

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

Transmitted via E-mail

December 31, 2020

Gregg Wasser
70 Nardozzi LLC
211 East 43rd Street
New York, NY 10017
gwasser@gsinvestors.com

Vincent Rusciano
P.V.E Co., LLC
P.V.E II Co., LLC
One Radisson Plaza, Suite 1002
New Rochelle, NY 10801

Re: Certificate of Completion
Site: 70 Nardozzi Place
Site No: C360159
Location: New Rochelle, Westchester County

Dear Mr. Wasser & Mr. Rusciano,

Congratulations on having satisfactorily completed the remedial program at the 70 Nardozzi Place 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 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.



Department of
Environmental
Conservation

- 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:

Michael Kilmer, 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 April 2022.

If you have any questions regarding any of these items, please contact Michael Kilmer at 845-633-5463

Sincerely,



Michael J. Ryan, P.E.
Director
Division of Environmental Remediation

Enclosure

cc w/ enclosure:

G. Wasser, 70 Nardozzi LLC (gwasser@gsinvestors.com)
M. Weingarten, DelBello Donnellan Weingarten Wise & Wiederkehr LLP
(mpw@ddw-law.com)
A. Kokorsky, JM Sorge (akokorsky@jmsorge.com)
T. Lavin, Dresdner Robin (tlavin@drsednerrobin.com)
M. Irving, Dresdner Robin (mirving@dresdnerrobin.com)
C. Vooris, DOH (christine.vooris@health.ny.gov)
M. Schuck, DOH (maureen.schuck@health.ny.gov)

K. Kulow, DOH (kristin.kulow@health.ny.gov)
M. Gokey, (matthew.gokey@tax.ny.gov)
P. Takac, (paul.takac@tax.ny.gov)

ec w/o enc.:

M. Kilmer, DEC (michael.kilmer@dec.ny.gov)
W. Bennett, DEC (william.bennett@dec.ny.gov)
J. Brown, DEC (janet.brown@dec.ny.gov)
G. Heitzman, DEC (george.heizman@dec.ny.gov)
M. Murphy, DEC (Michael.murphy1@dec.ny.gov)
K. Lewandowski, DEC (kelly.lewandowski@dec.ny.gov)

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

70 Nardozzi LLC

Address

c/o Simone Development Companies, 1250 Waters Place, PH-1,
Bronx, NY 10461

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 1/5/18 **Agreement Execution:** 2/12/18

Agreement Index No.: C360159-09-17

Application Approval Amendment: none

Agreement Execution Amendment: none

SITE INFORMATION:

Site No.: C360159 **Site Name:** 70 Nardozzi

Place Site Owner: P.V.E. Co., LLC

P.V.E II Co., LLC

Street Address: 70 Nardozzi Place

Municipality: New Rochelle

County: Westchester

DEC Region: 3

Site Size: 3.4626 Acres

Tax Map Identification Number(s): 2-564-2

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%), 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 Number 601823400.

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

By:  Date: 12/31/2020

Michael J. Ryan, P.E., Director
Division of Environmental Remediation

NOTICE OF CERTIFICATE OF COMPLETION

Brownfield Cleanup Program 6 NYCRR Part 375-1.9(d)

70 Nardozzi Place, Site ID No. C360159
70 Nardozzi Place, New Rochelle, NY 10801
New Rochelle, Westchester County, Tax Map Identification Number 2-564-2

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 70 Nardozzi LLC for a parcel approximately 3.4626 acres located at the 70 Nardozzi Place in the City of New Rochelle, Westchester County.

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.
- ☐ 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 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 county recording identifier 601823400.

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 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.

70 Nardozzi Place, Site ID No. C360159, 70 Nardozzi Place, New Rochelle, NY 10801

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 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 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 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/C360159/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

Vincent Rusciano
P.V.E. Co., LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF WESTCHESTER)

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.

Signature and Office of individual
taking acknowledgment

WHEREFORE, the undersigned has signed this Notice of Certificate

Vincent Rusciano
P.V.E. II Co., LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF WESTCHESTER)

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.

Signature and Office of individual
taking acknowledgment

Please record and return to:

70 Nardozzi LLC
Attn.: Gregg Wasser
211 East 43rd Street
New York, NY 10017

Exhibit A
Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

PARCEL 1:

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

BEGINNING at a point at the most westerly corner of the herein described premises, said point being distant 110.00 feet southeasterly of and measured at right angles from Station 560 + 67.78 of the monumented six track center line of the railroad leading from Harlem River to New Rochelle, New York;

THENCE North 36 degrees 34 minutes 30 seconds East in a line parallel with and distant 110 feet southeasterly of and measured at right angles from said center line, bounding northwesterly on remaining railroad land, 36.00 feet to a point opposite Station 561 + 03.78 of said center line;

THENCE South 60 degrees 16 minutes 01 second East, bounding northeasterly on remaining railroad land, 57.07 feet to a point;

THENCE South 44 degrees 08 minutes 34 seconds West, bounding southeasterly on land now or formerly of New Rochelle Warehouse Corporation, 49.64 feet to a point;

THENCE North 46 degrees 08 minutes 18 seconds West, bounding southwesterly on land now or formerly of the Pelham Leasing Corporation, 50.53 feet to the point or place of BEGINNING.

PARCEL 2:

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

BEGINNING at a point at the most westerly corner of the herein described premises said point being distant 160.12 feet southeasterly of and measured at right angles from Station 560 + 61.37 of the monumented six track center line of the railroad leading from Harlem River to New Rochelle, New York;

THENCE North 44 degrees 08 minutes 34 seconds East, bounding northwesterly on land now or formerly of New Rochelle Warehouse Corporation, 49.64 feet to a point;

THENCE South 60 degrees 16 minutes 01 second East, bounding northeasterly on remaining railroad land, 11.93 feet to a point;

THENCE South 69 degrees 23 minutes 05 seconds East, boundary northeasterly on remaining railroad land, 114.00 feet to a point distant 288.13 feet southeasterly of and measured at right angles from Station 561 + 43.35 of said center line;

THENCE North 36 degrees 34 minutes 30 seconds East in a line parallel with and distant 288.13 feet southeasterly of and measured at right angles from said center line, bounding northwesterly on remaining railroad land 773.00 feet to a point opposite Station 569 + 16.35 of said center line;

THENCE South 51 degrees 56 minutes 52 seconds East, 17.93 feet to a point;

THENCE North 38 degrees 50 minutes 30 seconds East, 34.84 feet to the southerly line of Lot 40 as shown on map titled "Composite Map of Condemnation Parcels" filed 11/1/1994 as Map No. 25300;

THENCE along said line, South 64 degrees 02 minutes 02 seconds East, 195.90 feet to lands now or formerly of The City of New Rochelle;

THENCE along said lands, South 39 degrees 59 minutes 38 seconds West, 237.68 feet to a point;

THENCE continuing along said lands in a general southwesterly direction by a curve to the right, having a radius of 1,980.09 feet an arch length of 763.21 feet to a point, the chord of said curve having a length of 758.50 feet, and bearing South 51 degrees 02 minutes 10 seconds West to lands now or formerly of Pelham Leasing Corporation;

THENCE along said lands, North 34 degrees 37 minutes 39 seconds West, 143.69 feet to the point or place of BEGINNING.

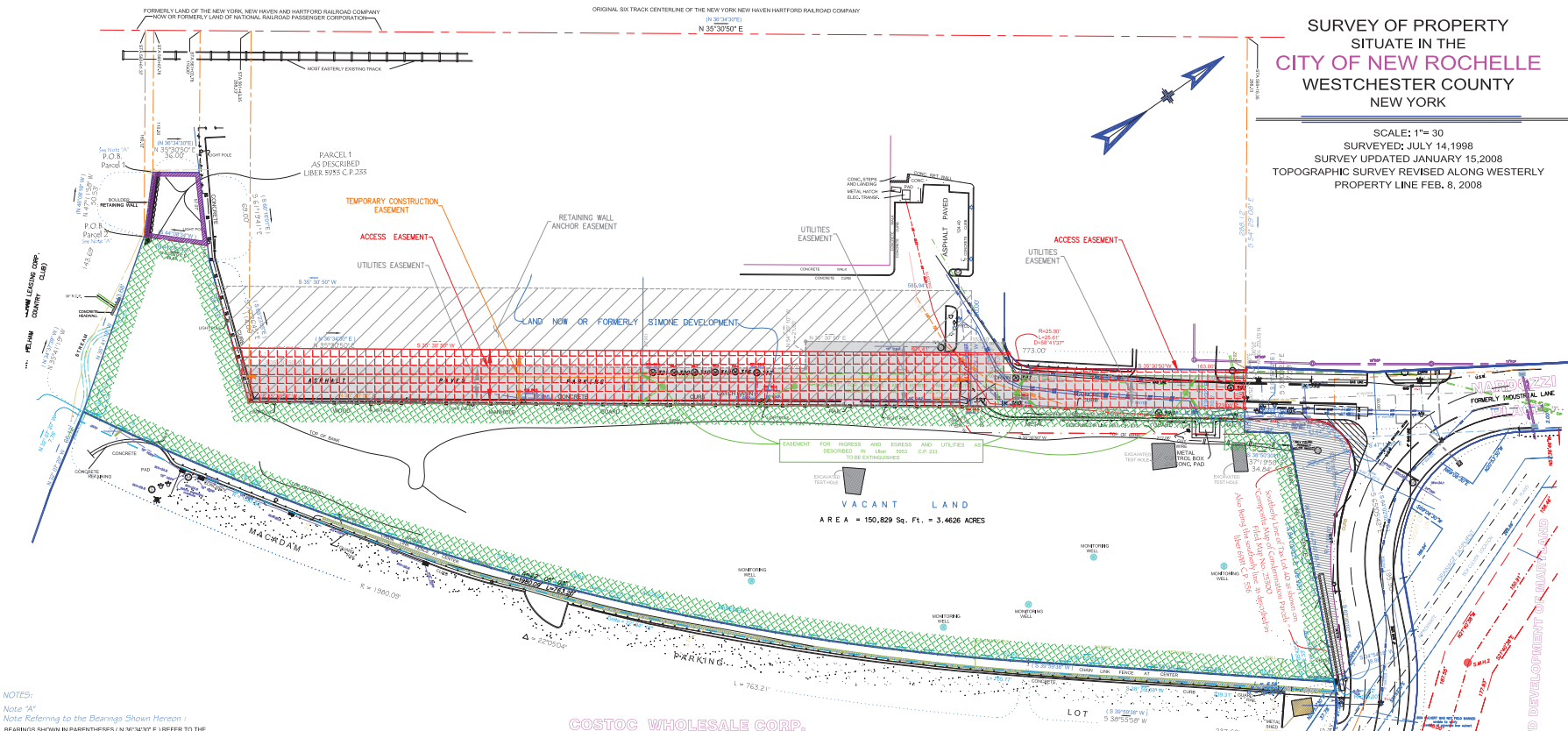
Parcel 1 and Parcel 2 contain an approximate combined area of 150,829 square feet or 3.4626 more or less.

Exhibit B

Site Survey

SURVEY OF PROPERTY SITUATE IN THE CITY OF NEW ROCHELLE WESTCHESTER COUNTY NEW YORK

SCALE: 1"= 30'
SURVEYED: JULY 14, 1998
SURVEY UPDATED: JANUARY 15, 2008
TOPOGRAPHIC SURVEY REVISED ALONG WESTERLY
PROPERTY LINE FEB. 8, 2008



NOTES:

Note "A"

Note Referring to the Bearings Shown Herein:
BEARINGS SHOWN IN PARENTHESES (N 36°34'39" E) REFER TO THE
BEARINGS AS DESCRIBED IN LIBER 7476 C.P. 72

PREMISES ARE DESIGNATED ON THE TAX MAP FOR THE
CITY OF NEW ROCHELLE
SECTION 2, "BLOCK 564," LOT 2

THE PREMISES SHOWN HEREON ARE A PORTION OF THE PREMISES
DESCRIBED IN DEED LIBER 7476 C.P. 72 AND SUBJECT TO ANY STATE OF
FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.

THE BEARING SYSTEM IN USE HEREON REFERS TO THE MERIDIAN
ESTABLISHED ON FILED MAP NO. 3475 TO CONVERT THE SYSTEM IN USE
HEREON TO THE SYSTEM OF REFERENCE OF THE DEED AND 1°30'40"
CLOCKWISE.

BEARINGS SHOWN IN PARENTHESES (N 36°34'39" E) REFER TO THE
BEARINGS AS DESCRIBED IN LIBER 7476 C.P. 72

ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES,
IF ANY NOT LOCATED OR SHOWN HEREON

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING
A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209,
SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAWS.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH
AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED
TO BE TRUE VALID COPIES

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS MAP WAS
PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON
AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE
EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE
NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

THIS CERTIFICATION SHALL RUN ONLY TO THE PARTY FOR WHOM THIS
SURVEY WAS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY
AND ENDING INSTITUTION LISTED HEREON. THE CERTIFICATION SHALL
NOT BE TRANSFERABLE.

ENVIRONMENTAL EASEMENT NOTE:

"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 THE NYS DEPARTMENT OF ENVIRONMENTAL
CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625
BROADWAY, ALBANY, NY 12233 OR AT DERWEB@DEC.NY.GOV."

ENVIRONMENTAL EASEMENT DESCRIPTION

THE PREMISES SHOWN HEREON BEING DESCRIBED AS FOLLOWS:

PARCEL 1

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE CITY OF NEW
ROCHELLE, COUNTY OF WESTCHESTER AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT AT THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED PREMISES, SAID
POINT BEING DISTANT 110.00 FEET SOUTHEASTERLY OF AND MEASURED AT RIGHT ANGLES FROM STATION
569 + 57.78 OF THE MONUMENTED SIX TRACK CENTER LINE OF THE RAILROAD LEADING FROM HARLEM
RIVER TO NEW ROCHELLE, NEW YORK;

THENCE NORTH 36 DEGREES 34 MINUTES 30 SECONDS EAST IN A LINE PARALLEL WITH AND DISTANT 110
FEET SOUTHEASTERLY OF AND MEASURED AT RIGHT ANGLES FROM SAID CENTER LINE, BOUNDING
NORTHWESTERLY ON REMAINING RAILROAD LAND, 36.00 FEET TO A POINT OPPOSITE STATION 561 + 03.78 OF
SAID CENTER LINE;

THENCE SOUTH 60 DEGREES 16 MINUTES 01 SECOND EAST, BOUNDING NORTHEASTERLY ON REMAINING
RAILROAD LAND, 57.87 FEET TO A POINT;

THENCE SOUTH 44 DEGREES 08 MINUTES 34 SECONDS WEST, BOUNDING SOUTHEASTERLY ON LAND NOW
OR FORMERLY OF NEW ROCHELLE WAREHOUSE CORPORATION, 49.64 FEET TO A POINT;

THENCE NORTH 46 DEGREES 08 MINUTES 18 SECONDS WEST, BOUNDING SOUTHWESTERLY ON LAND NOW OR
FORMERLY OF THE PELHAM LEASING CORPORATION, 50.51 FEET TO THE POINT OR PLACE OF BEGINNING.

COSTOC WHOLESALE CORP.

THE PREMISES SHOWN HEREON BEING DESCRIBED AS FOLLOWS:

PARCEL 2

ALL THAT CERTAIN PLOT, PLACE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF NEW ROCHELLE, COUNTY OF WESTCHESTER AND
STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED PREMISES, SAID POINT BEING DISTANT 160.12 FEET
SOUTHWESTERLY OF AND MEASURED AT RIGHT ANGLES FROM STATION 560 + 61.37 OF THE MONUMENTED SIX TRACK CENTER LINE OF THE
RAILROAD LEADING FROM HARLEM RIVER TO NEW ROCHELLE, NEW YORK;

THENCE NORTH 44 DEGREES 08 MINUTES 34 SECONDS EAST, BOUNDING NORTHEASTERLY ON LAND NOW OR FORMERLY OF NEW ROCHELLE
WAREHOUSE CORPORATION, 49.64 FEET TO A POINT;

THENCE SOUTH 60 DEGREES 16 MINUTES 01 SECOND EAST, BOUNDING NORTHEASTERLY ON REMAINING RAILROAD LAND, 11.93 FEET TO A
POINT;

THENCE SOUTH 69 DEGREES 23 MINUTES 05 SECONDS EAST, BOUNDARY NORTHEASTERLY ON REMAINING RAILROAD LAND, 114.00 FEET TO A
POINT DISTANT 288.13 FEET SOUTHEASTERLY OF AND MEASURED AT RIGHT ANGLES FROM STATION 561 + 43.35 OF SAID CENTER LINE;

THENCE NORTH 36 DEGREES 34 MINUTES 30 SECONDS EAST IN A LINE PARALLEL WITH AND DISTANT 288.13 FEET SOUTHEASTERLY OF AND
MEASURED AT RIGHT ANGLES FROM SAID CENTER LINE, BOUNDING NORTHEASTERLY ON REMAINING RAILROAD LAND 773.00 FEET TO A POINT
OPPOSITE STATION 569 + 16.35 OF SAID CENTER LINE;

THENCE SOUTH 51 DEGREES 56 MINUTES 52 SECONDS EAST, 17.93 FEET TO A POINT;

THENCE NORTH 38 DEGREES 50 MINUTES 30 SECONDS EAST, 34.94 FEET TO THE SOUTHERLY LINE OF LOT 40 AS SHOWN ON MAP 18d
"Composite Map of Condemnation Parcels" Dated 11/11/1994 as Map No. 25300;

THENCE along said line, South 64 degrees 02 minutes 02 seconds East, 195.90 feet to lands now or formerly of The City of
New Rochelle;

THENCE along said lands, South 39 degrees 59 minutes 38 seconds West, 237.68 feet to a point;

THENCE continuing along said lands in a general southwesterly direction by a curve to the right, having a radius of 1,980.09
feet an arc length of 763.21 feet to a point, the chord of said curve having a length of 758.50 feet, and bearing South 51
degrees 02 minutes 10 seconds West to lands now or formerly of Pelham Leasing Corporation;

THENCE along said lands, North 54 degrees 57 minutes 39 seconds West, 145.69 feet to the point or place of BEGINNING.

Link
Land
Surveyors P.C.
21 Clark Place Suite 1B
Mahopac, N.Y. 10541
Phone 845-428-5857
Fax 845-421-0013

Joseph R. Link

JOSEPH R. LINK
NEW YORK STATE LICENSED
LAND SURVEYOR NO. 056496



NEW YORK STATE LICENSED
LAND SURVEYOR SEAL

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NO.	DATE	DESCRIPTION	BY
7	07-02-03	Updated to show Environmental Easement	JRL
8	02-02-08	Current Topographic Information	JRL
9	04-01-07	ADDITIONAL INFORMATION ADDED	JRL
4	1-10-07	TREES (ADDITIONAL UTILITY ADDED)	JRL
3	05-07-05	COMMENTS	JRL
2	04-05-05	UTILITY INFORMATION UPDATED	JRL
1	04-08-05	NOTE ADDED (AIR STA. CORRECTED)	JRL



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/23/2020



SITE DESCRIPTION

SITE NO. C360159

SITE NAME 70 Nardozzi Place

SITE ADDRESS: 70 Nardozzi Place **ZIP CODE:** 10801

CITY/TOWN: New Rochelle

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: 04/30/2022

Description of Institutional Control

P.V.E. Co. LLC, P.V.E. II Co. LLC

One Radisson Plaza, Suite 1002

70 Nardozzi Place

Environmental Easement

Block: 564

Lot: 2

Sublot:

Section: 2

Subsection:

S_B_L Image: 2-564-2

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

P.V.E. Co. LLC, P.V.E. II Co. LLC

One Radisson Plaza, Suite 1002

70 Nardozzi Place

Environmental Easement

Block: 564

Lot: 2

Sublot:

Section: 2

Subsection:

S_B_L Image: 2-564-2

Cover System

Vapor Mitigation