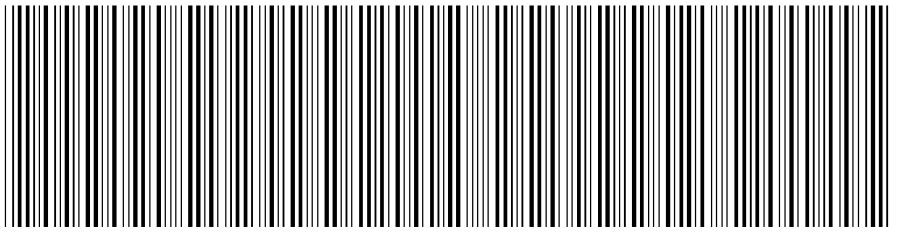


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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2025011000553001004E0E59

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 14

Document ID: 2025011000553001 Document Date: 01-06-2025 Preparation Date: 01-21-2025
Document Type: SUNDRY MISCELLANEOUS
Document Page Count: 13

PRESENTER: KENSINGTON VANGUARD NATIONAL LAND SERVICES 41 MADISON AVENUE, 21ST FLOOR TITLE NO. 5197420-X-NY-RO-KV NEW YORK, NY 10010 212-532-8686	RETURN TO: SB GERARD AVENUE, LLC 330 EAST 75TH STREET 2F NEW YORK, NY 10021
--	--

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
BRONX	2353	1	Entire Lot	586 GERARD AVENUE
Property Type: APARTMENT BUILDING				

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____


PARTIES

PARTY 1: SB GERARD AVENUE, LLC 586 GERARD AVENUE BRONX, NY 10451	
--	--

FEES AND TAXES			
Mortgage :		Filing Fee:	\$ 0.00
Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	\$ 0.00
Taxable Mortgage Amount:	\$ 0.00	NYS Real Estate Transfer Tax:	\$ 0.00
Exemption:			
TAXES: County (Basic):	\$ 0.00		
City (Additional):	\$ 0.00		
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 102.00		
Affidavit Fee:	\$ 0.00		

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 01-23-2025 11:07
City Register File No.(CRFN):
2025000020262



Colette McChia-Jacques
City Register Official Signature

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

580 Gerard Former Post Office Vehicle Repair Shop, Site ID No. C203142
586 Gerard Avenue, Bronx, NY 10451
New York, Bronx County, Tax Map Identification Number. 2353-p/o 1

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 SB Gerard Avenue, LLC for approximately 0.692 acres located at 586 Gerard Avenue in the City of New York, 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 a 0.622 site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

- Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

PLEASE TAKE NOTICE, the remedial program for a 0.070 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 New York County as 2024000178560.

580 Gerard Former Post Office Vehicle Repair Shop, C203142
586 Gerard Ave, Bronx, NY 10451

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.

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 located at 1 Hunter's Point Plaza, 47-40 21st Street, Long Island City, NY 11101-5401, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C203142>.

580 Gerard Former Post Office Vehicle Repair Shop, C203142
586 Gerard Ave, Bronx, NY 10451

WHEREFORE, the undersigned has signed this Notice of Certificate

SB Gerard Avenue, LLC

By: *Adam Roman*

Title: *Member*

Date: *01/06/25*

STATE OF NEW YORK) SS:
COUNTY OF *New York*)

On the *6th* day of *January*, in the year 20*25*, before me, the undersigned, personally appeared *Adam Roman*, 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.

FDB

Signature and Office of individual
taking acknowledgment

Please record and return to:

SB Gerard Avenue, LLC
Adam Roman
330 East 75th St, 2F
New York, NY 10021

FREDERIK DUMAS BONNIER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02DU6403041
Qualified in New York County
Commission Expires *01/23/2028*

2/26/2028



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
 12/12/2024



SITE DESCRIPTION

SITE NO. C203142

SITE NAME 580 Gerard Former Post Office Vehicle Repair Shop

SITE ADDRESS: 586 GERARD AVENUE ZIP CODE: 10451

CITY/TOWN: Bronx

COUNTY: Bronx

ALLOWABLE USE:

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

SB Gerard Avenue, LLC
 330 East 75th St 2F
586 Gerard Avenue
 Environmental Easement
 Block: 2353
 Lot: 1 p/o
 Sublot:
 Section:
 Subsection:
 S_B_L Image: 2353-1
 IC/EC Plan
 Monitoring Plan
 Site Management Plan

Description of Engineering Control

SB Gerard Avenue, LLC

330 East 75th St 2F

586 Gerard Avenue

Environmental Easement

Block: 2353

Lot: 1 p/o

Sublot:

Section:

Subsection:

S_B_L Image: 2353-1

Monitoring Wells

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

SB Gerard Avenue, LLC

Address

330 East 75th St, 2F, New York, NY 10021

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 12/14/20 **Agreement Execution:** 1/8/21

Agreement Index No.: C203142-12-20

Application Amendment Approval: 1/28/22

Application Amendment Execution: 1/28/22

Application Amendment Approval: 12/15/22

Application Amendment Execution: 12/15/22

SITE INFORMATION:

Site No.: C203142 **Site Name:** 580 Gerard Former Post Office Vehicle Repair Shop

Site Owner: SB Gerard Avenue, LLC

Street Address: 586 GERARD AVENUE

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

Site Size: 0.692 Acres

Tax Map Identification Number(s): p/o 2353-1

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):

For a 0.622-acre area – See Exhibits A and B

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

Cleanup Track: Conditional Track 1: Unrestricted use, provided that the remedial goals for groundwater are achieved within five years of the date of the Certificate. If these goals are not achieved within 5 years, this Certificate shall be modified to a Track 2 Restricted-Residential cleanup.

Tax Credit Provisions:

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

Eligibility for Tangible Property Credit is available through: EnZone

Tangible Property Credit is 20%. Comprised of 10% Base, 5% EnZone, 5 % Track 1.

For a 0.070-acre area – See Exhibits A and B

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

Cleanup Track: Track 2: Restricted use with generic soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit 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 2024000178560.

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: 12/30/2024

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A
Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

BCP SITE/ENVIRONMENTAL EASEMENT AREA LEGAL DESCRIPTION

BEGINNING AT THE INTERSECTION FORMED BY THE NORTH SIDE OF EAST 150th. STREET WITH

THE EAST SIDE OF GERARD AVENUE;

THENCE NORTH ALONG THE EAST SIDE OF SAID GERARD AVENUE A DISTANCE OF 358.00 FEET;

THENCE EAST WITH AN INTERIOR ANGLE OF 90°00'00" A DISTANCE OF 92.56 FEET;

THENCE SOUTH WITH AN INTERIOR ANGLE OF 89°27'43" A DISTANCE OF 136.98 FEET;

THENCE WEST WITH AN INTERIOR ANGLE OF 90°03'19" A DISTANCE OF 1.55 FEET;

THENCE SOUTH WITH AN EXTERIOR ANGLE OF 90°03'22" A DISTANCE OF 26.94 FEET;

THENCE WEST WITH AN INTERIOR ANGLE OF 90°36'06" A DISTANCE OF 9.50 FEET;

THENCE SOUTH WITH AN EXTERIOR ANGLE OF 90°02'02" A DISTANCE OF 12.49 FEET;

THENCE WEST WITH AN INTERIOR ANGLE OF 89°50'16" A DISTANCE OF 8.85 FEET;

THENCE SOUTH WITH AN EXTERIOR ANGLE OF 89°51'48" A DISTANCE OF 83.16 FEET;

THENCE EAST WITH AN EXTERIOR ANGLE OF 89°57'54" A DISTANCE OF 11.43 FEET;

THENCE SOUTH WITH AN INTERIOR ANGLE 89°58'13" A DISTANCE OF 66.93 FEET;

THENCE WEST WITH AN INTERIOR ANGLE 89°27'14" A DISTANCE OF 3.01';

THENCE SOUTH WITH AN EXTERIOR ANGLE 90°0'0" A DISTANCE 36.20 TO A POINT ON THE NORTH SIDE OF EAST 150th. STREET;

THENCE WEST ALONG SAID NORTH SIDE OF EAST 150th. STREET A DISTANCE OF 79.36 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.6918 ACRES

Track Descriptions

CONDITIONAL TRACK 1 AREA

BEGINNING NORTH 35.37 FEET FROM THE INTERSECTION FORMED BY THE NORTH SIDE OF EAST 150th. STREET WITH

THE EAST SIDE OF GERARD AVENUE;

THENCE NORTH ALONG THE EAST SIDE OF SAID GERARD AVENUE A DISTANCE OF 322.64 FEET;

THENCE EAST WITH AN INTERIOR ANGLE OF 90°00'00" A DISTANCE OF 92.56 FEET;
THENCE SOUTH WITH AN INTERIOR ANGLE OF 89°27'43" A DISTANCE OF 136.98 FEET;
THENCE WEST WITH AN INTERIOR ANGLE OF 90°03'19" A DISTANCE OF 1.55 FEET;
THENCE SOUTH WITH AN EXTERIOR ANGLE OF 90°03'22" A DISTANCE OF 26.94 FEET;
THENCE WEST WITH AN INTERIOR ANGLE OF 90°36'06" A DISTANCE OF 9.50 FEET;
THENCE SOUTH WITH AN EXTERIOR ANGLE OF 90°02'02" A DISTANCE OF 12.49 FEET;
THENCE WEST WITH AN INTERIOR ANGLE OF 89°50'16" A DISTANCE OF 8.85 FEET;
THENCE SOUTH WITH AN EXTERIOR ANGLE OF 89°51'48" A DISTANCE OF 83.16 FEET;
THENCE EAST WITH AN EXTERIOR ANGLE OF 89°57'54" A DISTANCE OF 11.43 FEET;
THENCE SOUTH WITH AN INTERIOR ANGLE OF 89°58'13" A DISTANCE OF 63.15 FEET;
THENCE WEST WITH AN INTERIOR ANGLE OF 89°27'14" A DISTANCE OF 3.01';
THENCE WEST WITH AN INTERIOR ANGLE OF 89°57'10" 82.58 FEET TO THE POINT OF BEGINNING

SAID EASEMENT CONTAINS 0.6218 ACRES

TRACK 2 LEGAL DESCRIPTION

BEGINNING AT THE INTERSECTION FORMED BY THE NORTH SIDE OF EAST 150th. STREET WITH THE EAST SIDE OF GERARD AVENUE;
THENCE NORTH ALONG THE EAST SIDE OF SAID GERARD AVENUE A DISTANCE OF 35.37 FEET;
THENCE EAST WITH AN INTERIOR ANGLE OF 89°57'39" A DISTANCE OF 82.58 FEET;
THENCE SOUTH WITH AN INTERIOR ANGLE OF 90°02'50" A DISTANCE OF 3.78 FEET;
THENCE WEST WITH AN INTERIOR ANGLE OF 89°27'14" A DISTANCE OF 3.01 FEET;
THENCE SOUTH WITH AN EXTERIOR ANGLE OF 90°00'00" A DISTANCE OF 36.20 FEET TO A POINT ON SAID EAST 150TH STREET;
THENCE WEST ALONG SAID EAST 150TH STREET WITH AN INTERIOR ANGLE OF 87°11'42" A DISTANCE OF 79.36 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.0700 ACRES

Exhibit B
Site Survey

his 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 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 delweb@dec.ny.gov.

ADDRESS:
580 GERARD AVENUE
BRONX, N.Y.



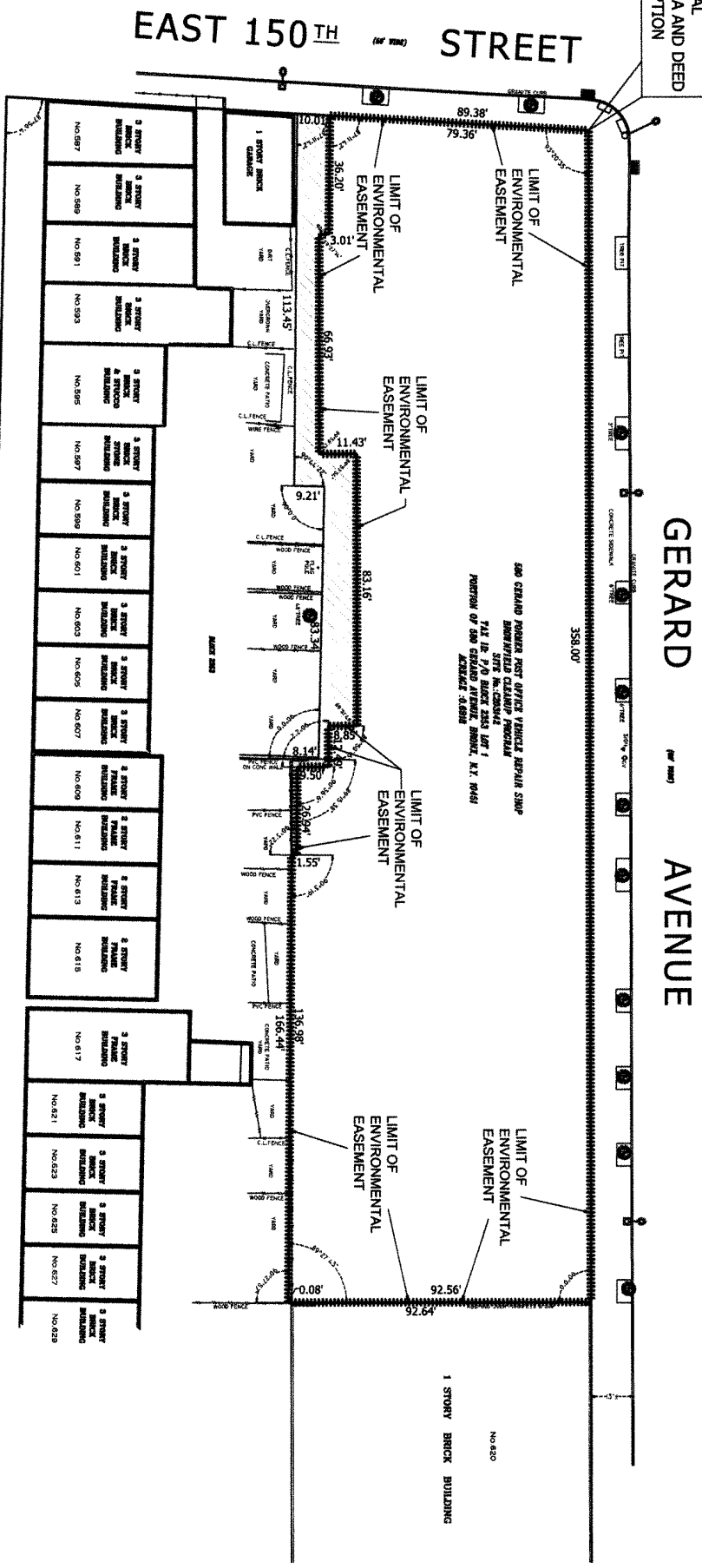
BCP SITE/ENVIRONMENTAL EASEMENT AREA LEGAL DESCRIPTION

BEGINNING AT THE INTERSECTION FORMED BY THE NORTH SIDE OF EAST 150th STREET WITH THE EAST SIDE OF GERARD AVENUE; THENCE EAST WITH AN INTERIOR ANGLE OF 90°00'00" A DISTANCE OF 338.00 FEET; THENCE EAST WITH AN INTERIOR ANGLE OF 90°00'00" A DISTANCE OF 35.00 FEET; THENCE SOUTH WITH AN INTERIOR ANGLE OF 90°00'00" A DISTANCE OF 10.00 FEET; THENCE SOUTH WITH AN INTERIOR ANGLE OF 90°00'00" A DISTANCE OF 10.00 FEET; THENCE SOUTH WITH AN INTERIOR ANGLE OF 90°00'00" A DISTANCE OF 26.81 FEET; THENCE SOUTH WITH AN INTERIOR ANGLE OF 90°00'00" A DISTANCE OF 12.49 FEET; THENCE WEST WITH AN INTERIOR ANGLE OF 90°00'00" A DISTANCE OF 44.88 FEET; THENCE WEST WITH AN INTERIOR ANGLE OF 90°00'00" A DISTANCE OF 14.51 FEET; THENCE SOUTH WITH AN INTERIOR ANGLE OF 90°00'00" A DISTANCE OF 66.93 FEET; THENCE SOUTH WITH AN INTERIOR ANGLE OF 90°00'00" A DISTANCE OF 66.93 FEET; THENCE SOUTH WITH AN INTERIOR ANGLE OF 90°00'00" A DISTANCE OF 66.93 FEET; THENCE SOUTH WITH AN INTERIOR ANGLE OF 90°00'00" A DISTANCE OF 66.93 FEET; THENCE WEST ALONG SAID NORTH SIDE OF EAST 150th STREET A DISTANCE OF 79.38 FEET TO THE POINT OF BEGINNING; SAID EASEMENT CONTAINS 0.6918 ACRES.

LEGAL DESCRIPTION - RE-RECORDED DEED

All that certain lot, piece or parcel of land, situate, lying and being in the Borough of Bronx, county of Bronx, City and State of New York, bounded and described as follows:
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 northerly side of East 150th Street and the easterly side of Gerard Avenue;
THENCE northerly along the easterly side of Gerard Avenue 358 feet;
THENCE easterly at right angles to Gerard Avenue 92.64 feet to the median line of the block between Gerard and Walton Avenue;
THENCE southerly along the median line of the block 8.14 feet;
THENCE southerly parallel with Walton Avenue 83.34 feet;
THENCE easterly at right angles to Walton Avenue 9.21 feet to the median line of the block;
THENCE southerly along the median line of the block 113.45 feet to the northerly side of East 150th Street;
THENCE westerly along the northerly side of East 150th Street 89.38 feet to BEGINNING.
Average: 0.716

P.O.B. BCP SITE/
ENVIRONMENTAL
EASEMENT AREA AND DEED
LEGAL DESCRIPTION



WALTON AVENUE

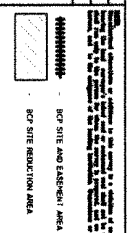
GERARD AVENUE

EAST 150TH STREET

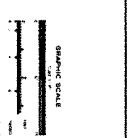


VINCENT M. TILTONICO
REGISTRATION NO. 090307

DATE	DESCRIPTION
JUNE 8, 2023	ENVIRONMENTAL EASEMENT



BCP SITE AND EASEMENT AREA
BCP SITE REDUCTION AREA



MERIDIAN
LAYOUT IN
380 BROADWAY, 17TH FLOOR
NEW YORK, NY 10038
TEL: 562-7326