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

Honorable Mike Spano, Mayor Mr. James Cavanaugh, Deputy Mayor City of Yonkers 40 South Broadway, Suite 200 Yonkers, NY 10701 mayor@yonkersny.gov jim.cavanaugh@yonkersny.gov

DEC 29 2017

Mr. Marc Berson SFC Yonkers LLC C/O Fidelco Realty 225 Millburn Avenue Millburn, NJ 07041 mberson@fidelco.com

Mr. Wilson Kimball, Secretary Yonkers Community Development Agency 87 Nepperhan Avenue, Suite 312 Yonkers, NY 10701 wilson.kimball@yonkersny.gov

Ms. Jaime McGill, Executive Director Yonkers Industrial Development Agency 87 Nepperhan Avenue Yonkers, NY 10701 Jaime.mcgill@yonkersida.com

Re: Certificate of Completion

River Park Center a/k/a Chicken Island

Site No. C360083

New Main Street and Nepperhan Avenue

Yonkers (C), Westchester County

Dear Mr. Spano, Mr. Cavanaugh, Mr. Berson, Mr. Kimball and Ms. McGill:

Congratulations on having satisfactorily completed the remedial program at the River Park Center aka Chicken Island 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 a notice of the COC 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 a notice of the COC within 30 days of the date that you acquire the site. A copy of the recorded notice should be provided to the Department's project manager. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter.

Please return the proof of recording to:

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

- Provide the notice of the COC 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 2019.

If you have any questions regarding any of these items, please contact the Project Manager, Mr. Matthew Hubicki, at (518) 402-9605.

Sincerely,

helis

Michael J. Ryan, P.E.

Assistant Director

Division of Environmental Remediation

ec w/ enclosure:

- M. Hubicki
- A. Guglielmi
- M. St. Pierre, SESI Consulting (msp@sesi.org)
- F. Duhan, SESI Consulting (fd@sesi.org)
- L. Shaw, Esq., Knauf Shaw LLP (LShaw@nyenvlaw.com)
- M. Curti, Esq., City of Yonkers (michael.curti@yonkersny.gov)
- S. Griffin, Esq., YIDA/Harris Beach PLLC (sgriffin@harrisbeach.com)
- L. Sykes, Esq., YCDA (Irsykes@optonline.net)

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP) CERTIFICATE OF COMPLETION

Name

Yonkers Industrial Development Agency Yonkers Community Development Agency SFC Yonkers, LLC

City of Yonkers

Address

87 Nepperhan Avenue, Yonkers, NY 10701 87 Nepperhan Avenue, Suite 312, Yonkers, NY 10701 Fidelco Realty, Millburn, NJ 07041 Yonkers City Hall, Yonkers, NY 10701

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 8/23/06 Agreement Execution: 12/12/06 Agreement Index No.: A3-0572-1006

Application Approval Amendment: 11/8/06

Application Approval Amendment: 5/24/17 Agree

Application Approval Amendment: 8/21/17
Application Approval Amendment: 11/13/17

Application Approval Amendment: 11/28/17

Agreement Execution Amendment: 5/24/17

Agreement Execution Amendment: 8/21/17

Agreement Execution Amendment: 11/13/17

Agreement Execution Amendment: 11/28/17

SITE INFORMATION:

Site No.: C360083 Site Name: River Park Center Site a/k/a Chicken Island Site

Site Owner: City of Yonkers; Fleet New Main Street, LLC; Yonkers Community Development Agency

Street Address: New Main Street and Nepperhan Avenue
Municipality: Yonkers County: Westchester DEC Region: 3

Site Size: 6.934 Acres

Tax Map Identification Number(s): 1.-483-10, 1.-483-12, 1.-483-13, 1.-483-16, 1.-483-50,

1.-483-60, 1.-483-7, 1.-483-9, 1.-484-15, 1.-484-51, 1.-484-53, 1.-485-1, 1.-485-10, 1.-485-12, 1.-485-14, 1.-485-16, 1.-485-18, 1.-485-2, 1.-485-3, 1.-485-4, 1.-485-6, 1.-485-7, 1.-485-8, 1.-486-15, 1.-486-16, Engine Place (Roadway), James St (Roadway), Henry Herz

(Roadway), Ann Street (Roadway), John Street (Roadway)

Percentage of site located in an EnZone: 50 - 99 %

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: Restricted-Residential, Commercial, and Industrial Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 20 %. Tangible Property Credit Component Rate is 20 %.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 18 %. Tangible Property Credit Component Rate is 18 %.

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 Westchester County as 571593770 and 571643029 and 571643707.

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;
- (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.

Basil Seggos

Commissioner

New York State Department of Environmental Conservation

Bv:

Michael J. Ryan, P.E., Assistant Director

Division of Environmental Remediation

Date: 12/29/19

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

River Park Center Site a/k/a Chicken Island Site, Site ID No. C360083 New Main Street and Nepperhan Avenue, NY 10701

City of Yonkers, Westchester County, Tax Map Identification Number(s): 1.-483-5, 1.-483-7, 1.-483-9, 1.-483-10, 1.-483-12, 1.-483-13, 1.-483-16, 1.-483-50, 1.-483-60, 1.-485-1, Engine Place (Roadway), James St (Roadway), Henry Herz Street, (Roadway), Ann Street (Roadway), John Street (Roadway)

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 SFC Yonkers LLC, Yonkers Industrial Development Agency, Yonkers Community Development Agency, and City of Yonkers for thirty-one (31) tax parcels and internal roadways totaling approximately 6.934 acres located at New Main St., Nepperhan Ave, and Palisades Ave in the City of Yonkers, Westchester County, including fifteen (15) parcels and internal roadways listed above owned by the City of Yonkers and totaling 5.416 acres.

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 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.
\boxtimes	Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
\boxtimes	Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
\boxtimes	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 the Westchester County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

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 Westchester County as 571593770.

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

Chicken Island, Site-No. C360083, New-Main Street and Nepperhan Avenue, Youkers, NY 10701

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 3 Office located at 21 South Putt Corners Rd, New Paltz, NY 12564 by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

Rochester NY 14614-1365

		City of Yonkers
		Ву:
		Title:
		Date:
STATE OF NEW YORK COUNTY OF) SS:)	
appearedevidence to be the individual(s acknowledged to me that he/sl	personally known whose name ne/they executed instrument, the	the year 20, before me, the undersigned, personally own to me or proved to me on the basis of satisfactory is (are) subscribed to the within instrument and ed the same in his/her/their capacity(ies), and that by the individual(s), or the person upon behalf of which the
		Please record and return to:
Signature and Office of indivi-	dual	Knauf Shaw LLP
taking acknowledgment		1400 Crossroads Building

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

River Park Center Site a/k/a Chicken Island Site, Site ID No. C360083 New Main Street and Nepperhan Avenue, NY 10701 City of Yonkers, Westchester County, Tax Map Identification Number(s): 1-484-15, 1-484-51

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 SFC Yonkers LLC, Yonkers Industrial Development Agency, Yonkers Community Development Agency, and City of Yonkers for thirty-one (31) tax parcels and internal roadways totaling approximately 6.934 acres located at New Main St., Nepperhan Ave, and Palisades Ave in the City of Yonkers, Westchester County, including three (3) parcels listed above owned by Fleet New Main Street LLC totaling 0.334 acres.

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 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.
\boxtimes	Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii
\boxtimes	Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
\boxtimes	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 the Westchester County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

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 Westchester County as 571643029.

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

Chicken Island, Site No. C360083, New Main Street and Nepperhan Avenue, Yonkers, NY 10701

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 3 Office located at 21 South Putt Corners Rd, New Paltz, NY 12564 by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

Rochester NY 14614-1365

	Fleet New Main Street LLC
	By:
	Title:
	Date:
STATE OF NEW YORK) SS: COUNTY OF)	*
evidence to be the individual(s) whose n acknowledged to me that he/she/they exe	in the year 20, before me, the undersigned, personally y known to me or proved to me on the basis of satisfactory ame is (are) subscribed to the within instrument and ecuted the same in his/her/their capacity(ies), and that by ent, the individual(s), or the person upon behalf of which the tent.
Signature and Office of individual taking acknowledgment	Please record and return to: Knauf Shaw LLP 1400 Crossroads Building 2 State Street

NOTICE OF CERTIFICATE OF COMPLETION Brownfield Cleanup Program 6 NYCRR Part 375-1,9(d)

River Park Center Site a/k/a Chicken Island Site, Site ID No. C360083

New Main Street and Nepperhan Avenue, NY 10701

City of Yonkers, Westchester County, Tax Map Identification Number(s): 1-485-2, 1.-485-3, 1.-485-4, 1.-485-6, 1.-485-7, 1.-485-10, 1.-485-12, 1.-485-14, 1.-485-16, 1.-485-18, 1.-486-15, 1.-486-16

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 SFC Yonkers LLC, Yonkers Industrial Development Agency, Yonkers Community Development Agency, and City of Yonkers for thirty-one (31) tax parcels and internal roadways totaling approximately 6.934 acres located at New Main St., Nepperhan Ave, and Palisades Ave in the City of Yonkers, Westchester County, including thirteen (13) parcels listed above owned by the Yonkers Community Development Agency totaling 1.184 acres.

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 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.
\boxtimes	Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii
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\boxtimes	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 the Westchester County Health Department with jurisdiction in such matters and such is approved by the Department as not inconsistent with the remedy.

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 Westchester County as 571643707.

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.

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Chicken Island, Site No. C360083, New Main Street and Nepperhan Avenue, Yonkers, NY 10701

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 3 Office located at 21 South Putt Corners Rd, New Paltz, NY 12564 by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

Rochester NY 14614-1365

	Yonkers Community Development Agency
	By:
	Title:
	Date:
STATE OF NEW YORK) SS: COUNTY OF)	
evidence to be the individual(s) whose nam acknowledged to me that he/she/they execu	n the year 20, before me, the undersigned, personally nown to me or proved to me on the basis of satisfactory e is (are) subscribed to the within instrument and ted the same in his/her/their capacity(ies), and that by the individual(s), or the person upon behalf of which the t.
Signature and Office of individual taking acknowledgment	Please record and return to: Knauf Shaw LLP 1400 Crossroads Building 2 State Street

Exhibit A Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

FLEET NEW MAIN STREET LLC ENVIRONMENTAL EASEMENT LEGAL DESCRIPTION

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, for the purposes of a BCP Site, being more particularly bounded and described as follows:

COMMENCING ALONG A TIE from the intersection of the northeasterly line of New Main Street as established by Control No. 443490783, Liber 12010 Page 25, Liber 12071 Page 232, Liber 10495 Page 41, Liber 9019 Page 263, and Liber 12433 Page 226 and the northwesterly line of Nepperhan Avenue as established by appropriation map 4 parcel 4, prepared by Chas. H. Sells, Inc. on November 10, 1966 and filed in the Westchester County Clerk's Office on June 17, 1968 as Map No. 16096 and continuing along the aforementioned northeasterly line of New Main Street, North 37°02'54" West, a distance of 288.55 feet to the centerline of Ann Street (formerly known as Post Lane), and continuing still along the aforementioned northeasterly line of New Main Street as established by "Survey of Property situated in the City of Yonkers" prepared by Chas. J. Dearing, dated November 12, 1948 on file at the Office of the Title Guarantee and Trust Company as Title No. 6-024537 and "Map of Survey of Property Nos. 117 to 125 and No. 131 New Main Street - Yonkers, NY" prepared by John E. Warneck, dated December 4, 1948 on file at the Office of the Title Guarantee and Trust Company as Title No. 6-024537, North 36°25'59" West, a distance of 24.43 feet to the northwesterly line Ann Street as established by aforementioned Warneck Map (Title No. 6-024537) to the POINT OR PLACE **OF BEGINNING:**

FROM SAID POINT OF BEGINNING;

CONTINUING along said northeasterly line of New Main Street, North 36°25'59" West, a distance of 76.27 feet to the southeasterly line of Section 1 Block 484 Lot 55 of the Official Tax Map of the City of Yonkers, as established by Liber 7790 page 267, aforementioned Dearing Map (Title No. 6-001012, etc.), aforementioned Dearing Map (Title No. 6-024537) and Control No. 450880284:

CONTINUING along the southeasterly and northeasterly lines of Section 1 Block 484 Lots 55 and 8 as established by aforementioned Dearing Map (Title No. 6-024537), aforementioned Warneck Map (Title No. 6-024537), "Map of Survey of Property No. 8 Palisade Avenue and SE Cor. of New Main Street and thru to James Street - Yonkers, NY" prepared by Chas. J. Dearing, dated October 27, 1937, last updated August 29, 1938 on file at the Office of the Title Guarantee and Trust Company as Title Nos. 6-001012, 6-002540, 6-002693 and 6-002941 and aforementioned Control No. 450880284, the following three (3) courses and distances;

- 1) North 53°11'51" East, a distance of 90.23 feet,
- 2) North 37°13'09" West, a distance of 40.30 feet and
- 3) North 53°16'38" East, a distance of 66.01 feet;

County: Westchester Site No: C360083 Brownfield Cleanup Agreement Index: A3-0572-1006 as amended August 21, 2017

THENCE South 36°21'38" East, a distance of 64.02 feet;

THENCE South 18°29'09" East, a distance of 62.31 feet to the aforementioned northwesterly line of Ann Street and continuing along same, South 56°00'32" West, a distance of 136.53 feet to the POINT OR PLACE OF BEGINNING.

CONTAINING an area of 14,530 square feet or 0.334 acres of land more or less.

SCHEDULE "C" PROPERTY DESCRIPTION

CITY OF YONKERS ENVIRONMENTAL EASEMENT LEGAL DESCRIPTION

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, for the purposes of a BCP Site, being more particularly bounded and described as follows:

COMMENCING ALONG A TIE from the intersection of the southerly line of Palisade Avenue (formerly known as Factory Street) as established by "Map of Survey of Property No. 8 Palisade Avenue and SE Cor. of New Main Street and thru to James Street - Yonkers, NY" prepared by Chas. J. Dearing, dated October 27, 1937, last updated August 29, 1938 on file at the Office of the Title Guarantee and Trust Company as Title Nos. 6-001012, 6-002540, 6-002693 and 6-002941, with the northeasterly line of New Main Street (formerly known as Mechanic Street) as established by "Survey of Property situated in the City of Yonkers" prepared by Chas. J. Dearing, dated November 12, 1948 on file at the Office of the Title Guarantee and Trust Company as Title No. 6-024537 and "Map of Survey of Property Nos. 117 to 125 and No. 131 New Main Street - Yonkers, NY" prepared by John E. Warneck, dated December 4, 1948 on file at the Office of the Title Guarantee and Trust Company as Title No. 6-024537, as measured along the aforementioned southerly line of Palisade Avenue from said intersection to the southwesterly line of James Street as established by aforementioned Dearing Map (Title No. 6-001012, etc.) North 57°57'50" East, a distance of 230.04 feet to the POINT OR PLACE OF BEGINNING:

FROM SAID POINT OF BEGINNING;

CONTINUING along the aforementioned southerly line of Palisade Avenue, crossing James Street, North 57°16'09" East, a distance of 58.18 feet to the northeasterly line of James Street;

CONTINUING along aforementioned northeasterly line of James Street, South 35°45'08" East, a distance of 46.00 feet:

THENCE North 54°14'52" East, a distance of 11.99 feet;

THENCE South 19°03'19" East, a distance of 46.48 feet;

THENCE South 82°22'18" East, a distance of 28.73 feet;

THENCE North 70°56'38" East, a distance of 297.08 feet:

THENCE South 19°03'22" East, a distance of 111.00 feet to the northerly line of John Street;

THENCE along the aforementioned northerly side of John Street, North 70°56'38" East, a distance of 59.15 feet to the westerly line of School Street;

THENCE along the aforementioned westerly line of School Street South 01°02'32" East, a

distance of 450.89 feet to the to the northwesterly line of Nepperhan Avenue (formerly known as Guion Street) as established by appropriation map 7 parcel 7, prepared by Chas. H. Sells, Inc. on June 28, 1967 and filed in the Westchester County Clerk's Office on September 17, 1969 as Map No. 16855;

CONTINUING along the aforementioned northwesterly line of Nepperhan Avenue the following three (3) courses and distances;

- 1) South 51°43'19" West, a distance of 153.13 feet as established by aforementioned Sells Map (Map No. 16855) to the northeasterly line of Henry Herz Street,
- 2) Crossing the aforementioned Henry Herz Street, South 53°37'40" West, a distance of 50.06 feet and
- 3) Continuing along aforementioned northwesterly line of Nepperhan Avenue as established by appropriation map 4 parcel 4, prepared by Chas. H. Sells, Inc. on November 10, 1966 and filed in the Westchester County Clerk's Office on June 17, 1968 as Map No. 16096, South 52°41'21" West, a distance of 144.64 feet to the northeasterly line of New Main Street as established by Control No. 443490783, Liber 12010 Page 25, Liber 12071 Page 232, Liber 10495 Page 41, Liber 9019 Page 263, and Liber 12433 Page 226;

CONTINUING along the aforementioned northeasterly line of New Main Street, the following two (2) courses and distances;

- 4) North 37°02'54" West, a distance of 288.55 feet to the intersection of the aforementioned northeasterly line of New Main Street and the centerline of Ann Street (formerly known as Post Lane) and
- 5) Continuing still along the aforementioned northeasterly line of New Main Street as established by aforementioned Dearing Map (Title No. 6-024537) and aforementioned Warneck Map (Title No. 6-024537), North 36°25'59" West, a distance of 24.43 feet to the northwesterly line Ann Street as established by aforementioned Warneck Map (Title No. 6-024537) and continuing along same, North 56°00'32" East, a distance of 136.53 feet;

THENCE North 18°29'09" West, a distance of 62.31 feet;

THENCE North 36°21'38" West, a distance of 144.04 feet;

THENCE North 53°20'50" East, a distance of 73.86 feet, to aforementioned southwesterly line of James Street;

THENCE continuing along the aforementioned southwesterly line of James Street, North 36°31'05" West, a distance of 190.32 feet to the POINT OR PLACE OF BEGINNING.

EXCLUDING THEREFROM all that certain plot, piece or parcel of land designated as "Land Under Water," situate, lying and being in the City of Yonkers, County of Westchester and State

of New York, being more particularly bounded and described as follows:

COMMENCING ALONG A TIE from the intersection of the northeasterly line of New Main Street as established by aforementioned documents; Control No. 443490783, Liber 12010 Page 25, Liber 12071 Page 232, Liber 10495 Page 41, Liber 9019 Page 263, and Liber 12433 Page 226, and the northwesterly line of Nepperhan Avenue as established by aforementioned Sells Map (Map No. 16096) and continuing along the aforementioned northeasterly line of New Main Street, North 37°02'54" West, a distance of 268.10 feet to the southeasterly line of Ann Street, and continuing along same, North 58°30'25" East, a distance of 62.35 feet;

THENCE South 31°03'03" East, a distance of 0.67 feet to the POINT OR PLACE OF BEGINNING:

FROM SAID POINT OR PLACE OF BEGINNING:

THENCE South 31°03'03" East, a distance of 14.51 feet to a point on a non-tangent curve to the right from where the radial bears South 09°55'54" West,

ALONG said curve to the right having a radius of 81.00 feet, and an arc length of 64.04 feet to a point of compound curvature,

ALONG the compound curve to the right having a radius of 135.00 feet, and an arc length of 47.80 feet to a point of compound curvature,

ALONG the compound curve to the right having a radius of 100.00 feet, and an arc length of 19.65 feet to a point of reverse curvature,

ALONG the curve to the left having a radius of 75.00 feet, and an arc length of 59.58 feet to a point on said curve from where the radial bears North 41°15'32" East,

THENCE along the radial extended, South 41°15'32" West, a distance of 1.50 feet,

THENCE South 48°44'28" East, a distance of 5.17 feet,

THENCE South 34°21'44" West, a distance of 9.23 feet to a point on a non-tangent curve to the left from where the radial bears North 28°44'18" East,

ALONG said curve to the left having a radius of 54.96 feet, and an arc length of 35.81 feet to a point on said curve from where the radial bears North 08°35'48" West,

THENCE along the said radial of the last described curve, North 08°35'48" West, a distance of 1.01 feet to a point on a non-tangent curve to the left from where the radial bears North 18°03'23" West,

ALONG aforementioned curve to the left having a radius of 39.89 feet, and an arc length of 29.34 feet to a point on said curve from where the radial bears North 60°11'34" West,

THENCE North 27°06'55" East, a distance of 4.38 feet,

County: Westchester Site No: C360083 Brownfield Cleanup Agreement Index: A3-0572-1006 as amended August 21, 2017

THENCE North 37°02'00" West, a distance of 3.69 feet to a point on a non-tangent curve to the left from where the radial bears North 54°34'08" West,

ALONG the aforementioned curve to the left having a radius of 41.31 feet, and an arc length of 11.10 feet to a point on a non-tangent curve to the right from where the radial bears South 67°34'03" East,

ALONG aforementioned curve to the right having a radius of 136.36 feet, and an arc length of 36.04 feet to a point on said curve from where the radial bears South 52°25'32" East,

THENCE North 38°03'31" West, a distance of 26.92 feet,

THENCE South 61°56'13" West, a distance of 25.30 feet to a point of curvature,

ALONG the curve to the right having a radius of 15.00 feet, and an arc length of 22.71 feet to a point of tangency,

THENCE North 31°18'50" West, a distance of 117.99 feet,

THENCE North 28°35'36" West, a distance of 31.01 feet,

THENCE South 58°56'57" West, a distance of 59.16 feet to the POINT OR PLACE OF BEGINNING.

CONTAINING a total area of land, after exclusion, of 235,912 square feet or 5.416 acres of land more or less.

SCHEDULE "A" PROPERTY DESCRIPTION

YONKERS COMMUNITY DEVELOPMENT AGENCY ENVIRONMENTAL EASEMENT LEGAL DESCRIPTION

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, for the purposes of a BCP Site, being more particularly bounded and described as follows:

COMMENCING ALONG A TIE from the intersection of the southerly line of Palisade Avenue (formerly known as Factory Street) as established by "Map of Survey of Property No. 8 Palisade Avenue and SE Cor. of New Main Street and thru to James Street - Yonkers, NY" prepared by Chas. J. Dearing, dated October 27, 1937, last updated August 29, 1938 on file at the Office of the Title Guarantee and Trust Company as Title Nos. 6-001012, 6-002540, 6-002693 and 6-002941, with the northeasterly line of New Main Street (formerly known as Mechanic Street) as established by "Survey of Property situated in the City of Yonkers" prepared by Chas. J. Dearing, dated November 12, 1948 on file at the Office of the Title Guarantee and Trust Company as Title No. 6-024537 and "Map of Survey of Property Nos. 117 to 125 and No. 131 New Main Street - Yonkers, NY" prepared by John E. Warneck, dated December 4, 1948 on file at the Office of the Title Guarantee and Trust Company as Title No. 6-024537, as measured along the aforementioned southerly line of Palisade Avenue from said intersection to the southwesterly line of James Street as established by aforementioned Dearing Map (Title No. 6-001012, etc.) North 57°57'50" East, a distance of 230.04 feet, crossing James Street North 57°16'09" East, a distance of 58.18 feet to the northeasterly line of James Street to the POINT OR PLACE OF BEGINNING:

FROM SAID POINT OF BEGINNING:

CONTINUING along the aforementioned southerly line of Palisade Avenue as established by Liber 7543 Page 766, Liber 7496 Page 112, Liber 7524 Page 84, Liber 7501 Page 353, Liber 7502 Page 157, Liber 7546 Page 465, Liber 7538 Page 715, Liber 7584 Page 634, Liber 7530 Page 81, Liber 7538 Page 721, and "Map of the S. Shethar Property" prepared by George Rayner dated April 12, 1899 and filed December 22, 1904 as Westchester County Clerk Map No. 1446, North 70°56'38" East, a distance of 445.81 feet to the intersection of the aforementioned southerly line of Palisade Avenue and the extension of the southerly line of Elm Street, as established by the aforementioned Rayner Map (Map No. 1446);

THENCE along the aforementioned extension of the southerly line of Elm Street, South 77°18'48" East, a distance of 5.45 feet to the westerly line of School Street and continuing along same, the following two (2) courses and distances;

- 1) South 19°03'22" East, a distance of 71.71 feet and
- 2) South 01°02'32" East, a distance of 143.45 feet to the northerly line of John Street;

THENCE along the aforementioned northerly line of John Street, South 70°56'38"West, a distance of 59.15 feet:

THENCE North 19°03'22"West, a distance of 111.00 feet;

THENCE South 70°56'38" West, a distance of 297.08 feet;

THENCE North 82°22'18" West, a distance of 28.73 feet;

THENCE North 19°03'19" West, a distance of 46.48 feet;

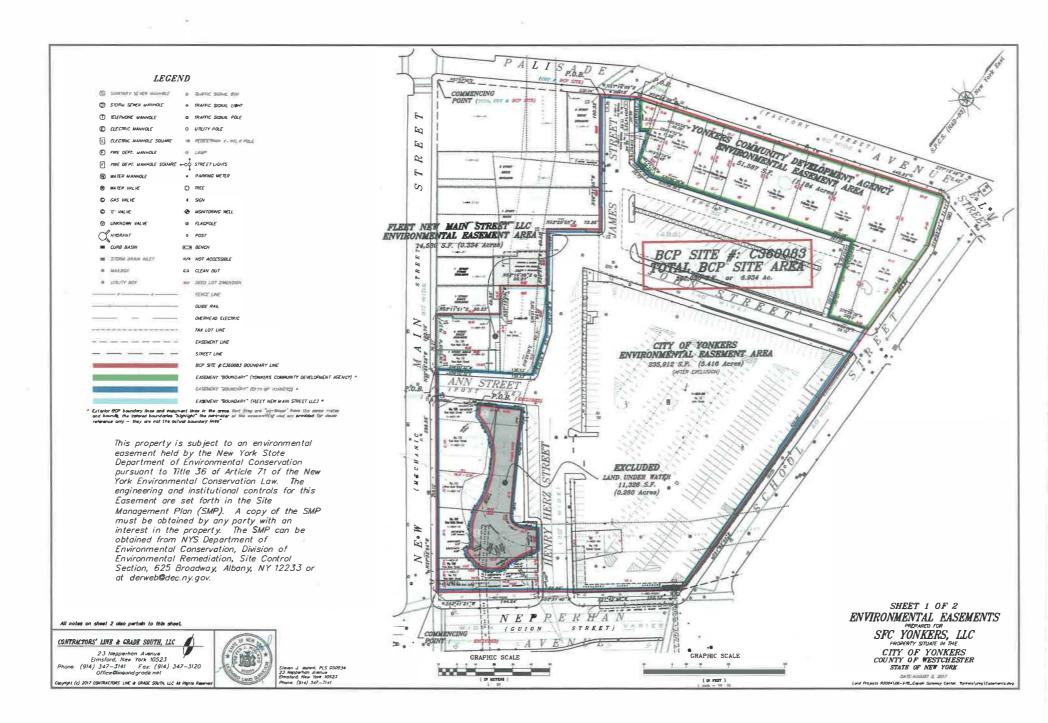
THENCE South 54°14'52" West, a distance of 11.99 feet to the aforementioned northeasterly line of James Street;

CONTINUING along same, North 35°45'08" West, a distance of 46.00 feet to the POINT OR PLACE OF BEGINNING.

CONTAINING an area of 51,587 square feet or 1.184 acres of land more or less.

Exhibit B

Site Survey



PLANT NEW MAIN STREET LLC SHYSBORO SENTAL BARRISONT

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Flort New Mole Street LLC Environmental Economent Area = 14,530 square feet or 0.334 ceres

Yorkers Community Development Agency Environmental Easement Area = 51,587 square feet or 1,184 acres.

City of Yankers Environmental Easement Area = 235,912 square feet or \$.416 acres

2.5 Mandarthor Aversus Prone (914) 247-3141 Fox: (914) 242-3125 Office Circumstantia nel

Steven J. Willord, PLS 050054 23 Nepperhan Avenue Elmsford, New York 10523 Phone (914) 347—3141

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PLEAT NEW MAIN STREAT LLC

ENVIRONMENTAL EASEMENT PROPERTIES

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ENVIRONMENTAL EASEMENT

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SHEET 2 OF 2 ENVIRONMENTAL EASEMENTS SFC YONKERS, LLC IN TIME YIESOM CITY OF YONKERS COUNTY OF WESTCHESTER

STATE OF NEW YORK DATE: AUGUST Z, 2017

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CITY OF YONTERS ENVIRONMENTAL

EASEMENT PROPERTIES

These charts are provided at the regions of the client to provide a way to research title information, it does not believe all the center when the property line.

CONTRACTORS' LI PE & CRUE SOUTH, LLC



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION **Site Management Form** 12/11/2017



SITE DESCRIPTION

SITE NO.

C360083

SITE NAME River Park Center Site a/k/a Chicken Island Site

SITE ADDRESS: New Main Street and Nepperhan Avenue ZIP CODE: 10701

CITY/TOWN:

Yonkers

COUNTY: Westchester

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:

YES NO

IC/EC Certification Plan Monitoring Plan Operation and Maintenance (O&M) Plan

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2019

Description of Institutional Control

CDA Yonkers

87 Nepperhan Avenue, Suite 312 **16 Palisades Avenue Environmental Easement** Block: 485 Lot: 2 Sublot: Section: 1 Subsection:

S_B_L Image: 1.-485-2

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

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Environmental Easement
Block: 485
Lot: 3
Sublot:
Section: 1
Subsection:
S_B_L Image: 1.-485-3
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
Soil Management Plan
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18 Palisades Avenue

20 Palisades Avenue Environmental Easement Block: 485 Lot: 4 Sublot: Section: 1 Subsection: S_B_L Image: 1.-485-4 Ground Water Use Restriction IC/EC Plan Landuse Restriction Monitoring Plan Site Management Plan Soil Management Plan

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23 John Street
Environmental Easement
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Ground Water Use Restriction
IC/EC Plan
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24 Palisades Avenue
Environmental Easement
Block: 485
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25 John Street Environmental Easement Block: 486 Lot: 16 Sublot: Section: 1 Subsection: S_B_L Image: 1.-486-16 Ground Water Use Restriction IC/EC Plan Landuse Restriction Monitoring Plan Site Management Plan Soil Management Plan

26 Palisades Avenue Environmental Easement Block: 485 Lot: 7 Sublot: Section: 1 Subsection: S_B_L Image: 1.-485-7 Ground Water Use Restriction IC/EC Plan

Landuse Restriction
Monitoring Plan
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Soil Management Plan

28 Palisades Avenue

Environmental Easement

Block: 485 Lot: 8

Sublot:

Section: 1
Subsection:

S_B_L Image: 1.-485-8

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

O&M Plan

Site Management Plan

Soil Management Plan

32 Palisades Avenue

Environmental Easement

Block: 485 Lot: 10

Sublot:

Section: 1

Subsection:

S_B_L Image: 1.-485-10
Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

36 Palisades Avenue

Environmental Easement

Block: 485 Lot: 12

Sublot:

Section: 1

Subsection:

S_B_L Image: 1.-485-12
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
Soil Management Plan

Soil Management Plan

40 Palisades Avenue

Environmental Easement

Block: 485

Lot: 14

Sublot:
Section: 1

Subsection:
S_B_L Image: 1.-485-14

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

46 Palisades Avenue

Environmental Easement
Block: 485
Lot: 16 .
Sublot:
Section: 1
Subsection:
S_B_L Image: 1.-485-16
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
Site Management Plan

48 Palisades Avenue

Environmental Easement

Block: 485

Soil Management Plan

```
Lot: 18
Sublot:
Section: 1
Subsection:
S_B_L Image: 1.-485-18
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
Soil Management Plan
```

City of Yonkers 40 South Broadway 135 New Main Street **Environmental Easement** Block: 483 Lot: 16 Sublot: Section: 1 Subsection: S_B_L Image: 1.-483-16 **Ground Water Use Restriction** IC/EC Plan Landuse Restriction Monitoring Plan Site Management Plan Soil Management Plan

137 New Main Street Environmental Easement Block: 483 Lot: 13 Sublot: Section: 1 Subsection: S_B_L Image: 1.-483-13 Ground Water Use Restriction IC/EC Plan Landuse Restriction Monitoring Plan Site Management Plan Soil Management Plan

14 Palisades Avenue Environmental Easement Block: 485 Lot: 1 Sublot: Section: 1 Subsection: S_B_L Image: 1.-485-1 Ground Water Use Restriction IC/EC Plan Landuse Restriction Monitoring Plan Site Management Plan Soil Management Plan

143 New Main Street Environmental Easement Block: 483 Lot: 12 Sublot: Section: 1 Subsection: S_B_L Image: 1.-483-12 Ground Water Use Restriction IC/EC Plan Landuse Restriction Monitoring Plan Site Management Plan Soil Management Plan

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147 New Main Street

Environmental Easement

Block: 483

Lot: 10

Sublot:

Section: 1

Subsection:

S_B_L Image: 1.-483-10

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan
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Site Management Plan
Soil Management Plan
```

```
149 New Main Street

Environmental Easement

Block: 483

Lot: 9

Sublot:
Section: 1

Subsection:
S_B_L Image: 1.-483-9

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan
```

149 School Street Environmental Easement Block: 483 Lot: 50 Sublot: Section: 1 Subsection: S_B_L Image: 1.-483-50 Ground Water Use Restriction IC/EC Plan Landuse Restriction Monitoring Plan Site Management Plan Soil Management Plan

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151 New Main Street
Environmental Easement
Block: 483
Lot: 7
Sublot:
Section: 1
Subsection:
S_B_L Image: 1.-483-7
Ground Water Use Restriction
```

```
IC/EC Plan
                              Landuse Restriction
                              Monitoring Plan
                              Site Management Plan
                              Soil Management Plan
155 New Main Street
 Environmental Easement
   Block: 483
        Lot: 5
            Sublot:
                Section: 1
                    Subsection:
                         S_B_L Image: 1.-483-5
                              Ground Water Use Restriction
                              IC/EC Plan
                             Landuse Restriction
                             Monitoring Plan
                              O&M Plan
                              Site Management Plan
                              Soil Management Plan
Ann Street (Roadway)
 Environmental Easement
    Block:
        Lot:
            Sublot:
                Section:
                    Subsection:
                         S_B_L Image: Ann Street (Roadway)
                              Ground Water Use Restriction
                              IC/EC Plan
                              Landuse Restriction
                              Monitoring Plan
                              Site Management Plan
                              Soil Management Plan
Engine Place (Roadway)
 Environmental Easement
   Block:
```

Lot:

```
Sublot:
Section:
Subsection:
S_B_L Image: Engine Place (Roadway)
Ground Water Use Restriction
iC/EC Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
Soil Management Plan
```

Getty Square Parking 23 Environmental Easement Block: 483 Lot: 60 Sublot: Section: 1 Subsection: S_B_L Image: 1.-483-60 Ground Water Use Restriction IC/EC Plan Landuse Restriction Monitoring Plan Site Management Plan Soil Management Plan

```
Henry Hertz Street
Environmental Easement
Block:
    Lot:
    Sublot:
    Section:
    Subsection:
    S_B_L Image: Henry Hertz Street (Roadway)
    Ground Water Use Restriction
    IC/EC Plan
    Landuse Restriction
    Monitoring Plan
    Site Management Plan
Soil Management Plan
```

```
James Street (Roadway)
Environmental Easement
Block:
Lot:
Sublot:
Section:
Subsection:
S_B_L Image: James Street (Roadway)
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
Monitoring Plan
Site Management Plan
Soil Management Plan
```

John Street (Roadway) Environmental Easement Block: Lot: Sublot: Section: Subsection: S_B_L Image: John Street (Roadway) Ground Water Use Restriction IC/EC Plan Landuse Restriction Monitoring Plan Site Management Plan Soil Management Plan

Fleet New Main Street LLC

225 Millburn Ave, Ste 202

129 New Main Street

Environmental Easement

Block: 484

Lot: 53

Sublot:

Section: 1

Subsection:

S_B_L Image: 1.-484-53

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

131 New Main Street Environmental Easement Block: 484 Lot: 51 Sublot: Section: 1 Subsection: S_B_L Image: 1.-484-51 Ground Water Use Restriction. IC/EC Plan Landuse Restriction Monitoring Plan Site Management Plan Soil Management Plan

9 Ann Street Environmental Easement Block: 484 Lot: 15 Sublot: Section: 1 Subsection: S_B_L Image: 1.-484-15 Ground Water Use Restriction IC/EC Plan Landuse Restriction Monitoring Plan Site Management Plan Soil Management Plan

Description of Engineering Control

CDA Yonkers 87 Nepperhan Avenue, Suite 312 16 Palisades Avenue Environmental Easement Block: 485 Lot: 2 Sublot: Section: 1 Subsection:

```
S_B_L Image: 1.-485-2
                              Cover System
                              Monitoring Wells
                              Vapor Mitigation
18 Palisades Avenue
  Environmental Easement
     Block: 485
        Lot: 3
            Sublot:
                Section: 1
                    Subsection:
                        S_B_L Image: 1.-485-3
                              Cover System
                              Monitoring Wells
                              Vapor Mitigation
20 Palisades Avenue
  Environmental Easement
     Block: 485
        Lot: 4
            Sublot:
                Section: 1
                    Subsection:
                        S_B_L Image: 1.-485-4
                              Cover System
                              Monitoring Wells
                              Vapor Mitigation
23 John Street
  Environmental Easement
     Block: 486
       Lot: 15
            Sublot:
                Section: 1
                    Subsection:
                        S_B_L Image: 1.-486-15
                              Cover System
                              Monitoring Wells
                              Vapor Mitigation
24 Palisades Avenue
  Environmental Easement
     Block: 485
       Lot: 6
            Sublot:
                Section: 1
                    Subsection:
                        S_B_L Image: 1.-485-6
                              Cover System
                              Monitoring Wells
                              Vapor Mitigation
25 John Street
  Environmental Easement
     Block: 486
       Lot: 16
            Sublot:
```

```
Section: 1
                    Subsection:
                         S_B_L Image: 1.-486-16
                               Cover System
                               Monitoring Wells
                              Vapor Mitigation
26 Palisades Avenue
   Environmental Easement
      Block: 485
        Lot: 7
            Sublot:
                Section: 1
                    Subsection:
                        S_B_L Image: 1.-485-7
                              Cover System
                              Monitoring Wells
                              Vapor Mitigation
28 Palisades Avenue
   Environmental Easement
     Block: 485
        Lot: 8
            Sublot:
                Section: 1
                    Subsection:
                        S_B_L Image: 1.-485-8
                              Cover System
                              Monitoring Wells
                              Vapor Mitigation
32 Palisades Avenue
   Environmental Easement
     Block: 485
        Lot: 10
            Sublot:
                Section: 1
                    Subsection:
                        S_B_L Image: 1.-485-10
                              Cover System
                              Monitoring Wells
                              Vapor Mitigation
36 Palisades Avenue
   Environmental Easement
     Block: 485
       Lot: 12
            Sublot:
               Section: 1
                    Subsection:
                        S_B_L Image: 1.-485-12
                              Cover System
                              Monitoring Wells
                             Vapor Mitigation
40 Palisades Avenue
```

Environmental Easement

Block: 485

```
Lot: 14
               Sublot:
                   Section: 1
                       Subsection:
                           S_B_L Image: 1.-485-14
                                 Cover System
                                 Monitoring Wells
                                Vapor Mitigation
  46 Palisades Avenue
     Environmental Easement
        Block: 485
          Lot: 16
              Sublot:
                  Section: 1
                      Subsection:
                           S_B_L Image: 1.-485-16
                                Cover System
                                Monitoring Wells
                                Vapor Mitigation
  48 Palisades Avenue
     Environmental Easement
        Block: 485
          Lot: 18
              Sublot:
                  Section: 1
                      Subsection:
                           S_B_L Image: 1.-485-18
                                Cover System
                                Monitoring Wells
                                Vapor Mitigation
City of Yonkers
40 South Broadway
  135 New Main Street
     Environmental Easement
       Block: 483
          Lot: 16
              Sublot:
                  Section: 1
                      Subsection:
                           S_B_L Image: 1.-483-16
                                Cover System
                                Monitoring Wells
                                Vapor Mitigation
  137 New Main Street
     Environmental Easement
       Block: 483
          Lot: 13
              Sublot:
                  Section: 1
                      Subsection:
                           S_B_L Image: 1.-483-13
                                Cover System
                                Monitoring Wells
```

Vapor Mitigation 14 Palisades Avenue **Environmental Easement** Block: 485 Lot: 1 Sublot: Section: 1 Subsection: S_B_L Image: 1.-485-1 Cover System **Monitoring Wells** Vapor Mitigation 143 New Main Street **Environmental Easement** Block: 483 Lot: 12 Sublot: Section: 1 Subsection: S B L Image: 1.-483-12 Cover System **Monitoring Wells** Vapor Mitigation 147 New Main Street **Environmental Easement** Block: 483 Lot: 10 Sublot: Section: 1 Subsection: S_B_L Image: 1.-483-10 **Cover System Monitoring Wells** Vapor Mitigation 149 New Main Street Environmental Easement Block: 483 Lot: 9 Sublot: Section: 1 Subsection: S B L Image: 1.-483-9 Cover System Monitoring Wells Vapor Mitigation 149 School Street

Environmental Easement

Block: 483 Lot: 50 Sublot: Section: 1 Subsection:

S_B_L Image: 1.-483-50 Cover System

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Monitoring Wells
                              Vapor Mitigation
151 New Main Street
   Environmental Easement
     Block: 483
        Lot: 7
            Sublot:
                Section: 1
                    Subsection:
                        S_B_L Image: 1.-483-7
                              Cover System
                              Monitoring Wells
                              Vapor Mitigation
155 New Main Street
   Environmental Easement
     Block: 483
        Lot: 5
            Sublot:
                Section: 1
                    Subsection:
                        S_B_L Image: 1.-483-5
                              Cover System
                              Monitoring Wells
                              Vapor Mitigation
Ann Street (Roadway)
   Environmental Easement
     Block:
        Lot:
            Sublot:
                Section:
                    Subsection:
                        S_B_L Image: Ann Street (Roadway)
                              Cover System
                              Monitoring Wells
                              Vapor Mitigation
Engine Place (Roadway)
  Environmental Easement
     Block:
       Lot:
            Sublot:
               Section:
                   Subsection:
                        S_B_L Image: Engine Place (Roadway)
                              Cover System
                              Monitoring Wells
                              Vapor Mitigation
Getty Square Parking 23 John St
  Environmental Easement
     Block: 483
       Lot: 60
           Sublot:
               Section: 1
                   Subsection:
                        S_B_L Image: 1.-483-60
```

```
Cover System
                                Monitoring Wells
                                Vapor Mitigation
  Henry Hertz Street (Roadway)
     Environmentai Easement
        Block:
          Lot:
              Sublot:
                  Section:
                      Subsection:
                          S_B_L Image: Henry Hertz Street (Roadway)
                                Cover System
                                Monitoring Wells
                                Vapor Mitigation
  James Street (Roadway)
     Environmental Easement
       Block:
          Lot:
              Sublot:
                  Section:
                      Subsection:
                          S_B_L Image: James Street (Roadway)
                                Cover System
                                Monitoring Wells
                                Vapor Mitigation
  John Street (Roadway)
     Environmental Easement
        Block:
          Lot:
              Sublot:
                  Section:
                      Subsection:
                           S_B_L Image: John Street (Roadway)
                                Cover System
                                Monitoring Wells
                                Vapor Mitigation
Fleet New Main Street LLC
225 Millburn Ave. Ste 202
  129 New Main Street
     Environmental Easement
        Block: 484
          Lot: 53
              Sublot:
                  Section: 1
                      Subsection:
                           S_B_L Image: 1.-484-53
                                Cover System
                                Monitoring Wells
                                Vapor Mitigation
  131 New Main Street
     Environmental Easement
        Block: 484
          Lot: 51
```

```
Sublot:
                Section: 1
                     Subsection:
                         S_B_L Image: 1.-484-51
                               Cover System
                               Monitoring Wells
                               Vapor Mitigation
9 Ann Street
  Environmental Easement
     Block: 484
        Lot: 15
            Sublot:
                Section: 1
                     Subsection:
                         S_B_L Image: 1.-484-15
Cover System
                               Monitoring Wells
                               Vapor Mitigation
```