



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

December 26, 2025

Walton Street GC Developments LLC
Mordy Beitel
1021 38th Street
Brooklyn, NY 11219
mbeitel@beitel.com

261 Grand Concourse LLC
Mordy Beitel
1021 38th Street
Brooklyn, NY 11219
mbeitel@beitel.com

Re: Certificate of Completion
Copyrite Plastic Sheets
Bronx, Bronx County
Site No. C203151

Dear Mr. Beitel:

Congratulations on having satisfactorily completed the remedial program at the Copyrite Plastic Sheets 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.
- 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 2027.

If you have any questions, please do not hesitate to contact Sydney Sobol, NYSDEC's project manager, at 518-402-4799 or sydney.sobol@dec.ny.gov.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris – NYSDOH, Christine.Vooris@health.ny.gov
T. Perretta – NYSDOH, anthony.perretta@health.ny.gov
J. Deming – NYSDOH, justin.deming@health.ny.gov
Jon Brooks, jbrooks@abramsonbrooks.com
Ezgi Karayel, ezgi@vektorconsultants.com
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

S. Sobol, D. MacNeal, S. Deyette, J. O'Connell, L. Schmidt, K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

261 Grand Concourse LLC

Walton Street GC Developments LLC

Address

1021 38th Street, Brooklyn, NY 11219

1021 38th Street, Brooklyn, NY 11219

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 12/17/21 **Agreement Execution:** 1/4/22

Agreement Index No.: C203151-12-21

Application Amendment Approval: 4/25/23

Agreement Amendment Execution: 4/25/23

Application Amendment Approval: 12/15/23

Agreement Amendment Execution: 12/21/23

Application Amendment Approval: 12/16/25

Agreement Amendment Execution: 12/16/25

SITE INFORMATION:

Site No.: C203151 **Site Name:** Copyrite Plastic Sheets

Site Owner: Walton Street GC Developments LLC

Street Address: 261 Grand Concourse & 315 Grand Concourse

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

Site Size: 0.865 Acres

Tax Map Identification Number(s): 2344-1, 2344-27

Percentage of site located in an EnZone: 100 %

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

CERTIFICATE ISSUANCE

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

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

Cleanup Track: Conditional Track 1: Unrestricted use, provided that the remedial goals for soil vapor intrusion and groundwater are achieved within five years of the date of the Certificate. If these goals are not achieved within five years, this Certificate shall be modified to a Track 2 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 Component Rate is 20%. Comprised of 10% Base, 5 % EnZone, 5% Track 1 .

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 2025000333942.

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.

Amanda Lefton
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/26/2025

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

Easement Description

All that certain plot, 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:

BEGINNING at the corner formed by the intersection of the northerly side of East 138th Street with the easterly side of Walton Avenue as said Street and Avenue are legally opened;

RUNNING THENCE northerly along the said easterly side at Walton Avenue, three hundred forty-eight and ninety-three one-hundredths feet (348.93');;

RUNNING THENCE easterly at right angles to the last mentioned course, one hundred five and fifty-five one-hundredths feet (105.55):

RUNNING THENCE northeasterly along a line forming an exterior angle of 94 degrees 31 minutes 26 seconds with the last-mentioned course, sixty-nine and forty-three one-hundredths feet (69.43');

RUNNING THENCE northwesterly along a line forming an interior angle of 185 degrees 54 minutes 56 seconds with the last-mentioned course, one hundred fifty-six and twenty one-hundredths feet (156.20') to the southerly side of East 140th Street;

RUNNING THENCE easterly along the said southerly side of East 140th Street; seventy-seven and nineteen one-hundredths feet (77.19') to the westerly side of Grand Concourse;

RUNNING THENCE southerly along the said westerly side of Grand Concourse, thirty-three and four hundred sixty-five thousandths feet (33.465') to an angle palm in said line;

RUNNING THENCE southwesterly along a line forming an angle on its westerly side with the last-motioned course of 160 degrees 15 minutes 48 seconds which said line is the westerly line of Grand Concourse, five hundred seventy and eight one-hundredths feet (570.08') to the northerly side of East 138th Street;

RUNNING THENCE westerly along the northerly side of East 138th Street, twenty and ten one-hundredths feet (20.10') to the point or place of BEGINNING.

ENVIRONMENTAL EASEMENT AREA = 37,661.3 SQ.FT = 0.8646 ACRE

Deed Descriptions

Lot 1:

All that certain plot, 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:

BEGINNING at the corner formed by the intersection of the northerly side of East 138th Street with the easterly side of Walton Avenue as said Street and Avenue are legally opened;

RUNNING THENCE northerly along the said easterly side of Walton Avenue, three hundred forty-eight and ninety-three one-hundredths feet (348.93');

THENCE easterly at right angles to the last mentioned course, one hundred twenty-seven and thirty-nine one-hundredths feet (127.39') to the westerly side of Grand Concourse, as legally opened;

THENCE southwesterly along the said westerly side of Grand Concourse, three hundred sixty-nine and twelve one-hundredths feet (369.12') to the northerly side of East 138th Street;

THENCE westerly along the northerly side of East 138th Street, twenty and ten one-hundredths feet (20.10') to the point or place of BEGINNING.

Lot 27:

All that certain plot, 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:

BEGINNING at the corner formed by the intersection of the southerly side of East 140th Street and the westerly side of Grand Concourse;

RUNNING THENCE westerly along the southerly side of East 140th Street 77.19 feet;

THENCE southerly along a line forming an angle on its easterly side with the said last mentioned course of 88 degrees 48 minutes 20 seconds 156.19 feet (as per deed), 88 degrees 48 minutes 20 seconds 156.20 feet (as per survey) to an angle point in said line;

THENCE still southerly along a line forming an angle on its easterly side with the last mentioned course of 185 degrees 54 minutes 56 seconds 69.43 feet (as per survey) to a point;

THENCE easterly along a line forming an interior angle of 85 degrees 28 minutes 34 seconds with the said last mentioned course 21.85 feet to the westerly side of Grand Concourse;

THENCE northerly along a line forming an interior angle of 106 degrees 58 minutes 02 seconds with the last mentioned course and along the said westerly side of Grand Concourse 200.96 feet to an angle point in said line;

THENCE still northerly along a line forming an angle on its westerly side with said last mentioned course of 160 degrees 15 minutes 48 seconds which said line is the westerly line of Grand Concourse 33.47 feet (as per deed), 33.465 feet (as per survey) to the point or place of BEGINNING.

Exhibit B

Site Survey

LEGEND

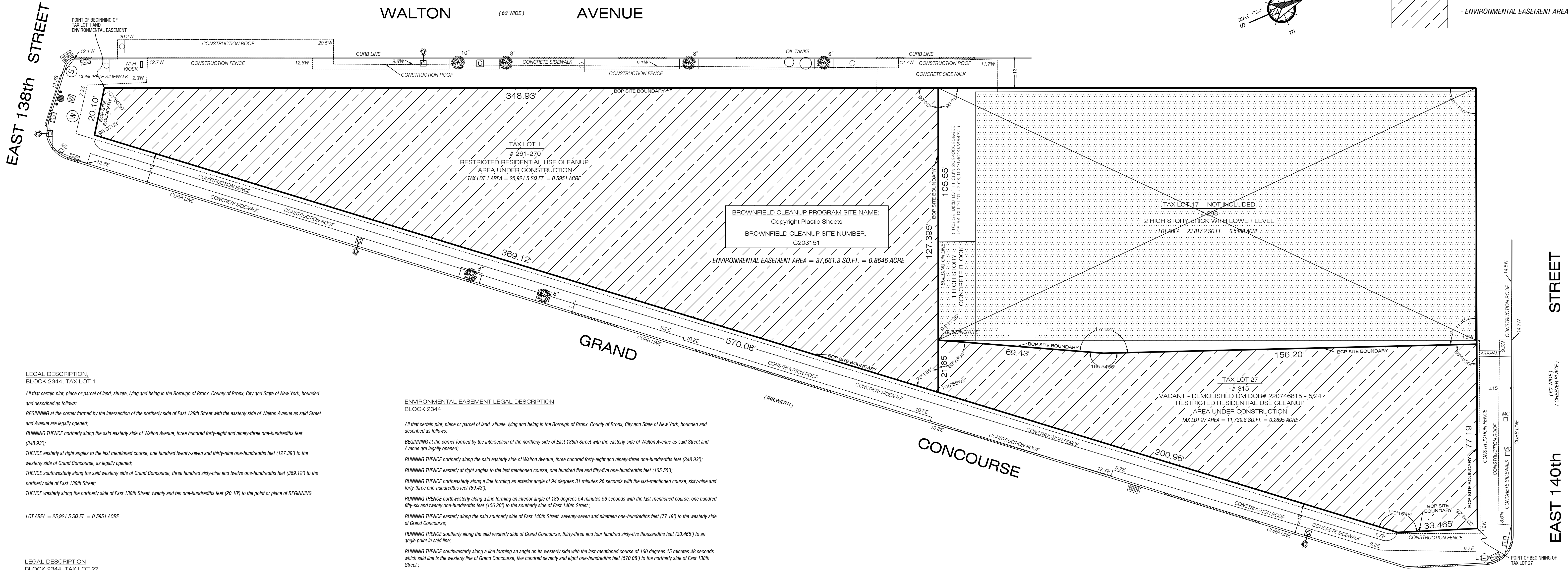
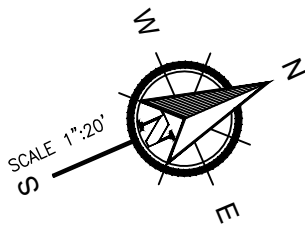
TRAFFIC SIGN LIGHT POLE TRAFFIC LIGHT UTILITY POLE CATCH BASIN WATER VALVE GAS VALVE HYDRANT HYD. MC METAL COVER TREE PIT SEWER MANHOLE ELECTRIC MANHOLE D.W.S. WATER TW TOP OF WALL BW BOTTOM OF WALL N NORTH S SOUTH E EAST W WEST F.E. FIRE ESCAPE C.D. CELLAR DOOR ENTR. ENTRANCE EL. ELEVATION TC TOP OF CURB EL. BC. BOT. OF CURB EL. CL. CENTER OF ROAD EL. RP ROOF PARAPET EL. CONC. CONCRETE DROP CURB OLD PROPERTY LINE EXISTING PROPERTY LINE

NYSDEC SITE No. C203151

CERTIFIED ONLY TO: New York State Department of Environmental Conservation

ENVIRONMENTAL EASEMENT AREA ACCESS
THE DEC OR THEIR AGENT MAY ACCESS THE ENVIRONMENTAL EASEMENT AREA AS SHOWN HEREON THROUGH ANY EXISTING STREET ACCESS OR BUILDING INGRESS/EGRESS ACCESS POINT

- ENVIRONMENTAL EASEMENT AREA



LEGAL DESCRIPTION,
BLOCK 2344, TAX LOT 1

All that certain plot, 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:

BEGINNING at the corner formed by the intersection of the northerly side of East 138th Street with the easterly side of Walton Avenue as said Street and Avenue are legally opened;

RUNNING THENCE northerly along the said easterly side of Walton Avenue, three hundred forty-eight and ninety-three one-hundredths feet (348.93');

THENCE easterly at right angles to the last mentioned course, one hundred twenty-seven and thirty-nine one-hundredths feet (127.39') to the westerly side of Grand Concourse, as legally opened;

THENCE southwesterly along the said westerly side of Grand Concourse, three hundred sixty-nine and twelve one-hundredths feet (369.12') to the northerly side of East 138th Street;

THENCE westerly along the northerly side of East 138th Street, twenty ten one-hundredths feet (20.10') to the point or place of BEGINNING.

LOT AREA = 25,921.5 SQ.FT. = 0.5951 ACRE

LEGAL DESCRIPTION,
BLOCK 2344, TAX LOT 27

All that certain plot, 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:

BEGINNING at the corner formed by the intersection of the southerly side of East 140th Street and the westerly side of Grand Concourse;

RUNNING THENCE westerly along the southerly side of East 140th Street 77.19 feet;

THENCE southerly along a line forming an angle on its easterly side with the said last mentioned course of 88 degrees 48 minutes 20 seconds 156.19 feet (as per deed), 88 degrees 48 minutes 20 seconds 156.20 feet (as per survey) to an angle point in said line;

THENCE still southerly along a line forming an angle on its easterly side with the last mentioned course of 185 degrees 54 minutes 56 seconds 69.43 feet (as per survey) to a point;

THENCE easterly along a line forming an interior angle of 85 degrees 28 minutes 34 seconds with the said last mentioned course 21.85 feet to the westerly side of Grand Concourse;

THENCE northerly along a line forming an interior angle of 106 degrees 58 minutes 02 seconds with the last mentioned course and along the said westerly side of Grand Concourse 200.96 feet to an angle point in said line;

THENCE still northerly along a line forming an angle on its westerly side with said last mentioned course of 160 degrees 15 minutes 48 seconds which said line is the westerly line of Grand Concourse 33.47 feet (as per deed), 33.465 feet (as per survey) to the point or place of BEGINNING.

LOT AREA = 11,739.8 SQ.FT. = 0.2695 ACRE

ENVIRONMENTAL EASEMENT LEGAL DESCRIPTION
BLOCK 2344

All that certain plot, 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:

BEGINNING at the corner formed by the intersection of the northerly side of East 138th Street with the easterly side of Walton Avenue as said Street and Avenue are legally opened;

RUNNING THENCE northerly along the said easterly side of Walton Avenue, three hundred forty-eight and ninety-three one-hundredths feet (348.93');

RUNNING THENCE easterly at right angles to the last mentioned course, one hundred five and fifty-five one-hundredths feet (105.55');

RUNNING THENCE northeasterly along a line forming an exterior angle of 94 degrees 31 minutes 26 seconds with the last-mentioned course, sixty-nine and forty-three one-hundredths feet (69.43');

RUNNING THENCE northwesterly along a line forming an interior angle of 185 degrees 54 minutes 56 seconds with the last-mentioned course, one hundred fifty-six and twenty one-hundredths feet (156.20') to the southerly side of East 140th Street;

RUNNING THENCE easterly along the said southerly side of East 140th Street, seventy-seven and nineteen one-hundredths feet (77.19') to the westerly side of Grand Concourse;

RUNNING THENCE southerly along the said westerly side of Grand Concourse, thirty-three and four hundred sixty-five thousandths feet (33.465') to an angle point in said line;

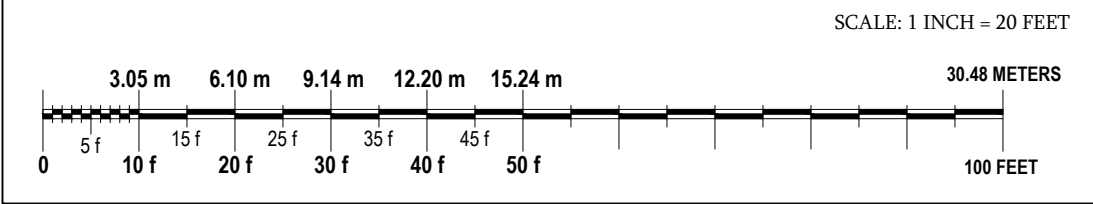
RUNNING THENCE southwesterly along a line forming an angle on its westerly side with the last-mentioned course of 160 degrees 15 minutes 48 seconds which said line is the westerly line of Grand Concourse, five hundred seventy eight one-hundredths feet (570.08') to the northerly side of East 138th Street;

RUNNING THENCE westerly along the northerly side of East 138th Street, twenty ten one-hundredths feet (20.10') to the point or place of BEGINNING.

ENVIRONMENTAL EASEMENT AREA = 37,661.3 SQ.FT. = 0.8646 ACRE

NOTE:
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

PROPERTY ADDRESS			
315 GRAND CONCOURSE, 261-270 WALTON AVENUE, BRONX			
CAPTION	THE ENVIRONMENTAL EASEMENT SURVEY		
DATE	REVISIONS		
02-07-2025	THE ENVIRONMENTAL EASEMENT SURVEY		
GENERAL NOTES:			
1. THE PROFESSIONAL SURVEYING SERVICE WAS PROVIDED BY TOMASZ SUWALA LAND SURVEYING P.C.			
2. SURVEY MAP PREPARE BY QUIVER LEAGUE.			
3. CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY, LENDING INSTITUTIONS AND ASSIGNEES. CERTIFICATIONS ARE NOT TRANSFERABLE.			
4. THE EXISTENCE OF RIGHT OF WAY AND/OR EASEMENT UNDER OR ABOVE GROUND OF RECORD, IF ANY, NOT SHOWN AND NOT CERTIFIED.			
5. THERE WERE NO NATURAL STREAMS OR WATERCOURSES VISIBLE AT THE TIME OF THE FIELD SURVEY.			
6. ENCROACHMENTS AND VIOLATIONS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.			
7. THE OFFSETS SHOWN ARE NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITIONS, ETC.			
8. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF NEW YORK STATE EDUCATION LAW.			
9. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS SEAL AND SIGNATURE SHALL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY.			
DATE	BY	DATE	BY
SURVEYED 02-07-2025	TW & AS	DRAWN	BM



TOMASZ SUWALA, P.L.S.
NEW YORK LICENSE 051157



QUIVER LEAGUE
290 UNION AVENUE, BROOKLYN
NEW YORK, NY 11211
OFFICE TEL: (212) 957-9946
email: INFO@QUIVERLEAGUE.COM
WWW.QUIVERLEAGUE.COM

TS LAND SURVEYING PC
518 BROADWAY, SUITE 12
MONTICELLO, NY 12701
OFFICE TEL: (845) 321-0062
email: INFO@TSLSPC.COM
WWW.TSLSPC.COM

MAP OF PROPERTY

IN THE BOROUGH AND COUNTY OF BRONX
STATE OF NEW YORK
TAX MAP: BLOCK 2344, TAX LOTS 1, 27

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

Copyrite Plastic Sheets, Site ID No. C203151
261 Grand Concourse & 315 Grand Concourse, Bronx, NY 10451
Bronx, Bronx County, Tax Map Identification Numbers: 2344-1 and 2344-27

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 Walton Street GC Developments LLC and 261 Grand Concourse LLC for a parcel approximately 0.865 acres located at 261 Grand Concourse & 315 Grand Concourse 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 2025000333942.

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

Copyrite Plastic Sheets, C203151
261 Grand Concourse & 315 Grand Concourse, Bronx, NY 10451

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 Office located at 47-40 21st Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C203151>.

WHEREFORE, the undersigned has signed this Notice of Certificate

Walton Street GC Developments 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:

Walton Street GC Developments LLC
Mordy Beitel
1021 38th Street
Brooklyn, NY 11219



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/24/2025



SITE DESCRIPTION

SITE NO. C203151

SITE NAME Copyrite Plastic Sheets

SITE ADDRESS: 261 Grand Concourse & 315 Grand Concourse **ZIP CODE:** 10451

CITY/TOWN: Bronx

COUNTY: Bronx

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

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

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

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2027

Description of Institutional Control

Walton Street GC Developments LLC

1021 38th Street

261 Grand Concourse

Environmental Easement

Block: 2344

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: 2344-1

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

315 Grand Concourse

Environmental Easement

Block: 2344

Lot: 27
Sublot:
Section:
Subsection:
S_B_L Image: 2344-27
IC/EC Plan
Monitoring Plan
O&M Plan
Site Management Plan

Description of Engineering Control

Walton Street GC Developments LLC

1021 38th Street

261 Grand Concourse

Environmental Easement

Block: 2344

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: 2344-1

Monitoring Wells

Vapor Mitigation

315 Grand Concourse

Environmental Easement

Block: 2344

Lot: 27

Sublot:

Section:

Subsection:

S_B_L Image: 2344-27

Monitoring Wells

Vapor Mitigation