

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
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www.dec.ny.gov

May 15, 2024

Michael Roberts
Ardsley LLC
1515 Des Peres Rd., Suite 300
St. Louis, MO 63131
mroberts@cdcco.com

John P. Pantanelli
Lawrence Ardsley LLC
150 Mamaroneck Rd
White Plains, NY 10605
jpantanelli3@icloud.com

Re: Certificate of Completion
Ardsley LLC
Town of Greenburgh, Westchester County
C360146

Dear Michael Roberts & John Pantanelli,

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

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

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to the Department's project manager. Please return the hard copy of the proof of recording to:



Ryan Richard, Region 3
New York State Department of Environmental Conservation
Division of Environmental Remediation
21 S. Putt Corners Rd.
New Paltz, NY 12561

- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days.
- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in 16 months from the above date.

If you have any questions regarding any of these items, please contact Ryan Richard at 845-256-3118 or ryan.richard@dec.ny.gov.

Sincerely,



Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure
ec w/ enclosure:

M. Roberts, Ardsley LLC (mroberts@cdcco.com)
J. Pantanelli, Lawrence Ardsley LLC (jpantanelli3@icloud.com)
D. Dunn, EnviroAnalytics Group (ddunn@enviroanalyticsgroup.com)
C. Rausch, Commercial Development Company, Inc (crausch@cdcco.com)
F. Williams, Brown and Caldwell (fwilliams@brwncald.com)
B. Taylor, Brown and Caldwell (bftaylor@brwncald.com)
J. Caputi, Brown and Caldwell (jcaputi@brwncald.com)
K. Kulow, NYSDOH (kristin.kulow@health.ny.gov)
M. Doroski, NYSDOH (melissa.doroski@health.ny.gov)
C. Vooris, NYSDOH (christine.vooris@health.n.gov)
M. Gokey, (matthew.gokey@tax.ny.gov)
P. Takac, (paul.takac@tax.ny.gov)

ec w/o enc.:

R. Richard, DEC (ryan.richard@dec.ny.gov)
K. Thompson, DEC (kiera.thompson@dec.ny.gov)
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S. Saucier, DEC (sarah.saucier@dec.ny.gov)

D. Pollock, DEC (david.pollock@dec.ny.gov)
K. McCarthy, DEC (kieran.mccarthy@dec.ny.gov)
K. Lewandowski, DEC (kelly.lewandowski@dec.ny.gov)

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Lawrence Ardsley LLC

Ardsley LLC

Address

150 Mamaroneck Rd, White Plains, NY 10605

1515 Des Peres Rd., Suite 300, St. Louis, MO 63131

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 5/4/18 **Agreement Execution:** 7/10/18

Agreement Index No.: C360146-03-18

Application Amendment Approval: 5/26/20

Agreement Amendment Execution: 5/26/20

Application Amendment Approval: 5/4/22

Agreement Amendment Execution: 5/4/22

Application Amendment Approval: 7/7/22

Agreement Amendment Execution: 7/7/22

Application Amendment Approval: 8/30/23

Agreement Amendment Execution: 8/30/23

SITE INFORMATION:

Site No.: C360146 **Site Name:** Ardsley LLC

Site Owner: Ardsley LLC

Street Address: 1 Lawrence Street

Municipality: Greenburgh **County:** Westchester

DEC Region: 3

Site Size: 6.000 Acres

Tax Map Identification Number(s): 8.370-265-1 (portion of)

Percentage of site located in an EnZone: 0 - 49%

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: Commercial and Industrial

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

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 25%.

Tangible Property Credit is 10%. Comprised of 10% Base.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24%.

The Remedial Program includes use restrictions or reliance on the long-term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Westchester County as Control No. 602803786 and an Amendment to the Environmental Easement recorded as Control No. 622913183.

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; or
- (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.

Sean Mahar
Interim Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: May 15, 2024

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

ALL that certain plots, pieces or parcels of land situate, lying and being in the Town of Greenburgh, County of Westchester and State of New York, known and designated as Block No. 1, and Block No. 12 as shown on a certain map entitled, "Map No. 1 of the Erhardt, Edwards and Lowerre Syndicate at Chauncey in the Town of Greenburgh, Westchester County, N.Y." filed on April 2, 1981 as Map No. 974.

EXCEPTING that portion of the above described property as acquired by The People of the State of New York by Notice of Appropriation by New York State Department of Transportation dated November 30, 1982 recorded September 26, 1983 in Liber 7865 page 15, as further described on Filed Map No. 21290.

Legal Description (updated 2/27/2022)

(24x36 WEST – Sheet 1 of 2)

METES & BOUNDS DESCRIPTION WEST OF SAW MILL RIVER

PART OF TAX LOT 008.370-265-1

BEGINNING AT POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF LAWRENCE STREET AND THE WESTERLY LINE OF THE FORMER RAILROAD RIGHT-OF-WAY AS SHOWN ON A CERTAIN FILED MAP ENTITLED SHEET 32 OF 59 SURVEY OF A PORTION OF LANDS BELONGING TO CONRAIL (PUTNAM DIVISION) SITUATE IN THE VILLAGE OF DOBBS FERRY, TOWN OF GREENBURGH, WESTCHESTER COUNTY, NEW YORK. SAID MAP FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS AS MAP NO. 24547 FILED DECEMBER 19, 1991. SAID POINT AND PLACE OF BEGINNING BEING DISTANT THE FOLLOWING COURSES AND DISTANCES FROM A SET OF NEW YORK STATE PLANE EAST ZONE COORDINATES SHOWN THE AFORESAID FILED MAP N: 790,678.0872, E: 669,874.8524, NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 50.00 FEET AND SOUTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 66.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE FROM THE SAID POINT AND PLACE OF BEGINNING THE FOLLOWING COURSES AND DISTANCES NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 700.01 FEET TO THE SOUTHEAST CORNER OF DANFORTH AVENUE AS SHOWN ON R.O. 974, THENCE SOUTH 64 DEGREES 18 MINUTES 26 SECONDS EAST 325.12 FEET ALONG THE AFOREMENTIONED DANFORTH AVENUE, THENCE, SOUTH 23 DEGREES 43 MINUTES 44 SECONDS WEST 104.47 FEET, THENCE, SOUTH 38 DEGREES 14 MINUTES 07 SECONDS WEST 84.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 55 DEGREES 03 MINUTES 50 SECONDS WITH A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 96.10 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 41 DEGREES 39 MINUTES 45 SECONDS, AND A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 72.71 FEET TO A POINT, THENCE SOUTH 24 DEGREES 50 MINUTES 02 SECONDS WEST 45.84 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 27 DEGREES 50 MINUTES 03 SECONDS HAVING A RADIUS OF 83.35 FEET AND AN ARC LENGTH OF 40.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 08 DEGREES 51 MINUTES 00 SECONDS AND RADIUS OF 791.47 FEET AND AN ARC LENGTH OF 122.25 FEET TO A POINT OF A REVERSE CURVATURE OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 20 DEGREES 04 MINUTES 28 SECONDS AND A RADIUS OF 406.08 FEET AND AN ARC LENGTH OF 142.28 FEET TO A POINT ON THE NORTHERLY LINE OF LAWRENCE STREET, THENCE, NORTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 16.68 FEET, THENCE, SOUTH 25 DEGREES 41 MINUTES 34 SECONDS WEST 13.00 FEET, CONTINUING ALONG THE NORTHERLY LINE OF LAWRENCE STREET, NORTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 323.08 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING SQUARE FEET OF LAND MORE OR LESS: 245,437.5 S.F. / 5.63 ACRES

(24x36 EAST – Sheet 2 of 2)

METES & BOUNDS DESCRIPTION EAST OF SAW MILL RIVER

PART OF TAX LOT 008.370-265-1

BEGINNING AT POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF LAWRENCE STREET AND THE WESTERLY LINE OF THE FORMER RAILROAD RIGHT-OF-WAY AS SHOWN ON A CERTAIN FILED MAP ENTITLED SHEET 32 OF 59 SURVEY OF A PORTION OF LANDS BELONGING TO CONRAIL (PUTNAM DIVISION) SITUATE IN THE VILLAGE OF DOBBS FERRY, TOWN OF GREENBURGH, WESTCHESTER COUNTY, NEW YORK. SAID MAP FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS AS MAP NO. 24547 FILED DECEMBER 19, 1991. SAID POINT AND PLACE OF BEGINNING BEING DISTANT THE FOLLOWING COURSES AND DISTANCES FROM A SET OF NEW YORK STATE PLANE EAST ZONE COORDINATES SHOWN THE AFORESAID FILED MAP N: 790,678.0872, E: 669,874.8524, NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 50.00 FEET AND SOUTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 66.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE FROM THE SAID POINT AND PLACE OF BEGINNING THE FOLLOWING COURSES AND DISTANCES NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 700.01 FEET TO THE SOUTHEAST CORNER OF DANFORTH AVENUE AS SHOWN ON R.O. 974, THENCE SOUTH 64 DEGREES 18 MINUTES 26 SECONDS EAST 325.12 FEET ALONG THE AFOREMENTIONED DANFORTH AVENUE, THENCE, SOUTH 23 DEGREES 43 MINUTES 44 SECONDS WEST 104.47 FEET, THENCE, SOUTH 38 DEGREES 14 MINUTES 07 SECONDS WEST 84.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 55 DEGREES 03 MINUTES 50 SECONDS WITH A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 96.10 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 41 DEGREES 39 MINUTES 45 SECONDS, AND A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 72.71 FEET TO A POINT, THENCE SOUTH 24 DEGREES 50 MINUTES 02 SECONDS WEST 45.84 FEET TO A POINT THAT CROSSES DE RIVER SOUTH 72 DEGREES 42 MINUTES 42 SECONDS EAST 41.73 FEET TO THE POINT OF AND PLACE BEGINNING OF THE PORTION OF TAX LOT 008.370-265-1 ON THE EAST SIDE OF THE SAW MILL RIVER.

THENCE FROM THE AFORESAID POINT AND PLACE OF BEGINNING THE FOLLOWING COURSES AND DISTANCES SOUTH 72 DEGREES 42 MINUTES 42 SECONDS EAST 27 FEET, SOUTH 17 DEGREES 17 MINUTES 18 SECONDS WEST 325.84 FEET ALONG THE SAW RIVER (ROAD-RT 9A), NORTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 67.98 FEET ALONG THE NORTHERLY LINE OF LAWRENCE STREET, NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 13 FEET, NORTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 18 FEET, NOTRH 31 DEGREES 48 MINUTES 13 SECONDS EAST 197.26 FEET ALONG THE SAW MILL RIVER TO THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 37 DEGREES 10 MINUTES 02 SECONDS AND A RADIUS OF 107.28 FEET AND AN ARC LENGTH OF 69.59 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 27 DEGREES 2 MINUTES 40 SECONDS WITH AND A RADIUS OF 90.21 FEET AND AN ARC LENGTH OF 42.58 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING SQUARE FEET OF LAND MORE OR LESS: 15,913.618 S.F. / 0.37 ACRES

See attached Drawing (2 pgs)

Exhibit B

Site Survey



**SURVEY OF TAX LOTS 1, 2, 3 & 4
BLOCK 265
SECTION 008.370**
AS SHOWN ON THE OFFICIAL TAX MAP OF
THE VILLAGE OF DOBBS FERRY
SITUATED IN THE
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK.
MAP REFERENCES

1. MAP No. 1 OF PROPERTY OF THE ERHARDT EDWARDS LOWERRE SYNDICATE AT CHAUNCEY IN THE TOWN OF GREENBURGH, WESTCHESTER COUNTY, NY, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 974 ON APRIL 2, 1891.
2. MAP VOLUME 86, PAGE 8A FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, ON MAY 8, 1894.
3. ENGINEERING DEPARTMENT WESTCHESTER COUNTY PARK COMMISSION PLAN OF STAFFIER CHEMICAL WORKS SHOWING PROPOSED WATER SUPPLY LAYOUT, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 3216 ON NOVEMBER 24, 1927.
4. MAP SHOWING LANDS TO BE ACQUIRED BY WESTCHESTER COUNTY PARK COMMISSION FOR SAW MILL PARKWAY BETWEEN THE VILLAGE LINE OF HASTINGS AND MEADOW AVENUE IN THE VILLAGE OF DOBBS FERRY AND TOWN OF GREENBURGH, WESTCHESTER COUNTY, NY, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 3491 ON AUGUST 6, 1929.
5. TRUNK SEWER WESTCHESTER COUNTY SANITARY SEWER COMMISSION SAW MILL PROJECT PROPERTY MAP SHEET 26, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 4270 ON APRIL 14, 1936.
6. TRUNK SEWER WESTCHESTER COUNTY SANITARY SEWER COMMISSION SAW MILL PROJECT PROPERTY MAP SHEET 28, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 4273 ON APRIL 14, 1936.
7. MAP SHOWING LANDS EAST HUDSON PARKWAY AUTHORITY IN THE NAME OF THE STATE OF NEW YORK PURSUANT TO CHAPTER 649 OF LAWS OF 1960 SAW MILL RIVER PARKWAY SHEET No. 13, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 14263 ON MARCH 5, 1965.
8. NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY LAWRENCE STREET OVER SAW MILL RIVER WESTCHESTER COUNTY, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 21290 ON AUGUST 3, 1983.
9. SHEET 32 OF 59 SURVEY OF A PORTION OF LANDS BELONGING TO CONRAL PUTNAM DIVISION, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 24547 ON DECEMBER 19, 1991.
10. SHEET 33 OF 59 SURVEY OF A PORTION OF LANDS BELONGING TO CONRAL PUTNAM DIVISION, FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 24547 ON DECEMBER 19, 1991.

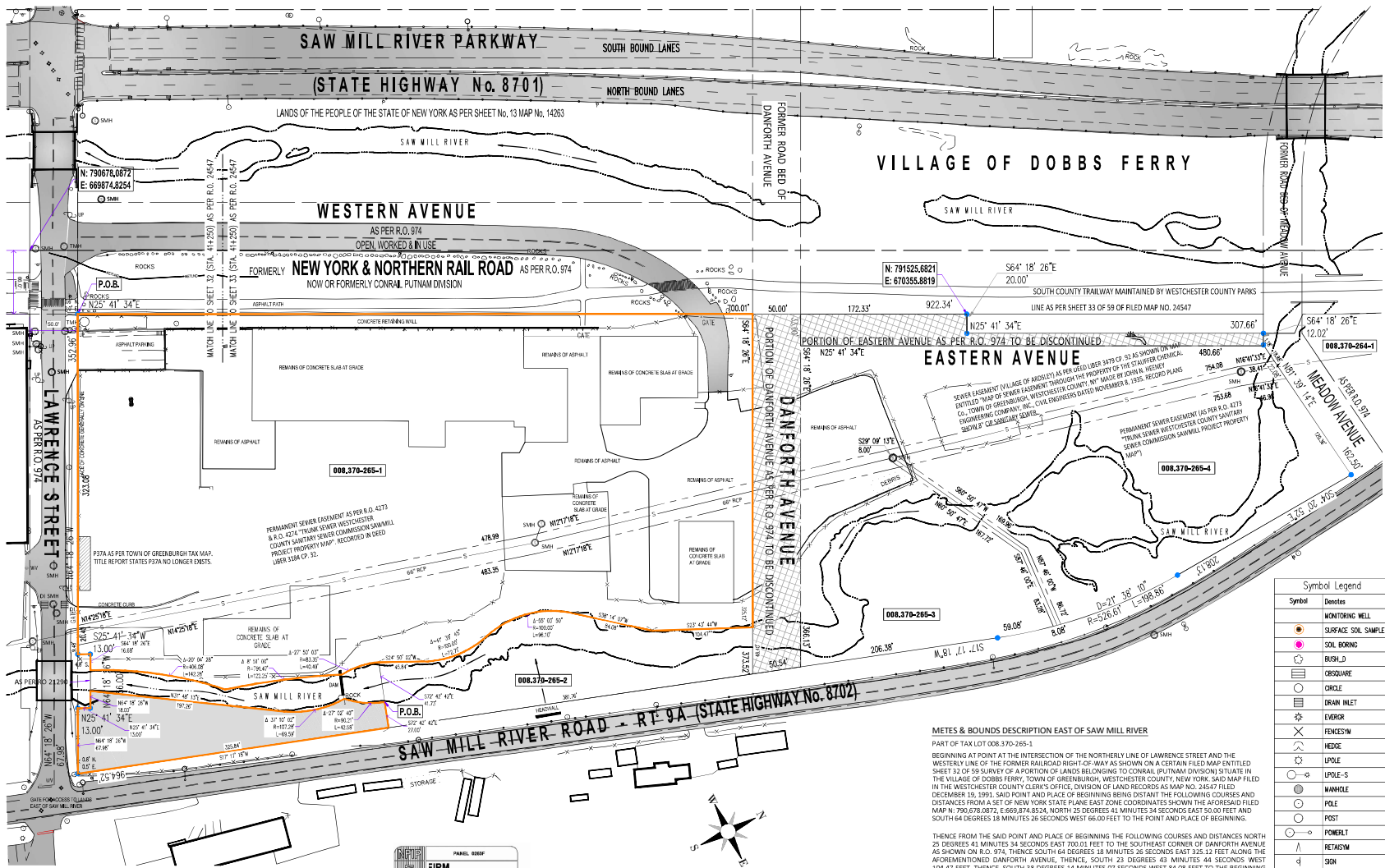
ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7029 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7026 SUBDIVISION 2.

ENCROACHMENTS BELOW GRADE AND/OR SUB-GRACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT "CODE OF PRACTICE" OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. ALL CERTIFICATIONS SHOWN HEREON SHALL RUN ONLY TO THE NAME NAMED HEREON AND FOR WHOM THIS SURVEY WAS PREPARED AND ON THE BASIS OF THE INFORMATION PROVIDED BY THE CLIENT. THE COMPANY OR ENGINEERING INSTITUTION NAMED HEREON, AND CERTIFICATIONS ARE NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

ALL CERTIFICATIONS SHOWN HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES THEREOF BEAR THE SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

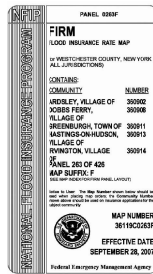
PAUL J. PETRETTI
LICENSED PROFESSIONAL SURVEYOR
09160 / 0530
31 GOLD AVENUE, DOBBS FERRY, NEW YORK 10522
Phone: 914-261-9187 E-Mail: PJP@PJP.com



THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW, THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THIS EASEMENT ARE SET FORTH IN MORE DETAIL IN THE SITE MANAGEMENT PLAN (SMP), A COPY OF THE SMP MUST BE OBTAINED BY ANY PARTY WITH AN INTEREST IN THE PROPERTY. THE SMP CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL RECREATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERIVER@DEC.NY.GOV.

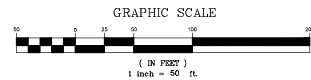
SOIL BORINGS SHOWN HEREON LOCATED ON JULY 15, 2019.

I, PAUL J. PETRETTI, P.E., L.S., THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON IS BASED ON A FIELD SURVEY COMPLETED ON OCTOBER 22, 2009, SURVEY COMPLETED ON JULY 9, 2019.
MAP COMPLETED JULY 15, 2019.
MAP REVISED JUNE 23, 2020.
TAX LOT 2 & 4 REVISED LEGAL DESCRIPTION ADDED JULY 7, 2020.
MAP REVISED DECEMBER 20, 2021, JAN 27 2022



TOTAL LOT AREA = 469,190 S.F. / 10.7711 ACRES (INCLUDING ROAD BEDS TO BE DISCONTINUED)
AREA OF DISCONTINUED PORTION OF DANFORTH AVENUE = 18,491 S.F. / 0.4244 ACRES
AREA OF DISCONTINUED PORTION OF WESTERN AVENUE = 9,887 S.F. / 0.2224 ACRES

MAPPING DATUM: NORTH AMERICAN DATUM 1983
STATE PLANE COORDINATES - NEW YORK EAST ZONE



METES & BOUNDS DESCRIPTION EAST OF SAW MILL RIVER

PART OF TAX LOT 008.370-265-1.
BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF LAWRENCE STREET AND THE WESTERLY LINE OF THE FORMER RAILROAD RIGHT-OF-WAY AS SHOWN ON A CERTAIN FILED MAP ENTITLED SHEET 32 OF 59 SURVEY OF A PORTION OF LANDS BELONGING TO CONRAL PUTNAM DIVISION, STATE IN THE VILLAGE OF DOBBS FERRY, TOWN OF GREENBURGH, WESTCHESTER COUNTY, NEW YORK, SAID MAP FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS, AS MAP No. 24547 FILED DECEMBER 19, 1991, SAID POINT AND PLACE OF BEGINNING BEING DISTANT THE FOLLOWING COORDINATES AND DISTANCES FROM A SET OF NEW YORK STATE PLANE EAST ZONE COORDINATES SHOWN THE AFORESAID FILED MAP No. 790678.8372, E 669.874 8524, NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 50.00 FEET AND SOUTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 66.00 FEET TO THE POINT AND PLACE OF BEGINNING.
THENCE FROM THE SAID POINT AND PLACE OF BEGINNING THE FOLLOWING COURSES AND DISTANCES NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 700.01 FEET TO THE SOUTHEAST CORNER OF DANFORTH AVENUE AS SHOWN ON R.O. 974, THENCE SOUTH 64 DEGREES 18 MINUTES 26 SECONDS EAST 325.12 FEET ALONG THE AFORESAID DANFORTH AVENUE, THENCE, SOUTH 23 DEGREES 43 MINUTES 44 SECONDS WEST 104.47 FEET, THENCE, SOUTH 38 DEGREES 14 MINUTES 07 SECONDS WEST 84.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 55 DEGREES 38 MINUTES 50 SECONDS WITH A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 98.10 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 41 DEGREES 39 MINUTES 45 SECONDS, AND A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 72.71 FEET TO A POINT, THENCE SOUTH 24 DEGREES 50 MINUTES 02 SECONDS WEST 45.84 FEET TO A POINT THAT CROSSES RIVER SOUTH 72 DEGREES 42 MINUTES 42 SECONDS EAST 47.73 FEET TO THE POINT OF AND PLACE BEGINNING OF THE PORTION OF TAX LOT 008.370-265-1 ON THE EAST SIDE OF THE SAW MILL RIVER.

THENCE FROM THE AFORESAID POINT AND PLACE OF BEGINNING THE FOLLOWING COURSES AND DISTANCES SOUTH 72 DEGREES 42 MINUTES 42 SECONDS EAST 27.27 FEET, SOUTH 17 DEGREES 17 MINUTES 18 SECONDS WEST 325.84 FEET ALONG THE SAW MILL RIVER (ROAD-AT-100) NORTH 64 DEGREES 18 MINUTES 26 SECONDS WEST 67.88 FEET ALONG THE NORTHERLY LINE OF LAWRENCE STREET, NORTH 25 DEGREES 41 MINUTES 34 SECONDS EAST 13 FEET, NORTH 18 DEGREES 18 MINUTES 18 SECONDS WEST 18 FEET, NORTH 51 DEGREES 27 DEGREES 2 MINUTES 40 SECONDS EAST 197.36 FEET ALONG THE SAW MILL RIVER TO THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 37 DEGREES 10 MINUTES 02 SECONDS AND A RADIUS OF 107.28 FEET AND AN ARC LENGTH OF 68.59 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 27 DEGREES 2 MINUTES 40 SECONDS WITH A RADIUS OF 90.21 FEET AND AN ARC LENGTH OF 42.58 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING SQUARE FEET OF LAND MORE OR LESS: 15,913,618 S.F. / 0.37 ACRES

| Symbol | Denotes |
|--------|---------------------|
| ○ | MONITORING WELL |
| ● | SURFACE SOIL SAMPLE |
| ○ | SOIL BORING |
| ○ | BUSH, D |
| ○ | CIRCULAR |
| ○ | CIRCLE |
| ○ | DRAIN INLET |
| ○ | EVIOR |
| ○ | FENCE SW |
| ○ | HEDGE |
| ○ | UPOLE |
| ○ | UPOLE-S |
| ○ | MANHOLE |
| ○ | POLE |
| ○ | POST |
| ○ | POWERLT |
| ○ | RETACOM |
| ○ | SMH |
| ○ | SQUARE |
| ○ | STONE SW |
| ○ | STUMP |
| ○ | SWAMP |
| ○ | THH |
| ○ | TREE |
| ○ | TRIPICOR |
| ○ | TRISDAL |
| ○ | UPOLE |
| ○ | WATER VALVE |

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

Ardsley LLC, Site ID No. C360146
1 Lawrence Street, Greenburgh, NY 10502
Greenburgh, Westchester County, Tax Map Identification Number: 8.370-265-1

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 Lawrence Ardsley LLC and Ardsley LLC for a parcel approximately 6.000 acres located at 1 Lawrence Street in the Town of Greenburgh, 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 the site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

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

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

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 No. 602803786, with subsequent Amendment to the Environmental Easement recorded as Control No. 622913183.

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.

Ardasley LLC, C360146
1 Lawrence Street, Greenburgh, NY, 10502

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holders 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 S. Putt Corners Rd., New Paltz, NY 12561, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C360146/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

Ardasley LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 20__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Ardsley LLC, C360146
1 Lawrence Street, Greenburgh, NY, 10502

Signature and Office of individual
taking acknowledgment

Please record and return to:
Lawrence Ardsley LLC
150 Mamaroneck Rd
White Plains, NY 10605



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
5/10/2024



SITE DESCRIPTION

SITE NO. C360146

SITE NAME Ardsley LLC

SITE ADDRESS: 1 Lawrence Street ZIP CODE: 10502

CITY/TOWN: Ardsley

COUNTY: Westchester

ALLOWABLE USE: 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: 09/08/2025

Description of Institutional Control

Daniel Dunn

1515 Des Peres Rd. Suite 300

1 Lawrence Street

Environmental Easement

Block: 265

Lot: 1

Sublot:

Section: 8

Subsection: 370

S_B_L Image: 8.370-265-1 (portion of)
IC/EC Plan

Monitoring Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control