map was on 4/28/82, and Lot 34 in Block 2924 on the Tax Map of the City of New York for the Borough of Bronx, as said map was on 7/23/86, being bounded and described as follows: BEGINNING at a point on the northwesterly side of 3rd Avenue (as now open and in use, 80 feet wide) distance 274.92 feet southwesterly from a corner formed by the intersection of said northwesterly side of 3rd Avenue and the southwesterly side of East Tremont Avenue (as now open and in use, 75 feet wide);

RUNNING THENCE southwesterly along the northwesterly side of 3rd Avenue, 54.19 feet;

THENCE northwesterly along a line at interior angle of 87 degrees 47 minutes 41 seconds with the last mentioned course, 95.87 feet;

THENCE northeasterly along a line at interior angle of 90 degrees 00 minutes 08 seconds with the last mentioned course, 54.17 feet;

THENCE northeasterly along a line at exterior angle of 90 degrees 00 minutes 08 seconds with the last mentioned course, 93.79 feet to the northeasterly side of 3rd Avenue, to the Point or Place of BEGINNING.

PERIMETER DESCRIPTION
ALL that certain piece or parcel of land situate, lying and being in the Borough and County of the Bronx, City and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the southeasterly side of Bathgate Avenue (as now open and in use, 60 feet wide) distance 86.19 feet southwesterly from a corner formed by the intersection of said southeasterly side of Bathgate Avenue and the southwesterly side of East Tremont Avenue (as now open and in use, 75 feet wide);

RUNNING THENCE southeasterly along a line at interior angle of 89 degrees 59 minutes 33 seconds with the southeasterly side of Bathgate Avenue, 178.13 feet to the northwesterly side of 3rd Avenue (as now open and in use, 80 feet wide);

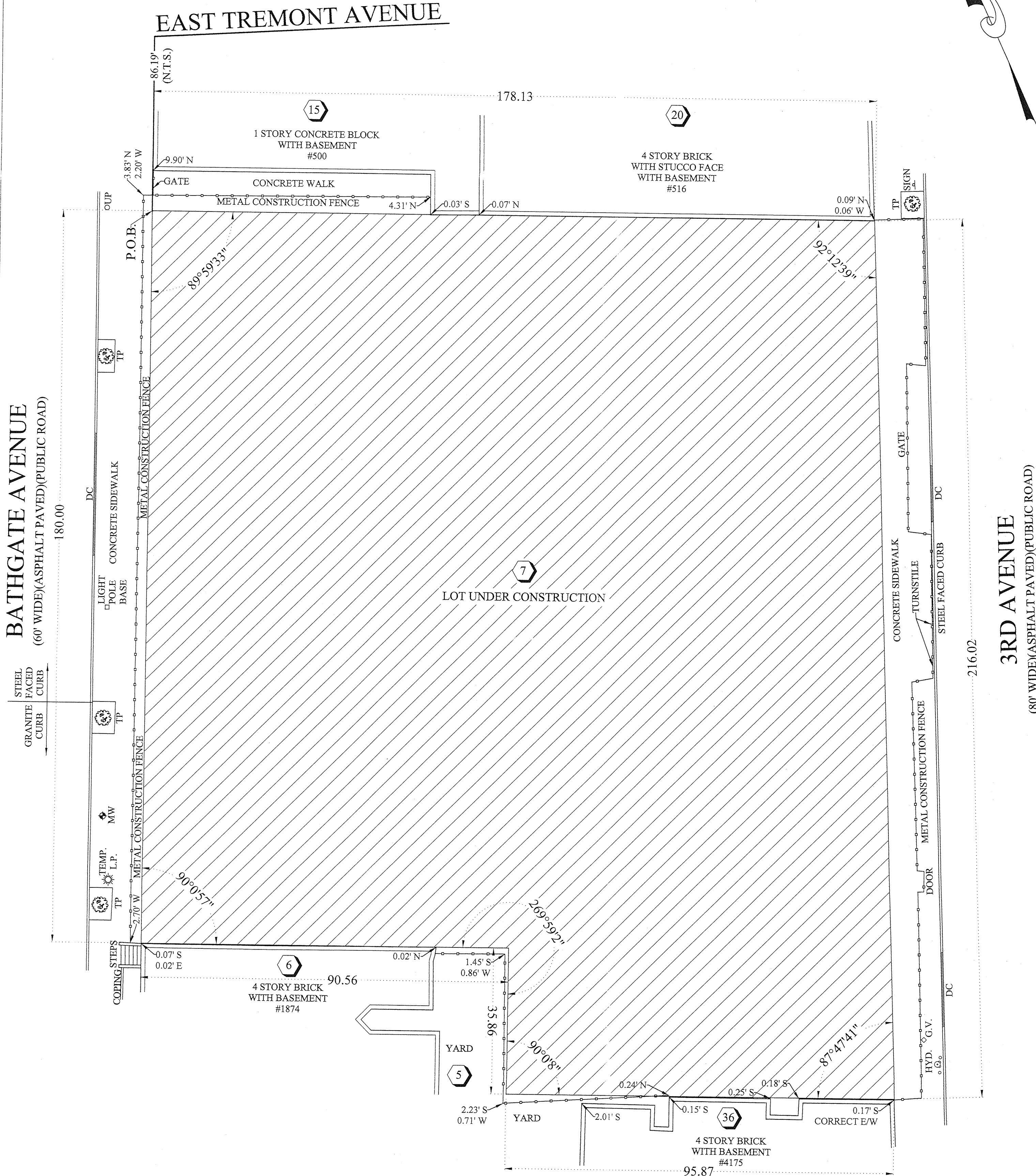
RUNNING THENCE southwesterly along the northwesterly side of 3rd Avenue, 216.02 feet;

THENCE northwesterly along a line at interior angle of 87 degrees 47 minutes 41 seconds with the northwesterly side of 3rd Avenue, 95.87 feet;

THENCE northeasterly along a line at interior angle of 90 degrees 00 minutes 08 seconds with the last mentioned course, 35.86 feet;

THENCE northwesterly along a line at interior angle of 269 degrees 59 minutes 02 seconds with the last mentioned course, 90.56 feet to the southeasterly side of Bathgate Avenue;

THENCE northeasterly along the southeasterly side of Bathgate Avenue, 180.00 feet to the Point or Place of BEGINNING.



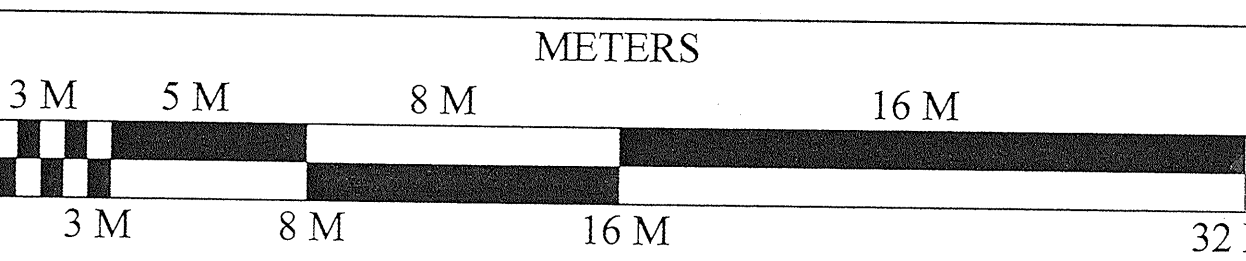
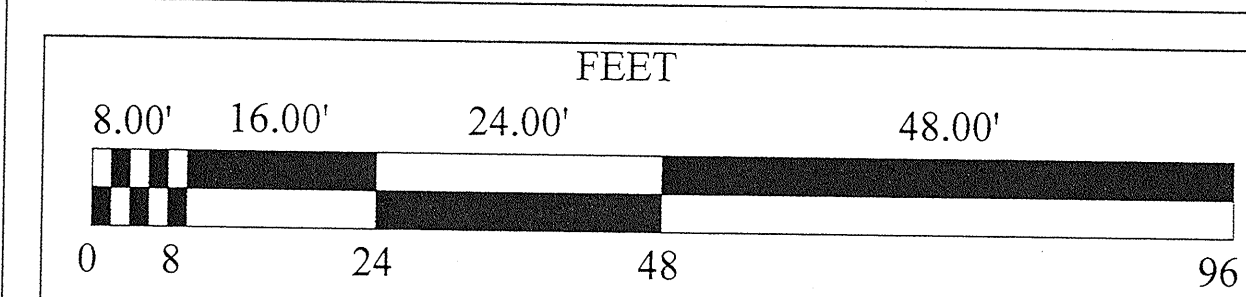
INDICATES ENVIRONMENTAL EASEMENT AREA
AREA= 36,115.40 SQ. FT. = 0.8291 ACRES

"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 more detail 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 Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov".

LEGEND

CON ED	CON ED MANHOLE COVER	TAX LOT
E	ELECTRIC MANHOLE COVER	STREET LIGHT
E-E	UNDERGROUND ELECTRIC DUCTS	L.P.
W	DEPARTMENT OF WATER SUPPLY MANHOLE COVER	OTSP
W-W	WATER MAIN	PM
S	SEWER MANHOLE COVER	CB
S-S	SANITARY SEWER	F
ST-ST	STEAM MAIN	S.P.
W.G.	DEPARTMENT OF WATER SUPPLY WATER GATE	A.S.
W.V.	WATER VALVE	T.P.
G	GAS MAIN	P.A.
G.V.	GAS CO. MANHOLE	TC
C.O.	CLEAN OUT MANHOLE COVER	BC
T	TELEPHONE MANHOLE COVER	CL
T-T	TELEPHONE LINES	BW
OHV	OVERHEAD UTILITY WIRES	CLF
O.U.P.	UTILITY COMPANY POLE	WIF
		WSF
		PRF

REVISED: NOVEMBER 5, 2018: BOUNDARY



SCALE: 1" = 16'

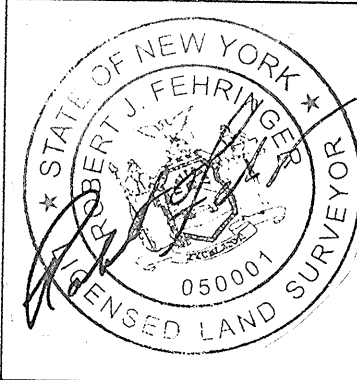
SURVEYED: MAY 11, 2018

SURVEY OF PROPERTY SITUATED IN:
4181 3RD AVENUE
BOROUGH OF BRONX
COUNTY OF BRONX
CITY OF NEW YORK
STATE OF NEW YORK

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7206 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S PROFESSIONAL SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON THE REFERENCE TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

FEHRINGER SURVEYING, P.C.
ROBERT FEHRINGER
LICENSED LAND SURVEYOR
WWW.FEHRINGERSURVEYING.COM
2200 JACKSON AVENUE
SEAFORD, N.Y. 11783
(516) 763 - 5515 FAX NO. (516) 763 - 5525
FS@FEHRINGERSURVEYING.COM

DRAWN BY: MF





NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/19/2018



SITE DESCRIPTION

SITE NO. C203088

SITE NAME 1888 Bathgate Avenue Redevelopment Site

SITE ADDRESS: 4181 3rd Avenue **ZIP CODE:** 10457

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

Periodic Review Frequency: once a year	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Periodic Review Report Submitted Date: 06/30/2020

Description of Institutional Control

Wilfred Realty Corp.

54 Center Ct.

4181 3rd Avenue

Environmental Easement

Block: 2924

Lot: 7

Sublot:

Section:

Subsection:

S_B_L Image: 2924-7

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Description of Engineering Control

Wilfred Realty Corp.

54 Center Ct.

4181 3rd Avenue

Environmental Easement

Block: 2924

Lot: 7

Sublot:

Section:

Subsection:

S_B_L Image: 2924-7

Groundwater Treatment System