



Department of  
Environmental  
Conservation

## BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION TO AMEND BROWNFIELD CLEANUP AGREEMENT AND AMENDMENT

### PART I. BROWNFIELD CLEANUP AGREEMENT AMENDMENT APPLICATION

**1. Check the appropriate box(es) below based on the nature of the amendment modification requested:**

Amendment to modify the existing BCA: [check one or more boxes below]

- Add applicant(s)
- Substitute applicant(s)
- Remove applicant(s)
- Change in Name of applicant(s)

Amendment to reflect a transfer of title to all or part of the brownfield site

1a. A copy of the recorded deed must be provided. Is this attached?  Yes  No

1b.  Change in ownership  Additional owner (such as a beneficial owner)

If yes, pursuant to 6 NYCRR Part 375-1.11(d), a Change of Use form should have been previously submitted. If not, please submit this form with this Amendment. See <http://www.dec.ny.gov/chemical/76250.html>

Amendment to modify description of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Sections I and V below and Part II*]

Amendment to Expand or Reduce property boundaries of the property(ies) listed in the existing Brownfield Cleanup Agreement [*Complete Section I and V below and Part II*]

**Sites in Bronx, Kings, New York, Queens, or Richmond counties ONLY:** Amendment to request determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit. Please answer questions on the supplement at the end of the form.

Other (explain in detail below)

**2. Required: Please provide a brief narrative on the nature of the amendment:**

The Applicant seeks to adjust the City DPW Yard Site boundary to (1) roughly correspond to the mean high water line under the future development conditions, which will add approximately 0.17 acres of waterfront land along the southeastern portion of City DPW Yard Site; and (2) align with the building locations under future development conditions, which will shift the boundary line with the adjoining BCP site (AMN Site, C360201), removing approximately 0.37 acres from the City DPW Yard Site and moving that area to the AMN Site. The City DPW Yard Site BCA currently defines this Site's area by reference to Tax Map/Parcel No. 1-84-0005 as depicted on the county tax map. The survey attached hereto shows the new proposed City DPW Yard Site boundary, which is also described in the attached legal description. No legal description was available for the City DPW Yard Site at the time of the BCA, and therefore the acreage described herein for the current configuration of the City DPW Yard Site is only an approximation. Also attached is a site map with the City DPW Yard Site boundary outlined, as well as a USGS 7.5-minute quadrangle map with the City DPW Yard Site location clearly identified.

**\*Please refer to the attached instructions for guidance on filling out this application\***

**\*Submission of a full BCP application will be required should this application be determined to be a major amendment. If the amendment involves more than an insignificant change in acreage, applicants are encouraged to consult with the DEC project team prior to submitting this application.\***

Section I. Current Agreement Information			
BCP SITE NAME: City DPW Yard		BCP SITE NUMBER: C360101	
NAME OF CURRENT APPLICANT(S): Pratt Landing Partners LLC; TP Echo Bay LLC			
INDEX NUMBER OF AGREEMENT: C360101-06-15    DATE OF ORIGINAL AGREEMENT: 08/21/2015			
Section II. New Requestor Information (complete only if adding new requestor or name has changed)			
NAME			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
<p>1. Is the requestor authorized to conduct business in New York State (NYS)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> <li>If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's (DOS) Corporation &amp; Business Entity Database. A print-out of entity information from the DOS database must be submitted to DEC with the application, to document that the applicant is authorized to do business in NYS.</li> </ul>			
NAME OF NEW REQUESTOR'S REPRESENTATIVE			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF NEW REQUESTOR'S CONSULTANT (if applicable)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
NAME OF NEW REQUESTOR'S ATTORNEY (if applicable)			
ADDRESS			
CITY/TOWN		ZIP CODE	
PHONE	FAX	E-MAIL	
<p>2. Requestor must submit proof that the party signing this Application and Amendment has the authority to bind the Requestor. This would be documentation from corporate organizational papers, which are updated, showing the authority to bind the corporation, or a Corporate Resolution showing the same, or an Operating Agreement or Resolution for an LLC. Is this proof attached? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>3. Describe Requestor's Relationship to Existing Applicant:</p>			

**Section V. Property description and description of changes/additions/reductions (if applicable)**

1. Property information on current agreement:

ADDRESS 224-270 Main Street

CITY/TOWN New Rochelle

ZIP CODE 10801

TAX BLOCK AND LOT (SBL)

TOTAL ACREAGE OF CURRENT SITE: \_\_\_\_\_

Parcel Address	Section No.	Block No.	Lot No.	Acreage
224-270 Main Street, New Rochelle, NY 10801	1	84	5	6.47

2. Check appropriate boxes below:

Addition of property (may require additional citizen participation depending on the nature of the expansion – see attached instructions)

2a. PARCELS ADDED:

Parcel Address	Section No.	Block No.	Lot No.	Acreage Added by Parcel
224-270 Main Street, New Rochelle, NY 10801	*	*	*	0.17

\*The added parcel is waterfront land transferred from the NYS Office of General Services to Applicant Pratt Landing Partners LLC and does not yet have a SBL.

Total acreage to be added: 0.17

Reduction of property

2b. PARCELS REMOVED:

Parcel Address	Section No.	Block No.	Lot No.	Acreage Removed by Parcel
224-270 Main Street, New Rochelle, NY 10801	1	84	5	0.37

Total acreage to be removed: 0.37

Change to SBL (e.g. merge, subdivision, address change)

2c. NEW SBL INFORMATION:

Parcel Address	Section No.	Block No.	Lot No.	Acreage

If requesting to modify a metes and bounds description or requesting changes to the boundaries of a site, please attach a revised metes and bounds description, survey, or acceptable site map to this application.

**3. TOTAL REVISED SITE ACREAGE:** 6.27

**PART II. BROWNFIELD CLEANUP PROGRAM AMENDMENT**

<b>Existing Agreement Information</b>	
BCP SITE NAME: City DPW Yard	BCP SITE NUMBER: C360101
NAME OF CURRENT APPLICANT(S): Pratt Landing Partners LLC; TP Echo Bay LLC	
INDEX NUMBER OF AGREEMENT: C360101-06-15	
EFFECTIVE DATE OF ORIGINAL AGREEMENT: 08/21/2015	

Declaration of Amendment:

By the Requestor(s) and/or Applicant(s) signatures below, and subsequent signature by the Department, the above application to amend the Brownfield Cleanup Agreement described above is hereby approved. This Amendment is made in accordance with and subject to all of the BCA and all applicable guidance, regulations and state laws applicable thereto. All other substantive and procedural terms of the Agreement will remain unchanged and in full force and effect regarding the parties to the Agreement.

Nothing contained herein constitutes a waiver by the Department or the State of New York of any rights held in accordance with the Agreement or any applicable state and/or federal law or a release for any party from any obligations held under the Agreement or those same laws.

**Statement of Certification and Signatures: New Requestor(s) (if applicable)**

(Individual)

I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(Entity)

I hereby affirm that I am (title \_\_\_\_\_) of (entity \_\_\_\_\_); that I am authorized by that entity to make this application; that this application was prepared by me or under my supervision and direction; and that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

\_\_\_\_\_ signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

**Statement of Certification and Signatures: Existing Applicant(s) (an authorized representative of each applicant must sign)**

(Individual)

I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(Entity)

I hereby affirm that I am Authorized Signatory (title) of Pratt Landing Partners LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Alexander C. Twining's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 8/16/2022 Signature: 

Print Name: Alexander C. Twining

**REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT**

Please see the following page for submittal instructions.

**NOTE: Applications submitted in fillable format will be rejected.**

Status of Agreement:

<input type="checkbox"/> <b>PARTICIPANT</b> A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	<input type="checkbox"/> <b>VOLUNTEER</b> A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
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**Effective Date of the Original Agreement:**

**Signature by the Department:**

DATED: 3/22/23

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By:  for

\_\_\_\_\_  
Andrew Guglielmi, Director  
Division of Environmental Remediation

**Statement of Certification and Signatures: Existing Applicant(s) (an authorized representative of each applicant must sign)**

(Individual)


I hereby affirm that I am a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. My signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

(Entity)

I hereby affirm that I am Authorized Signatory (title) of TP Echo Bay LLC (entity) which is a party to the Brownfield Cleanup Agreement and/or Application referenced in Section I above and that I am aware of this Application for an Amendment to that Agreement and/or Application. Alexander C. Twining's signature below constitutes the requisite approval for the amendment to the BCA Application, which will be effective upon signature by the Department.

Date: 8/16/2022 Signature: 

Print Name: Alexander C. Twining

**REMAINDER OF THIS AMENDMENT WILL BE COMPLETED SOLELY BY THE DEPARTMENT**

Please see the following page for submittal instructions.

**NOTE: Applications submitted in fillable format will be rejected.**

Status of Agreement:

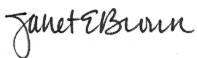
<input type="checkbox"/> <b>PARTICIPANT</b> A requestor who either 1) was the owner of the site at the time of the disposal of contamination or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of contamination.	<input type="checkbox"/> <b>VOLUNTEER</b> A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the contamination.
---	---

**Effective Date of the Original Agreement:**

**Signature by the Department:**

DATED: 3/22/23

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

By:  for

\_\_\_\_\_  
Andrew Guglielmi, Director  
Division of Environmental Remediation

**SUBMITTAL REQUIREMENTS:**

- **Two (2)** copies, one hard copy with original signatures and one electronic copy in final, non-fillable Portable Document Format (PDF) must be sent to:

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

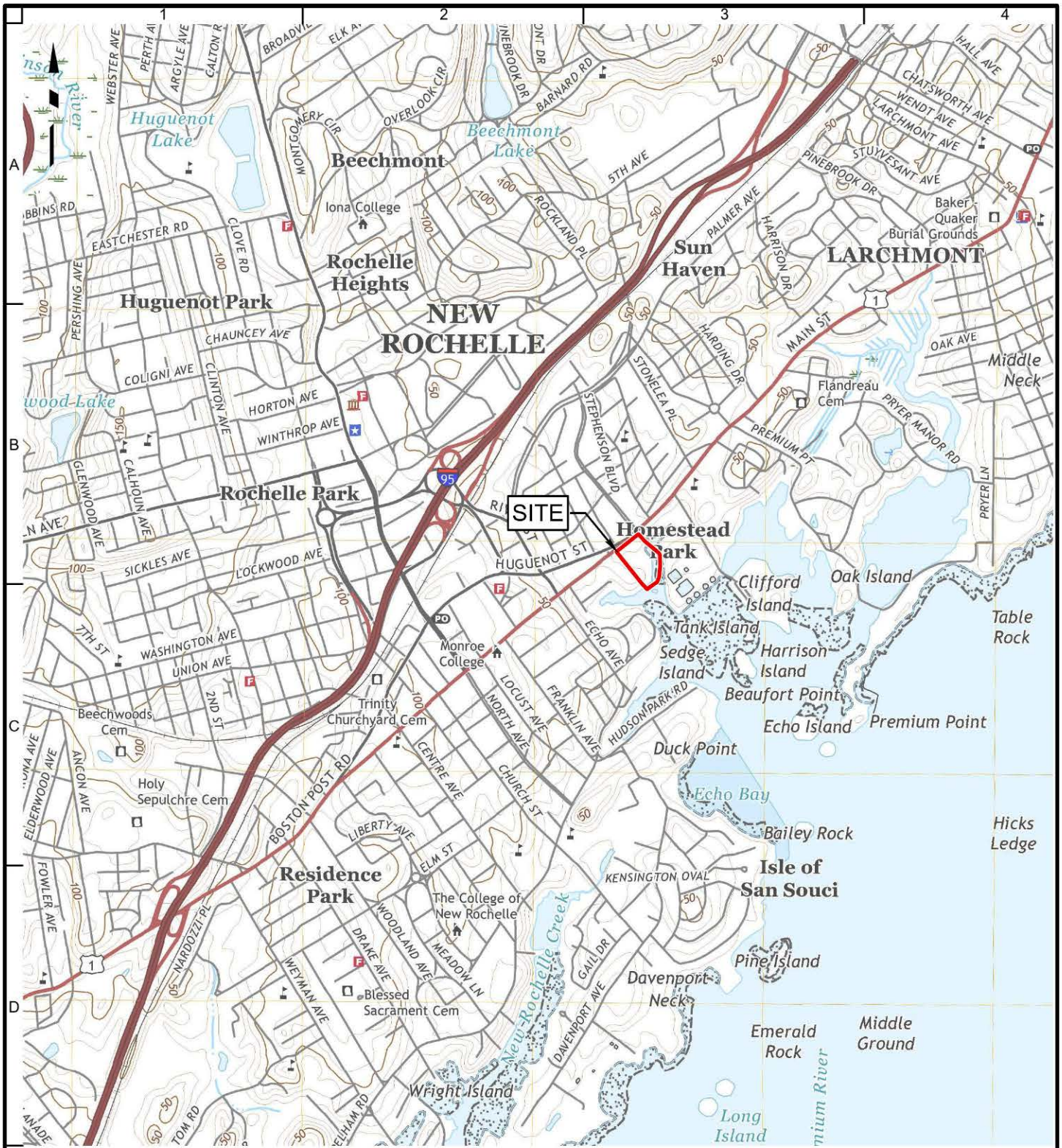
- **NOTE: Applications submitted in fillable format will be rejected.**

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**FOR DEPARTMENT USE ONLY**

**BCP SITE T&A CODE:** \_\_\_\_\_ **LEAD OFFICE:** \_\_\_\_\_

**PROJECT MANAGER:** \_\_\_\_\_



**Legend**

Site Boundary



Notes:  
 1. Basemap adapted from United States Geological Survey (USGS) 7.5-Minute Series Topographical Maps, Mount Vernon, New York, Quadrangle.

**LANGAN**

21 Penn Plaza, 360 West 31st Street, 8th Floor  
 New York, NY 10001-2727  
 T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering & Environmental Services, Inc.  
 Langan Engineering, Environmental, Surveying,  
 Landscape Architecture and Geology, D.P.C.  
 Langan International LLC

Collectively known as Langan

Project

**CITY DPW YARD  
 224 EAST MAIN  
 STREET**

SECTION 1, BLOCK No. 84, LOT No. 5

WESTCHESTER

NEW YORK

Figure Title

**SITE LOCATION  
 MAP**

Project No.

170331704

Date

8/18/2022

Scale

1"=2,000'

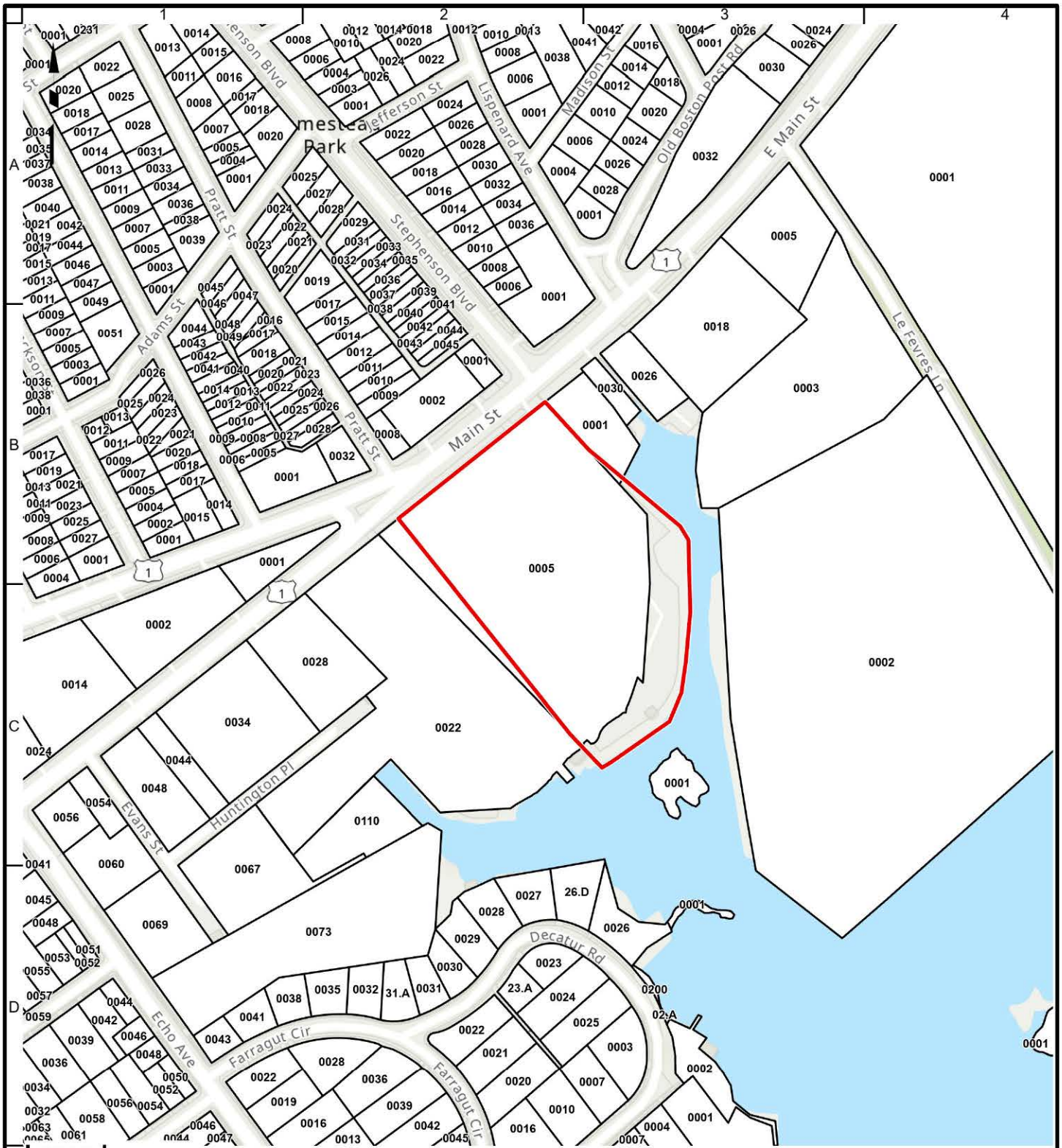
Drawn By

GS

Figure No.

1





**Legend**

- Site Boundary
- Tax Parcel



**Notes:**  
 1. Street basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.  
 2. Tax parcel data provided through Langan's subscription to ReportAll.

**LANGAN**

21 Penn Plaza, 360 West 31st Street, 8th Floor  
 New York, NY 10001-2727  
 T: 212.479.5400 F: 212.479.5444 www.langan.com

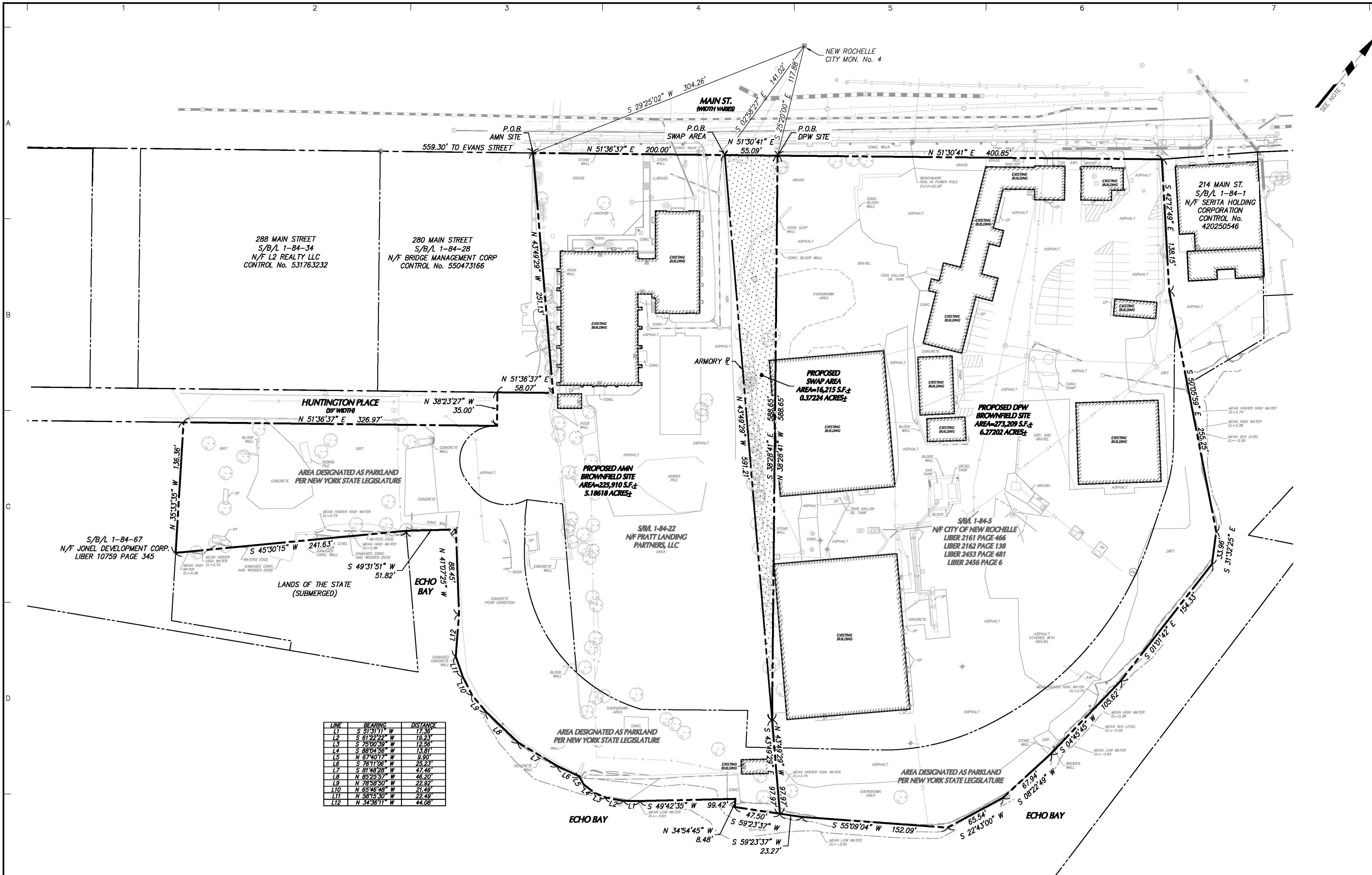
Langan Engineering & Environmental Services, Inc.  
 Langan Engineering, Environmental, Surveying,  
 Landscape Architecture and Geology, D.P.C.  
 Langan International LLC  
 Collectively known as Langan

Project  
**CITY DPW YARD**  
**224 EAST MAIN**  
**STREET**  
 SECTION 1, BLOCK No. 84, LOT No. 5  
 WESTCHESTER NEW YORK

Figure Title  
**SITE LOCATION**  
**PLAN**

Project No.  
 170331704  
 Date  
 8/19/2022  
 Scale  
 1"=300'  
 Drawn By  
 GS

Figure No.  
 2



Date	Description	No.
7/26/2022	Revised existing conditions to reflect demolished buildings.	2
7/12/2022	Revised proposed brownfield figures for AMN and DPW.	1

**REVISIONS**

I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveys, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey of the subject property.

*Andrew G. Ives* 7/26/2022  
 SIGNATURE DATE SIGNED  
 ANDREW IVES  
 PROFESSIONAL LAND SURVEYOR  
 NY Lic. No. 650794

**LANGAN**  
 Langan Engineering, Environmental, Surveying,  
 Landscape Architecture and Geology, D.P.C.  
 One North Broadway, Suite 910  
 White Plains, NY 10601  
 T: 914.323.7400 F: 914.323.7401 www.langan.com

Project  
**PRATT LANDING**  
 SECTION No. 1, BLOCK No. 84  
 LOT No. 22 & 5  
 CITY OF NEW ROCHELLE  
 WESTCHESTER COUNTY NEW YORK STATE

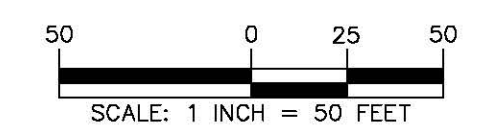
**PROPOSED BROWNFIELD FIGURE**

Project No. <b>170331703</b>	Drawing No. <b>VB301</b>
Date <b>APRIL 21, 2020</b>	
Drawn By <b>SLW</b>	
Checked By <b>AGI</b>	
Sheet 1 of 1	

LINE	BEARING	DISTANCE
L1	S 51°31'11" W	17.36'
L2	S 61°22'22" W	19.23'
L3	S 75°00'39" W	12.56'
L4	S 89°04'56" W	13.91'
L5	N 67°40'17" W	8.90'
L6	S 78°11'06" W	26.23'
L7	S 91°48'29" W	47.46'
L8	N 65°25'53" W	45.20'
L9	N 78°58'50" W	22.82'
L10	N 65°46'48" W	21.49'
L11	N 59°15'30" W	23.49'
L12	N 44°58'31" W	44.08'

**NOTES**

- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:  
 A. NEW ROCHELLE TAX MAP  
 B. A PARTIAL MAP ENTITLED "CITY OF NEW ROCHELLE, NY, DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CITY YARD TOPO AND ELEVATIONS", FILE 12-151, DATED 12-14-72.  
 C. A MAP ENTITLED "BOUNDARY MAP OF NEW YORK STATE ARMORY AT CITY OF NEW ROCHELLE, WESTCHESTER COUNTY", FILE No. 16-000-07, DATED SEPT. 1933.  
 D. A SURVEY BY LANGAN TITLED "PRATT LANDING, SECTION No. 1, BLOCK No. 84, LOT No. 5, 22, 100 & 120, BOUNDARY & TOPOGRAPHIC SURVEY", PROJECT No. 170331703, DRAWING No. VB101, DATED OCTOBER 4, 2019.
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.  
 A. NONE PROVIDED
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 (NAD83) (EPOCH2011) NEW YORK EAST STATE PLANE COORDINATE SYSTEM GRID NORTH AND SCALED TO GROUND AT A POINT HAVING A NORTH COORDINATE OF 7590229.92 AND AN EAST COORDINATE OF 693425.43. THE AVERAGE COMBINED SCALE FACTOR FOR SAID POINT TO SCALE FROM GRID TO GROUND IS 1.00004980 AND THE RECIPROCAL FROM GROUND TO GRID IS 0.99995020. POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AND CORRECTIONS AS PROVIDED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) (GEOID12B) AS DETERMINED BY GNSS.
- STREET NAMES, SECTION, BLOCK AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTE 1.A.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING JULY AND AUGUST OF 2019.
- OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
- WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC...) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
- UTILITY MARK OUT AND SKETCHES PERFORMED AND PROVIDED BY UNDERGROUND SERVICES INC. "SOFTDIG".
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.
- TOTAL BUILDING AREA = 28,671.68 SQ.FT.



12 July 2022  
170331703

**WRITTEN DESCRIPTION  
FOR  
PROPOSED BROWNFIELD CLEAN-UP PROGRAM  
CITY DPW YARD BCP SITE No. C360101  
IN THE CITY OF NEW ROCHELLE  
WESTCHESTER COUNTY, NEW YORK**

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All that certain piece or parcel of land situate, lying and being in the City of New Rochelle, County of Westchester and State of New York and being bounded and described as follows:

BEGINNING at a point on the southerly line of Main Street (variable width) distant 814.39 feet northeasterly, along the southerly line of Main Street, from the intersection formed by the easterly line of Evans Street and the southerly line of Main Street (a.k.a. U.S. 1), and also being southerly from concrete monument "New Rochelle City Monument No. 4" near the westerly line of Pratt Street and the northerly line of Main Street, a course of South 25°20'00" East, a distance of 117.88 feet as shown on a certain map entitled "Pratt Landing, Section No.1, Block No. 84, Lot No. 22 & 5, City of New Rochelle, Westchester County, New York, Proposed Brownfield Figure", Drawing No. VB301, prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, DPC, dated April 21, 2020, revised July 12, 2022 and running thence;

1. Running easterly along the southerly line of Main Street, a course of North 51°30'41" East, a distance of 400.85 feet to a point on the northwesterly corner of lands now or formerly owned by Serita Holding Corporation; thence
2. Running southerly along previously said division line, a course of South 42°12'49" East, a distance of 138.15 feet to a point; thence
3. Running easterly along previously said division line and into the waters of Echo Bay, a course of South 50°05'59" East, a distance of 255.25 feet to a point; thence

Running southerly and westerly through the waters of Echo Bay the following seven courses:

4. South 31°32'25" East, a distance of 33.96 feet to a point; thence
5. South 01°01'42" East, a distance of 154.33 feet to a point; thence
6. South 04°45'45" West, a distance of 105.62 feet to a point; thence
7. South 08°22'49" West, a distance of 67.94 feet to a point; thence
8. South 22°43'00" West, a distance of 65.54 feet to a point; thence
9. South 55°09'04" West, a distance of 152.09 feet to a point; thence
10. South 59°23'37" West, a distance of 23.27 feet to a point; thence
11. Running northerly along the prolongation of the easterly line of lands now or formerly owned by Pratt Landing Partners, LLC, a course of North 43°49'29" West, a distance of 97.97 feet to a point; thence
12. Continuing northerly through lands of the City of New Rochelle, a course of North 38°28'41" West, a distance of 588.65 feet to the POINT or PLACE of BEGINNING.

Encompassing an area of 273,209 square feet or 6.27202 acres, more or less.

LINE	BEARING	DISTANCE
L1	S 51°31'11" W	17.36'
L2	S 61°22'22" W	19.23'
L3	S 75°00'39" W	12.56'
L4	S 88°04'56" W	13.81'
L5	N 67°40'17" W	9.90'
L6	S 76°11'06" W	25.23'
L7	S 81°48'28" W	47.46'
L8	N 85°25'57" W	46.20'
L9	N 78°58'50" W	22.92'
L10	N 65°46'48" W	21.49'
L11	N 58°15'30" W	22.49'
L12	N 34°36'11" W	44.08'