

# 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 29, 2020

Jessica Yoon  
SV-B Owners LLC  
1865 Palmer Avenue, Floor 2  
Larchmont, NY 10538  
[jyoon@lmdevpartners.com](mailto:jyoon@lmdevpartners.com)

Ariel Garcia  
Acacia Sendero Verde II Housing Development Fund Company, Inc.  
300 East 175th Street  
Bronx, NY 10457  
[adgarcia@acacianetwork.org](mailto:adgarcia@acacianetwork.org)

Re: Certificate of Completion  
Sendero Verde Redevelopment Project - Parcel B  
New York City, New York County  
C231128

Dear Ms. Yoon and Mr. Garcia:

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

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

- If you are the site owner, you must record 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 the Department's project manager. Please return the hard copy of the proof of recording to:

Nigel Crawford, P.E.  
Project Manager  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101

- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April 2022.

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

Sincerely,



Michael J. Ryan, P.E.

Director

Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris – NYSDOH, [christine.vooris@health.ny.gov](mailto:christine.vooris@health.ny.gov)

S. McLaughlin – NYSDOH, [scarlett.mclaughlin@health.ny.gov](mailto:scarlett.mclaughlin@health.ny.gov)

M. Sergott – NYSDOH, [mark.sergott@dec.ny.gov](mailto:mark.sergott@dec.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)

Noelle Clarke, [nclarke@rouxinc.com](mailto:nclarke@rouxinc.com)

Wendy Shen, [wshen@rouxinc.com](mailto:wshen@rouxinc.com)

Allison Sloto, [asloto@sprlaw.com](mailto:asloto@sprlaw.com)

Michael Bogin, [mbogin@sprlaw.com](mailto:mbogin@sprlaw.com)

ec w/o enc.:

N. Crawford

J. O'Connell

G. Burke

A. Levine,

J. Andoloro

K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

<b>Name</b>	<b>Address</b>
SV-B Owners LLC	1865 Palmer Avenue, Floor 2, Larchmont, NY 10538

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 2/12/19    **Agreement Execution:** 2/27/19  
**Agreement Index No.:** C231128-02-19  
**Application Approval Amendment:** 9/5/19    **Agreement Execution Amendment:** 9/5/19  
**Application Approval Amendment:** 7/22/20    **Agreement Execution Amendment:** 7/22/20

**SITE INFORMATION:**

**Site No.:** C231128    **Site Name:** Sendero Verde Redevelopment Project - Parcel B  
**Site Owner:** Acacia Sendero Verde II Housing Development Fund Company, Inc.  
SV-B Owners LLC  
**Street Address:** 67-89 East 111th Street, 56-74 East 112th Street and 1675 Madison Avenue  
**Municipality:** New York    **County:** New York    **DEC Region:** 2  
**Site Size:** 1.163 Acres  
**Tax Map Identification Number(s):** 1617-20  
**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 0.4134-acre area – See Exhibits A and B**

**Cleanup Track 1:** Unrestricted Use  
**Allowable Uses under the BCP:** Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial  
**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.

**For a 0.1351-acre area – See Exhibits A and B**

**Cleanup Track 2:** Restricted use with generic soil cleanup objectives  
**Allowable Uses under the BCP:** Restricted-Residential, Commercial, and Industrial  
**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 Component Rate is 15%. Comprised of 10% Base, 5 % EnZone.

**For a 0.6145-acre area – See Exhibits A and B**

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

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

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.

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%), 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 New York County as 2020000297521.

**LIABILITY LIMITATION**

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**CERTIFICATE TRANSFERABILITY**

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

**CERTIFICATE MODIFICATION/REVOCATION**

This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Basil Seggos  
Commissioner  
New York State Department of Environmental Conservation

By:  Date: 12/29/2020

Michael J. Ryan, P.E., Director  
Division of Environmental Remediation

**NOTICE OF CERTIFICATE OF COMPLETION**

**Brownfield Cleanup Program  
6 NYCRR Part 375-1.9(d)**

**Sendero Verde Redevelopment Project - Parcel B, Site ID No. C231128  
67-89 East 111th Street, 56-74 East 112th Street and 1675 Madison Avenue, New York, NY 10029  
New York City, New York County, Tax Map Identification Numbers Block 1617 Lot 20**

**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 SV-B Owners LLC for a parcel approximately 1.163 acres located at 67-89 East 111th Street, 56-74 East 112th Street and 1675 Madison Avenue in the City of New York, New York County.

**PLEASE TAKE NOTICE**, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

**PLEASE TAKE NOTICE**, the remedial program for a 0.4134-acre portion of 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.

**PLEASE TAKE NOTICE**, provided that the Certificate is 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**, the remedial program for a 0.7496-acre portion of the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

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

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

**Sendero Verde Redevelopment Project - Parcel B, C231128**  
**67-89 East 111th Street, 56-74 East 112th Street and 1675 Madison Avenue, New York, NY 10029**

**PLEASE TAKE NOTICE**, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for New York County as 2020000297521.

**PLEASE TAKE NOTICE**, the Environmental Easement requires that the approved site management plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to the Department's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

**PLEASE TAKE NOTICE**, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the Site and to a person who develops or otherwise occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

**PLEASE TAKE NOTICE**, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

**PLEASE TAKE NOTICE**, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

**PLEASE TAKE NOTICE**, the Certificate may entitle the Certificate holder(s) to tax credits in accordance with Tax Law Sections 21, 22 and 23.

**PLEASE TAKE NOTICE**, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the Site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

**PLEASE TAKE NOTICE**, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

**PLEASE TAKE NOTICE**, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 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/C231128>.

**Sendero Verde Redevelopment Project - Parcel B, C231128**  
**67-89 East 111th Street, 56-74 East 112th Street and 1675 Madison Avenue, New York, NY 10029**

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

Acacia Sendero Verde II Housing Development Fund  
Company, Inc.

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.

SV-B Owners 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:**  
Jessica Yoon  
SV-B Owners LLC  
1865 Palmer Avenue, Floor 2  
Larchmont, NY 10538

**Exhibit A**  
**Site Description**

Metes and Bounds Descriptions  
MSC 65967-26  
Tax Block 1617  
Tax Lot 20  
Track 1

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

BEGINNING at a point on the westerly side of Park Avenue (140 feet wide), distant 25.60 feet southerly from the corner formed by the intersection of the westerly side of Park Avenue with the southerly side of East 112<sup>th</sup> Street (80 feet wide);

RUNNING THENCE westerly at right angles to the westerly side of Park Avenue, 56.55 feet to a point;

RUNNING THENCE northerly at right angles to the last mentioned course, 3.80 feet to a point;

RUNNING THENCE westerly at right angles to the last mentioned course, 130.35 feet to a point;

RUNNING THENCE southerly at right angles to the last mentioned course, 120.70 feet to a point;

RUNNING THENCE easterly at right angles to the last mentioned course, 123.40 feet to a point;

RUNNING THENCE northerly at right angles to the last mentioned course, 63.534 feet to a point;

**MONTROSE  
SURVEYING CO., LLP.**

**CITY & LAND  
SURVEYORS**

116-20 METROPOLITAN AVE • RICHMOND HILL, NY 11418-1090  
PHONE (718) 849-0600 • FAX (718) 849-0401 • EMAIL INFO @MONTROSESURVEYING.COM

RUNNING THENCE easterly at right angles to the last mentioned course, 33.35 feet to a point;

RUNNING THENCE northeasterly along a line forming an angle of 135 degrees 19 minutes 47 seconds on the northwest with the last mentioned course 11.82 feet to a point;

RUNNING THENCE easterly along a line forming an angle of 135 degrees 19 minutes 47 seconds on the southeast with the last mentioned course 17.10 feet to a point;

RUNNING THENCE northeasterly along a line forming an angle of 97 degrees 14 minutes 10 seconds on the northwest with the last mentioned course 36.85 feet to the westerly side of Park Avenue;

RUNNING THENCE northerly along the westerly side of Park Avenue, 8.50 feet to the point or place of the BEGINNING.

**SCHEDULE "A" PROPERTY DESCRIPTION**  
**ENVIRONMENTAL EASEMENT LEGAL DESCRIPTION**

**SENDERO VERDE PARCEL B – BLOCK 1617, LOT 20**

**ENVIRONMENTAL EASEMENT AREA 1**

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

BEGINNING at a point on the easterly side of Madison Avenue (80 feet wide) distant 32.34 feet northerly from the corner formed by the intersection of the northerly side of East 111<sup>th</sup> Street (60 feet wide) with the easterly side of Madison Avenue;

RUNNING THENCE easterly along a curve bearing to the right having a radius of 330.235 feet its tangent forming an angle 97 degrees 14 minutes 25 seconds on the southeast an arc length of 69.65 feet to a point of reverse curvature;

RUNNING THENCE easterly and northeasterly along a curve bearing to the left having a radius of 26.997 feet an arc length of 31.65 feet to a point of reverse curvature;

RUNNING THENCE northeasterly along a curve bearing to the right having a radius of 6.167 feet an arc length of 4.89 feet to a point of compound curvature;

RUNNING THENCE easterly along a curve bearing to the right having a radius of 98.605 feet an arc length of 47.97 feet to a point of reverse curvature;

RUNNING THENCE northeasterly along a curve bearing to the left having a radius of 9.833 feet an arc length of 14.45 feet to a point;

RUNNING THENCE easterly parallel with the northerly side of East 111<sup>th</sup> Street, 16.77 feet to a point;

RUNNING THENCE southerly parallel with the easterly side of Madison Avenue, 60.50 feet to the northerly side of East 111<sup>th</sup> Street;

RUNNING THENCE easterly along the northerly side of EAST 111<sup>th</sup> Street, 161.67 feet to a point;

RUNNING THENCE northerly parallel with the westerly side of Park Avenue (120 feet wide), 59.333 feet to a point;

RUNNING THENCE westerly parallel with the northerly side of East 111<sup>th</sup> Street, 123.40 feet to a point;

RUNNING THENCE northerly at right angles to the last mentioned course, 120.70 feet to a point;

RUNNING THENCE easterly at right angles to the last mentioned course, 130.35 feet to a point;

RUNNING THENCE southerly at right angles to the last mentioned course, 3.80 feet to a point;

RUNNING THENCE easterly at right angles to the last mentioned course, 56.55 feet to the westerly side of Park Avenue;

RUNNING THENCE northerly along the westerly side of Park Avenue, 25.60 feet to the southerly side of East 112<sup>th</sup> Street (80 feet wide);

RUNNING THENCE westerly along the southerly side of East 112<sup>th</sup> Street, 300.00 feet to a point;

RUNNING THENCE southerly parallel with the easterly side of Madison Avenue, 140.916 feet to a point;

RUNNING THENCE westerly parallel with the northerly side of East 111<sup>th</sup> Street, 30.00 feet to a point;

RUNNING THENCE southerly parallel with the easterly side of Madison Avenue, 15.417 feet to a point;

RUNNING THENCE westerly parallel with the easterly side of East 111<sup>th</sup> Street, 70.00 feet to the easterly side of Madison Avenue;

RUNNING THENCE southerly along the easterly side of Madison Avenue, 13.16 feet to the point or place of BEGINNING.

The above described easement has an area of 31,688 square feet or 0.7275 acre.

## **ENVIRONMENTAL EASEMENT AREA 2**

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

BEGINNING at a point on the westerly side of Park Avenue (140 feet wide) distant 112.417 feet northerly from the corner formed by the intersection of the northerly side of East 111<sup>th</sup> Street (60 feet wide) with the westerly side of Park Avenue;

RUNNING THENCE westerly parallel with the northerly side of East 111<sup>th</sup> Street, 63.50 feet to a point;

RUNNING THENCE northerly parallel with the westerly side of Park Avenue, 10.45 feet to a point;

RUNNING THENCE easterly at right angles to the last mentioned course, 33.35 feet to a point;

RUNNING THENCE northeasterly along a line forming an angle of 135 degrees 19 minutes 47 seconds on the northwest with the last mentioned course, 11.82 feet to a point;

RUNNING THENCE easterly along a line forming an angle of 135 degrees 19 minutes 04 seconds on the southeast with the last mentioned course, 17.10 feet to a point;

RUNNING THENCE northerly along a line forming an angle of 97 degrees 14 minutes 10 seconds on the northwest with the last mentioned course, 36.85 feet to the westerly side of Park Avenue;

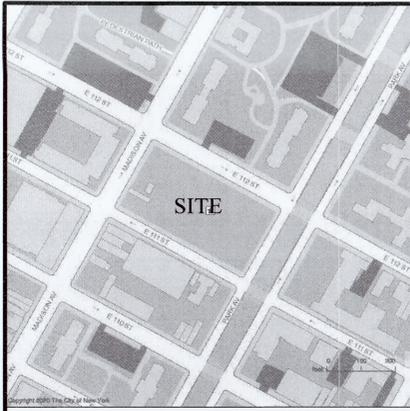
RUNNING THENCE southerly along the westerly side of Park Avenue, 55.316 feet to the point or place of BEGINNING.

The above described easement has an area of 964 square feet or 0.0221 acre.

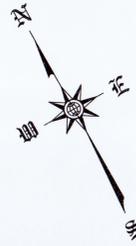
**The two (2) easement areas, when taken together, have an area of 32,652 square feet or 0.7496 acre.**

**Exhibit B**

**Site Survey**



VICINITY MAP  
NOT TO SCALE



**PARCEL DESCRIPTION**

**TAX LOT 20**  
ALL that certain plot piece or parcel of land situate lying and being in the Borough of Manhattan, City, County and State of New York bounded and described as follows:  
BEGINNING at a point on the easterly side of Madison Avenue (80 feet wide) distant 32.34 feet northerly from the corner formed by the intersection of the northerly side of East 111th Street (80 feet wide) with a point on the easterly side of Madison Avenue;  
RUNNING THENCE easterly along a curve bearing to the right having a radius of 330.235 feet its tangent forming an angle 97 degrees 14 minutes 25 seconds on the southeast an arc length of 69.65 feet to a point of reverse curvature;  
RUNNING THENCE easterly and northeasterly along a curve bearing to the left having a radius of 26.997 feet an arc length of 31.65 feet to a point of reverse curvature;  
RUNNING THENCE northeasterly along a curve bearing to the right having a radius of 6.167 feet an arc length of 4.89 feet to a point of compound curvature;  
RUNNING THENCE easterly along a curve bearing to the right having a radius of 98.605 feet an arc length of 47.97 feet to a point of reverse curvature;  
RUNNING THENCE northeasterly along a curve bearing to the left having a radius of 9.833 feet an arc length of 14.45 feet to a point;  
RUNNING THENCE southerly parallel with the easterly side of Madison Avenue, 60.50 feet to the northerly side of East 111th Street;  
RUNNING THENCE easterly along the northerly side of East 111th Street, 161.67 feet to a point;  
RUNNING THENCE northerly parallel with the westerly side of Park Avenue (120 feet wide), 112.417 feet to a point;  
RUNNING THENCE easterly parallel with the northerly side of East 111th Street, 63.50 feet to the westerly side of Park Avenue;  
RUNNING THENCE northerly along the westerly side of Park Avenue, 89.416 feet to the southerly side of East 112th Street (80 feet wide);  
RUNNING THENCE westerly along the southerly side of East 112th Street, 300.00 feet to a point;  
RUNNING THENCE southerly parallel with the easterly side of Madison Avenue, 140.916 feet to a point;  
RUNNING THENCE westerly parallel with the northerly side of East 111th Street, 30.00 feet to a point;  
RUNNING THENCE southerly parallel with the easterly side of Madison Avenue, 15.417 feet to a point;  
RUNNING THENCE westerly parallel with the northerly side of East 111th Street, 70.00 feet to the easterly side of Madison Avenue;  
RUNNING THENCE southerly along the easterly side of Madison Avenue, 13.16 feet to the point or place of BEGINNING;  
TOGETHER with the benefits of that certain Light and Air Easement Agreement by and between ACACIA SENDERO VERDE II HOUSING DEVELOPMENT FUND COMPANY, INC. and SV-B OWNERS LLC, dated 6/27/2019 and recorded 7/11/2019 in CRFN 2019000219203, affecting Parcel I and Parcel II;  
TOGETHER with the benefits of that other certain Light and Air Easement Agreement by and between ACACIA SENDERO VERDE II HOUSING DEVELOPMENT FUND COMPANY, INC. and SV-B OWNERS LLC, dated 6/27/2019 and recorded 7/11/2019 in CRFN 2019000219204, affecting Parcel I and Parcel III;  
TOGETHER with the benefits of that certain Ventilation Easement Agreement by and between ACACIA SENDERO VERDE II HOUSING DEVELOPMENT FUND COMPANY, INC. and SV-B OWNERS LLC, dated 6/27/2019 and recorded 7/11/2019 in CRFN 2019000219208, affecting Parcel I and Parcel II.  
The Above Described Parcel has an Area of 50,661 SQ.FT. or 1.1630 Acres.

**ENVIRONMENTAL EASEMENT DESCRIPTION**

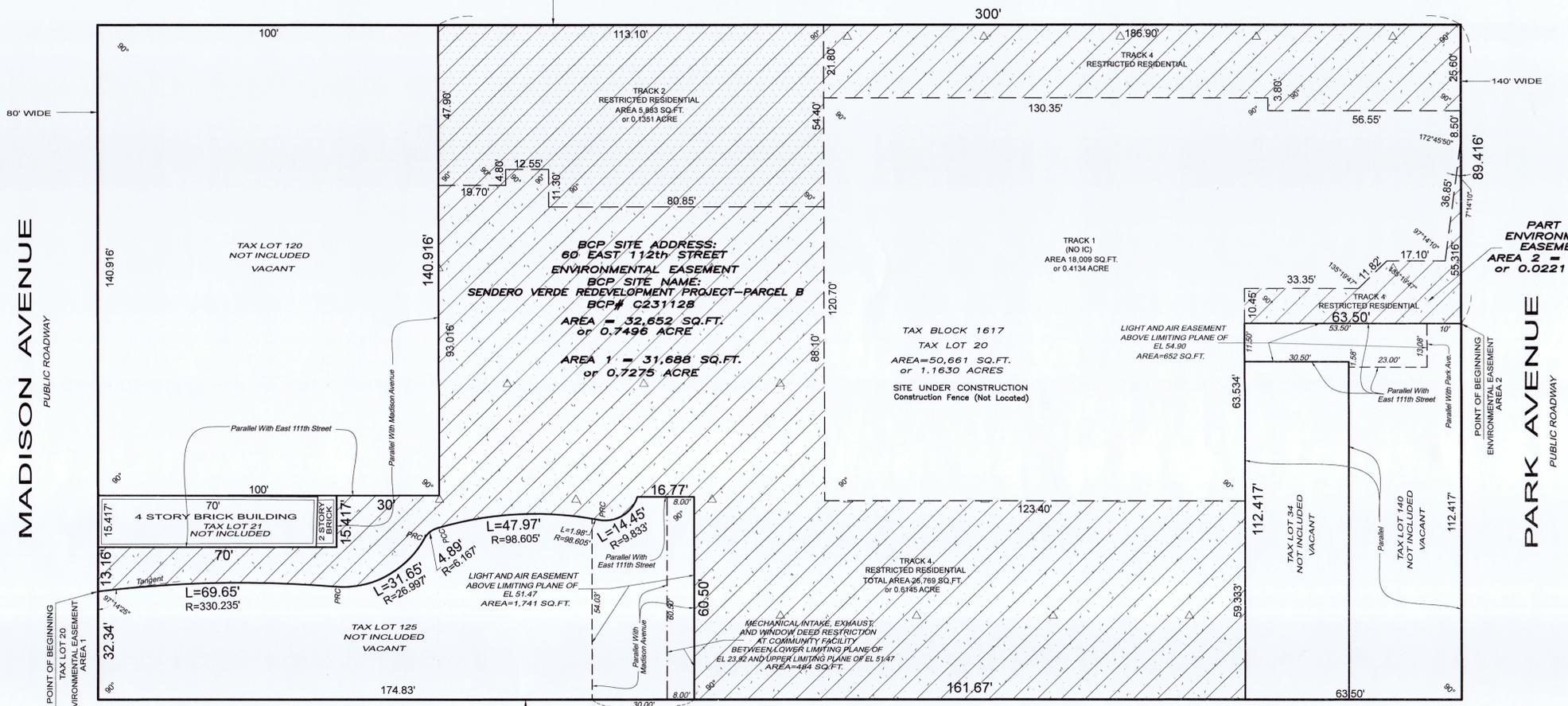
**Mets and Bounds Description**  
**ENVIRONMENTAL EASEMENT AREA 1**  
ALL that certain plot piece or parcel of land situate lying and being in the Borough of Manhattan, City, County and State of New York bounded and described as follows:  
BEGINNING at a point on the easterly side of Madison Avenue (80 feet wide) distant 32.34 feet northerly from the corner formed by the intersection of the northerly side of East 111th Street (80 feet wide) with the easterly side of Madison Avenue;  
RUNNING THENCE easterly along a curve bearing to the right having a radius of 330.235 feet its tangent forming an angle 97 degrees 14 minutes 25 seconds on the southeast an arc length of 69.65 feet to a point of reverse curvature;  
RUNNING THENCE easterly and northeasterly along a curve bearing to the left having a radius of 26.997 feet an arc length of 31.65 feet to a point of reverse curvature;  
RUNNING THENCE northeasterly along a curve bearing to the right having a radius of 6.167 feet an arc length of 4.89 feet to a point of compound curvature;  
RUNNING THENCE easterly along a curve bearing to the right having a radius of 98.605 feet an arc length of 47.97 feet to a point of reverse curvature;  
RUNNING THENCE northeasterly along a curve bearing to the left having a radius of 9.833 feet an arc length of 14.45 feet to a point;  
RUNNING THENCE easterly parallel with the northerly side of East 111th Street, 161.67 feet to point;  
RUNNING THENCE southerly parallel with the easterly side of Madison Avenue, 60.50 feet to the northerly side of East 111th Street;  
RUNNING THENCE easterly along the northerly side of East 111th Street, 161.67 feet to a point;  
RUNNING THENCE northerly parallel with the westerly side of Park Avenue (120 feet wide), 59.333 feet to a point;  
RUNNING THENCE westerly parallel with the northerly side of East 111th Street, 123.40 feet to a point;  
RUNNING THENCE northerly at right angles to the last mentioned course, 120.70 feet to a point;  
RUNNING THENCE easterly at right angles to the last mentioned course, 130.35 feet to a point;  
RUNNING THENCE southerly at right angles to the last mentioned course, 3.80 feet to a point;  
RUNNING THENCE easterly at right angles to the last mentioned course, 56.55 feet to the westerly side of Park Avenue;  
RUNNING THENCE northerly along the westerly side of Park Avenue, 25.60 feet to the southerly side of East 112th Street (80 feet wide);  
RUNNING THENCE westerly along the southerly side of East 112th Street, 300.00 feet to a point;  
RUNNING THENCE southerly parallel with the easterly side of Madison Avenue, 140.916 feet to a point;  
RUNNING THENCE westerly parallel with the northerly side of East 111th Street, 30.00 feet to a point;  
RUNNING THENCE southerly parallel with the easterly side of Madison Avenue, 15.417 feet to a point;  
RUNNING THENCE westerly parallel with the easterly side of East 111th Street, 70.00 feet to the easterly side of Madison Avenue;  
RUNNING THENCE southerly along the easterly side of Madison Avenue, 13.16 feet to the point or place of BEGINNING.  
The above described easement has an area of 31,888 square feet or 0.7275 acre.

**Mets and Bounds Description**  
**ENVIRONMENTAL EASEMENT AREA 2**

ALL that certain plot piece or parcel of land situate lying and being in the Borough of Manhattan, City, County and State of New York bounded and described as follows:  
BEGINNING at a point on the westerly side of Park Avenue (140 feet wide) distant 112.417 feet northerly from the corner formed by the intersection of the northerly side of East 111th Street (80 feet wide) with the westerly side of Park Avenue;  
RUNNING THENCE westerly parallel with the northerly side of East 111th Street, 63.50 feet to a point;  
RUNNING THENCE northerly parallel with the westerly side of Park Avenue, 10.45 feet to a point;  
RUNNING THENCE easterly at right angles to the last mentioned course, 33.35 feet to a point;  
RUNNING THENCE northeasterly along a line forming an angle of 135 degrees 19 minutes 47 seconds on the northwest with the last mentioned course, 11.82 feet to a point;  
RUNNING THENCE easterly along a line forming an angle of 135 degrees 19 minutes 04 seconds on the southeast with the last mentioned course, 17.10 feet to a point;  
RUNNING THENCE northerly along a line forming an angle of 97 degrees 14 minutes 10 seconds on the northwest with the last mentioned course, 36.85 feet to the westerly side of Park Avenue;  
RUNNING THENCE southerly along the westerly side of Park Avenue, 55.316 feet to the point or place of BEGINNING.  
The above described easement has an area of 984 square feet or 0.0221 acre.

The (2) two easements when taken together have an area of 32,652 square feet or 0.7496 acre.

**EAST 112th STREET**  
PUBLIC ROADWAY



**EAST 111th STREET**  
PUBLIC ROADWAY

**LEGEND**

- ENVIRONMENTAL EASEMENT AREA
- TRACK 2
- TRACK 4

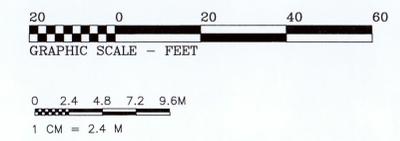
THE PROPERTY IS COVERED BY BCP SITE # C231128

**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.

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 the 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 may be obtained from the New York State Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at derweb@gw.dec.state.ny.us.

**FLOOD HAZARD NOTE**  
THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING) FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 550407 0087 F EFFECTIVE DATE SEPTEMBER 5, 2007



REV	DATE	DESCRIPTION	ck	REV	DATE	DESCRIPTION	ck
					08-26-20	ENVIRONMENTAL EASEMENT SURVEY	
				A	- - -	TRACKS AREA ADDED	

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW.  
ONLY COPIES FROM THE ORIGINAL OF THE SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S AND SEAL OR HIS EMPLOYED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.  
CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON THE BEHALF TO THE TITLE COMPANY. JOINDER OF THE AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE AGENT OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

**MONTROSE**  
SURVEYING CO., LLP.  
CITY & LAND SURVEYORS  
116 20 METROPOLITAN AVE • RICHMOND HILL NY 11418-1090 • (718) 849-0500

CITY OF NEW YORK  
COUNTY NEW YORK  
TAX BLOCK 1617  
TAX LOT 20  
SCALE: 1" = 20'

ESTABLISHED 1876 \* SUCCESSOR TO:  
B.G. MENIKHEW C.S.C.U. POWELL C.E.,C.S.,L.C.L. SMITH C.S.\*NATHAN CAMPBELL C.E.,C.S.\*A.U. WHITSON C.E.,C.S.\*  
WILLIAM L. SAVACCO C.E.,L.S.,C.S.\*A.U. WHITSON INC. C.E.,C.S.\*G. WEBER L.S.,C.S.\*C. STODOLPH R.A.L.S.\*WHITSON &  
POWELL INC. P.E.,L.S.,C.S.\*KELLER & POWELL P.E.,L.S.,C.S.\*LOUIS MONTROSE C.E.,L.S.,C.S.\*FRED J. POWELL P.E.,L.S.,C.S.\*



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Form**  
 9/30/2020



**SITE DESCRIPTION**

**SITE NO. C231128**

**SITE NAME Sendero Verde Redevelopment Project - Parcel B**

SITE ADDRESS: 75 East 111th Street and 60 East 112th Street ZIP CODE: 10029

CITY/TOWN: New York

COUNTY: New York

ALLOWABLE USE: Multiple Uses Allowed

**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: 04/29/2022

**Description of Institutional Control**

**Acacia Sendero Verde II HDFC, Inc.**

300 East 175th St.

**67-89 E.111th St &56-74**

Environmental Easement

Block: 1617

Lot: 20

Sublot:

Section:

Subsection:

S\_B\_L Image: 1617-20

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

**Description of Engineering Control**

**Acacia Sendero Verde II HDFC, Inc.**

300 East 175th St.

**67-89 E.111th St &56-74 E.112th St**

Environmental Easement

Block: 1617

Lot: 20

Sublot:

Section:

Subsection:

S\_B\_L Image: 1617-20

Cover System