

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.



652513393EAS0011

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: BRS1212610C - Termination

Document Details

Control Number: **652513393** Document Type: **Easement (EAS)**
Package ID: 2025090800187001002 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: YONKERS BV AMS LLC - Other
2:

2nd PARTY

1: NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION - Other
2:

Property

☐ Additional Properties on Continuation page

Street Address: 41 BUENA VISTA AVENUE Tax Designation: 1.-512-11
City/Town: YONKERS Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 563193526 2: 3: 4:

Supporting Documents

1: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.50
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$0.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$0.00
Local Tax Receipt Filing Fee: \$5.00
Total Recording Fees Paid: **\$70.50**

Transfer Taxes

Consideration: \$0.00
Transfer Tax: \$0.00
Mansion Tax: \$0.00
Transfer Tax Number: 6930

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: 12/11/2025 at 09:20 AM
Control Number: **652513393**
Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
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

TERMINATION AND RELEASE OF ENVIRONMENTAL EASEMENT

This Termination and Release of Environmental Easement is made as of this 29th day of September, 2025, by and between The People of the State of New York, acting through their Commissioner of the Department of Environmental Conservation ("NYSDEC" or the "Department") with its headquarters located at 625 Broadway, Albany, New York 12233, and Yonkers BV AMS, LLC. ("Yonkers BV") with its offices located at 595 Madison Avenue, Suite 1101, New York, NY.


RECITALS

1. The Department and former owner, Teutonia Buena Vista, LLC ("Teutonia"), entered into that certain Environmental Easement ("Easement Agreement") dated as of November 28, 2016 and recorded in the office of the Westchester County Clerk on December 30, 2016 as Control No. 563193526. Capitalized terms used herein without definition have the meanings ascribed to them in the Environmental Easement Agreement.
2. Yonkers BV is the current owner of certain land known and designated on the tax map of the City of Yonkers as tax map parcel number: Section 1 Block 512 Lot 11, being the same as that property conveyed to Yonker BV from former owner, Teutonia, by deed dated October 29, 2018 and recorded in the Westchester County Clerk's Office as Control No. 582903499. The property subject to this easement comprises approximately 0.5920 +/- acres, and hereinafter more fully described in Schedule "A."
3. Pursuant to Section 1, 2, 3, 4, and 5 of the Easement Agreement, former owner, Teutonia, granted the Department rights and interests that run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of the Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of maintenance, monitoring or operation requirements; and to ensure the potential restriction of future uses of the land that are inconsistent with the stated purpose.
4. Pursuant to Section 2 A of the Easement Agreement, the Controlled Property may only be used for Residential, Restricted Residential, Commercial, and Industrial uses described in 6 NYCRR §375-1.8(g) and may only be used consistent with controls set out in that Section 2 A of the Easement Agreement.
5. The Parties do hereby agree that a new Environmental Easement will be filed contemporaneously with this Termination in order to address the site management needs of the now remediated site.
6. Pursuant to Section 9 of the Easement Agreement, the Department agrees to terminate and release the Easement Agreement.

TERMINATION AND RELEASE OF ENVIRONMENTAL EASEMENT

- A. The above recitals are hereby incorporated into this Termination and Release of Environmental Easement.
- B. The Department confirms that the date hereof is the "Termination Date" and the Department accordingly hereby terminates and releases the property as described in Exhibit A.
- C. This Termination and Release of Environmental Easement inures to and binds the parties hereto and their respective successors and assigns.
- D. This Termination and Release of Environmental Easement shall be governed by and interpreted in accordance with the laws of the State of New York.


THIS TERMINATION AND RELEASE OF THE ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting By and Through the Department of Environmental Conservation as Designee of the Commissioner,

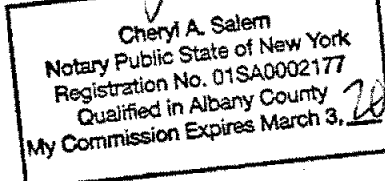
By: 
Janet Brown, Assistant Division Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY).

On the 29th day of September in the year 2025, before me, the undersigned, personally appeared Janet Brown, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public - State of New York



SCHEDULE "A" PROPERTY DESCRIPTION

Being in the City of Yonkers, County of Westchester and State of New York:

Easement Description – Conditional Track 1

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 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.