

# 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)

Mr. William Balter  
14 Le Count Place LLC  
WBLM 14 Le Count Owner LLC  
480 Bedford Road  
Chappaqua, NY 10514  
[bbalter@wilderbalter.com](mailto:bbalter@wilderbalter.com)

DEC 27 2019

Re: Certificate of Completion  
14 Le Count Standard Printing  
14 Le Count Place & 455 Main Street  
New Rochelle, Westchester County  
Site Code C360176

Dear Mr. Balter:

Congratulations on having satisfactorily completed the remedial program at the 14 Le Count Standard Printing BCP 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 a notice of the COC in the recording office for the county 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 a notice of the COC within 30 days of the date that you acquire the site. A copy of the recorded notice should be provided to the Department's project manager. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter. Please return the proof of recording to:

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

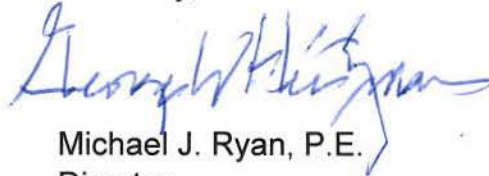


Department of  
Environmental  
Conservation

- Provide the notice of the COC 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 2021.

If you have any questions regarding any of these items, please contact Matthew King at 518-402-7383.

Sincerely,



Michael J. Ryan, P.E.

Director

Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Michael Bogin, [mbogin@sprlaw.com](mailto:mbogin@sprlaw.com)

Fuad Dahan, [fd@sesi.org](mailto:fd@sesi.org)

Christine Vooris, [Christine.Vooris@health.ny.gov](mailto:Christine.Vooris@health.ny.gov)

Scarlett McLaughlin, [Scarlett.McLaughlin@health.ny.gov](mailto:Scarlett.McLaughlin@health.ny.gov)

Anthony Perretta, [Anthony.perretta@health.ny.gov](mailto:Anthony.perretta@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.:

Matthew King, [matthew.king@dec.ny.gov](mailto:matthew.king@dec.ny.gov)

Daniel Eaton, [daniel.eaton@dec.ny.gov](mailto:daniel.eaton@dec.ny.gov)

Janet Brown, [janet.brown@dec.ny.gov](mailto:janet.brown@dec.ny.gov)

Dan Bendell, [daniel.bendell@dec.ny.gov](mailto:daniel.bendell@dec.ny.gov)

Rosalie Rusinko, [rosalie.rusinko@dec.ny.gov](mailto:rosalie.rusinko@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**

14 Le Count Place LLC  
WBLM 14 Le Count Owner LLC

**Address**

480 Bedford Road, Chappaqua, NY 10514  
480 Bedford Road, Chappaqua, NY 10514

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 9/19/18  
**Agreement Index No.:** C360176-0818

**Agreement Execution:** 9/19/18

**Application Approval Amendment:** 5/2/19

**Agreement Execution Amendment:** 5/2/19

**SITE INFORMATION:**

**Site No.:** C360176 **Site Name:** 14 Le Count Standard Printing

**Site Owner:** 14 Le Count Place LLC  
WBLM 14 le Count Owner LLC

**Street Address:** 14 Le Count Pl, 455 Main St

**Municipality:** New Rochelle **County:** Westchester **DEC Region:** 3

**Site Size:** 0.927 Acres

**Tax Map Identification Number(s):** 1-228-0100, 1-228-0200

**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:** Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial  
**Cleanup Track:** Conditional Track 1. Unrestricted use, provided that the remedial goals for soil vapor intrusion are achieved within five years of the date of the Certificate. If those goals are not achieved within five years, this Certificate shall be modified to a Track 2 Residential cleanup. Unrestricted use, provided that the remedial goals for groundwater are achieved within five years of the date of the Certificate. If these goals are not achieved within five years, this Certificate shall be modified to a Track 2 Residential cleanup.

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.  
Tangible Property Credit is 15%. Comprised of 10% Base, 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 %.

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 593393378.

### **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/REVOCAION**

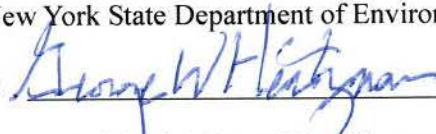
This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (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:

12/27/19

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)**

14 Le Count Standard Printing, Site No. C360176  
455 Main Street, New Rochelle, NY, 10801  
New Rochelle, Westchester County, Tax Map Identification Number I-228-0200

**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 14 Le Count Place LLC and WBLM 14 Le Count Owner LLC for a parcel totaling approximately 0.319 acres, located at 455 Main Street 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.

For Unrestricted or Residential Use, provided that the remedial goals for soil vapor intrusion are achieved within five years of the date of the Certificate of Completion. If those goals are not achieved within five years, the Certificate of Completion shall be modified to a cleanup level consistent with Restricted Residential use.

For Unrestricted or Residential Use, provided that the remedial goals for groundwater are achieved within five years of the date of the Certificate of Completion. If these goals are not achieved within five years, the Certificate of Completion shall be modified to a cleanup level consistent with Restricted Residential use.

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 593393378.

**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.

**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(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 South Putt Corners Road, New Paltz, NY 12561, by contacting the Regional Environmental Remediation Engineer.

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

14 Le Count Place 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.

\_\_\_\_\_  
Signature and Office of individual  
taking acknowledgment

**Please record and return to:**  
14 Le Count Place LLC  
Attn: *Bill Balter*  
480 Bedford Road  
Chappaqua, NY 10514

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

14 Le Count Standard Printing, Site No. C360176  
14 Le Count Place, New Rochelle, NY, 10801  
New Rochelle, Westchester County, Tax Map Identification Number 1-228-0100

**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 14 Le Count Place LLC and WBLM 14 Le Count Owner LLC for a parcel, totaling approximately 0.608 acres, located at 14 Le Count 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.

For Unrestricted or Residential Use, provided that the remedial goals for soil vapor intrusion are achieved within five years of the date of the Certificate of Completion. If those goals are not achieved within five years, the Certificate of Completion shall be modified to a cleanup level consistent with Restricted Residential use.

For Unrestricted or Residential Use, provided that the remedial goals for groundwater are achieved within five years of the date of the Certificate of Completion. If these goals are not achieved within five years, the Certificate of Completion shall be modified to a cleanup level consistent with Restricted Residential use.

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 593393378.



**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.

**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(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 South Putt Corners Road, New Paltz, NY 12561, by contacting the Regional Environmental Remediation Engineer.

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

WBLM 14 Le Count Owner 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.

\_\_\_\_\_  
Signature and Office of individual  
taking acknowledgment.

**Please record and return to:**  
WBLM 14 Le Count Owner LLC  
Attn: *Bill Balter*  
480 Bedford Road  
Chappaqua, NY 10514

**Exhibit A**  
**Site Description**

**SCHEDULE "A" PROPERTY DESCRIPTION**

**Environmental Easement Legal Description**

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, DESIGNATED AS LOT NOS. 3, 4, 5, 6, 9, 10, 11, 15, AND 16, AND PORTIONS OF LOTS 2 AND 7 AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF LOTS IN NEW ROCHELLE, NEW YORK, BELONGING TO THE HEIRS OF WILLIAM LE COUNT, DECEASED", MADE BY W. H. DISBROW, CIVIL ENGINEER, DATED JUNE 1887, AND FILED IN THE OFFICE OF THE REGISTER OF THE COUNTY OF WESTCHESTER, NOW KNOWN AS WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON JANUARY 14, 1888, AS MAP NO. 109, TOGETHER WITH A PORTION OF THE FORMER BED OF LE COUNT PLACE AS SHOWN ON A CERTAIN MAP ENTITLED "AMENDED REVISED MAP OF PARCEL NUMBERS 2, 3, 4, 5, 6 & 7 CEDAR STREET REDEVELOPMENT PROJECT SITUATED IN THE CITY OF NEW ROCHELLE, WESTCHESTER COUNTY, N.Y." AND FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON FEBRUARY 15, 1968 AS MAP NO. 15803 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF LECOUNT PLACE DISTANT 98.90 FEET NORTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF LECOUNT PLACE AND THE NORTHERLY SIDE OF MAIN STREET;

RUNNING THENCE ALONG THE NORTHERLY LINE OF LOTS 8 AND 7 AS SHOWN ON SAID MAP, SOUTH 64 DEGREES 45 MINUTES 00 SECONDS WEST, 51.48 FEET TO A POINT;

RUNNING THENCE THROUGH SAID LOT 7, SOUTH 25 DEGREES 15 MINUTES 00 SECONDS EAST, 103.57 FEET TO A POINT ON THE NORTHWESTERLY SIDE OF MAIN STREET;

RUNNING THENCE ALONG SAID NORTHWESTERLY SIDE OF MAIN STREET, SOUTH 59 DEGREES 34 MINUTES 00 SECONDS WEST, 127.41 FEET TO A POINT;

RUNNING THENCE THROUGH LOT 2 ON SAID MAP NORTH 25 DEGREES 15 MINUTES 00 SECONDS WEST, 115.08 FEET TO A POINT ON THE SOUTHERLY SIDE OF LOT 15 ON SAID MAP;

RUNNING THENCE ALONG THE SOUTHERLY SIDE OF LOT 15 AS SHOWN ON SAID MAP, SOUTH 64 DEGREES 45 MINUTES 00 SECONDS WEST, 30.99 FEET TO THE NORTHEASTERLY SIDE OF NORTH AVENUE;

RUNNING THENCE ALONG THE NORTHEASTERLY SIDE OF NORTH AVENUE NORTH 25 DEGREES 15 MINUTES 00 SECONDS WEST 100.00 FEET TO LOT 17 ON SAID MAP;

RUNNING THENCE ALONG THE SOUTHERLY SIDE OF LOT 17 AS SHOWN ON SAID MAP, NORTH 64 DEGREES 45 MINUTES 00 SECONDS WEST, 50.00 FEET TO A POINT;

RUNNING THENCE ALONG THE SOUTHERLY SIDE OF LOT 12 AS SHOWN ON SAID MAP, AND CONTINUING THROUGH THE FORMER ROADBED OF LECOUNT PLACE, NORTH 64 DEGREES 45 MINUTES 00 SECONDS EAST, 111.46 FEET TO A POINT ON THE WEST SIDE OF LECOUNT PLACE, AS NOW ALIGNED;

THENCE ALONG SAID WESTERLY SIDE OF LECOUNT PLACE AND THE ARC OF A CURVE BEARING TO THE LEFT HAVING A RADIUS OF 3200.00 FEET, A DISTANCE OF 155.93 FEET;

THENCE CONTINUING ALONG THE WETERLY SIDE OF LECOUNT PLACE, SOUTH 25 DEGREE 15 MINUTES 00 SECONDS EAST 34.10 FEET TO THE POINT OR PLACE OF BEGINNING.

**Exhibit B**

**Site Survey**

**ARISEVILLE BAKUNAVANS, P.C.**  
 40 EAST 67TH STREET  
 NEW YORK, NY 10021  
 TEL: 212 250 1200  
 FAX: 212 250 1201  
 www.ariseville.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 Site Management Plan ("SMP"). A copy of the SMP must be obtained by any party with an interest in the property. The SMP may be obtained from New York State Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, N.Y. 12243 or at [dec.ny.gov](http://dec.ny.gov)**

**ALTAZANS LAND TITLE SURVEY**

THIS SURVEY WAS PREPARED BY THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THE 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.

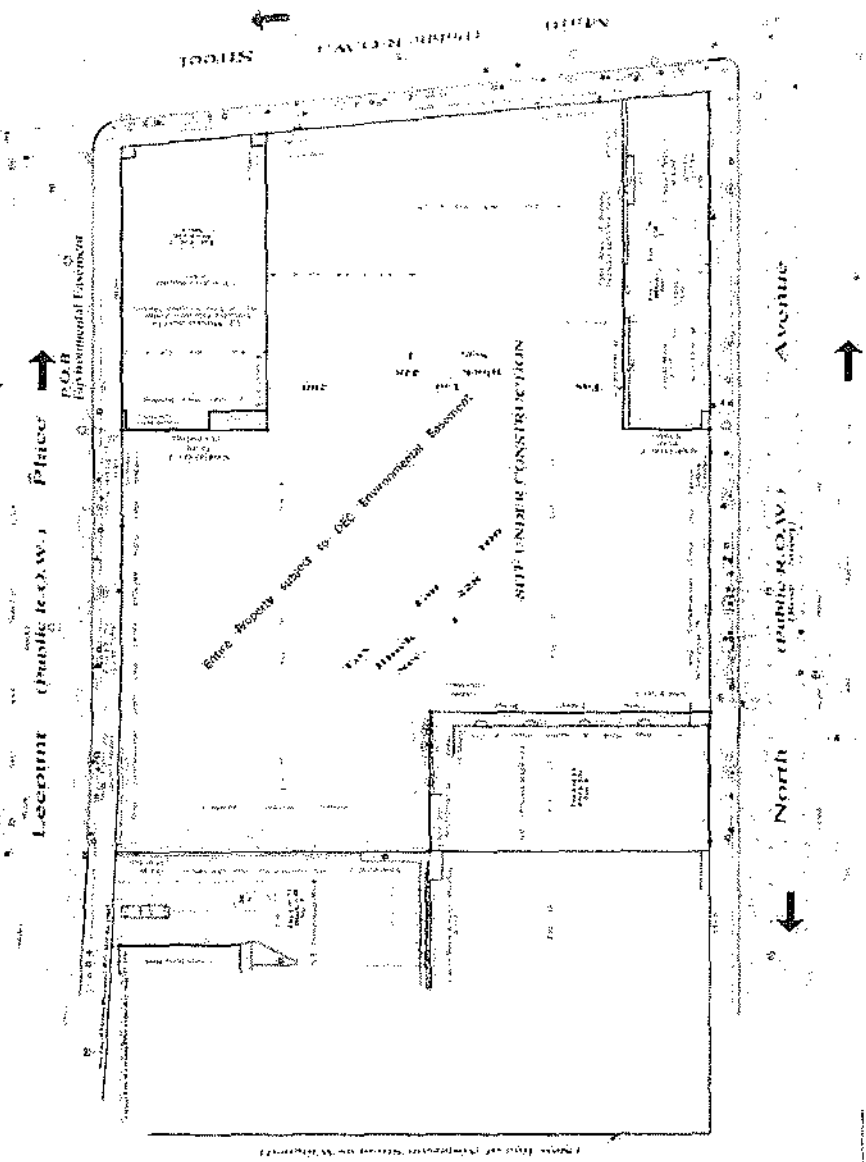
DATE OF SURVEY: 11/11/11  
 PROJECT NO.: 11-11-11  
 CLIENT: ARISEVILLE BAKUNAVANS, P.C.  
 SURVEYOR: [Signature]  
 LICENSE NO.: [Number]  
 STATE OF NEW YORK



**LEGEND**

[Symbol]	Property Line
[Symbol]	Right of Way
[Symbol]	Environmental Easement
[Symbol]	Construction Area
[Symbol]	Utility Lines
[Symbol]	Survey Points
[Symbol]	Other Features

**DISCLAIMER FROM ENVIRONMENTAL EASEMENT**  
 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 easement is for the purpose of protecting the public health, safety and the environment. The easement holder, the New York State Department of Environmental Conservation, is not responsible for any damage to the property or any other loss resulting from the exercise of the easement. The easement holder is not responsible for any damage to the property or any other loss resulting from the exercise of the easement. The easement holder is not responsible for any damage to the property or any other loss resulting from the exercise of the easement.



**Issues / Recommendations**



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
12/18/2019**

**SITE DESCRIPTION**

**SITE NO.** C360176

**SITE NAME** 14 Le Count Standard Printing

**SITE ADDRESS:** 14 LeCount Pl, 207-211 North Ave, 455-463 Main St ZIP CODE: 10801

**CITY/TOWN:** New Rochelle

**COUNTY:** Westchester

**ALLOWABLE USE:** Unrestricted, Residential, Restricted-Residential, 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: 12/31/2019

**Description of Institutional Control**

**14 Le Count Place LLC**  
480 Bedford Road  
**455 Main Street**  
Environmental Easement  
Block: 228  
Lot: 0200  
Sublot:  
Section: 1  
Subsection:



S\_B\_L Image: 1-228-0200  
Ground Water Use Restriction  
IC/EC Plan  
Monitoring Plan  
Site Management Plan  
**Description of Engineering Control**  
Monitoring Wells

**WBLM 14 Le Count Owner LLC**  
480 Bedford Road  
**14 Le Count Place**  
Environmental Easement  
Block: 228  
Lot: 0100

Sublot:  
Section: 1  
Subsection:  
S\_B\_L Image: 1-228-0100  
Ground Water Use Restriction  
IC/EC Plan  
Monitoring Plan  
Site Management Plan  
**Description of Engineering Control**  
Monitoring Wells