



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

December 29, 2025

SNL Yonkers, LLC
Attn: Kurt Spring
1280 Massachusetts Avenue, Suite 400
Cambridge, MA 02138
kurt@erillc.com

Re: Certificate of Completion
46-70 McLean Avenue Auto
Repair Laundry Site
Yonkers, Westchester County
Site No. C360211

Dear Kurt Spring:

Congratulations on having satisfactorily completed the remedial program at the 46-70 McLean Avenue Auto Repair Laundry 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 NYSDEC's project manager.
- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop the 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 NYSDEC-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 NYSDEC 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 NYSDEC by April 30, 2027.

If you have any questions, please do not hesitate to contact Matthew Hubicki, NYSDEC's project manager, at (518) 402-9605 or by email: matthew.hubicki@dec.ny.gov

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Linda Shaw, Knauf Shaw LLP (Lshaw@nyenvlaw.com)
Kevin Kleaka, IEEG (kkleaka@impactenvironmental.com)
Greg Mendez-Chicas, IEEG (gmendez-chicas@impactenvironmental.com)
Christopher Connolly, IEEG (cconnolly@impactenvironmental.com)
Christine Vooris, NYSDOH, (christine.vooris@health.ny.gov)
Melissa Doroski, NYSDOH (melissa.doroski@health.ny.gov)
James Sullivan, NYSDOH (jim.sullivan@health.ny.gov)
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

Michael Murphy, NYSDEC OGC (michael.murphy1@dec.ny.gov)
Steven McCague, NYSDEC Region 3 (steven.mccague@dec.ny.gov)
Sarah Saucier, NYSDEC (sarah.saucier@dec.ny.gov)
Kerry Maloney, NYSDEC (kerry.maloney@dec.ny.gov)
Kelly Lewandowski, NYSDEC (kelly.lewandowski@dec.ny.gov)
File/DecDocs

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

SNL Yonkers, LLC

Address

1280 Massachusetts Avenue, 4th Floor, Suite 400, Cambridge, MA

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 2/26/21 **Agreement Execution:** 5/12/21

Agreement Index No.: C360211-05-21

Application Amendment Approval: 10/13/23

Agreement Amendment Execution: 10/13/23

Application Amendment Approval: 2/21/24

Agreement Amendment Execution: 2/21/24

SITE INFORMATION:

Site No.: C360211 **Site Name:** 46-70 McLean Avenue Auto Repair Laundry Site

Site Owner: SNL Yonkers, LLC

Street Address: 48 McLean Avenue (f/k/a 46-70 McLean Avenue)

Municipality: Yonkers **County:** Westchester **DEC Region:** 3

Site Size: 0.867 Acres

Tax Map Identification Number(s): 1-203-51.61

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: Restricted-Residential, Commercial, and Industrial

Cleanup Track: Track 2: Restricted use with generic soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.

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. 631933465.

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;
- (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.

Amanda Lefton
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/27/2025

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

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

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF MCLEAN AVENUE (75 FEET WIDE) WITH THE WESTERLY LINE OF VAN CORTLANDT PARK AVENUE (50 FEET WIDE);

RUNNING THENCE, ALONG THE WESTERLY LINE OF SAID VAN CORTLANDT PARK AVENUE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 02 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 189.04 FEET TO A POINT;
2. NORTHEASTERLY, A LONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET , A CENTRAL ANGLE OF 08 DEGREES 18 MINUTES 42 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 01 DEGREES 11 MINUTES 16 SECONDS EAST, 32.61 FEET, FOR AN ARC DISTANCE OF 32.64 FEET TO A POINT;

THENCE, ALONG THE DIVISION LINE BETWEEN THE PREMISES DESCRIBED HEREIN AND LOT 50, BLOCK 203,CITY OF YONKERS, COUNTY OF WESTCHESTER, STATE OF NEW YORK (LANDS NOW OR FORMERLY OF SNL YONKERS, LLC), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 53 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 189.44 FEET TO A POINT;
2. SOUTH 31 DEGREES 45 MINUTES 40 SECONDS WEST, A DISTANCE OF 117.99 FEET TO A POINT ON THE NORTHERLY LINE OF SAID MCLEAN AVENUE;

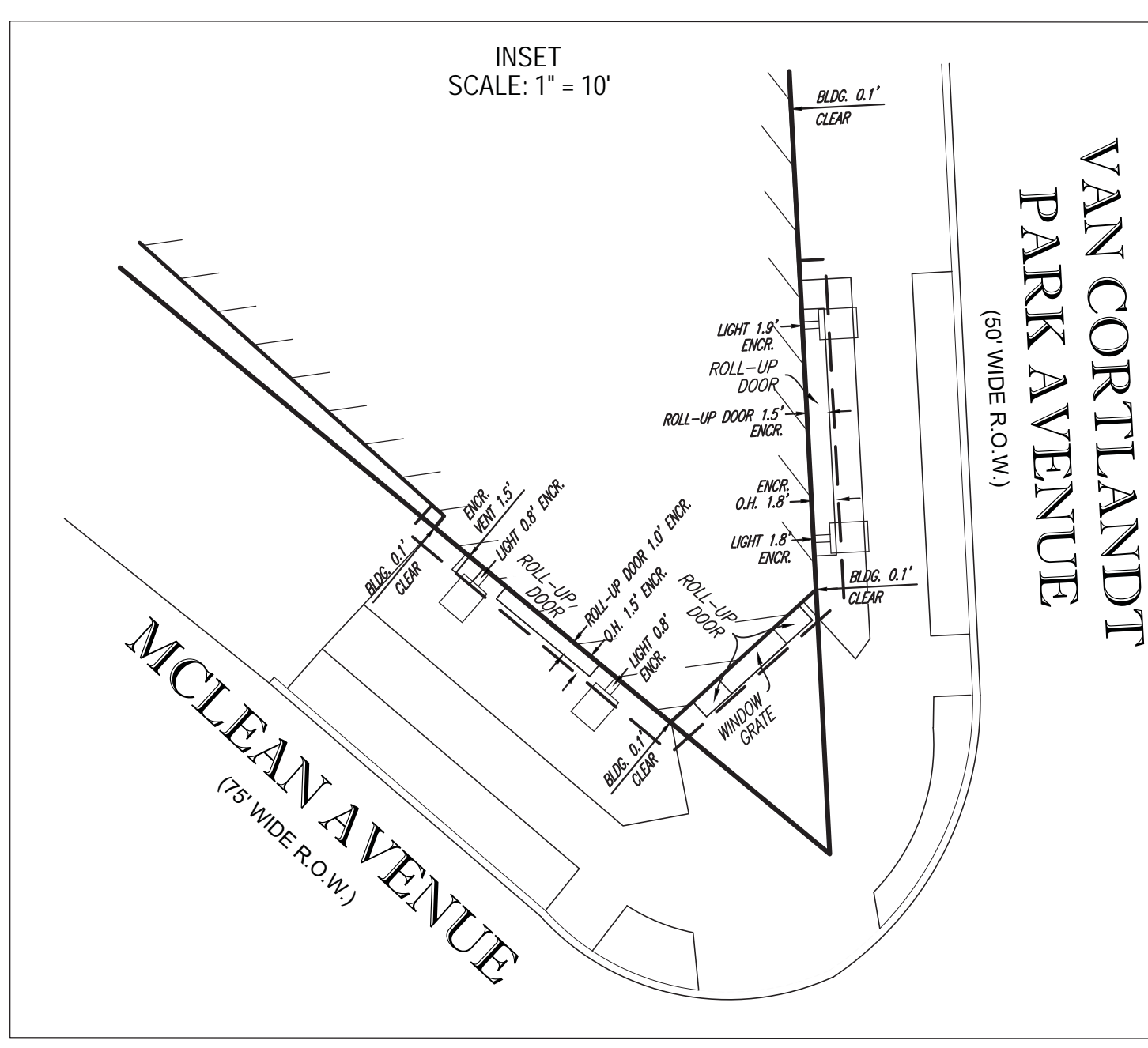
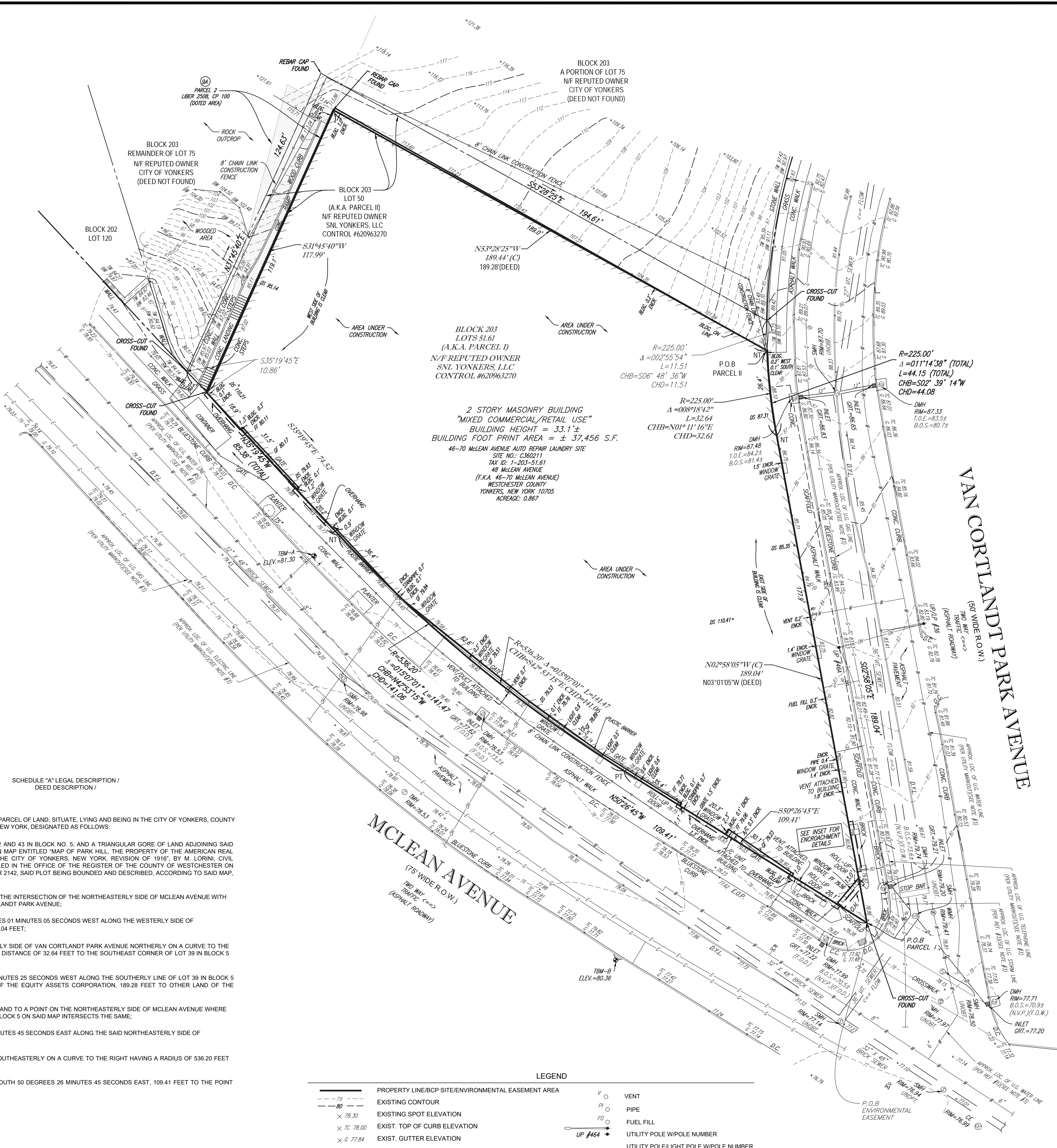
THENCE, ALONG SAID NORTHERLY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 35 DEGREES 19 MINUTES 45 SECONDS EAST, A DISTANCE OF 74.52 FEET TO A POINT;
2. SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 536.20 FEET, A CENTRAL ANGLE OF 15 DEGREES 07 MINUTES 01 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 42 DEGREES 53 MINUTES 15 SECONDS EAST, 141.06 FEET, FOR AN ARC DISTANCE OF 141.47 FEET TO A POINT OF TANGENCY;
3. SOUTH 50 DEGREES 26 MINUTES 45 SECONDS EAST, A DISTANCE OF 109.41 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINS 37,779 SQUARE FEET OR 0.867 ACRES OF LAND, MORE OR LESS.

Exhibit B

Site Survey



LOCATION MAP
(NOT TO SCALE)

- NOTES:
- PROPERTY KNOWN AS LOTS 51, 57, 59 & 61, BLOCK 203, AS SHOWN ON THE TAX MAP OF THE CITY OF YONKERS, COUNTY OF WESTCHESTER, STATE OF NEW YORK.
 - LOTS 51 & 61 AREA = 37,779 S.F. OR 0.867 AC.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY TRIBOROUGH LAND SERVICES AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE NO. 21-TBL31207W, WITH AN EFFECTIVE DATE OF 06/09/2021 WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B:
 - COVENANTS, RESTRICTIONS, EASEMENTS, AGREEMENTS AND OTHER MATTERS OF RECORD WHICH RUN WITH THE LAND:
 - COVENANTS AND RESTRICTIONS RECORDED IN LIBER 2240, CP 31 AND LIBER 2508, CP 100
 - LIBER 2240, CP 31 - BLANKET. PARCEL 4 DESCRIBED IN THE DEED INCLUDES LOTS 51, 57, 59 & 61, BLOCK 203 & THE PORTION OF LOT 50, BLOCK 203 LOCATED NORTH OF SAID LOTS 51, 57, 59 & 61 - NOT SHOWN. THE DEED STIPULATES USE LIMITATIONS FOR THE PROPERTY DESCRIBED ABOVE.
 - LIBER 2508, CP 100 - BLANKET. PARCEL 1 DESCRIBES LOTS 51, 57, 59 & 61, BLOCK 203, CITY OF YONKERS, COUNTY OF WESTCHESTER, STATE OF NEW YORK (NOT SHOWN) AND PARCEL 2 DESCRIBES A PORTION OF LOT 50, BLOCK 203 (SHOWN AS DOTTED-HATCHED AREA) THE DEED STIPULATES THAT NO BUILDING SHALL BE ERRECTED ON THE PROPERTY DESCRIBED ABOVE THAT EXCEEDS IN HEIGHT TWO STORES ABOVE THE SIDEWALK LEVEL ON MCLEAN AVENUE, AND, THAT NO ENTRANCE TO ANY BUILDING CONSTRUCTED ON SAID PROPERTY SHOULD USE VAN CORTLANDT PARK AVENUE SIDE.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88), BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE FIELD SURVEY, UTILIZING THE NEW YORK STATE DOT RTK NETWORK (NYNET).
TEMPORARY BENCHMARKS SET:
TBM-A: "X" CUT SET ON FIRE HYDRANT (TIP OF ARROW), ALONG NORTHERLY SIDE OF MCLEAN AVENUE ELEVATION=81.30
TBM-B: "X" CUT SET ON FIRE HYDRANT (TIP OF ARROW), ALONG SOUTHERLY SIDE OF MCLEAN AVENUE ELEVATION=80.36
 - PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
 - ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
 - THERE ARE NO STRIPED PARKING SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY.

- REFERENCES:
- THE TAX MAP OF THE COUNTY OF WESTCHESTER, STATE OF NEW YORK, BLOCK 203.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP FOR CITY OF YONKERS, WESTCHESTER COUNTY, NEW YORK (ALL JURISDICTIONS)", PANEL 317 OF 426, MAP SUFFIX: F, MAP NUMBER 3611903317F, EFFECTIVE DATE: SEPTEMBER 28, 2007.
 - MAP ENTITLED "CITY OF YONKERS, DEPT. OF PUBLIC WORKS - BUREAU OF ENGINEERING, PLAN AND PROFILE FOR A SEWER IN VAN CORTLANDT PARK AVENUE, FROM MCLEAN AVENUE TO PARK HILL AVENUE AND IN PARK HILL AVENUE, BETWEEN ROCKLAND AVENUE AND ROSE LANE", ADOPTED BY THE COMMON COUNCIL ON MARCH 24, 1931.
 - SEWER MAP SR1082, DATED JUNE 29, 1920.
 - WATER MAP WM1082, DATED JUNE 29, 1920.
 - MAP ENTITLED "ALTANSIPS LAND TITLE SURVEY, BANNER DEVELOPMENT, LLC, 48 MCLEAN AVENUE (F.K.A. 60 MCLEAN AVENUE, LOTS 50, 51, 57, 59 & 61, BLOCK 203, CITY OF YONKERS, WESTCHESTER COUNTY, NEW YORK", PREPARED BY CONTROL POINT ASSOCIATES, INC., PC, DATED APRIL 06, 2017, LAST REVISED ON OCTOBER 15, 2018, AS REVISION 01.
 - MAP ENTITLED "MAP OF PARK HILL, THE PROPERTY OF THE AMERICAN REAL ESTATE COMPANY, SITUATED IN THE CITY OF YONKERS, NEW YORK, REVISION OF 1916" BY M. LORIN AND FILED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK, ON OCTOBER 24, 1916 AS MAP 2142.

LEGEND	
	PROPERTY LINE/BCP SITE/ENVIRONMENTAL EASEMENT AREA
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GUTTER ELEVATION
	EXIST. TOP OF WALL ELEVATION
	EXIST. BOTTOM OF WALL ELEVATION
	EXISTING SPOT ELEVATION
	GARAGE FLOOR ELEVATION
	RIM ELEVATION
	TOP OF PIPE ELBOW ELEVATION
	BOTTOM OF STRUCTURE ELEVATION
	EXIST. FINISHED FLOOR ELEVATION
	EXIST. DOOR SILL ELEVATION
	APPROX. LOC. UNDERGROUND GAS LINE
	APPROX. LOC. UNDERGROUND ELECTRIC LINE
	APPROX. LOC. UNDERGROUND WATER LINE
	APPROX. LOC. UNDERGROUND TELEPHONE LINE
	APPROX. LOC. UNDERGROUND SANITARY/SEWER LINE
	DEPRESSED CURB
	CURB INLET
	DRAINAGE/STORM MANHOLE
	WATER MANHOLE
	CON EDISON MANHOLE
	SANITARY/SEWER MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	UTILITY VALVE
	GAS VALVE
	WATER VALVE
	STAND PIPE
	HYDRANT
	VENT
	PIPE
	FUEL FILL
	UTILITY POLE WIPOLE NUMBER
	UTILITY POLE LIGHT POLE WIPOLE NUMBER
	BUILDING LIGHT
	SIGN
	DECIDUOUS TREE & TRUNK SIZE
	FLOW DIRECTION
	DETECTABLE WARNING PAD
	CONCRETE
	EDGE OF PAVEMENT
	FULL OF DEBRIS
	NO VISIBLE PIPE
	FULL OF WATER
	CONC. CURB
	VITRIFIED
	OVERHANG
	BUILDING
	ENCROACHMENT
	POINT OF BEGINNING
	UNOBTAINABLE
	DOUBLE YELLOW LINE
	AIR CONDITIONER
	IRON FENCE
	FILLED MAP #2142 LOT NUMBER
	CALCULATED BEARING OR DISTANCE
	NON-TANGENT
	POINT OF TANGENCY
	POINT OF BEGINNING

SCHEDULE "A" LEGAL DESCRIPTION / DEED DESCRIPTION

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

PARCEL 1 - LOT NUMBERS 40, 41, 42 AND 43 IN BLOCK NO. 5, AND A TRIANGULAR GORE OF LAND ADJOINING SAID LOTS ON THE WEST, ON A CERTAIN MAP ENTITLED "MAP OF PARK HILL, THE PROPERTY OF THE AMERICAN REAL ESTATE COMPANY, SITUATED IN THE CITY OF YONKERS, NEW YORK, REVISION OF 1916", BY M. LORIN, CIVIL ENGINEER, MARCH 1, 1916, AND FILED IN THE OFFICE OF THE REGISTER OF THE COUNTY OF WESTCHESTER ON OCTOBER 24, 1916, AS MAP NUMBER 2142, SAID PLOT BEING BOUNDED AND DESCRIBED, ACCORDING TO SAID MAP, AS FOLLOWS:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHEASTERLY SIDE OF MCLEAN AVENUE WITH THE WESTERLY SIDE OF VAN CORTLANDT PARK AVENUE;

THENCE RUNNING NORTH 3 DEGREES 01 MINUTES 05 SECONDS WEST ALONG THE WESTERLY SIDE OF VAN CORTLANDT PARK AVENUE 189.04 FEET;

THENCE STILL ALONG THE WESTERLY SIDE OF VAN CORTLANDT PARK AVENUE NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 225 FEET A DISTANCE OF 32.64 FEET TO THE SOUTHEAST CORNER OF LOT 39 IN BLOCK 5 ON SAID MAP;

THENCE NORTH 53 DEGREES 28 MINUTES 25 SECONDS WEST ALONG THE SOUTHERLY SIDE OF LOT 39 IN BLOCK 5 ON SAID MAP AND ALONG LAND OF THE EQUITY ASSETS CORPORATION, 189.28 FEET TO OTHER LAND OF THE EQUITY ASSETS CORPORATION;

THENCE SOUTHERLY ALONG SAID LAND TO A POINT ON THE NORTHEASTERLY SIDE OF MCLEAN AVENUE WHERE THE WESTERLY LINE OF LOT 43 IN BLOCK 5 ON SAID MAP INTERSECTS THE SAME;

THENCE SOUTH 35 DEGREES 19 MINUTES 45 SECONDS EAST ALONG THE SAID NORTHEASTERLY SIDE OF MCLEAN AVENUE, 74.52 FEET;

THENCE STILL ALONG THE SAME SOUTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 536.20 FEET A DISTANCE OF 141.47 FEET;

THENCE STILL ALONG THE SAME SOUTH 50 DEGREES 28 MINUTES 45 SECONDS EAST, 109.41 FEET TO THE POINT OR PLACE OF BEGINNING.

ACREAGE 0.867

SURVEYOR'S DESCRIPTION
BCP SITE AND ENVIRONMENTAL EASEMENT
CITY OF YONKERS, WESTCHESTER COUNTY, STATE OF NEW YORK

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

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF MCLEAN AVENUE (75 FEET WIDE) WITH THE WESTERLY LINE OF VAN CORTLANDT PARK AVENUE (60 FEET WIDE);

RUNNING THENCE, ALONG THE WESTERLY LINE OF SAID VAN CORTLANDT PARK AVENUE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- NORTH 02 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 189.04 FEET TO A POINT;
- NORTHEASTERLY, A LONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 18 MINUTES 42 SECONDS, A CHORD BEARING AND DISTANCE OF NORTH 01 DEGREES 11 MINUTES 16 SECONDS EAST, 32.61 FEET, FOR AN ARC DISTANCE OF 32.64 FEET TO A POINT OF TANGENCY;

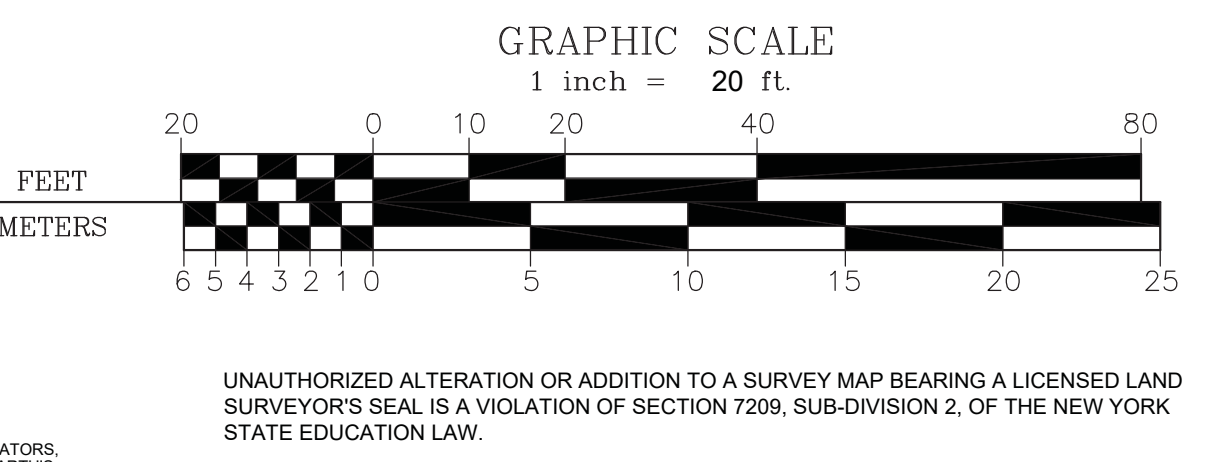
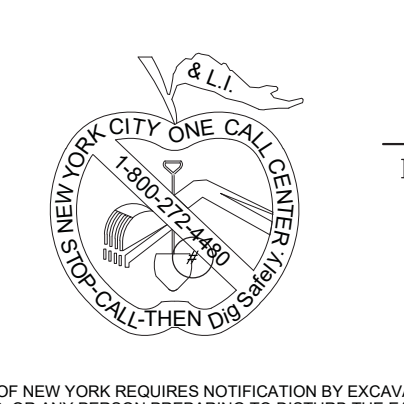
THENCE, ALONG THE DIVISION LINE BETWEEN THE PREMISES DESCRIBED HEREIN AND LOT 50, BLOCK 203, CITY OF YONKERS, COUNTY OF WESTCHESTER, STATE OF NEW YORK (LANDS NOW OR FORMERLY OF SNL YONKERS, LLC), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- NORTH 53 DEGREES 28 MINUTES 25 SECONDS WEST, A DISTANCE OF 189.04 FEET TO A POINT;
- SOUTH 31 DEGREES 45 MINUTES 40 SECONDS WEST, A DISTANCE OF 117.99 FEET TO A POINT ON THE NORTHERLY LINE OF SAID MCLEAN AVENUE;

THENCE, ALONG SAID NORTHERLY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- SOUTH 35 DEGREES 19 MINUTES 45 SECONDS EAST, A DISTANCE OF 74.52 FEET TO A POINT;
- SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 536.20 FEET, A CENTRAL ANGLE OF 15 DEGREES 07 MINUTES 01 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 42 DEGREES 53 MINUTES 15 SECONDS EAST, 141.06 FEET, FOR AN ARC DISTANCE OF 141.47 FEET TO A POINT OF TANGENCY;
- SOUTH 50 DEGREES 28 MINUTES 45 SECONDS EAST, A DISTANCE OF 109.41 FEET TO THE POINT OR PLACE OF BEGINNING.

SAID PARCEL, CONTAINS 37,779 SQUARE FEET OR 0.867 ACRES OF LAND, MORE OR LESS.




THIS SURVEY IS CERTIFIED TO:
EMERALD CREEK CAPITAL 3, LLC, ITS SUCCESSORS AND/OR ASSIGNS
SNL YONKERS, LLC
TRIBOROUGH LAND SERVICES
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSIPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(C), & 8, 11(A) AND 11(B) THEREOF. THE FIELD WORK WAS COMPLETED ON 03-02-2022.

NOT A VALID ORIGINAL DOCUMENT UNLESS IT IS SIGNED AND SEALED BY THE SURVEYOR.

WILLIAM T. WHIMPLE
NEW YORK PROFESSIONAL LAND SURVEYOR #5026

10.06.2023
DATE

12	REVISED LOT 51 & 61 ADDRESS, PER CLIENT REQUEST	M.A.P.	W.T.W.	10.08.2023	
11	REVISED TO EXCLUDE LOT 50, FROM BOUNDARY	-	M.A.P.	08.24.2023	
10	REVISED TO EXCLUDE LOT 50, PER CLIENT REQUEST	-	M.A.P.	08.14.2023	
9	REVISED PER CLIENT COMMENTS	-	J.H.	08.08.2023	
8	SURVEY UPDATE	-	DQ	08.02.2023	
7	CERTIFICATIONS	-	G.D.	02.07.2023	
6	REVISED PER CLIENT COMMENTS	-	J.H.H.	03.31.2022	
5	REVISED PER CLIENT COMMENTS: ADDED CERTIFIED PARTIES	-	J.H.H.	03.30.2022	
4	REVISED PER TITLE REPORT	A.C./N.D.	M.W.	03.14.2022	
3	REVISED PER CLIENT COMMENTS	-	-	05.28.2020	
2	REVISED PER TITLE REPORT	-	-	05.07.2020	
1	ADDED CERTIFIED PARTIES	-	W.T.W.	04.10.2020	
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	2-22-2017	W.T.W.	W.T.W.	W.T.W.	10.06.2023
FIELD BOOK NO	12-11	W.T.W.	W.T.W.	W.T.W.	08.24.2023
60-61	03-02-2022	W.T.W.	W.T.W.	W.T.W.	08.14.2023
55	07-31-2023	W.T.W.	W.T.W.	W.T.W.	08.08.2023
<div>ALTA/NSPS LAND TITLE SURVEY</div> <div>SNL YONKERS, LLC</div> <div>48 MCLEAN AVENUE (F.K.A. 46-70 MCLEAN AVENUE)</div> <div>LOT 51 & 61 (FORMER LOTS 51, 57, 59 & 61), BLOCK 203</div> <div>CITY OF YONKERS</div> <div>WESTCHESTER COUNTY, STATE OF NEW YORK</div>					
FIELD CREW	W.B./M.B.	<div>CONTROL POINT ASSOCIATES, INC. PC</div>			WARDEN, NYS #06604
DATE	10.06.2023	2029 JENNIFER DRIVE			ALBANY, NY 12212-2777
DRWN:	D.E.C.	2029 UPPRIDGE, NY 11759			TEL LAUREL, WA NY 361
M.W.		631.504.2454 / 800.668.0959 FAX			LONG BEACH, NY 01562
		631.504.2454 / 800.668.0959 FAX			ROCHESTER, NY 14620
					SOUTHERN BRIDGE, NY 14624

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

46-70 McLean Avenue Auto Repair Laundry Site, Site ID No. C360211
48 McLean Avenue, Yonkers, NY 10705
City of Yonkers, Westchester County, Tax Map Identification Number: SBL# 1-203-51.61

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 SNL Yonkers, LLC for a parcel approximately 0.867 acres located at 48 McLean Avenue in Yonkers, 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. 631933465.

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.

46-70 McLean Avenue Auto Repair Laundry Site, C360211
48 McLean Avenue, Yonkers, NY 10705

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 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 located at 21 South Putt Corners Rd, New Paltz, NY 12561, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C360211/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

SNL Yonkers, 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 acknowledgement

Please record and return to: Kurt Spring
SNL Yonkers, LLC
1280 Massachusetts Avenue, Suite 400
Cambridge, MA 02138



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/23/2025



SITE DESCRIPTION

SITE NO. C360211

SITE NAME 46-70 McLean Avenue Auto Repair Laundry Site

SITE ADDRESS: 48 McLean Avenue (f/k/a 46-70 McLean Avenue) **ZIP CODE:** 10705

CITY/TOWN: Yonkers

COUNTY: Westchester

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan ☒ YES ☐ NO

Monitoring Plan ☒ YES ☐ NO

Operation and Maintenance (O&M) Plan ☒ YES ☐ NO

Periodic Review Frequency: once a year ☐ YES ☒ NO

Periodic Review Report Submitted Date: 04/30/2027

Description of Institutional Control

SNL Yonkers, LLC

1280 Massachusetts Avenue

48 McLean Avenue

Environmental Easement

Block: 203

Lot: 51

Sublot: .61

Section: 1

Subsection:

S_B_L Image: 1-203-51.61

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

SNL Yonkers, LLC

1280 Massachusetts Avenue

48 McLean Avenue

Environmental Easement

Block: 203

Lot: 51

Sublot: .61

Section: 1

Subsection:

S_B_L Image: 1-203-51.61

Monitoring Wells

Vapor Mitigation