

# 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](http://www.dec.ny.gov)

*Transmitted via e-mail*

December 16, 2020

Susan McCann, Vice President  
170-174 Warburton Limited Partnership  
90 State Street  
Albany, NY 12207  
[smccann@tcbinc.org](mailto:smccann@tcbinc.org)

Wilson Kimball  
Municipal Housing Authority for the City of Yonkers (MHACY)/  
170-174 Warburton Housing Development Fund Corporation  
1511 Central Park Avenue  
Yonkers, NY 10710

Re: Certificate of Completion  
Cottage Place Gardens Phase 4 Parcel Site, Site No. C360160  
City of Yonkers, Westchester County

Dear Ms. McCann & Mr. Kimball,

Congratulations on having satisfactorily completed the remedial program at the Cottage Place Gardens Phase 4 Parcel Site (the "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

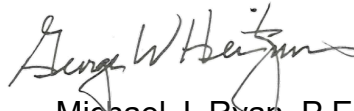
- Provide electronic copies of the recorded Notice and proof of recording to the Department's project manager. Please return the hard copy of the proof of recording to:

Scott Deyette, Remedial Bureau C  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233

- 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.

If you have any questions regarding any of these items, please contact Scott Deyette at (518) 402-9794.

Sincerely,



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

Enclosure

ec w/ enclosure:

Susan McCann - 170-174 Warburton Limited Partnership, ([smccann@tcbinc.org](mailto:smccann@tcbinc.org))  
Beth Elliot – TCB Inc., ([beth.elliott@tcbinc.org](mailto:beth.elliott@tcbinc.org))  
Kirk Moline – C.T. Male Associates ([k.moline@ctmale.com](mailto:k.moline@ctmale.com))  
C. Vooris – NYSDOH, ([christine.vooris@health.ny.gov](mailto:christine.vooris@health.ny.gov))  
M. Schuck – NYSDOH, ([maureen.schuck@health.ny.gov](mailto:maureen.schuck@health.ny.gov))  
S. Bogardus – NYSDOH, ([sara.bogardus@health.ny.gov](mailto:sara.bogardus@health.ny.gov))  
Matt Gokey, ([matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov))  
Paul Takac, ([paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov))

ec w/o enc.:

Scott Deyette ([scott.deyette@dec.ny.gov](mailto:scott.deyette@dec.ny.gov))  
Janet Brown ([janet.brown@dec.ny.gov](mailto:janet.brown@dec.ny.gov))  
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Andrew Guglielmi ([andrew.guglielmi@dec.ny.gov](mailto:andrew.guglielmi@dec.ny.gov))  
Kelly Lewandowski ([kelly.lewandowski@dec.ny.gov](mailto:kelly.lewandowski@dec.ny.gov))

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

**Name**

170-174 Warburton Limited Partnership

**Address**

90 State Street, Albany, NY 12207

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 12/8/17    **Agreement Execution:** 12/21/17

**Agreement Index No.:** C360160-09-17

**Application Approval Amendment:** 7/18/18

**Agreement Execution Amendment:** 7/18/18

**Application Approval Amendment:**

**Agreement Execution Amendment:** 9/9/20

**Application Approval Amendment:** 9/9/20

**SITE INFORMATION:**

**Site No.:** C360160    **Site Name:** Cottage Place Gardens Phase 4 Parcel Site

**Owner:** Municipal Housing Authority for the City of Yonkers (MHACY); 170-174 Warburton Limited Partnership;  
170-174 Warburton Housing Development Fund Corporation

**Street Address:** 172 Warburton Avenue

**Municipality:** Yonkers    **County:** Westchester

**DEC Region:** 3

**Site Size:** 1.368 Acres

**Tax Map Identification Number(s):** 2.-2094-56 (Portion of)

**Percentage of site located in an EnZone:** 100%

A description of the property subject to this Certificate is attached as Exhibit A and a site survey is attached as Exhibit B.

**CERTIFICATE ISSUANCE**

This Certificate of Completion, hereinafter referred to as the "Certificate," is issued pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law ("ECL").

This Certificate has been issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the applicable remediation requirements set forth in the ECL have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

The remedial program for the Site has achieved a cleanup level that would be consistent with the following categories of uses (actual site use is subject to local zoning requirements):

**Allowable Uses under the BCP:** Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

**Cleanup Track:** Track 1: Unrestricted use

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50%.

Tangible Property Credit is 20%. Comprised of 10% Base, 5% EnZone, 5% Track 1.

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%.

No Environmental Easement has been granted pursuant to ECL Article 71, Title 36 as there are no use restrictions and there is no reliance on the long-term employment of institutional controls.

### **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**

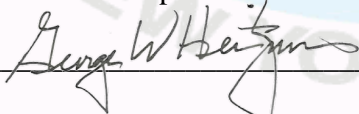
This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (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.

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: December 16, 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)**

Cottage Place Gardens Phase 4 Parcel Site, Site ID No. C360160  
172 Warburton Avenue, Yonkers, NY, 10701  
Yonkers, Westchester County, Tax Map Identification Number 2-2094-56 (Portion of)

**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 170-174 Warburton Limited Partnership for a parcel approximately 1.368 acres located at 172 Warburton Avenue in the City of Yonkers, 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.

**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.

**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 Road, New Paltz, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C360160/>.

**Cottage Place Gardens Phase 4 Parcel Site, C360160, 172 Warburton Avenue, Yonkers, NY**

**WHEREFORE**, the undersigned has signed this Notice of Certificate

Municipal Housing Authority for the City of Yonkers  
(MHACY)

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:**  
170-174 Warburton Limited Partnership  
90 State Street  
Albany, NY 12207

**WHEREFORE**, the undersigned has signed this Notice of Certificate

170-174 Warburton Limited Partnership

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:**  
170-174 Warburton Limited Partnership  
90 State Street  
Albany, NY 12207

**Cottage Place Gardens Phase 4 Parcel Site, C360160, 172 Warburton Avenue, Yonkers, NY**

**WHEREFORE**, the undersigned has signed this Notice of Certificate

170-174 Warburton Housing Development Fund Corp.

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:**  
170-174 Warburton Limited Partnership  
90 State Street  
Albany, NY 12207

## **Exhibit A**

### **Site Description**



**C.T. MALE ASSOCIATES**

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

**B.C.P.  
DESCRIPTION  
PORTION OF  
PHASE 4 COTTAGE PLACE GARDENS  
CITY OF YONKERS, COUNTY OF WESTCHESTER, STATE OF NEW YORK  
AREA = 1.368± ACRES OF LAND**

All that certain tract, piece or parcel of land situate in the City of Yonkers, County of Westchester, State of New York, lying Easterly of Warburton Avenue, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the Easterly street boundary of Warburton Avenue (50-foot-wide right-of-way) with the Southerly street boundary of Irving Place (40-foot-wide right-of-way) and runs thence from said point of beginning along said Southerly street boundary of Irving Place South 71 deg. 00 min. 35 sec. East 119.86 feet to its point of intersection with the Easterly terminus of Irving Place; thence along said Easterly terminus North 18 deg. 59 min. 25 sec. East 9.13 feet to a point; thence through Phase 4 Cottage Place Gardens the following two (2) courses: 1) South 71 deg. 00 min. 35 sec. East 144.06 feet to a point; and 2) North 10 deg. 32 min. 04 sec. East 17.17 feet to a point on the division line between Phase 4 Cottage Place Gardens on the South and Phase 5 Cottage Place Gardens on the North; thence South 71 deg. 00 min. 35 sec. East along the last mentioned division line 186.25 feet to a point; thence through Phase 4 Cottage Place Gardens the following four (4) courses: 1) South 05 deg. 02 min. 09 sec. West 12.36 feet to a point; 2) South 71 deg. 00 min. 35 sec. East 31.71 feet to a point; 3) in a Southeasterly direction along a curve to the left, having a radius of 35.53 feet, an arc length of 43.89 feet and a chord bearing of South 35 deg. 37 min. 05 sec. East 41.15 feet to a point of tangency; and 4) South 71 deg. 00 min. 35 sec. East 29.21 feet to a point on the

# C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

## DESCRIPTION

AREA = 1.368± ACRES OF LAND

PAGE - 2

division line between said Phase 4 Cottage Place Gardens on the West and the lands now formerly of AME Zion Church Block 2094 Lot 18 on the East; thence South 18 deg. 59 min. 25 sec. West along the last mentioned division line 91.62 feet to its point of intersection with the common division line between said Phase 4 Cottage Place Gardens on the North and Phase 1 Cottage Place Gardens and lands now or formerly of Dorado-Warburton Housing Associates, L.P. Block 2094 Lot 54 Control No. 543013074 on the South; thence North 71 deg. 14 min. 15 sec. West along the last mentioned common division line 243.34 feet to a point; thence through Phase 4 Cottage Place Gardens the following four (4) courses: 1) North 18 deg. 45 min. 45 sec. East 6.25 feet to a point; 2) North 71 deg. 14 min. 15 sec. West 102.00 feet to a point; 3) South 88 deg. 16 min. 30 sec. West 5.00 feet to a point; and 4) North 71 deg. 14 min. 15 sec. West 176.00 feet to a point on the Easterly street boundary of Warburton Avenue (50-foot-wide right-of-way); thence North 08 deg. 04 min. 45 sec. East along said Easterly street boundary of Warburton Avenue 100.76 feet to the point or place of beginning and containing 1.368 acres of land, more or less.

Subject to any existing covenants, easements or restrictions of record.



April 15, 2020

Revised June 16, 2020

WJN/amb/wjn

C.T. Male Project No. 16.6664

## **Exhibit B**

### **Site Survey**



DATE: 11-7-18

PROJECT: 17-7108

MAP REFERENCES:

1. "Boundary and Topographic Survey" Cottage Place, City of Yonkers, Westchester County, New York, dated June 29, 2010. Prepared by Langan Engineers & Environmental Services.

2. "Cottage Gardens Plan, Yonkers, NY, Master Plan", prepared by Magnuson Architects & Planning PC., DWG No. A-04, dated September 30, 2015.

All that certain tract, place or parcel of land situated in the City of Yonkers, County of Westchester, State of New York, lying East of Warburton Avenue, and being more particularly bounded and described as follows:

beginning at the point of intersection of the Eastern street boundary of Warburton Avenue (50-foot-wide right-of-way) with the Southern street boundary of Irving Place (40-foot-wide right-of-way) and runs thence from said point of beginning along said Southern street boundary of Irving Place South 71 deg. 00 min. 35 sec. East 119.86 feet to its point of intersection with the Eastern terminus of Irving Place thence along said Eastern terminus 18 deg. 00 min. 25 sec. East 9.13 feet to a point; thence through Phase 4 Cottage Place Gardens the following two (2) courses: 1) South 71 deg. 00 min. 35 sec. East 144.06 feet to a point; and 2) North 10 deg. 32 min. 45 sec. East 17.17 feet to a point on the division line between Phase 4 Cottage Place Gardens on the South and Phase 5 Cottage Place Gardens on the North; thence South 71 deg. 00 min. 35 sec. East along the last mentioned division line 186.25 feet to a point; thence through Phase 4 Cottage Place Gardens the following four (4) courses: 1) South 09 deg. 02 min. 09 sec. West 12.36 feet to a point; 2) North 71 deg. 00 min. 35 sec. East 31.71 feet to a point; 3) in a Southeastly direction along a curve to the left, having a radius of 25.53 feet, an arc length of 4.89 feet and a chord bearing of South 35 deg. 37 min. 05 sec. East 41.15 feet to a point of tangency; and 4) South 71 deg. 00 min. 35 sec. East 29.21 feet to a point on the division line between said Phase 4 Cottage Place Gardens on the North and Phase 1 Cottage Place Gardens on the South; thence North 18 deg. 00 min. 25 sec. West along the last mentioned division line 91.82 feet to its point of intersection with the common division line between said Phase 4 Cottage Place Gardens on the North and Phase 1 Cottage Place Gardens on the South; thence North 71 deg. 00 min. 35 sec. East 144.06 feet to a point; thence through Phase 4 Cottage Place Gardens the following four (4) courses: 1) North 16 deg. 45 min. 45 sec. East 4.25 feet to a point; 2) North 71 deg. 00 min. 35 sec. West 102.00 feet to a point; 3) South 09 deg. 02 min. 09 sec. West 12.36 feet to a point; and 4) North 71 deg. 00 min. 35 sec. West 176.00 feet to a point on the Eastern street boundary of Warburton Avenue (50-foot-wide right-of-way); thence North 09 deg. 02 min. 09 sec. East along said Eastern street boundary of Warburton Avenue 150.76 feet to the point or place of beginning and containing 1.388 acres of land, more or less.

Subject to any existing covenants, easements or restrictions of record.

MAP NOTES:

1. Boundary and topographic information shown hereon was compiled from an actual field survey conducted during the month of May 2015 and September 2015.

2. North orientation and bearings are referenced to Grid North and are based on the New York State Plane Coordinate System, East Zone, NAD 83/2011 epoch 2010.00 as obtained from GPS observations.

3. Objects shown on this drawing with a distance indicating how far that object is from a particular line, lie on the same side of the line that the offset distance is written.

4. Vertical datum shown hereon is NAVD 83 and was obtained from GPS observations which were post processed using Quaternary and Loran data.

5. Underground facilities, structures, and utilities have been plotted from data obtained from previous maps and records. Surface features such as catch basins, manholes, water valves, gas valves, etc. are the result of field survey unless noted otherwise. There may be other underground utilities, the existence of which is not known to the undersigned. Size and location of all underground utilities and structures must be verified by the appropriate authorities. Dig Safety New York must be notified prior to conducting test borings, excavation and construction.

6. This survey does not constitute a recent search by C.T. Male Associates Engineering, Surveying Architecture and Landscape Architecture, D.P.C. to determine ownership or easements of record for all information shown hereon, rights of way and title of record, the surveyor relied upon the commitment number ANH2015-3700C, prepared by Stewart Title Insurance Company, dated October 5, 2015.

7. For the purpose of the National Flood Insurance Program, FEMA Flood Insurance Rate Map, City of Yonkers, New York, Westchester County, Parcel 309 of 426, Community Panel 309, effective date September 28, 2007, the parcel shown hereon falls within an area designated as Zone X areas determined to be outside the 0.2% annual chance floodplain.

8. No evidence of recent earth moving work, building construction, or building additions in Phase 4 survey area.

9. No evidence of recent earth right of way in Phase 4 survey area.

10. Utility mark out by owner, field located January 03, 2017.

11. Table A Item 6 and data information to be supplied to surveyor by the client.

12. There is no evidence of site area as a solid waste dump, dump or sanitary landfill.

13. There is no visible evidence of cemeteries.

14. The property described in the same property described in All New York Title Agency, Inc. Title Report No. ANH2015-3702C with an effective date of 10/05/18 and all easements, covenants and restrictions referenced in said title report and easements which the undersigned has been advised or has knowledge of have been plotted hereon or otherwise noted as to their effect on the subject property. Schedule B Item 9 Easement described in Control No. 56002421 does not affect Parcel A, easement is from Willow Place to Bishop Wm. Walls Place in Phase 6.

15. Existing structures on site to be demolished.

16. There are no curb cuts onto this property.

17. Survey field updated November 7, 2018, there were no changes to the site observed.

18. Proposed Declaration of Parking and Access Easements to be recorded shown hereon as Access Easement No. 1, Access Easement No. 2 and Easement No. 3.

19. Survey field updated November 7, 2018, there were no changes to the site observed.

20. Proposed Declaration of Parking and Access Easements to be recorded shown hereon as Access Easement No. 1, Access Easement No. 2 and Easement No. 3.

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