

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



660153126DLR001U

Westchester County Recording & Endorsement Page

Submitter Information

Name: Benchmark Title Agency Phone: 9144091939
 Address 1: 222 Bloomingdale Road Fax:
 Address 2: Email: rfragiacomo@benchmarkta.com
 City/State/Zip: White Plains NY 10605 Reference for Submitter: BRS1212821C

Document Details

Control Number: **660153126** Document Type: **Declaration (DLR)**
 Package ID: 2026011500050001001 Document Page Count: **11** Total Page Count: **12**

Parties

Additional Parties on Continuation page

1st PARTY **2nd PARTY**
 1: NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL C - Other 1: YONKERS BV AMS LLC - Other
 2: 2: - Other

Property

Additional Properties on Continuation page

Street Address: 55 BUENA VISTA AVENUE Tax Designation: 1-512-11
 City/Town: YONKERS Village:

Cross-References

Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

Recording Fees

Statutory Recording Fee: \$40.00
 Page Fee: \$60.00
 Cross-Reference Fee: \$0.00
 Mortgage Affidavit Filing Fee: \$0.00
 RP-5217 Filing Fee: \$0.00
 TP-584 Filing Fee: \$0.00
 RPL 291 Notice Fee: \$0.00
 Local Tax Receipt Filing Fee: \$0.00
 Total Recording Fees Paid: **\$100.00**

Transfer Taxes

Consideration: \$0.00
 Transfer Tax: \$0.00
 Mansion Tax: \$0.00
 Transfer Tax Number:

Mortgage Taxes

Document Date:
 Mortgage Amount:
 Basic: \$0.00
 Westchester: \$0.00
 Additional: \$0.00
 MTA: \$0.00
 Special: \$0.00
 Yonkers: \$0.00
 Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt:
 Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 01/16/2026 at 03:41 PM
 Control Number: **660153126**
 Witness my hand and official seal

Thomas M. Roach
 Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

BENCHMARK TITLE AGENCY
222 BLOOMINGDALE ROAD
SUITE 102
WHITE PLAINS, NY 10605

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

Former Teutonia Hall Site, Site ID No. C360085
55 Buena Vista Avenue, Yonkers NY 10701
Yonkers, Westchester County, Tax Map Identification Number: 1-512-11

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to YONKERS BV AMS LLC for a parcel approximately 0.788 acres located at the 55 Buena Vista Avenue in the City of Yonkers, Westchester County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the Remedial Work Plan.

PLEASE TAKE NOTICE, the remedial program for a 0.5920 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, the remedial program for a 0.1958 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 NYSDEC as not inconsistent with the remedy.

PLEASE TAKE NOTICE, the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Westchester County as Control Nos. 553233255 and 652513304.

**Former Teutonia Hall Site, C360085
55 Buena Vista Avenue, Yonkers, NY 10701**

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

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

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

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

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

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 3 Office located at 21 South Putt Corners Road, New Paltz, NY 12561, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C360085>.

Former Teutonia Hall Site, C360085
55 Buena Vista Avenue, Yonkers, NY 10701

WHEREFORE, the undersigned has signed this Notice of Certificate

Yonkers BV AMS LLC

By: _____

Title: Authorized Signatory

Date: January 7th, 2026

^{New Jersey}
STATE OF NEW YORK) SS:
COUNTY OF Bergen)

On the 7th day of January, in the year 2026, before me, the undersigned, personally appeared Ramona H. Hays, 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.

Jennifer B. Odo
Signature and Office of individual
taking acknowledgment

Please record and return to:
Yonkers BV AMS LLC
c/o AMS Acquisitions
595 Madison Avenue, Suite 1101
New York, NY 10022

JENNIFER B ODDO
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES SEPTEMBER 19, 2029
COMMISSION: #50113131

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	Address
Yonkers BV AMS LLC	c/o AMS Acquisitions, 595 Madison Avenue, Suite 1101 New York, NY 10022

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 10/25/05 **Agreement Execution:** 11/21/05

Agreement Index No.: A3-0529-1005

Application Amendment Approval: 4/16/07

Agreement Amendment Execution: 4/16/07

Application Amendment Approval: 10/7/15

Agreement Amendment Execution: 10/7/15

SITE INFORMATION:

Site No.: C360085 **Site Name:** Former Teutonia Hall Site

Site Owner: Yonkers BV AMS LLC

Street Address: 55 Buena Vista Avenue

Municipality: Yonkers **County:** Westchester **DEC Region:** 3

Site Size: 0.788 Acres

Tax Map Identification Number(s): 1-512-11

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 0.5920-acre area – See Exhibits A and B

Allowable Uses under the BCP: Residential, Restricted-Residential, Commercial, and Industrial
Cleanup Track: Track 2: Restricted use with generic soil cleanup objectives

For a 0.1958-acre area – See Exhibits A and B

Allowable Uses under the BCP: Restricted-Residential, Commercial, and Industrial
Cleanup Track: Track 2: Restricted use with generic soil cleanup objectives

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

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

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 40 %.

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 Control Nos. 553233255 and 652513304.

LIABILITY LIMITATION

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

CERTIFICATE TRANSFERABILITY

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

CERTIFICATE MODIFICATION/REVOCATION

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

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

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

Amanda Lefton
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 9/25/17, revised 12/31/25

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Property Description

LEGAL DESCRIPTIONS
AREA 1 LEGAL DESCRIPTION

Commencing at a point along the southerly lot line of Lot 1 in Block 512, and a distance of 33.00 feet westerly from the Point of Beginning. Point of beginning being a point along the westerly side of Buena Vista Avenue distant 266.25 feet southerly from the corner formed by the intersection of the said westerly line of Buena Vista Avenue with the southerly line of Main Street;

Running thence westerly on a bearing of North 75 Degrees 02 Minutes 28 Seconds West, a distance of 91.06 feet to a point along the easterly line of land now or formerly of New York Central and Hudson River Railroad Company, a/k/a Block 7000 Lot 1;

Running thence southerly along said easterly line of land now or formerly of New York Central and Hudson River Railroad Company, on a curve bearing to the left having a radius of 2,475.00 feet and a central angle of 6 degrees 13 Minutes and 20 seconds, for a distance of 268.78 feet to a point;

Thence easterly on a line at right angles to Buena Vista Avenue, South 80 degrees 22 minutes 28 seconds East for a distance of 99.43 feet to a point;

Thence northerly North 09 Degrees 37 Minutes 32 Seconds East, a distance of 260.04 feet to the Point or Place of Commencement.

Parcel contains a two dimensional area of 25,789.7 square feet or 0.5920 Acres.

AREA 2 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, being more particularly bounded and described as follows:

Beginning at a point along the westerly side of Buena Vista Avenue distant 266.25 feet southerly from the corner formed by the intersection of the said westerly line of Buena Vista Avenue with the southerly line of Main Street;

Running thence westerly North 75 Degrees 2 Minutes 28 Seconds West, a distance of 33.14 feet to a point;

Thence southerly South 09 Degrees 37 Minutes 32 Seconds West a distance of 260.04 feet to a point;

Thence easterly on a line at right angles to Buena Vista Avenue, South 80 Degrees 22 Minutes 28 Seconds East for a distance of 33.00 feet to a point along the westerly side of Buena Vista Avenue;

Thence northerly along said westerly line of Buena Vista Avenue North 09 Degrees 37 Minutes 32 Seconds East, a distance of 256.96 feet to the Point or Place of Beginning.

Said property being a portion of Block 512, Lot 11 (formerly Lots 11, 13, 15 and 17).

Parcel contains a two dimensional area of 8,530.3 square feet or 0.1958 acres.

Exhibit B

Site Survey

