

## 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](http://www.dec.ny.gov)

December 23, 2024

Steve Spirou  
SnL XX, LLC  
1280 Massachusetts Avenue, Suite 400  
Cambridge, MA 02138  
[steve@erillc.com](mailto:steve@erillc.com)

Re: Certificate of Completion  
4380 Bullard Avenue Site  
Bronx, Bronx County  
C203126

Dear Steve Spirou:

Congratulations on having satisfactorily completed the remedial program at the 4380 Bullard Avenue Site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

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

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

Daniel Nierenberg, Remedial Bureau B  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233



- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop the 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 NYSDEC-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 NYSDEC 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 NYSDEC in April 2026.

If you have any questions, please do not hesitate to contact Daniel Nierenberg, NYSDEC's project manager, at 518-402-9554.

Sincerely,

*Andrew Guglielmi*

Andrew Guglielmi  
Division Director  
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Dan Fruhauf, Impact Environmental, [dfruhauf@impactenvironmental.com](mailto:dfruhauf@impactenvironmental.com)  
Linda Shaw, ESQ., Knauf Shaw LLP, [shaw@nyenvlaw.com](mailto:shaw@nyenvlaw.com)  
C. Vooris, NYSDOH, [christine.vooris@health.ny.gov](mailto:christine.vooris@health.ny.gov)  
J. Robinson, NYSDOH, [Johnathan.robinson@health.ny.gov](mailto:Johnathan.robinson@health.ny.gov)  
J. Deming, NYSDOH, [justin.deming@health.ny.gov](mailto:justin.deming@health.ny.gov)  
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.:

NYSDEC - D. Nierenberg, S. Quandt, S. Deyette, J. O'Connell, K. McCarthy, L. Schmidt, K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

**Name**

SnL XX, LLC

**Address**

1280 Massachusetts Avenue, Suite 400, Cambridge, MA 02138

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 1/14/20    **Agreement Execution:** 2/25/20

**Agreement Index No.:** C203126-02-20

**Application Amendment Approval:** 8/5/21

**Agreement Amendment Execution:** 8/5/21

**SITE INFORMATION:**

**Site No.:** C203126    **Site Name:** 4380 Bullard Avenue Site

**Site Owner:** SnL XX, LLC

**Street Address:** 552 Nereid Avenue

**Municipality:** Bronx    **County:** Bronx

**DEC Region:** 2

**Site Size:** 0.384 Acres

**Tax Map Identification Number(s):** 5035-30

**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:** Commercial and Industrial

**Cleanup Track:** Track 4: Restricted use with site-specific soil cleanup objectives

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 25 %.

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%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (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 2021000448372.

### **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 finding any of the following:

- (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.

Sean Mahar  
Interim Commissioner  
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/23/2024

Andrew O. Guglielmi, Director  
Division of Environmental Remediation

## **Exhibit A**

### **Site Description**

**SCHEDULE "A" PROPERTY DESCRIPTION**

**DEED DESCRIPTION OF BLOCK 5035, LOT 30 & LEGAL DESCRIPTION OF ENVIRONMENTAL EASEMENT AREA**

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

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF NEREID AVENUE WITH THE EASTERLY SIDE OF BULLARD AVENUE, AS SAID STREET AND AVENUE ARE LEGALLY OPENED AS SHOWN ON THE OFFICE RECORD MAPS OF THE BOROUGH OF THE BRONX;

RUNNING THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF NEREID AVENUE SOUTH 63 DEGREES 40 MINUTES 42 SECONDS EAST, 6.47 FEET;

THENCE SOUTH 62 DEGREES 51 MINUTES 34 SECONDS EAST 61.52 FEET ALONG THE SOUTHERLY SIDE OF NEREID AVENUE, TO THE LAND OWNED NOW OR FORMERLY BY 4377 BRONX BLVD REALTY LLC;

THENCE SOUTH 27 DEGREES 08 MINUTES 26 SECONDS WEST, 53.50 FEET TO A POINT;

THENCE NORTH 62 DEGREES 51 MINUTES 34 SECONDS WEST, 14.50 FEET TO A POINT;

THENCE SOUTH 27 DEGREES 08 MINUTES 26 SECONDS WEST, 171.50 FEET TO A POINT;

THENCE SOUTH 62 DEGREES 51 MINUTES 34 SECONDS EAST 25.00 FEET TO A POINT;

THENCE SOUTH 27 DEGREES 08 MINUTES 26 SECONDS WEST, 50.03 FEET TO A POINT;

THENCE NORTH 62 DEGREES 51 MINUTES 34 SECONDS WEST, 78.49 FEET TO THE EASTERLY SIDE OF BULLARD AVENUE, AS LEGALLY OPENED;

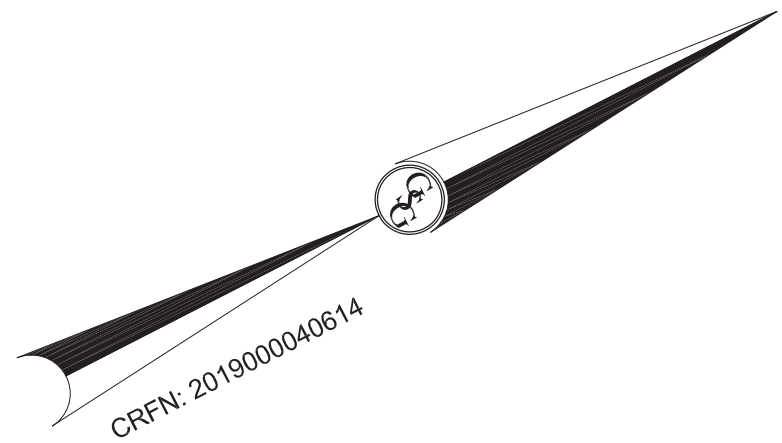
THENCE EASTERLY ALONG THE EASTERLY SIDE OF BULLARD AVENUE NORTH 27 DEGREES 08 MINUTES 26 SECONDS EAST, 274.94 FEET, TO THE POINT OR PLACE OF BEGINNING.

BEING APPROXIMATELY 0.3843 ACRES MORE OR LESS.

## **Exhibit B**

### **Site Survey**





#### REFERENCES:

1. CITY OF NEW YORK, OFFICE OF THE PRESIDENT OF THE BOROUGH OF THE BRONX, TOPOGRAPHICAL BUREAU, SECTION 29 FINAL MAPS AS AMENDED, EDITION OF 1955, AMENDED AND CORRECTED TO DECEMBER 19, 1955.
2. OFFICE OF THE PRESIDENT OF THE BOROUGH OF THE BRONX, TOPOGRAPHICAL BUREAU, RECORD MAP, SECTION 29, FINAL MAPS BOROUGH OF THE BRONX, AMENDED AND CORRECTED ON APRIL 24, 1975.
3. TOPOGRAPHICAL SURVEY OF TAX BLOCK 5035, LOT 30, LOCATED IN THE BOROUGH OF THE BRONX, BRONX COUNTY, NEW YORK, TOPOGRAPHIC MAP IS IN NAVD 88 DATUM, PREPARED BY GABRIEL E. SENOR, P.C., DATED: JULY 12, 2017, LAST REVISED: APRIL 2019, JOB NO. 801-10.
4. TOPOGRAPHICAL MAP, PREPARED FOR: NICHOLAS BURNS, STREET: 4377 BRONX BOULEVARD, CITY: BRONX, NEW YORK, A.K.A. SECTION 17 - TAX BLOCK 5035 - LOT 30 & 34, PREPARED BY GABRIEL E. SENOR, P.C., DATED: JUNE 26, 2016, LAST REVISED AUGUST 16, 2016, JOB NO. 801-10.
5. BOUNDARY SURVEY, PREPARED FOR LOT 30, BLOCK 5035, 4380 BULLARD AVENUE, BOROUGH & COUNTY OF BRONX, CITY & STATE OF NEW YORK, PREPARED BY GALLAS SURVEYING GROUP, DATED: 11-05-2019.

## BULLARD AVENUE

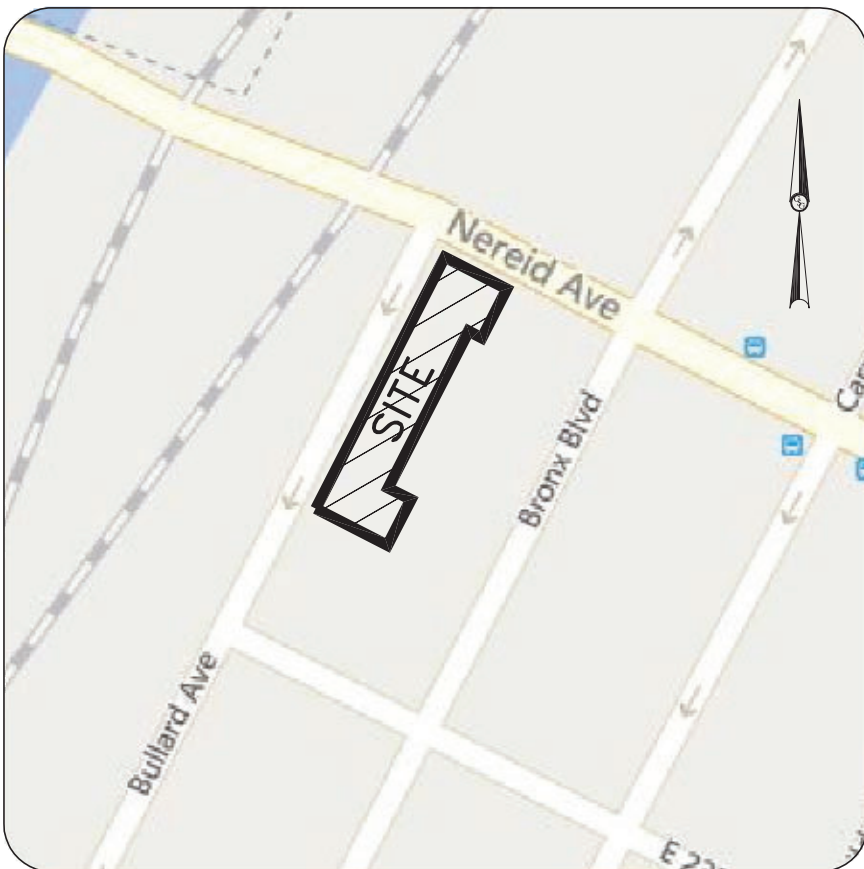
(F.K.A. FIRST STREET)

(50' WIDE)

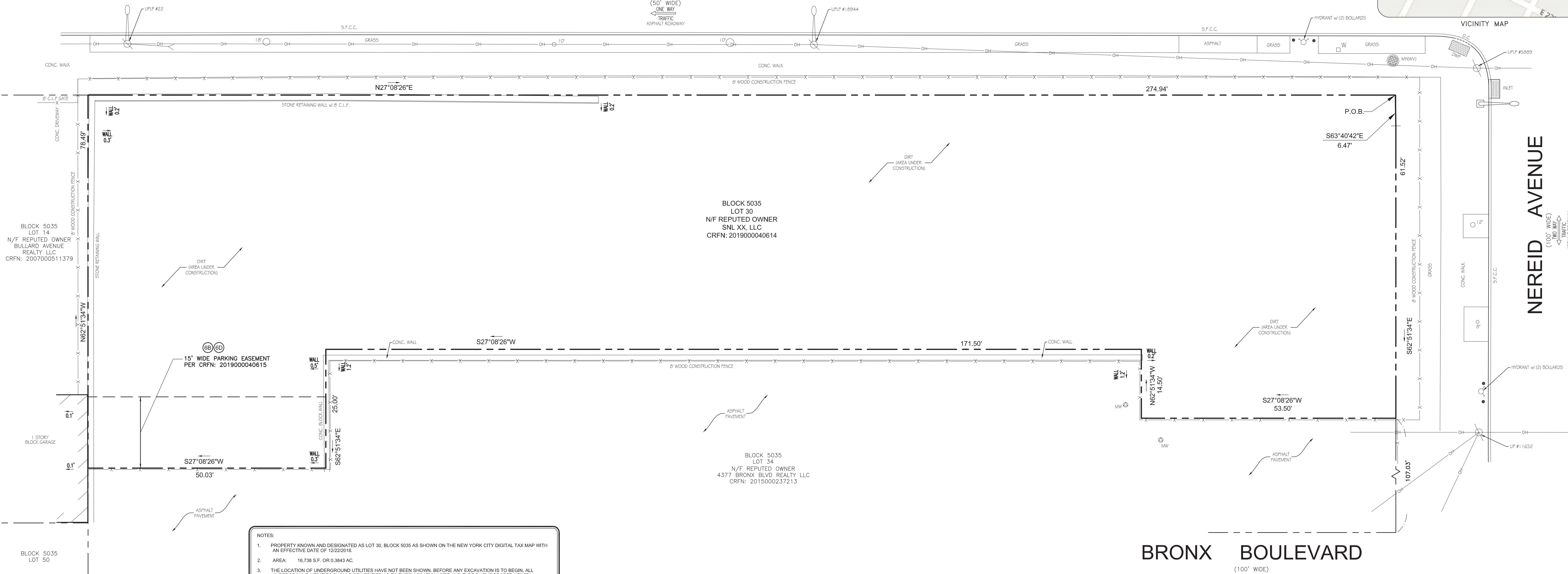
ONE WAY

TRAFFIC

ASPHALT ROADWAY



VICINITY MAP



#### MAP LEGEND

- PROPERTY LINE
- FENCE
- EXIST. BUILDING FOOTPRINT AT GROUND LEVEL
- OVERHEAD WIRES
- UTILITY POLE
- UTILITY POLE/LIGHT POLE
- STREET LIGHT
- INLET
- MANHOLE
- SIGN
- HYDRANT
- WATER VALVE
- BOLLARD
- MONITORING WELL
- DENOTES LOCATION OF TREE ABOVE ROOT BALL AT GROUND LEVEL & TRUNK DIAMETER MEASURED AT APPROXIMATELY 4 FEET ABOVE GROUND
- STEEL FACED CONC. CURB
- DEPRESSED CURB
- CHAIN LINK FENCE
- DETECTABLE WARNING PAD
- FENCE
- DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- TITLE REPORT EXCEPTION

#### NOTES:

1. PROPERTY KNOWN AND DESIGNATED AS LOT 30, BLOCK 5035 AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP WITH AN EFFECTIVE DATE OF 12/22/2018.
2. AREA: 16,738 S.F. OR 0.3843 AC.
3. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. THIS SURVEY WAS PREPARED WITH BENEFIT OF A TITLE COMMITMENT REPORT PREPARED BY TRIBOROUGH LAND SERVICES AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 26-TBL363338X, HAVING AN EFFECTIVE DATE OF 11-01-2020, WHERE THE FOLLOWING SURVEY RELATED ITEMS APPEAR IN SCHEDULE B:
  - COVENANTS, RESTRICTIONS, EASEMENTS, AGREEMENTS AND OTHER MATTERS OF RECORD WHICH RUN WITH THE LAND:
    - A. DECLARATION OF ZONING LOT RESTRICTIONS IN CRFN# 2018000299827. - **BLANKET, NOT PLOTTABLE.**
    - B. DECLARATION OF ZONING LOT RESTRICTIONS IN CRFN# 2019000040615. - **SHOWN.**
    - C. DECLARATION OF RESTRICTIONS IN CRFN# 2019000040616. - **BLANKET, NOT PLOTTABLE.**
    - D. EASEMENT DECLARATION IN CRFN# 2019000040615. - **SHOWN.**
    - E. WAIVER IN CRFN# 20180000318182. - **BLANKET, NOT PLOTTABLE.**
    - F. ZONING LOT DESCRIPTION IN CRFN# 2018000299825. - **BLANKET, NOT PLOTTABLE.**
    - G. ZONING LOT DESCRIPTION IN CRFN# 2017000447981. - **BLANKET, NOT PLOTTABLE.**
    - H. ZONING LOT DESCRIPTION IN CRFN# 2017000447983. - **BLANKET, NOT PLOTTABLE.**
    - I. ZONING LOT CERTIFICATE IN CRFN# 2018000299826. - **BLANKET, NOT PLOTTABLE.**
    - J. ZONING LOT CERTIFICATE IN CRFN# 2017000447982. - **BLANKET, NOT PLOTTABLE.**
    - K. ZONING LOT CERTIFICATE IN CRFN# 2017000447984. - **BLANKET, NOT PLOTTABLE.**
    - L. ZONING LOT CERTIFICATE IN CRFN# 2019000083255. - **BLANKET, NOT PLOTTABLE.**
    - M. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENTS IN CRFN# 2015000237218, CRFN# 2015000237219, CRFN# 2015000237220, CRFN# 2015000237221, CRFN# 2015000237222, CRFN# 2015000237223, CRFN# 2015000237224, CRFN# 2015000287161, CRFN# 2015000287162, CRFN# 2015000287163, CRFN# 2015000287164, CRFN# 2017000287165, CRFN# 2017000473447, CRFN# 2017000473451, CRFN# 2017000473452, CRFN# 2017000473453, CRFN# 2017000473454, CRFN# 2017000473455. - **BLANKET, NOT PLOTTABLE.**
  - BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 3604970038F, EFFECTIVE DATE: 09-05-2007, OBTAINED FROM FEMA NFIH, WEB SERVICE ON 12-11-2020.
  - BE ADVISED THAT FEMA HAS POSTED A PRELIMINARY MAP FOR THIS AREA AND ALSO SHOWS THE PROPERTY LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP NUMBER 3604970038G, DATED: 12-05-2013.
6. THERE WERE NO VISIBLE STREAMS OR NATURAL WATERCOURSES IN THE PROPERTY AT TIME OF FIELD SURVEY.
7. THE LOCATION AND EXTENTS OF UNDERGROUND VAULTS & TANKS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.
8. THERE WERE NO STRIPED PARKING SPACES ON SITE AT TIME OF FIELD SURVEY.

#### TITLE REPORT SCHEDULE A DESCRIPTION:

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF THE BRONX, CITY OF NEW YORK, COUNTY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY SIDE OF NEREID AVENUE WITH THE EASTERLY SIDE OF BULLARD AVENUE; AS SAID STREET AND AVENUE ARE LEGALLY OPENED AS SHOWN ON THE OFFICE RECORD MAPS OF THE BOROUGH OF THE BRONX:  
RUNNING THENCE EASTERLY ALONG THE SOUTHERLY SIDE OF NEREID AVENUE SOUTH 63 DEGREES 40 MINUTES 42 SECONDS EAST, 6.47 FEET;  
THENCE SOUTH 62 DEGREES 51 MINUTES 34 SECONDS EAST 61.52 FEET ALONG THE SOUTHERLY SIDE OF NEREID AVENUE, TO THE LAND OWNED NOW OR FORMERLY BY 4377 BRONX BLVD REALTY LLC;  
THENCE SOUTH 27 DEGREES 08 MINUTES 26 SECONDS WEST, 53.50 FEET TO A POINT;  
THENCE NORTH 62 DEGREES 51 MINUTES 34 SECONDS WEST, 14.50 FEET TO A POINT;  
THENCE SOUTH 27 DEGREES 08 MINUTES 26 SECONDS WEST, 171.50 FEET TO A POINT;  
THENCE SOUTH 62 DEGREES 51 MINUTES 34 SECONDS EAST, 25.00 FEET TO A POINT;  
THENCE SOUTH 27 DEGREES 08 MINUTES 26 SECONDS WEST, 50.03 FEET TO A POINT;  
THENCE NORTH 62 DEGREES 51 MINUTES 34 SECONDS WEST, 78.49 FEET TO THE EASTERLY SIDE OF BULLARD AVENUE, AS LEGALLY OPENED;  
THENCE EASTERLY ALONG THE EASTERLY SIDE OF BULLARD AVENUE NORTH 27 DEGREES 08 MINUTES 26 SECONDS EAST, 274.94 FEET, TO THE POINT OR PLACE OF BEGINNING.



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

#### GRAPHIC SCALE



( IN FEET )

1 inch = 10 ft.

## BRONX BOULEVARD

(100' WIDE)

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

### ALTA/NSPS LAND TITLE SURVEY LOT 30, BLOCK 5035

4380 BULLARD AVENUE  
BOROUGH & COUNTY OF BRONX  
CITY & STATE OF NEW YORK

**GALLAS SURVEYING GROUP**

2865 US ROUTE 1  
NORTH BRUNSWICK, NJ 08902  
TELE: 732-422-6700  
FAX: 732-940-8786  
www.gallasurvey.com

DATE	SCALE	DRAWN	CHECKED
12-23-2020	1"=10'	W.B.	G.S.G.
FIELD DATE 10-23-2019 12-16-2020	FIELD BOOK 127 -	PAGE 52 -	FIELD CREW M.S./L.S. M.C.

FILE NO.:  
**G19245**

DRAWING NAME/SHEET NO.  
G19245-ALTA.DWG 1 OF 1

CERTIFIED TO:  
- SNL XX LLC  
- FIDELITY NATIONAL TITLE INSURANCE COMPANY  
- TRIBOROUGH LAND SERVICES  
- STERLING NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12-16-2020.

NOT VALID UNLESS EMPLOYED WITH RAISED SURVEYOR'S SEAL INK SEAL

**GREGORY S. GALLAS**  
NEW YORK PROFESSIONAL LAND SURVEYOR #50124

DATE  
12-23-2020



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

**4380 Bullard Avenue Site, Site ID No. C203126**  
**552 Nereid Avenue, Bronx, New York, 10470**  
**Bronx, Bronx County, Tax Map Identification Number: 5035-30**

**PLEASE TAKE NOTICE**, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to SnL XX, LLC for a parcel approximately 0.384 acres located at 552 Nereid Avenue in Bronx, Bronx County.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC 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 NYSDEC as not inconsistent with the remedy.

**PLEASE TAKE NOTICE**, 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 2021000448372.

**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 NYSDEC'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.

**4380 Bullard Avenue Site, C203126**  
**552 Nereid Avenue, Bronx, NY 10470**

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to NYSDEC 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 47-40 21<sup>st</sup> Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C203126>.

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

SnL XX, 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:**

SnL XX, LLC  
Attn: Steve Spirou  
1280 Massachusetts Avenue, Suite 400  
Cambridge, MA 02138



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
10/25/2024



**SITE DESCRIPTION**

**SITE NO.** C203126

**SITE NAME** 4380 Bullard Avenue Site

**SITE ADDRESS:** 552 Nereid Avenue **ZIP CODE:** 10470

**CITY/TOWN:** Bronx

**COUNTY:** Bronx

**ALLOWABLE USE:** Commercial and Industrial

**SITE MANAGEMENT DESCRIPTION**

**SITE MANAGEMENT PLAN INCLUDES:** YES NO

IC/EC Certification Plan



Monitoring Plan



Operation and Maintenance (O&M) Plan



Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2026

**Description of Institutional Control**

**SnL XX, LLC**

1280 Massachusetts Ave., Suite 400

**552 Nereid Avenue**

Environmental Easement

Block: 5035

Lot: 30

Sublot:

Section:

Subsection:

S\_B\_L Image: 5035-30

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

**Description of Engineering Control**

**SnL XX, LLC**

1280 Massachusetts Ave., Suite 400

**552 Nereid Avenue**

Environmental Easement

Block: 5035

Lot: 30

Sublot:

Section:

Subsection:

S\_B\_L Image: 5035-30

Cover System

Monitoring Wells

Vapor Mitigation