Site Code: C203135

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

Please refer to the attached instructions for guidance on completing this application.

Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment seeks to add or subtract more than an insignificant acreage of property to the BCA, applicants are encouraged to consult with the DEC project team prior to submitting this application.

PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

1. Check the appropriate box(es) below based on the nature of the amendment modification(s) requested:

☐ Amendment to modify the existing BCA (check one or more boxes below):

- ☐ Add applicant(s)
- ☐ Substitute applicant(s)
- ☐ Remove applicant(s)
- ☐ Change in name of applicant(s)

☐ Amendment to reflect a transfer of title to all or part of the brownfield site:

a. A copy of the recorded deed must be provided. Is this attached? ◯ Yes ◯ No

b. ☐ Change in ownership ☐ Additional owner (such as a beneficial owner)

c. Pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been submitted prior to a transfer of ownership. If this has not yet been submitted, include the form with this application. Is this form attached? ◯ Yes ◯ No Submitted on: _____

☑ Amendment to modify description of the property(ies) listed in the existing BCA

☑ Amendment to expand or reduce property boundaries of the property(ies) listed in the existing BCA

☐ Sites in Bronx, Kings, New York, Queens or Richmond Counties ONLY: amendment to request determination that the site is eligible for tangible property credit component of the brownfield redevelopment tax credit.

☐ Other (explain in detail below)

2. REQUIRED: Please provide a brief narrative describing the specific requests included in this amendment:

- The BCP site boundary will be revised to exclude an approximately 95-square-foot area in the northwest corner of Lot 60 (approximately 0.4% of the lot size). By way of this BCA Amendment, the area is being removed from the BCP and from the new development footprint, due to inaccessibility associated with the neighboring property owner.

- The BCP application, and all of the Applicant's subsequently submitted documentation, were based on the square footage/acreage presented on the tax map (27,454 sq. ft./0.630 acres). The Applicant's surveyor conducted a new survey, which presents Lot 60 as being 25,182 SF/0.5760 acres. By way of this BCA Amendment, we are also submitting this BCA amendment to correct the square footage/acreage to the amount determined by the surveyor. See survey attached hereto.

SECTION I: CURRENT AGREEMENT INFORMATION *This section must be completed in full. Attach additional pages as necessary.*	
BCP SITE NAME: 261 Walton Avenue	BCP SITE NUMBER: C203135
NAME OF CURRENT APPLICANT(S): Tuck-it-Away Associates - Deegan, LLC and Walton Owner LLC	
INDEX NUMBER OF AGREEMENT: C203135-07-20	DATE OF ORIGINAL AGREEMENT: 07/21/20
APPLICANT'S SIGNATORY: Matthew Sprayregen and Joshua Weissman	

SECTION II: NEW REQUESTOR INFORMATION *Complete this section only if adding new requestor(s) or the name of an existing requestor has changed.*			
NAME:			
ADDRESS:			
CITY/TOWN:		ZIP CODE:	
PHONE:	EMAIL:		
REQUESTOR CONTACT:			
ADDRESS:			
CITY/TOWN:		ZIP CODE:	
PHONE:	EMAIL:		
REQUESTOR'S CONSULTANT:	CONTACT:		
ADDRESS:			
CITY/TOWN:		ZIP CODE:	
PHONE:	EMAIL:		
REQUESTOR'S ATTORNEY:	CONTACT:		
ADDRESS:			
CITY/TOWN:		ZIP CODE:	
PHONE:	EMAIL:		

		Y	N
1.	Is the requestor authorized to conduct business in New York State?	○	○
2.	If the requestor is a corporation, LLC, LLP, or other entity requiring authorization from the NYS Department of State (NYSDOS) to conduct business in NYS, the requestor's name must appear exactly as given above in the NYSDOS Corporation & Business Entity Database. A print-out of entity information from the NYSDOS database must be submitted with this application. Is this print-out attached?	○	○
3.	Requestor must submit proof that the party signing this application and amendment has the authority to bind the requestor. This would be documentation showing the authority to bind the requestor in the form of corporate organizational papers, a Corporate Resolution or an Operating Agreement or Resolution for an LLC. Is this proof attached?	○	○
4.	If the requestor is an LLC, the names of the members/owners must be provided. Is this information attached? **N/A** ○	○	○
5.	Describe the new requestor's relationship to all existing applicants:		

SECTION III: CURRENT PROPERTY OWNER/OPERATOR INFORMATION *Complete this section only if a transfer of ownership has taken place. Attach additional pages if necessary.*		
Owner listed below is: ◯ Existing Applicant ◯ New Applicant ◯ Non-Applicant		
OWNER'S NAME:		CONTACT:
ADDRESS:		
CITY/TOWN:		ZIP CODE:
PHONE:	EMAIL:	
OPERATOR:		CONTACT:
ADDRESS:		
CITY/TOWN:		ZIP CODE:
PHONE:	EMAIL:	

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION
Complete this section only if adding new requestor(s). Attach additional pages if necessary.

If answering "yes" to any of the following questions, please provide additional information as an attachment. Please refer to ECL § 27-1407 for details.

	Y	N
1. Are any enforcement actions pending against the requestor regarding this site?	◯	◯
2. Is the requestor presently subject to an existing order for the investigation, removal or remediation relating to contamination at the site?	◯	◯
3. Is the requestor subject to an outstanding claim by the Spill Fund for the site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	◯	◯
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the subject law; (ii) any order or determination; (iii) any regulation implementing ECL Article 27 Title 14; or (iv) any similar statute or regulation of the state or federal government? If so, provide additional information as an attachment.	◯	◯
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as site name, address, DEC site number, reason for denial, and any other relevant information.	◯	◯
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting or contaminants?	◯	◯
7. Has the requestor been convicted of a criminal offense (i) involving the handling, storing, treating, disposing or transporting of contaminants; or (ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state?	◯	◯
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of the Department, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to the Department?	◯	◯

SECTION IV: NEW REQUESTOR ELIGIBILITY INFORMATION (continued)	Y	N
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	◯	◯
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	◯	◯
11. Are there any unregistered bulk storage tanks on-site which require registration?	◯	◯

12. THE NEW REQUESTOR MUST CERTIFY THAT IT IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL § 27-1405(1) BY CHECKING ONE OF THE BOXES BELOW:

◯ PARTICIPANT

A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.

◯ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of a hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that they have exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste.

If a requestor's liability arises solely as a result of ownership, operation of or involvement with the site, they must submit a statement describing why they should be considered a volunteer – be specific as to the appropriate care taken.

	N/A	Y	N
13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?	◯	◯	◯

14. Requestor's relationship to the property (check all that apply):

☐ Prior Owner ☐ Current Owner ☐ Potential/Future Purchaser ☐ Other: _____

	N/A	Y	N
15. If the requestor is not the current site owner, proof of site access sufficient to complete the remediation must be submitted. Proof must show that the requestor will have access to the property before being added to the BCA and throughout the BCP project, including the ability to place an easement on the site. Is this proof attached?	◯	◯	◯

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES

Complete this section only if property is being added to or removed from the site, a lot merger or other change to site SBL(s) has occurred, or if modifying the site address for any reason.

1. Property information on current agreement (as modified by any previous amendments, if applicable):

ADDRESS: 261 Walton Avenue

CITY/TOWN: Bronx | ZIP CODE: 10451

CURRENT PROPERTY INFORMATION | TOTAL ACREAGE OF CURRENT SITE: 0.630

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
261 Walton Avenue		2344	60	0.630

2. Requested change (check appropriate boxes below):

a. Addition of property (may require additional citizen participation depending on the nature of the expansion – see instructions)

PARCELS ADDED:

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

TOTAL ACREAGE TO BE ADDED: _____

b. Reduction of property

PARCELS REMOVED: p/o Lot 60

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE
261 Walton Avenue		2344	p/o 60	0.054

TOTAL ACREAGE TO BE REMOVED: 0.054

c. Change to SBL (e.g., lot merge, subdivision, address change)

NEW PROPERTY INFORMATION:

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

3. TOTAL REVISED SITE ACREAGE: 0.5760

4. For all changes requested in this section, documentation must be provided. Required attachments are listed in the application instructions. Is the required documentation attached?	Y	N
	◉	○

SECTION V: PROPERTY DESCRIPTION AND REQUESTED CHANGES (continued)

Complete this section for any addition of property. Use additional copies of this section as necessary.

5. Property information for parcels being added to the BCA

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

CURRENT OWNER:	CONTACT NAME:		
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		
OWNERSHIP START DATE:			
CURRENT OPERATOR:	CONTACT NAME:		
PHONE:	EMAIL:		

REQUESTOR RELATIONSHIP TO NEW PROPERTY (*select from below)*

☐ PREVIOUS OWNER ☐ CURRENT OWNER ☐ POTENTIAL/FUTURE PURCHASER ☐ OTHER: _____

If the applicant is not the current owner of the property, documentation demonstrating site access (which includes the ability to place an environmental easement on the site) must be provided. If the applicant currently owns the property being added to the site, a copy of the deed must be included.

IS PROOF OF ACCESS / OWNERSHIP ATTACHED? ◯ YES ◯ NO ◯ N/A

PARCEL ADDRESS	SECTION	BLOCK	LOT	ACREAGE

CURRENT OWNER:	CONTACT NAME:		
ADDRESS:			
CITY:	STATE:	ZIP:	
PHONE:	EMAIL:		
OWNERSHIP START DATE:			
CURRENT OPERATOR:	CONTACT NAME:		
PHONE:	EMAIL:		

REQUESTOR RELATIONSHIP TO NEW PROPERTY (*select from below)*

☐ PREVIOUS OWNER ☐ CURRENT OWNER ☐ POTENTIAL/FUTURE PURCHASER ☐ OTHER: _____

If the applicant is not the current owner of the property, documentation demonstrating site access (which includes the ability to place an environmental easement on the site) must be provided. If the applicant currently owns the property being added to the site, a copy of the deed must be included.

IS PROOF OF ACCESS / OWNERSHIP ATTACHED? ◯ YES ◯ NO ◯ N/A

6. Data supporting the addition of property to the site must be included. Please refer to the instructions for a list of required tables and figures.

ARE THE REQUIRED FIGURES AND TABLES ATTACHED?

◯ YES ◯ NO ◯ N/A (land being added has been merged with an existing BCP lot and the applicant is not seeking to add more than an insignificant acreage of property to the BCA)

APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT SUPPLEMENT QUESTIONS FOR SITE SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY

Complete this section only if the site is located within the five counties comprising New York City and the requestor is seeking a determination of eligibility for tangible property credits. Provide supporting documentation as required. Refer to the application instructions for additional information.

	Y	N
1. Is the site located in Bronx, Kings, New York, Queens or Richmond County?	○	○
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	○	○
3. Is at least 50% of the site area located within an environmental zone pursuant to Tax Law 21(6)? Please see DEC's website for more information.	○	○
4. Is the property upside down as defined below? **From ECL 27-1405(31):** "Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.	○	○
5. <u>For new tax parcels being added to the BCA through this amendment ONLY</u>: Are the parcels being added underutilized as defined below? **From 6 NYCRR 375-3.2(l) as of August 12, 2016** (Please note: Eligibility determination for the underutilized category for the new tax parcels can only be made at the time of amendment application): 375-3.2: (l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and (1) the proposed use is at least 75 percent for industrial uses; or (2) at which: (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses; (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and (iii) one or more of the following conditions exists, as certified by the applicant: (a) property tax payments have been in arrears for at least five years immediately prior to the application; (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or (c) there are no structures. "Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.	○	○

6. Is the project and affordable housing project as defined below?

From 6 NYCRR 375-3.2(a) as of August 12, 2016:

(a) “Affordable housing project” means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants’ household’s annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency’s affordable housing program, or a local government’s regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.

(3) “Area median income” means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States Department of Housing and Urban Development, or its successor, for a family of four, as adjusted for family size.

7. Is the project a planned renewable energy facility site as defined below?

From ECL 27-1405(33) as of April 9, 2022:

“Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

8. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and meets the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT	
EXISTING AGREEMENT INFORMATION	
BCP SITE NAME: 261 Walton Avenue	BCP SITE NUMBER: C203135
NAME OF CURRENT APPLICANT(S): Tuck-it-Away Associates - Deegan, LLC and Walton Owner LLC	
INDEX NUMBER OF AGREEMENT: C203135-07-20	DATE OF ORIGINAL AGREEMENT: 07/21/20

Declaration of Amendment:

By the requestor(s) and/or applicant(s) signature(s) below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from obligations held under the Agreement or those same laws.

STATEMENT OF CERTIFICATION AND SIGNATURES: NEW REQUESTOR

Complete the appropriate section (individual or entity) below only if this Amendment adds a new requestor. Attach additional pages as needed.

(Individual)

I hereby affirm that the information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am _____(title) of _____(entity); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

_____ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

Site Code: C203135

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)
An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of Walton Owner LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Joshua Weissman's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 7-21-2026 Signature: _____

Print Name: Joshua Weissman

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

☐ PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	☒ VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.

Effective Date of the Original Agreement: 07/21/20

Signature by the Department:

DATED: 10/9/2026

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By: Janet E. Brown

Janet E. Brown, Assistant Director
Division of Environmental Remediation

STATEMENT OF CERTIFICATION AND SIGNATURES: EXISTING APPLICANT(S)
An authorized representative of each applicant must complete and sign the appropriate section (individual or entity) below. Attach additional pages as needed.

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: _____ Signature: _____

Print Name: _____

(Entity)

I hereby affirm that I am Authorized Signatory (title) of Tuck-it-Away Associates - Deegan, LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Matthew Sprayregen's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 7/28/2026 Signature: Matthew Sprayregen

Print Name: Matthew Sprayregen

PLEASE SEE THE FOLLOWING PAGE FOR SUBMITTAL INSTRUCTIONS

REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT

Status of Agreement:

☐ PARTICIPANT A requestor who either (1) was the owner of the site at the time of the disposal of contamination or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of contamination.	☒ VOLUNTEER A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.

Effective Date of the Original Agreement: 07/21/20

Signature by the Department:

DATED: 10/9/2026

NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION

By: Janet E. Brown

Janet E. Brown, Assistant Director
Division of Environmental Remediation

SUBMITTAL REQUIREMENTS:

- The Department accepts both hard copy and electronic submittal of the *Application to Amend Brownfield Cleanup Agreement and Amendment* form.
- Hard copy submissions must also include an electronic version of the complete application form and attachments, in final, non-fillable Portable Document Format (PDF), on an external storage device (such as a thumb drive or CD). Applications must be sent to:

  Chief, Site Control Section
  New York State Department of Environmental Conservation
  Division of Environmental Remediation
  625 Broadway, 12th Floor
  Albany, NY 12233-7015
- NOTE: Electronic applications submitted in fillable format will be rejected.

NOTES:

1. PROPERTY KNOWN AND DESIGNATED AS BLOCK 2344, LOT 60 AS SHOWN ON THE NEW YORK CITY DIGITAL TAX MAP WITH AN EFFECTIVE DATE OF 12-03-2025.
2. AREA OF LOT 60 25,182 S.F. OR 0.5781 AC.

   ACREAGE OF REVISED BCP SITE BOUNDARY: 25,087 S.F. OR 0.5760 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 BELL ROW TITLE AGENCY AS AGENT FOR STEWART TITLE INSURANCE COMPANY, TITLE NO. 200123, HAVING AN EFFECTIVE DATE OF 03-14-2022:**
5. 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. 3604970083F, EFFECTIVE DATE: 09-05-2007, OBTAINED FROM FEMA NFHL WEB SERVICE ON 05-21-2026.

   BE ADVISED THAT FEMA HAS POSTED A PRELIMINARY MAP FOR THIS AREA AND SHOWS THE PROPERTY LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) MAP NUMBER 3604970083G, DATED: 12-05-2013.
6. THERE WERE NO VISIBLE STREAMS OR NATURAL WATERCOURSES IN THE PROPERTY.

REFERENCES:

1. RECORD MAP SECTION 7 PROVIDED BY OFFICE OF THE PRESIDENT OF THE BOROUGH OF BRONX, TOPOGRAPHICAL BUREAU, LAST AMENDED 10/1/1998.
2. ALTA/NSPS LAND TITLE SURVEY, BLOCK 2344, LOT 60, 261 WALTON AVENUE, BOROUGH & COUNTY OF BRONX, CITY & STATE OF NEW YORK, PREPARED BY GALLAS SURVEYING GROUP, DATED 12-15-2025, LAST REVISED 01-09-2026.

LOT 60, BLOCK 2344:

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

BEGINNING AT A POINT ON THE WESTERLY SIDE OF WALTON AVENUE, DISTANT 102.17 FEET NORTHERLY FROM THE NORTHERLY SIDE OF EAST 138TH STREET;

RUNNING THENCE IN THE NORTHWESTERLY DIRECTION ON A LINE PARALLEL WITH THE NORTHERLY SIDE OF EAST 138TH STREET, 106.83 FEET TO A POINT ON THE EASTERLY SIDE OF MAJOR DEEGAN BOULEVARD;

THENCE ALONG THE EASTERLY SIDE OF MAJOR DEEGAN BOULEVARD THE FOLLOWING COURSES AND DISTANCES IN A NORTHEASTERLY DIRECTION ON A LINE FORMING AN INTERIOR ANGLE OF 98 DEGREES 17 MINUTES 09 SECONDS WITH THE LAST MENTIONED COURSE, 96.44 FEET TO A POINT OF CURVE IN A NORTHERLY DIRECTION ON A CURVE TO THE LEFT HAVING A RADIUS OF 500 FEET AND A LENGTH OF 144.97 FEET TO A POINT;

THENCE LEAVING THE EASTERLY SIDE OF MAJOR DEEGAN BOULEVARD AND RUNNING THE FOLLOWING COURSES AND DISTANCES ON A LINE IN A SOUTHEASTERLY DIRECTION, 17.27 FEET TO A POINT, IN A SOUTHWESTERLY DIRECTION ON A LINE FORMING AN INTERIOR ANGLE OF 88 DEGREES 33 MINUTES 39 SECONDS WITH THE LAST MENTIONED COURSE, 4.00 FEET TO A POINT, AND IN A SOUTHEASTERLY DIRECTION ON A LINE FORMING AN INTERIOR ANGLE OF 268 DEGREES 41 MINUTES 04 SECONDS WITH THE LAST MENTIONED COURSE, 93.20 FEET TO A POINT ON THE WESTERLY SIDE OF WALTON AVENUE;

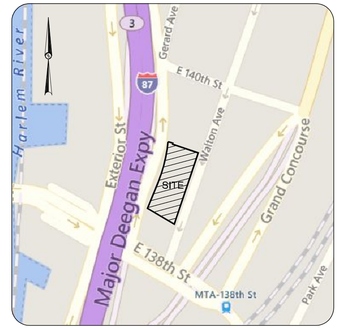
THENCE ALONG THE WESTERLY SIDE OF WALTON AVENUE IN A SOUTHEASTERLY DIRECTION AND FORMING A RIGHT ANGLE WITH THE LAST MENTIONED COURSE, 258.97 FEET TO THE POINT OR PLACE OF BEGINNING.

LEGAL DESCRIPTION OF BCP SITE BOUNDARY BEING PART OF BLOCK 2344, LOT 60:

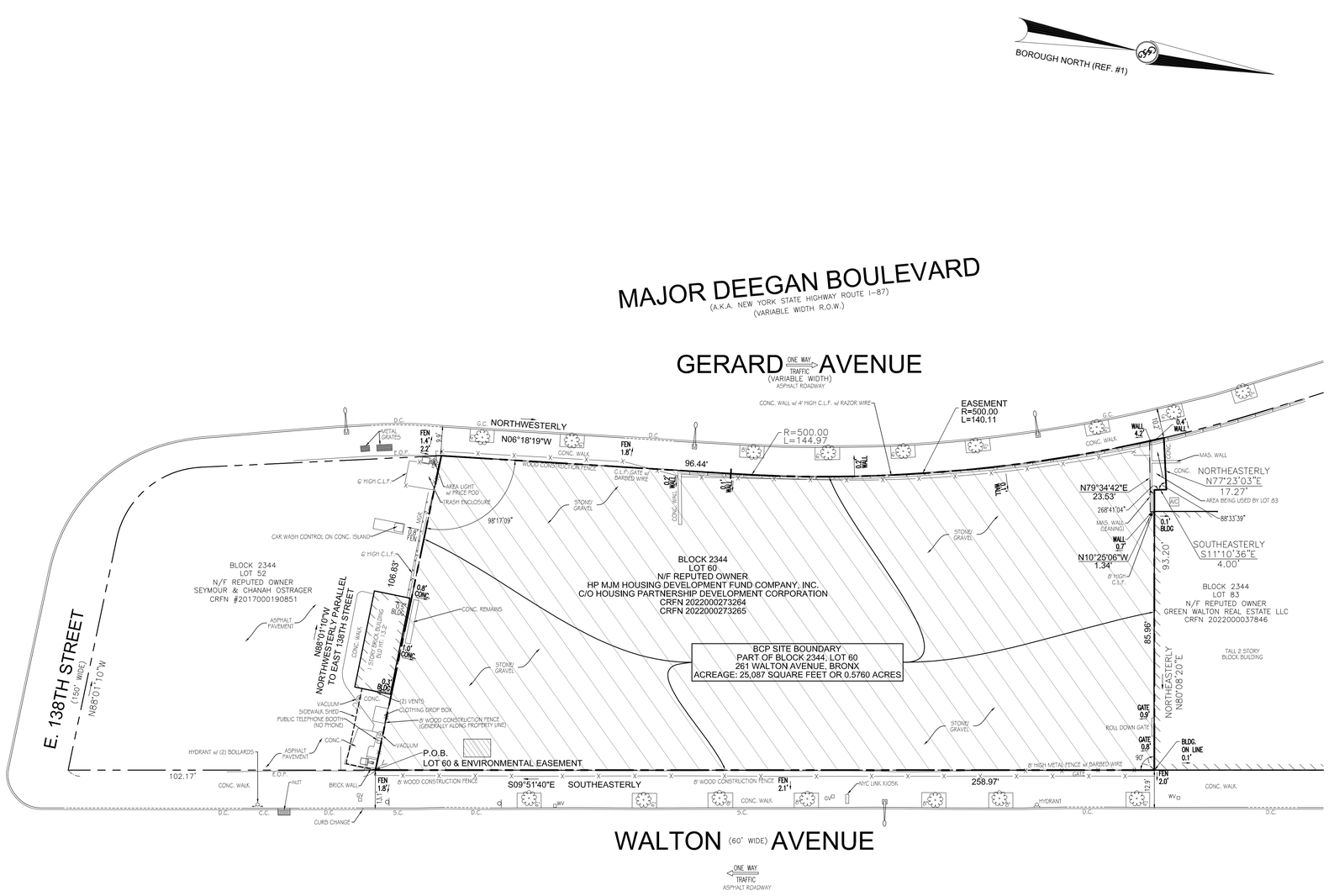
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF, LYING AND BEING IN THE BOROUGH OF BRONX, COUNTY OF BRONX, CITY & STATE OF NEW YORK.

BEGINNING AT A POINT ON THE WESTERLY SIDE OF WALTON AVENUE, DISTANT 102.17 FEET NORTHERLY FROM THE NORTHERLY SIDE OF EAST 138TH STREET;

1. RUNNING THENCE IN THE NORTHWESTERLY DIRECTION ON A LINE PARALLEL WITH THE NORTHERLY SIDE OF EAST 138TH STREET, 106.83 FEET TO A POINT ON THE EASTERLY SIDE OF MAJOR DEEGAN BOULEVARD;
2. THENCE ALONG THE EASTERLY SIDE OF MAJOR DEEGAN BOULEVARD THE FOLLOWING COURSES AND DISTANCES IN A NORTHEASTERLY DIRECTION ON A LINE FORMING AN INTERIOR ANGLE OF 98 DEGREES 17 MINUTES 09 SECONDS WITH THE LAST MENTIONED COURSE, 96.44 FEET TO A POINT OF CURVE IN A NORTHERLY DIRECTION ON A CURVE TO THE LEFT HAVING A RADIUS OF 500 FEET AND A LENGTH OF 144.97 FEET TO A POINT;
3. ALONG THE AFOREMENTIONED LOT 60 PROPERTY LINE, SOUTH 77 DEGREES - 23 MINUTES - 03 SECONDS WEST, A DISTANCE OF 0.98 FEET TO A POINT OF NON-TANGENCY, WITH THE FOLLOWING (3) THREE COURSES RUNNING THROUGH LOT 60, THENCE;
4. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 4.90 FEET, TO A POINT;
5. NORTH 79 DEGREES - 34 MINUTES - 42 SECONDS EAST, A DISTANCE OF 22.54 FEET, TO A POINT, THENCE;
6. NORTH 10 DEGREES - 25 MINUTES - 06 SECONDS WEST, A DISTANCE OF 1.34 FEET TO A POINT ALONG THE PROPERTY LINE OF LOT 83, THENCE;
7. ALONG THE AFOREMENTIONED LOT 60, NORTH 80 DEGREES - 08 MINUTES - 20 SECONDS EAST, A DISTANCE OF 85.96 FEET TO A POINT ALONG THE WESTERLY LINE OF WALTON AVENUE, THENCE;
8. THENCE ALONG THE WESTERLY SIDE OF WALTON AVENUE IN A SOUTHEASTERLY DIRECTION AND FORMING A RIGHT ANGLE WITH THE LAST-MENTIONED COURSE, 258.97 FEET TO THE POINT OR PLACE OF BEGINNING.



VICINITY MAP



MAP LEGEND

- PROPERTY LINE
- PROPOSED BCP SITE BOUNDARY
- 20 EXISTING CONTOUR
- FENCE
- EXIST. BUILDING FOOTPRINT AT GROUND LEVEL & DOORWAY
- AREA LIGHT
- STREET LIGHT
- INLET
- MANHOLE
- SIGN
- HYDRANT
- WV WATER VALVE
- GV GAS VALVE
- BOLLARD
- 24" DENOTES TREE & TRUNK DIAMETER
- 1.0' DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- A DENOTES ENCROACHMENT

ABBREVIATION

[BD]	BUILDING DIMENSION
C.C.	CONCRETE CURB
C.L.F.	CHAIN LINK FENCE
D.C.	DEPRESSED CURB
D.W.L.	DASHED WHITE LINE
E.O.P.	EDGE OF PAVEMENT
FDC	FIRE DEPARTMENT CONNECTION
FWW	FILLED WITH WATER
G.C.	GRANITE CURB
MC	METAL COVER
MGR	METAL GUIDE RAIL
RDSG	ROLL DOWN SECURITY GATE
S.C.	STONE CURB
S.F.C.C.	STEEL FACED CONC. CURB
S.W.L.	SOLID WHITE LINE
S.Y.L.	SOLID YELLOW LINE

New York 811
SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. "KNOW WHAT'S BELOW" PUBLIC SERVICE COMMISSION, NEW YORK STATE CODE RULE 753

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 NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@dec.ny.gov.

GRAPHIC SCALE

5m 0 2.5m 5m 10m 20m

(IN METERS)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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.

No.	DESCRIPTION OF REVISION	DRAWN:	DATE
2	REVISE PER CLIENT COMMENTS	A.J.B.	07-14-2026
1	REVISE PER NEW EASEMENT LAYOUT, NO OTHER UPDATES PERFORMED	A.J.B.	06-26-2026

ENVIRONMENTAL BCP SURVEY

BLOCK 2344, LOT 60

261 WALTON AVENUE
BOROUGH & COUNTY OF BRONX
CITY & STATE OF NEW YORK

GALLAS SURVEYING GROUP
2865 U.S. ROUTE 1
NORTH BRUNSWICK, NJ 08902
TELE: 732-422-6700
FAX: 732-940-8786
www.gallassurvey.com

DATE	SCALE	DRAWN:	CHECKED:
05-22-2026	1"=20'	A.J.B.	G.S.G.

FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
10-11-2017 08-24-2022 08-24-2022	85 - -	78-80 - -	M.C./K.S. C.Z./J.V. J.V.

FILE NO.:	DRAWING NAME/SHEET NO.
G17274	G17274.01E.DWG 1 OF 1

NOT VALID UNLESS EMBOSSED WITH LICENSED LAND SURVEYOR'S IMPRESSED SEAL

STATE OF NEW YORK GREGORY S. GALLAS 50124 LICENSED LAND SURVEYOR

07-14-2026

GREGORY S. GALLAS — DATE
NEW YORK PROFESSIONAL LAND SURVEYOR #50124

S:\Surveys\2017\G17274.01\G17274.01-CAL DEVELOPMENT GROUP, LLC (G17274.01E.dwg

GALLAS SURVEYING GROUP

2865 US Route 1
North Brunswick, NJ 08902
Tele: 732-422-6700
Fax: 732-940-8786
www.gallassurvey.com

May 22, 2026
GSG PROJECT NO. G17274
REVISED JUNE 26, 2026
REVISED JULY 16, 2026

METES & BOUNDS DESCRIPTION
PROPOSED ENVIRONMENTAL BCP
PART OF BLOCK 2344, LOT 60
BOROUGH OF BRONX
BRONX COUNTY, CITY & STATE OF NEW YORK

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF, LYING AND BEING IN THE BOROUGH OF BRONX, COUNTY OF BRONX, CITY & STATE OF NEW YORK.

BEGINNING AT A POINT ON THE WESTERLY SIDE OF WALTON AVENUE, DISTANT 102.17 FEET NORTHERLY FROM THE NORTHERLY SIDE OF EAST 138TH STREET;

1. RUNNING THENCE IN THE NORTHWESTERLY DIRECTION ON A LINE PARALLEL WITH THE NORTHERLY SIDE OF EAST 138TH STREET, NORTH 88 DEGREES – 01 MINUTES – 10 SECONDS WEST, 106.83 FEET TO A POINT ON THE EASTERLY SIDE OF MAJOR DEEGAN BOULEVARD;

2. THENCE ALONG THE EASTERLY SIDE OF MAJOR DEEGAN BOULEVARD THE FOLLOWING COURSES AND DISTANCES IN A NORTHWESTERLY DIRECTION, NORTH 06 DEGREES – 18 MINUTES – 19 SECONDS WEST, ON A LINE FORMING AN INTERIOR ANGLE OF 98 DEGREES 17 MINUTES 09 SECONDS WITH THE LAST MENTIONED COURSE, 96.44 FEET TO A POINT OF CURVE IN A NORTHERLY DIRECTION ON A CURVE TO THE LEFT HAVING A RADIUS OF 500 FEET AND A LENGTH OF 140.11 FEET TO A POINT;

3. NORTH 79 DEGREES – 34 MINUTES – 42 SECONDS EAST, A DISTANCE OF 23.53 FEET, TO A POINT, THENCE;

4. NORTH 10 DEGREES - 25 MINUTES - 06 SECONDS WEST, A DISTANCE OF 1.34 FEET TO A POINT ALONG THE PROPERTY LINE OF LOT 83, THENCE;

5. ALONG THE AFOREMENTIONED LOT 60, NORTH 80 DEGREES - 08 MINUTES – 20 SECONDS EAST, A DISTANCE OF 85.96 FEET TO A POINT ALONG THE WESTERLY LINE OF WALTON AVENUE, THENCE;

6. THENCE ALONG THE WESTERLY SIDE OF WALTON AVENUE IN A SOUTHEASTERLY DIRECTION AND FORMING A RIGHT ANGLE WITH THE LAST-MENTIONED COURSE, 258.97 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 25,087 SQUARE FEET OR 0.5760 ACRE

GALLAS SURVEYING GROUP



07-16-2026
GREGORY S. GALLAS DATE
STATE OF NEW YORK
NEW YORK PROFESSIONAL LAND SURVEYOR #50124

A.J.B. S:\Surveys\2017\G17274\G17274.01-JCAL DEVELOPMENT GROUP, LLC\BCP EASEMENT DESCRIPTION\EE DESCRIPTION.docx