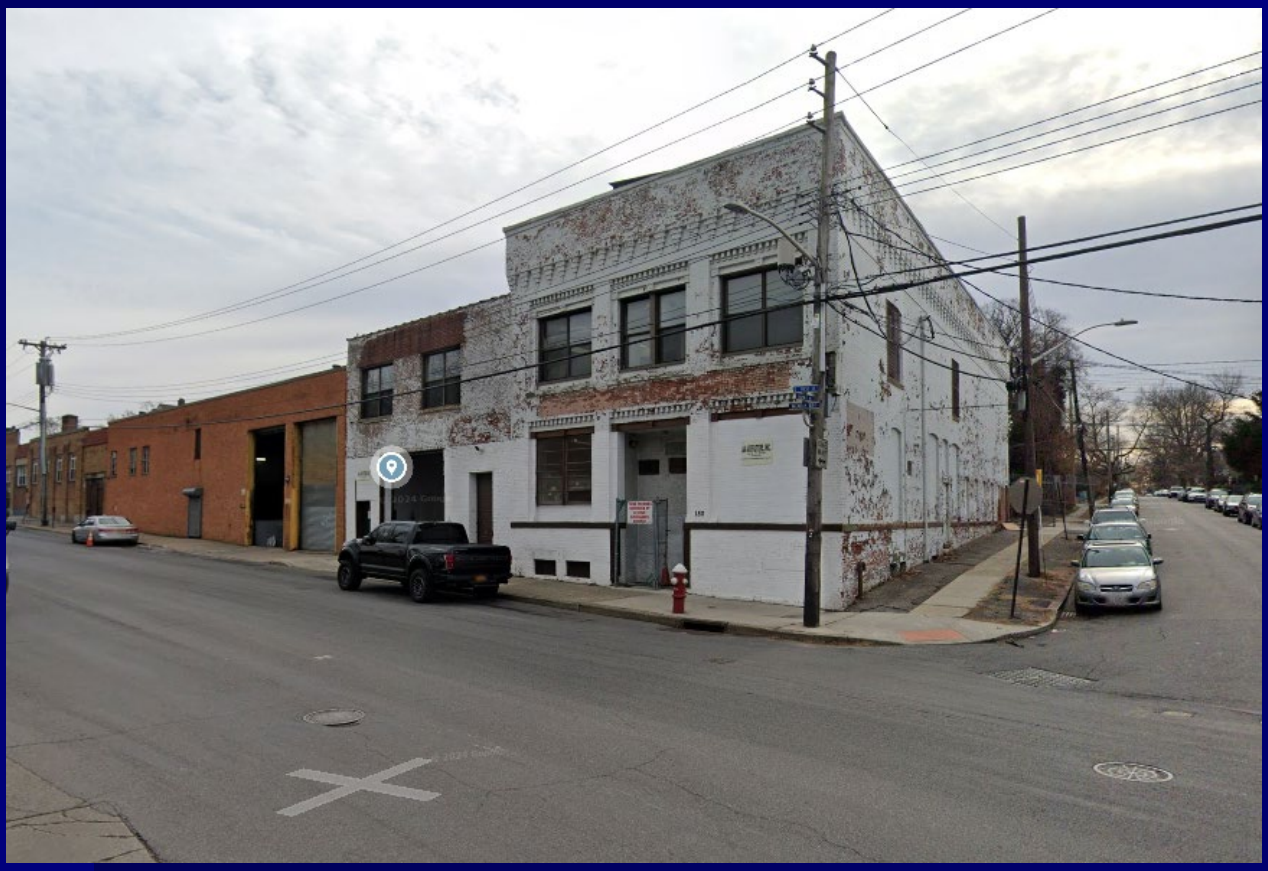
ARI 150 East 1st Street LLC
Brownfield Cleanup Program Application
Zicon Precision Coating Site
150 E. 1st St. & 141 Washington St.
Mt. Vernon, NY 10550



Legal & Consulting Team:
Knauf Shaw LLP & Langan Engineering

May 2026

Table of Contents

Section

1. **Cover Letter**
2. **BCP Application**
3. **BCP Support Document**
4. **Exhibit A – Site Location Map, Base Map, and Street Map**
5. **Exhibit B – Tax Boundary Map and Survey Map**
6. **Exhibit C – Brownfield Opportunity Area Map, Disadvantaged Communities Map, Environmental Justice Area Map, and En-Zone Map**
7. **Exhibit D – Flood Map**
8. **Exhibit E – Zoning Map**
9. **Exhibit F – Previous and Current Owners and Operators List**
10. **Exhibit G – Deeds**
11. **Exhibit H – Site Access Agreements**
12. **Exhibit I – Site Drawing Spider Maps**
13. **Exhibit J – NYS DOS Entity Information**
14. **Exhibit K – Written Consent**
15. **Exhibit L – Site Contact List**
16. **Exhibit M – Repository Letter**
17. **Exhibit N – Fee Waiver Affidavit**
18. **Environmental Reports**

KNAUF SHAW LLP
2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604
nyenvlaw.com

LINDA R. SHAW
ATTORNEY AT LAW

T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

May 12, 2026

VIA ELECTRONIC MAIL
DERSiteControl@dec.ny.gov

Chief, Site Control Section
Division of Environmental Remediation
NYS Department of Environmental Conservation
625 Broadway, 11th Floor
Albany, NY 12233-7020

RE: Brownfield Cleanup Program Application
ARI 150 East 1st Street LLC
Zicon Precision Coating Site
150 East 1st St. & 141 Washington St. Mt. Vernon, NY 10050

To Whom It May Concern:

A Brownfield Cleanup Program ("BCP") Application and support documentation for Requestor, ARI 150 East 1st Street LLC, in relation to the aforementioned Site has been uploaded to the Site Control Dropbox. For the convenience of Site Control, we have included a single PDF of the entire BCP Application, including exhibits, as well as the individual application files.

Please do not hesitate to contact me if you have any questions. Thank you.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

Enclosure
ec: Requestor Contacts: Damion Barrett and Marquis Lobban, ARI 150 East 1st Street LLC, damionbarrett@aol.com and marquis.lobban@gmail.com
Consultant Contact: Robert Kovacs, Langan, rkovacs@langan.com

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

SUBMITTAL INSTRUCTIONS:

1. Compile the application package in the following manner:
   a. one file in non-fillable PDF which includes a Table of Contents, the application form, and supplemental information (excluding the previous environmental reports and work plans, if applicable);
   b. one individual file (PDF) of each previous environmental report; and,
   c. one file (PDF) of each work plan being submitted with the application, if applicable.
2. *OPTIONAL: Compress all files (PDFs) into one zipped/compressed folder
3. Submit the application to the Site Control Section either via NYSDEC dropbox or ground mail, as described below.
   Please select only ONE submittal method – do NOT submit both via dropbox and ground mail.
   a. VIA SITE CONTROL DROPBOX:
      - Request an invitation to upload files to the Site Control submittal dropbox.
      - In the "Title" field, please include the following: "New BCP Application - *Proposed Site Name*".
      - After uploading files, an automated email will be sent to the submitter's email address with a link to verify the status of the submission. Please do not send a separate email to confirm receipt.
      - Application packages submitted through third-party file transfer services will not be accepted.
   a. VIA GROUND MAIL:
      - Save the application file(s) and cover letter to an external storage device (e.g., thumb drive, flash drive). Do NOT include paper copies of the application or attachments.
      - Mail the external storage device to the following address:
        Chief, Site Control Section
        Division of Environmental Remediation
        625 Broadway, 12th Floor
        Albany, NY 12233-7015

SITE NAME: Zicon Precision Coating Site	
Is this an application to amend an existing BCA with a major modification? Please refer to the application instructions for further guidance related to BCA amendments. If yes, provide existing site number: _____	○ **Yes** ◉ **No**
Is this a revised submission of an incomplete application? If yes, provide existing site number: _____	○ **Yes** ◉ **No**

NEW YORK STATE | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

BCP App Rev 17 – October 2025

SECTION I: Property Information

PROPOSED SITE NAME	Zicon Precision Coating Site				
ADDRESS/LOCATION	150 E. 1st Street and 141 Washington Street				
CITY/TOWN	Mount Vernon			ZIP CODE	10550
MUNICIPALITY (LIST ALL IF MORE THAN ONE)	Mount Vernon				
COUNTY	Westchester			SITE SIZE (ACRES)	0.340

LATITUDE			LONGITUDE		
40 °	54 ‘	39.6354 “	-73 °	49 ‘	50.0514 “

Provide tax map information for all tax parcels included within the proposed site boundary below. If a portion of any lot is to be included, please indicate as such by inserting “p/o” in front of the lot number in the appropriate box below, and only include the acreage for that portion of the tax parcel in the corresponding acreage column.
ATTACH REQUIRED TAX MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section	Block	Lot	Acreage
150 East 1st Street	165.71	3161	1	0.21
141 Washington Street	165.71	3161	16	0.13

	Y	N
1. Do the proposed site boundaries correspond to tax map metes and bounds? If no, please attach an accurate map of the proposed site including a metes and bounds description.	◉	○
2. Is the required property map, provided in electronic format, included with the application? (Application will not be processed without a map)	◉	○
3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)? (See *DEC’s website* for more information) If yes, identify census tract: 003200 Percentage of property in En-zone (check one): ○ 0% ○ 1-49% ○ 50-99% ◉ 100%	◉	○
4. Is the project located within a disadvantaged community? See application instructions for additional information.	◉	○
5. Is the project located within a NYS Department of State (NYS DOS) Brownfield Opportunity Area (BOA)? See application instructions for additional information.	○	◉
6. Is this application one of multiple applications for a large development project, where the development spans more than 25 acres (see additional criteria in application instructions)? If yes, identify names of properties and site numbers, if available, in related BCP applications: _____	○	◉

SECTION I: Property Information (continued)	Y	N
7. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application?	○	◉
8. Has the property previously been remediated pursuant to Titles 9, 13 or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? If yes, attach relevant supporting documentation.	○	◉
9. Are there any lands under water? If yes, these lands should be clearly delineated on the site map.	○	◉
10. Has the property been the subject of or included in a previous BCP application? If yes, please provide the DEC site number: _____	○	◉
11. Is the site currently listed on the Registry of Inactive Hazardous Waste Disposal Sites (Class 2, 3, or 4) or identified as a Potential Site (Class P)? If yes, please provide the DEC site number: _____ Class: ___	○	◉
12. Are there any easements or existing rights-of-way that would preclude remediation in these areas? If yes, identify each here and attach appropriate information. Easement/Right-of-Way Holder — Description	○	◉
13. List of permits issued by the DEC or USEPA relating to the proposed site (describe below or attach appropriate information): Type — Issuing Agency — Description	○	◉
14. Property Description and Environmental Assessment – please refer to the application instructions for the proper format of each narrative requested. Are the Property Description and Environmental Assessment narratives included in the prescribed format?	◉	○

Note: Questions 15 through 17 below pertain ONLY to proposed sites located within the five counties comprising New York City.

	Y	N
15. Is the Requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, Requestor must answer the Supplemental Questions for Sites Seeking Tangible Property Credits Located in New York City ONLY on pages 11-13 of this form.	○	○
16. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down?	○	○
17. If you have answered *YES* to Question 16 above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application?	○	○

NOTE: If a tangible property tax credit determination is not being requested at the time of application, the applicant may seek this determination at any time before issuance of a Certificate of Completion by using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.

If any changes to Section I are required prior to application approval, a new page, initialed by each Requestor, must be submitted with the application revisions.
Initials of each Requestor:

_____ _____ _____ _____ _____ _____

SECTION II: Project Description

1. The project will be starting at: (•) Investigation ( ) Remediation

If the project is proposed to start at the remediation stage, at a minimum, a Remedial Investigation Report (RIR) must be included, resulting in a 30-day public comment period. If an Alternatives Analysis and Remedial Action Work Plan (RAWP) are also included (see *DER-10, Technical Guidance for Site Investigation and Remediation* for further guidance), then a 45-day public comment period is required.

2. If a final RIR is included, does it meet the requirements in ECL Article 27-1415(2)?

( ) Yes ( ) No (•) N/A

3. Have any draft work plans been submitted with the application (select all that apply)?

[✓] RIWP [ ] RAWP [ ] IRM [ ] No

4a. Please provide a short description of the overall project development, including a complete project schedule with all key BCP program milestones through issuance of the Certificate of Completion. Include DEC/DOH review times in the schedule (best efforts to review documents within 45 days pursuant to 6 NYCRR Part 375-3.6(b)).
Is this information attached? (•) Yes ( ) No

4b. Please include in the project schedule the dates of any outside public or private funding source deadlines with the associated BCP milestones, e.g., NYC HPD or NYS HCR funding deadlines, or private funding interim milestones from loan documents, that depend on a particular BCP milestone such as a work plan or report approval, decision document issuance, etc.

Is this information clearly identified in the BCP project schedule? (•) Yes ( ) No ( ) N/A

Beginning January 1, 2024, all work plans and reports submitted for the BCP shall address Green and Sustainable Remediation (GSR) and DER-31 (see *DER-31, Green Remediation*). Work plans, reports and design documents will need to be certified in accordance with DER-31.

5. Please provide a description of how Green and Sustainable Remediation will be evaluated and incorporated throughout the remedial phases of the project including Remedial Investigation, Remedial Design/Remedial Action, and Site Management and reporting efforts.

Is this information attached? (•) Yes ( ) No

6. If the project is proposed to start at the remediation stage (Section 2, Item 1, above), a climate change screening or vulnerability assessment must have been completed. Is this attached?

( ) Yes (•) No

SECTION III: Ecological Concerns

	Y	N
1. Are there fish, wildlife, or ecological resources within a ½-mile radius of the site?	( )	(•)
2. Is there a potential path for contamination to potentially impact fish, wildlife or ecological resources?	( )	(•)
3. Is/are there a/any Contaminant(s) of Ecological Concern?	( )	(•)

If any of the conditions above exist, a Fish and Wildlife Resources Impact Analysis (FWRIA) Part I, as outlined in DER-10 Section 3.10.1, is required. The applicant may submit the FWRIA with the application or as part of the Remedial Investigation Report.

4. Is a Fish and Wildlife Resources Impact Analysis Part I included with this application? N/A (•)	( )	( )

SECTION IV: Land Use Factors		
1. What is the property's current municipal zoning designation? Commercial Business (CB) and Multi-Family Residence (RMF-6.75)		
2. What uses are allowed by the property's current zoning (select all that apply)? Residential ☑ Commercial ☑ Industrial ☑		
3. Current use (select all that apply): Residential ☐ Commercial ☐ Industrial ☑ Recreational ☐ Vacant ☑		
	Y	**N**
4. Please provide a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date by which the site became vacant. Is this summary included with the application?	◉	○
5. Reasonably anticipated post-remediation use (check all that apply): Residential ☑ Commercial ☑ Industrial ☐ If residential, does it qualify as single-family housing? N/A ○	○	◉
6. Please provide a statement detailing the specific proposed post-remediation use. Is this summary attached?	◉	○
7. Is the proposed post-remediation use a renewable energy facility? See application instructions for additional information.	○	◉
8. Do current and/or recent development patterns support the proposed use?	◉	○
9. Is the proposed use consistent with applicable zoning laws/maps? Please provide a brief explanation. Include additional documentation if necessary.	○	◉
10. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Please provide a brief explanation. Include additional documentation if necessary.	◉	○

SECTION V: Current and Historical Property Owner and Operator Information			
CURRENT OWNER RNG, LLC (165.71-3161-1) and RNG 2 LLC (165.71-3161-16)			
CONTACT NAME Richard Giacovas			
ADDRESS 150 E. 1st Street			
CITY Mt. Vernon		STATE NY	ZIP CODE 10550
PHONE (914) 584-4496	EMAIL aaairfilters33@aol.com		
OWNERSHIP START DATE 09/23/2016 (165.71-3161-1) and 08/26/2025 (165.71-3161-16)			
CURRENT OPERATOR AA Air Filters, Inc.			
CONTACT NAME Richard Giacovas			
ADDRESS 150 1st Street			
CITY Mount Vernon		STATE New York	ZIP CODE 10550
PHONE (914) 584-4496	EMAIL aaairfilters33@aol.com		
OPERATION START DATE 2017 to Present			

SECTION VI: Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish that contamination of environmental media exists on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the site property and that the site requires remediation. To the extent that existing information/studies/reports are available to the requestor, please attach the following (***please submit information requested in this section in electronic format ONLY***):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (*ASTM E1903*). **Please submit a separate electronic copy of each report in Portable Document Format (PDF). Please do NOT submit paper copies of ANY supporting documents.**
2. **SAMPLING DATA: Indicate (by selecting the options below) known contaminants and the media which are known to have been affected. Data summary tables should be included as an attachment, with laboratory reports referenced and included.**

CONTAMINANT CATEGORY	SOIL	GROUNDWATER	SOIL GAS
Petroleum	☐	☐	☑
Chlorinated Solvents	☐	☑	☑
Other VOCs	☐	☐	☑
SVOCs	☑	☑	☐
Metals	☑	☑	☐
Pesticides	☐	☐	☐
PCBs	☐	☐	☐
PFAS	☐	☑	☐
1,4-dioxane	☐	☐	☐
Other – indicated below	☐	☐	☐

*Please describe other known contaminants and the media affected: Hazardous Lead

3. For each impacted medium above, include a site drawing indicating:
   - Sample location
   - Date of sampling event
   - Key contaminants and concentration detected
   - For soil, highlight exceedances of reasonably anticipated use
   - For groundwater, highlight exceedances of 6 NYCRR part 703.5
   - For soil gas/soil vapor/indoor air, refer to the NYS Department of Health matrix and highlight exceedances that require mitigation

These drawings are to be representative of all data being relied upon to determine if the site requires remediation under the BCP. Drawings should be no larger than 11"x17" and should only be provided electronically. These drawings should be prepared in accordance with any guidance provided.

Are the required drawings included with this application? ◉ YES ○ NO

4. Indicate Past Land Uses (check all that apply):

☐ Coal Gas Manufacturing	☑ Manufacturing	☐ Agricultural Co-Op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: Meatpacking manufacturing, coating manufacturing, storage warehouse, HVAC company

SECTION VII: Requestor Information			
NAME ARI 150 East 1st Street LLC			
ADDRESS 153 Stevens Ave, Suite 8			
CITY/TOWN Mount Vernon	STATE NY	ZIP CODE 10550	
PHONE (914) 815-7370	EMAIL damionbarrett@aol.com; marquis.lobban@gmail.com		

	Y	N
1. Is the requestor authorized to conduct business in New York State (NYS)?	◉	○
2. If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS DOS to conduct business in NYS, the requestor's name must appear, exactly as given above, in the *NYS Department of State's Corporation & Business Entity Database.* A print-out of entity information from the database must be submitted with this application to document that the requestor is authorized to conduct business in NYS. Is this attached?	◉	○
3. If the requestor is an LLC, a list of the names of the members/owners is required on a separate attachment. Is this attached? N/A ○	◉	○
4. Individuals that will be certifying BCP documents, as well as their employers, must meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. Do all individuals that will be certifying documents meet these requirements? **Documents that are not properly certified will not be approved under the BCP.**	○	◉

SECTION VIII: Requestor Contact Information			
REQUESTOR'S REPRESENTATIVE Marquis Lobban and Damion Barrett			
ADDRESS 153 Stevens Ave, Suite 8			
CITY Mount Vernon	STATE New York	ZIP CODE 10550	
PHONE (914) 815-7370	EMAIL damionbarrett@aol.com; marquis.lobban@gmail.com		
REQUESTOR'S CONSULTANT (CONTACT NAME) Robert Kovacs			
COMPANY Langan Engineering			
ADDRESS 201 Old Country Road, No. 208			
CITY Melville	STATE NY	ZIP CODE 11747	
PHONE (516) 250-0359	EMAIL rkovacs@langan.com		
REQUESTOR'S ATTORNEY (CONTACT NAME) Linda Shaw, Esq.			
COMPANY Knauf Shaw LLP			
ADDRESS 2600 Innovation Square, 100 South Clinton Avenue			
CITY Rochester	STATE NY	ZIP CODE 14604	
PHONE (585) 546-8430	EMAIL lshaw@nyenvlaw.com		

SECTION IX: Program Fee		
Upon submission of an executed Brownfield Cleanup Agreement to the Department, the requestor is required to pay a non-refundable program fee of $50,000. Requestors may apply for a fee waiver with supporting documentation.		
	Y	**N**
1. Is the requestor applying for a fee waiver?	◉	○
2. If yes, appropriate documentation must be provided with the application. See application instructions for additional information. Is the appropriate documentation included with this application? N/A ○	◉	○

SECTION X: Requestor Eligibility		
If answering "yes" to any of the following questions, please provide appropriate explanation and/or documentation as an attachment.		
	Y	**N**
1. Are any enforcement actions pending against the requestor regarding this site?	○	◉
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site?	○	◉
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator.	○	◉
4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of (i) any provision of the ECL Article 27; (ii) any order or determination; (iii) any regulation implementing Title 14; or (iv) any similar statute or regulation of the State or Federal government?	○	◉
5. Has the requestor previously been denied entry to the BCP? If so, please provide the site name, address, assigned DEC site number, the reason for denial, and any other relevant information regarding the denied application.	○	◉
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants?	○	◉
7. Has the requestor been convicted of a criminal offence (i) involving the handling, storing, treating, disposing or transporting or contaminants; or (ii) that involved a violent felony, fraud, bribery, perjury, theft or offense against public administration (as that term is used in Article 195 of the Penal Law) under Federal law or the laws of any state?	○	◉
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of a false statement in connection with any document or application submitted to DEC?	○	◉
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9(f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application?	○	◉
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order?	○	◉
11. Are there any unregistered bulk storage tanks on-site which require registration?	○	◉

SECTION X: Requestor Eligibility (continued)

12. The requestor must certify that he/she/they is/are either a participant or volunteer in accordance with ECL 27-1405(1) by checking one of the boxes below:

PARTICIPANT ☐	VOLUNTEER ☑
A requestor who either (1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum, or (2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.	A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum. NOTE: By selecting this option, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: (i) stop any continuing discharge; (ii) prevent any threatened future release; and, (iii) prevent or limit human, environmental or natural resource exposure to any previously released hazardous waste. **If a requestor whose liability arises solely as a result of ownership, operation of, or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.**

13. If the requestor is a volunteer, is a statement describing why the requestor should be considered a volunteer attached?

◉ Yes ○ No ○ N/A

14. Requestor relationship to the property (check one; if multiple applicants, check all that apply):

○ Previous Owner ○ Current Owner ◉ Potential/Future Purchaser ○ Other: _____

If the requestor is not the current owner, **proof of site access sufficient to complete remediation must be provided.** Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an environmental easement on the site.

Is this proof attached? ◉ Yes ○ No ○ N/A

Note: A purchase contract or lease agreement does not suffice as proof of site access.

SECTION XI: Property Eligibility Information		
	Y	N
1. Is/was the property, or any portion of the property, listed on the National Priorities List? If yes, please provide additional information.	○	◉
2. Is/was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Site pursuant to ECL 27-1305? If yes, please provide the DEC site number: _____ Class: _____	○	◉
3. Is/was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? If yes, please provide: Permit Type: _____ EPA ID Number: _____ Date Permit Issued: _____ Permit Expiration Date: _____	○	◉
4. If the answer to question 2 or 3 above is *YES*, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? If yes, attach any available information related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filings and corporate dissolution documents. N/A ○	○	◉
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10? If yes, please provide the order number: _____	○	◉
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum? If yes, please provide additional information as an attachment.	○	◉

SECTION XII: Site Contact List

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23: Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and mailing addresses of the following:

- The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
- Residents, owners, and occupants of the property and adjacent properties.
- Local news media from which the community typically obtains information.
- The public water supplier which services the area in which the property is located.
- Any person who has requested to be placed on the contact list.
- The administrator of any school or day care facility located on or near the property.
- The location of a document repository for the project (e.g., local library). **If the site is located in a city with a population of one million or more, add the appropriate community board as an additional document repository.** In addition, attach a copy of an acknowledgement from each repository indicating that it agrees to act as the document repository for the site.
- For sites located in the five counties comprising New York City, the Director of the Mayor's Office of Environmental Remediation.

SECTION XIII: Statement of Certification and Signatures

(By requestor who is an individual)

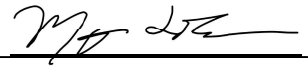
If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am the CEO (title) of ARI 150 East 1st Street LLC (entity); that I am authorized by that entity to make this application and execute a Brownfield Cleanup Agreement (BCA) and all subsequent documents; that this application was prepared by me or under my supervision and direction. If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: 5/11/26 Signature: 

Print Name: Marquis Lobban

PLEASE REFER TO THE APPLICATION COVER PAGE AND BCP APPLICATION INSTRUCTIONS FOR DETAILS OF PAPERLESS DIGITAL SUBMISSION REQUIREMENTS.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS <u>IN NEW YORK CITY ONLY</u>
Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27-1407(1-a) must be submitted if requestor is seeking this determination.
BCP App Rev 17

Please respond to the questions below and provide additional information and/or documentation as required. *Please refer to the application instructions.*	**Y**	**N**
1. Is the property located in Bronx, Kings, New York, Queens or Richmond County?	○	◉
2. Is the requestor seeking a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit?	○	○
3. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)?	○	○
4. Is the property upside down or underutilized as defined below?		
Upside down	○	○
Underutilized	○	○

From ECL 27-1405(31):
"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(l) as of August 12, 2016 (Please note: Eligibility determination for the underutilized category can only be made at the time of application)**:**
375-3.2:

(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and
  (1) the proposed use is at least 75 percent for industrial uses; or
  (2) at which:
    (i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;
    (ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and
    (iii) one or more of the following conditions exists, as certified by the applicant:
      (a) property tax payments have been in arrears for at least five years immediately prior to the application;
      (b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or
      (c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

5. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; the *New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review).
   Check appropriate box below:

   ◯ Project is an Affordable Housing Project – regulatory agreement attached

   ◯ Project is planned as Affordable Housing, but agreement is not yet available

   ◯ This is not an Affordable Housing Project

From 6 NYCRR 375-3.2(a) as of August 12, 2016:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty-seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' household's annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for homeowners at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

FOR SITES SEEKING TANGIBLE PROPERTY CREDITS IN NEW YORK CITY ONLY (continued)

6. Is the site a planned renewable energy facility site as defined below?

   ◯ Yes – planned renewable energy facility site with documentation

   ◯ Pending – planned renewable energy facility awaiting documentation
   *Selecting this option will result in a "pending" status. The appropriate documentation will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ◯ No – not a planned renewable energy facility site

   If yes, please provide any documentation available to demonstrate that the property is planned to be developed as a renewable energy facility site.

From ECL 27-1405(33) as of April 9, 2022:

"Renewable energy facility site" shall mean real property (a) this is used for a renewable energy system, as defined in section sixty-six-p of the public service law; or (b) any co-located system storing energy generated from such a renewable energy system prior to delivering it to the bulk transmission, sub-transmission, or distribution system.

From Public Service Law Article 4 Section 66-p as of April 23, 2021:

(b) "renewable energy systems" means systems that generate electricity or thermal energy through use of the following technologies: solar thermal, photovoltaics, on land and offshore wind, hydroelectric, geothermal electric, geothermal ground source heat, tidal energy, wave energy, ocean thermal, and fuel cells which do not utilize a fossil fuel resource in the process of generating electricity.

7. Is the site located within a disadvantaged community, within a designated Brownfield Opportunity Area, and plans to meet the conformance determinations pursuant to subdivision ten of section nine-hundred-seventy-r of the general municipal law?

   ◯ Yes - *Selecting this option will result in a "pending" status, as a BOA conformance determination has not yet been made. Proof of conformance will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.

   ◯ No

From ECL 75-0111 as of April 9, 2022:

(5) "Disadvantaged communities" means communities that bear the burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate-income households, as identified pursuant to section 75-0111 of this article.

BCP APPLICATION SUPPORT DOCUMENT

Exhibit List

Exhibit A Site Location Map, Base Map, and Street Map

Exhibit B Tax Boundary Map and Survey Map

Exhibit C Brownfield Opportunity Area ("BOA") Map, Disadvantaged Communities Map ("DCM"), En-Zone Map and Environmental Justice Map

Exhibit D Flood Map

Exhibit E Zoning Map

Exhibit F Previous Owners and Operators List

Exhibit G Deeds

Exhibit H Site Access Agreements

Exhibit I Site Drawing Spider Maps

Exhibit J NYS DOS Entity Information

Exhibit K Written Consent

Exhibit L Site Contact List

Exhibit M Repository Letter

Exhibit N Fee Waiver Affidavit

ENVIRONMENTAL REPORTS:

1. December 2015 Tank Closure Report prepared by Seacliff Environmental for the Westchester County Department of Health
2. August 2023 Phase I Environmental Site Assessment prepared by Geographic Services, Inc. prepared for Valley National Bank.
3. April 2026 Phase I Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for ARI 150 East 1st Street LLC
4. April 2026 Phase II Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for ARI 150 East 1st Street LLC
5. April 2026 Draft Remedial Investigation Work Plan prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for ARI 150 East 1st Street LLC

SECTION I – PROPERTY INFORMATION

The Site is located at the following addresses:

Parcel Address	Tax Parcel Identification No.	Acreage[1]
150 East 1st Street	165.71-3161-1	0.21
141 Washington Street	165.71-3161-16	0.13

The Site located in Mount Vernon, New York 10550 ("Site" or "BCP Site"). The Site Location Map, Base Map and Street Map are in Exhibit A.

1. Site Boundary and Tax Parcel Information

The Site boundary does correspond to the tax boundary. The Tax Boundary Map and a Survey Map are provided in Exhibit B.

2. Property Map

The Site Location Map, Base Map and Street Map are in Exhibit A. The Tax Boundary Map and Survey Map are in Exhibit B.

3-5. BOA, Disadvantaged Communities, EJ and En-Zone Designations

The Site BOA, Disadvantaged Communities, and En-Zone Maps are in Exhibit C. The Site is located in an EnZone Type B, Census Tract 003200. The Site is not located in a BOA. The Site is located in a disadvantaged community area. According to the New York State Disadvantaged Communities Map, the Site is located on Census Tract 36119003200, which has an environmental burden higher than 56.02 % of Census Tracts statewide and a population vulnerability higher than 89.43 % percent of Census Tracts statewide. The Site is also in an Environmental Justice area and 15.9% of the population is Hispanic and 71.2% of the population is African-American.

6-11. Please refer to the BCP Application Form.

12. Easements and Existing Right of Ways

There are no Easements or Existing Right-of-Ways located on the Site.

13. Please refer to BCP Application Form.

14. Property Description and Environmental Assessment

[1] Acreages were determined using the Phase I Environmental Site Assessment.

A. Site Location

The Site is located at the following address:

Parcel Address	Tax Parcel Identification No.
150 East 1st Street	165.71-3161-1
141 Washington Street	165.71-3161-16

The Site located in an urban area of Mt. Vernon, New York 10550. The closest body of water to the Site is the Hutchinson River, which is approximately 0.80 miles from the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map. The Site is located across the street (approximately 0.2 miles southwest) from the Mt. Vernon East Train Station. Therefore this project is a transit oriented development project.

B. Site Features

The Site consists of two lots – one lot is improved with a two-story commercial building in the northern part of the Site (150 East 1st Street) and the other lot is occupied by a three-story, uninhabitable residential house in the southern part of the Site (140 Washington Street) which is vacant and has experienced a fire.

C. Current Zoning and Land Use

The Site is currently located in two districts: the CB (Commercial Business) District and the RMF-6.75 (Multi-Family Residence). See Exhibit E - Zoning Map. The CB District allows for commercial use and the RMF-6.75 District allows for residential and commercial uses. The 150 East 1st Street portion of the Site is currently occupied by occupied by AA Air Filters, Inc., a heating, ventilation and air conditioning (HVAC) supply company, which manufactures and distributes air filters and other related HVAC products, such as HVAC disinfectant sprays, belts, and motors. The 141 Washington Street residential house which has been vacant since a fire in 2023. The Site is bound by East 1st Street followed by the Mount Vernon East Train Station and associated parking lot to the north, a one-story warehouse building and a multifamily residence to the east, Washington Street followed by the Community Apostolic Church to the south, and Franklin Avenue followed by multifamily residences, a door works company, a parking lot, and a carpet cleaning company to the west. The nearest residential area is directly adjacent to the east of the Site. The Site is in the process of being rezoned for the planned residential project.

D. Past Use of the Site

The Site was developed with a residential building in the southern part of the property as early as 1896 and remained in a similar configuration until a fire left the building in a state of disrepair in 2023. The northern part of the Site was developed as a two-story meatpacking manufacturing company from 1918 to 1950, a coating manufacturer from approximately 1972 to 1992, a storage warehouse from approximately 2000 to 2017, and an HVAC company from about 2017 to present-day. The historical owners and operators associated with the Site are further described below and in Exhibit F - Previous and Current Owners and Operators List.

E. Site Geology and Hydrogeology

Soils at the subject property and vicinity are considered "urban land" and consist of a non-homogeneous distribution of soil and fill types. During the Phsae II, Langan observed the fill up to 7 feet below the commercial building cellar slab (about 17 feet below sidewalk grade [bsg[LS]) and to depths from about 5 to 8.5 feet below grade surface (bgs) outside of the commercial building. The non-native fill layer is underlain by native layers consisting of poorly graded sand with silt and gravel and sandy silt to the termination depths of the borings between 12 and 25 feet bgs. Bedrock was not encountered during the Phase II ESI, however, refusal was encountered at three soil borings at depths of 12 feet in the northwestern part of the Site and 20 feet bgs in the southwestern part of the Site. Based on the 2023 United States Geological Survey (USGS) 7.5-minute quadrangle topographic map for Mount Vernon, the site is at an elevation of about 101 feet above mean sea level (amsl) with a slope to the southeast. The regional topography slopes downward toward the southeast and the Hutchinson River, which is located approximately 0.8 miles east of the site. During the Phase II ESI, groundwater was encountered from 4.85 to 23.27 feet bgs in groundwater wells.

F. Environmental Assessment

In soil, SVOCs were detected in exceedance of the Restricted Residential Soil Cleanup Objective (RRSCOs) including benzo(a)anthracene (max of 20 mg/kg), benzo(a)pyrene (max of 18 mg/kg), benzo(b)fluoranthene (max of 20 mg/kg), benzo(g,h,i)Perylene (max of 16 mg/kg), benzo(k)fluoranthene (max of 7.3 mg/kg), chrysene (max of 20 mg/kg), dibenz(a,h)anthracene (max of 3.6 mg/kg), indeno(1,2,3-cd)pyrene (max of 12 mg/kg), and pentachlorophenol (max of 5.2 mg/kg). Metals were also detected in exceedance of the RRSCOs including barium (max of 1,320 mg/kg), lead (max of 7,980 mg/kg), and mercury (max of 1.98 mg/kg).

In groundwater, VOCs were detected in exceedance of the Ambient Water Quality Standards (AWQS) including cis-1,2-dichloroethene (max of 35 µg/L) and trichloroethene (TCE max of 290 µg/L), and SVOCs including benzo(a)anthracene (max of 0.13 µg/L), benzo(a)pyrene (max of 0.1 µg/L), benzo(b)fluoranthene (max of 0.12 µg/L), benzo(k)fluoranthene (max of 0.08 µg/L), chrysene (max of 0.12 µg/L), and indeno(1,2,3-cd)pyrene (max of 0.08 µg/L). Metals were also detected in exceedance of the AWQS including dissolved manganese (max of 849.9 µg/L) and dissolved sodium (max of 123,000 µg/L), copper (max of 269.7 µg/L), iron (max of 87,800 µg/L), lead (max of 880.8 µg/L), magnesium (max of 43,200 µg/L), manganese (max of 7,613 µg/L), mercury (max of 2.07 µg/L), nickel (max of 124.4 µg/L), sodium (max of 108,000 µg/L), and thallium (max of 1.05 µg/L). Per- and Polyfluoroalkyl Substances were also detected in exceedance of the AWQS including perfluorooctanesulfonic acid (PFOS) (max of 0.0371 µg/L) and perfluorooctanoic acid (PFOA) (max of 0.0327 µg/L).

In soil vapor, many VOCs were detected, but five VOCs evaluated by the NYSDOH Decision Matrices were detected in sub-slab vapor samples at elevated level that may require mitigation if co-located indoor air samples are taken, which also exceed the mitigation decision matrices, including 1,2,4-Trimethylbenzene (max of 110 µg/m^3), ethylbenzene (max of 7,170 µg/m^3), m,p-xylene (max of 17,900 µg/m^3), o-xylene (max of 8,730 µg/m^3), and TCE (max of 45.9 µg/m^3).

15-17. Regarding Questions 15-17 on the BCP Application Form:

There are no responses to question 15-17 on the BCP Application Form since this Site is not located in New York City.

SECTION II: PROJECT DESCRIPTION

1-3. Please refer to the BCP Application Form.

4. Short Project Description

The Planned redevelopment of the Site entails a 209-unit 21-story mixed-use 100% affordable residential building with a ground floor retail component. Since the planned development project is located across the street from the Mt. Vernon train station, this is a transit oriented development project that will add much needed housing adjacent to the train station and is expected to begin a transformation of the neighborhood in close proximity to the train station, which is currently underutilized.

Schedule – Commencement through COC

A Remedial Investigation (RI) Work Plan (RIWP) has been prepared and is submitted with the application. Therefore the RI is expected to be commenced within one month after the Brownfield Cleanup Agreement (BCA) is fully executed in or about the end of the Summer 2026. The rezoning petition is occurring simultaneous with the BCP application process. The Project is being presented before the City Council on May 11, 2026 and the entire rezoning is expected to be approved by August 2026. Some site preparation activities with respect to demolition of the fire impacted house are expected to commence once the Site has an executed BCA. The RI will be completed in the Fall 2026 and a Remedial Investigation Report (RIR) and Remedial Action Work Plan (RAWP) are expected to be submitted for Department review in Winter 2026. The completed RIR and RAWP are expected to be approved in Spring 2027. The tenant in the commercial building will be relocated to another property before the commencement of remediation. The affordable housing financing is scheduled for June 2027. Therefore, either a publicly notice RAWP or an approved RAWP and Decision Document are required for the affordable finance closing. The remediation will be completed after the affordable housing finance closing in the Summer - Fall 2027, and the Certificate of Completion is anticipated to be issued on or before December 2027.

5. Green and Sustainable Remediation (GSR)

Remedial Investigation Report/Alternatives Analysis: GSR will be incorporated into RI project planning, including the application of the proposed environmental footprint analysis tool, and how climate resiliency will be included. A discussion about the plan to implement GSR will be included in the RIR. Specifically during the RI implementation, the consultant will:

- Evaluate sensitive, local human and ecological receptors which require protection from contaminants of concern, traffic, noise, dust and odors during the implementation. An enhanced Community Air Monitoring Plan will be implemented.

- Identify vendors with operation centers local to the Site to minimize fuel consumption associated with travel to and from the Site.
- Salvage organic debris that is uncontaminated and free of pests or disease, for use as supplemental infill, mulch or compost.
- Salvage uncontaminated objects with potential recycle, resale, donation or onsite infrastructure value, such as steel, concrete and granite.
- Designate collection points for recycling single-use items such as metal, plastic and glass containers; paper and cardboard; and other consumable items.
- Advise contractors to avoid idling vehicles while on the BCP Site.

Remedial Action: Green remediation principles and techniques will be implemented to the extent feasible in the design and implementation of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term and specify chemicals or agents, where applicable, that are not harmful or hazardous to aquatic environments and the subsurface, are readily biodegradable, and/or can help to improve site geochemical conditions;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, including that any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction. (see below)

An environmental footprint analysis will be completed, which will use an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWiseTM (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool and construction considerations should reference NYSDEC standard specification 01 89 29-Green Remediation Practice and the associated Form A – Summary of Green Remediation Metrics will be used to track actual metrics for the footprint analysis. Contractors will also pay attention to the carbon emissions used in the material generation and transportation to reduce the carbon footprint and recycling applicability where possible. This extends to the use of drilling fluids that are biodegradable and chemicals that are not harmful or hazardous during site operations. Contractors will reference the ISS Factsheet provided by the NYSDEC when selecting materials, methods and general operations for this work.

Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Site Management: GSR will be incorporated into Site Management, including use of DEC's SMP template, resource and energy consumption reduction, waste minimization, and climate resiliency evaluation within Periodic Review Reports (PRRs). Further, progress with respect to green and sustainable remediation metrics will be tracked, and reported in PRRs, as part of the Site Management program, and opportunities to further reduce the environmental footprint of the project will be identified as appropriate.

Redevelopment: Specifically for this Site, all new HVAC systems in the proposed new building will conform to the 2020 Energy Conservation Construction Code of New York (or most recent edition), specified enclosures will be energy efficient, all appliances will be Energy Star and all lighting will meet applicable recent energy codes.

6. Climate Change Screening or Vulnerability Assessment

The Site is entering the program at the investigation Stage, therefore, a Climate Change Screening or Vulnerability Assessment is not required at this time. The remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the Site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

The closest body of water to the Site is the Hutchinson River, which is approximately 0.80 miles from the Site. The Site is not located in a flood zone. See Exhibit D – Flood Map.

SECTION III: ECOLOGICAL CONCERNS

1-3. Please refer to the BCP Application Form

4. Fish and Wildlife Resources Impact Analysis Part I (FWRIA Part I).

This Site is located in a highly urbanized area, which is not located near an active fish or wildlife habitat. Therefore a FWRIA Part I, pursuant to DER-10 Section 3.10.1, is not required to be submitted with this application as further described below.

The DEC Environmental Resource Mapper, located at the link below, does not identity any

significant natural communities or rare plants or animals in the vicinity of the Site. https://gisservices.dec.ny.gov/gis/erm/?_gl=1*faquhx*_ga*MTA0MDU5ODAxMi4xNjk2NTEwOTc0*_ga_QEDRGF4PYB*MTc0MTExNDEwMy4xNTkuMS4xNzQxMTE1MzUxLjAuMC4w

SECTION IV: LAND USE FACTORS

1. Current Zoning

The 150 East 1st Street lot portion of the Site is within the CB (Commercial Business) District. The fire impacted house on the 141 Washington Street lot portion of the Site is located in a RMF-6.75 (Multi-Family Residence). See Exhibit E - Zoning Map.

2. Allowed Uses

The CB (Commercial Business) District allows for a variety of larger-scale retail and office uses geared towards regional commerce, including shopping centers, hotels, restaurants, and more. The Commercial Business districts were established to provide a wide variety of retail office and service business uses in character and scale with existing and planned future development along some of the major arterial commercial streets of the City.

The RMF-6.75 (Multi-Family Residence) zones were established to encourage higher density development to allow for more moderately priced housing located in convenient proximity to employment, shopping, transportation, and community facilities, while providing adequate on-site parking and open space. The RMF-6.75 district intends to support medium-density housing through the conversion of large existing houses to multifamily use as well as the construction of new multifamily homes.

A Petition for Zoning Map and Text Amendment has been submitted to the City of Mount Vernon to extend the Mount Vernon East High Density Overlay Transit Oriented Development District (TOD-1) boundary to include the Site. The Mount Vernon East TOD-1 District is a special zoning district located just north of the Site. This area was created by amendments to the official City Zoning Map as authorized by the City Council in February 2025. The TOD-1 uses standards for mixed use and multifamily dwelling development. Further, TOD-1 District allows for a permitted building height of 21 stories where certain conditions are met, including if the property is a brownfield site in need of remediation and the project includes affordable housing commitments established in the proposed site plan per the Mount Vernon Zoning Code § 267.27.2(3)(C)(a).

3-4. Current Use

The portion of the Site containing the commercial building (150 East 1st Street) is currently occupied by AA Air Filters, Inc., a heating, ventilation and air conditioning (HVAC) supply company, which manufactures and distributes air filters and other related HVAC products, such as HVAC disinfectant sprays, belts, and motors. The 141 Washington Street portion of the Site containing the residential house has been vacant since a fire in 2023 which has been the house uninhabitable and in need of imminent demolition.

5. Intended Use Post Remediation

After the remediation, the Site will be used for 100% affordable mixed-use (commercial and residential).

6. Post Remediation Use

Post remediation use of the Site entails a 100% affordable multi-story, mixed-use residential and commercial building spanning the footprint of the site. The residential units within the building will be designated as affordable housing.

7. Renewable Energy Facility

The proposed post-remediation use is not a renewable energy facility.

8. Do current historical and/or recent development patterns support the proposed use?

Yes, current, historical and/or recent development patterns support the proposed use.

9. Is the proposed use consistent with applicable zoning laws/maps?

Although the project is not consistent with the current Mt. Vernon zoning laws and map, a zoning change is anticipated that would include this Site in the TOD-1 District, which exists to the immediate north of the Site. A Petition for Zoning Map and Text Amendment has been submitted to the City of Mount Vernon specifically to extend the TOD-1 Overlay District boundary to include the Site, which would make the planned transit-oriented development project consistent with the zoning code.

The City of Mt. Vernon has also recently updated its Comprehensive Plan and is actively seeking to update its Zoning Ordinance to align with the goals of the Comprehensive Plan (See https://procurement.opengov.com/portal/mountvernonny/projects/239010). As explained in the following section, the proposed transit-oriented development project is consistent with the Comprehensive Plan.

10. Consistent with the Master Plan?

Yes, the TOD project is consistent with the Mt. Vernon Comprehensive Plan (November 2025), which intends to, through its establishment of future land uses: allow for growth and increase multi-family development to be channeled to the City's transit hubs, while preserving the City's single-family zoning districts. See Comprehensive Plan at EX-7 (Executive Summary). The Comprehensive Plan outlines proposed future land uses in the City in order to encourage Downtown mixed-Use development, and the Site is specifically located between the future land use classifications of High-Density Residential and Downtown Mixed-Use. See Comprehensive Plan at 4-42, 4-43. In addition, the Comprehensive Plan seeks to "[a]lign zoning near transit to support Transit Oriented Development (TOD) and higher-density housing. Work with the MTA and Westchester County to promote TOD at Mount Vernon East." See Comprehensive Plan at 5-

71.

SECTION V: CURRENT AND HISTORICAL PROPERTY OWNER AND OPERATOR INFORMATION

The owners of the Site are listed in the table below.

Parcel Address	Owner	Ownership Start Date
150 E. 1st Street	RNG, LLC	09/23/2016
141 Washington Street	RNG 2 LLC	08/26/2025

See Exhibit G - Deeds for additional information.

Requestor is not the owner of the site. RNG, LLC and RNG 2 LLC are the current owner of each lot that makes up the Site. See Exhibits G - Deeds. The Requestor has received a temporary license from the each owner to access each lot to perform investigation and remediation work required by the BCP. See Exhibit H - Site Access Agreements.

The Previous and Current Owners and Operators list is attached in Exhibit F. This Exhibit includes both current and previous property owners and operators by name, last known address, telephone number, and the Requestor's relationship to each owner and operator (all of which are "None"). Exhibit F also includes the prior operators' use of the Site.

SECTION VI: PROPERTY'S ENVIRONMENTAL HISTORY

1. List of Environmental Reports

The following is the list of environmental reports for the Site separately attached:

1. December 2015 Tank Closure Report prepared by Seacliff Environmental for the Westchester County Department of Health
2. August 2023 Phase I Environmental Site Assessment prepared by Geographic Services, Inc. prepared for Valley National Bank.
3. April 2026 Phase I Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for ARI 150 East 1st Street LLC
4. April 2026 Phase II Environmental Site Assessment prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for ARI 150 East 1st Street LLC
5. April 2026 Draft Remedial Investigation Work Plan prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. for ARI 150 East 1st Street LLC

2. Sampling Data

See Exhibit I – Site Drawing Spider Maps which include sampling data summaries.

3. Environmental Assessment

Based on the investigations conducted to date, the primary contaminants of concern are SVOCs and metals in soil, including lead that has tested as hazardous waste, VOCs, SVOCs, and PFAS compounds in groundwater, and VOCs in soil vapor. See Exhibit I - Site Drawing Spider Maps.

Soil:

Analytes > RRSCOs	Detections > RRSCOs	Maximum Detection (mg/kg)	RRSCO (mg/kg)	Depth (ft-bgs)
SVOCs				
Benzo(a)anthracene	1	20	1.4	0-0.5
Benzo(a)pyrene	3	18	1	0-0.5
Benzo(b)fluoranthene	3	20	1.4	0-0.5
Benzo(g,h,i)Perylene	1	16	4.9	0-0.5
Benzo(k)fluoranthene	1	7.3	4.9	0-0.5
Chrysene	1	20	4.9	0-0.5
Dibenz(a,h)anthracene	1	3.6	0.33	0-0.5
Indeno(1,2,3-cd)pyrene	1	12	1.4	0-0.5
Pentachlorophenol	1	5.2	1.3	0-0.5
Metals				
Barium	2	1,320	410	0-0.5
Lead	2	7,980	400	0-0.5
Mercury	2	1.98	0.3	0-0.5

Soil – TCLP:

Analytes > RCRA Characteristics of Hazardous Waste	Detections > RCRA	Maximum Detection (mg/l)	RCRA (mg/l)	Depth (ft-bgs)
Metals				
Lead	2	94.2	5	0-0.5

Groundwater:

Analyte > AWQS	Detections > AWQS	Max Detection (µg/L)	AWQS (µg/L)
VOCs			
Cis-1,2-Dichloroethene	1	35	5
Trichloroethene (TCE)	1	290	5
SVOCs			
Benzo(a)anthracene	2	0.13	0.002
Benzo(a)pyrene	1	0.1	0
Benzo(b)fluoranthene	1	0.12	0.002

Benzo(k)fluoranthene	1	0.08	0.002
Chrysene	2	0.12	0.002
Indeno(1,2,3-cd)pyrene	1	0.08	0.002
Metals – Dissolved			
Manganese	1	849.9	300
Sodium	2	123,000	20,000
Metals – Total			
Copper	1	269.7	200
Iron	2	87,800	300
Lead	1	880.8	25
Magnesium	2	43,200	35,000
Manganese	2	7,613	300
Mercury	1	2.07	0.7
Nickel	1	124.4	100
Sodium	2	108,000	20,000
Thallium	1	1.05	0.5
PFAS			
PFOS	1	0.0371	0.0027
PFOA	1	0.0327	0.0067

Vapor:

Analytes	Total Detections	Max Detection ($\mu g/m^3$)	Type
VOCs			
1,1,1-Trichloroethane	1	10.1	Sub-slab
1,1,2-Trichloro-1,2,2-Trifluoroethane	2	25.4	Sub-slab
1,2,4-Trimethylbenzene	4	110	Sub-slab
1,3,5-Trimethylbenzene (Mesitylene)	2	59	Sub-slab
1,3-Butadiene	1	5	SV
1,4-Dioxane (P-Dioxane)	3	1.19	SV
2,2,4-Trimethylpentane	3	3.3	Sub-slab
2-Hexanone (MBK)	1	6.64	Sub-slab
4-Ethyltoluene	3	48.1	Sub-slab
Acetone	3	150	Sub-slab
Benzene	3	7.06	Sub-slab
Bromodichloromethane	1	1.92	SV
Carbon Disulfide	2	2.09	Sub-slab
Chloroform	2	13	SV
Chloromethane	2	0.902	Sub-slab
Cyclohexane	3	3.72	SV

Dichlorodifluoromethane	3	2.77	SV
Ethanol	2	36.4	SV
Ethylbenzene	4	7,170	Sub-slab
Isopropanol	2	15.8	Sub-slab
M,P-Xylene	4	17,900	Sub-slab
Methyl Ethyl Ketone (2-Butanone)	2	36	SV
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	1	7.34	Sub-slab
Methylene Chloride	2	5.14	SV
n-Heptane	3	5.61	SV
n-Hexane	4	25	Sub-slab
o-Xylene (1,2-Dimethylbenzene)	4	8,730	Sub-slab
Tert-Butyl Alcohol	2	6.7	SV
Tetrachloroethene (PCE)	1	5.43	Sub-slab
Tetrahydrofuran	3	25.9	Sub-slab
Toluene	4	42.2	Sub-slab
Total Xylenes	4	26,700	Sub-slab
Trichloroethene (TCE)	2	45.9	SV
Trichlorofluoromethane	3	1.37	SV

4. Past Land Use

1. Past Use of the Site

Historical records indicate the northern part of the Site was used for various manufacturing and warehousing operations, including a meatpacking company from 1918 to 1950, an equipment coating facility from approximately 1972 to 1992, a storage warehouse from approximately 2000 to 2017, and an HVAC company that manufactures and distributes air filters and other related HVAC products from about 2017 to the present.

2. Past Investigations Related to Uses and Environmental Conditions that Led to the Submission of this Application.

In December 2015, Seacliff Environmental completed a Tank Closure Report at the 150 East Street portion of the Site. The report was completed after a 1,500-gallon UST was removed from underneath the parking lot located on that portion of the Site. Post-removal testing demonstrated that the UST had not been leaking, because no gasoline constituents were found in the soil samples taken. PID readings in the UST bed and side walls were 0.0 ppm, and no visual or olfactory signs of contamination were observed. However, the soil samples did reveal RRSCO exceedances of SVOCs, consistent with contaminated historic fill.

In 2023, Geographic Services Inc. (GSI) prepared a Phase I ESA for the northern parcel of the site, 150 East 1st Street. The GSA report did not identify any RECs, but acknowledged the previous 1,500-gallon UST identified in this report, as well as two additional 280-gallon fuel oil ASTs in

the basement of the building. This report can be found in the Appendix to the 2026 Phase I.

In April 2026, Langan prepared a Phase I ESA on the Site for the Requestor. The Phase I analyzed the historical and current uses explained in the above section. Based on the duration of the manufacturing operations and potential for undocumented releases of petroleum products and hazardous substances to the subsurface, the historical and current use of the Site for various manufacturing operations was considered a REC.

In addition, a former heating oil AST of unknown capacity was used for heating the residential house on the southern portion of the Site; however, the house is literally falling down could not be inspected for its presence due the safety issues created by the fire, and closure documentation was not available.

A review of previous environmental reports and historical documents for the 150 East 1st Street lot indicated the historical presence of an ammonia tank of unknown capacity, a 1,500-gallon gasoline UST, and two 280-gallon ASTs. The ammonia tank was identified on Sanborn maps between 1932 and 2006; no further information was available for review. The December 2015 Tank Closure Report identified the historical presence of the two 280-gallon ASTs and the 1,500-gallon gasoline UST. The ASTs were reportedly used in the commercial building before being removed from the subject property; however, additional information was not available for review. The UST was closed and removed, as summarized in the tank closure report. Although documentation is provided for the closure and removal of the 1,500-gallon gasoline UST, the report details a limited excavation for the removal of the UST. Therefore, based on the lack of documentation provided for the ammonia tank and previous ASTs, in addition to the limited excavation activities performed during the UST removal, the historical petroleum and chemical bulk storage at the subject property was still considered a REC since there is potential for undocumented releases of petroleum products or hazardous substances to the subsurface.

Lastly, the 2026 Phase I identified Spill No. 0611546, which was reported at the Site at 141 Washington Street on January 16, 2007, when less than one gallon of No. 2 fuel oil was released from a tank vent. The spill was reported the following day and was noted to be cleaned up. The case was closed on March 1, 2007. Based on the nature of and the closed regulatory status, this spill was considered an HREC, or a historical REC. The non-native fill on the Site is also identified as a business environmental risk, or BER.

In April 2026, Lagan also completed a Phase II Environmental Site Investigation at the Site. The Phase II Report reached the following conclusions. First, the geophysical survey did not identify anomalies consistent with USTs at the site. Langan then advanced 11 soil borings and collection and laboratory analysis of 11 soil samples, installed and sampled two groundwater monitoring wells and installed one exterior soil vapor point and three sub-slab soil vapor points, and collected four soil vapor samples and one ambient air sample.

With respect to soil, the Phase II found that the Site is underlain by a layer of non-native fill that extends from below the surface cover or cellar (approximately 10 feet bgs) to between approximately 5 and 8.5 feet bgs, followed by native poorly graded sand to the terminus of each boring (between 12 and 25 feet bgs). The fill generally consists of brown, fine- to medium-grained

sand, with varying amounts of silt, gravel, roots, fibrous vegetation, concrete, asphalt, ash, and brick. Petroleum-like odors and PID readings up to 75.5 ppm were encountered in boring SB05 between 5 and 8 feet bgs and a sheen was observed. SVOCs and metals were detected in soil samples collected throughout the Site at concentrations above the UUSCOs and/or RRSCOs. Two samples analyzed for TCLP lead in the southern-central and southern-western parts of the site on the southern parcel indicated hazardous concentrations of lead in soil.

Groundwater was encountered from about 4.85 to 23.27 feet bgs in groundwater wells, and is inferred to flow east-southeast toward the Hutchinson River. Free product was not encountered in either of the wells. SVOCs and metals were detected above SGVs in both groundwater samples, and petroleum-related VOCs were detected above SGVs in one of the samples (TMW06) in the central-eastern part of the Site on the northern parcel. In the sample analyzed for PFAS (TMW05) in the northwestern part of the site on the northern parcel, two PFAS compounds, PFOS and PFOA, were detected above guidance values for these substances.

Lastly, regarding soil vapor of the 20 VOCs that are evaluated by the NYSDOH Decision Matrices, five VOCs were detected in one or more samples exceeding the minimum concentrations for which further action is recommended. Specifically, 1,2,4-trimethylbenzene, ethylbenzene, m,p-xylene, o-xylene exceeded minimum concentrations in sub-slab vapor samples, and TCE exceeded minimum concentrations in a soil vapor sample.

Finally, an April 2026 Remedial Investigation Work Plan (RIWP) was prepared by Langan for the Requestor. The objective of the RI is to investigate and characterize the nature and extent of environmental impacts at the Site and to provide sufficient information to evaluate remedial alternatives and threats to human health and the environment.

The RI will focus on four (4) areas of concern (AOC) identified during the Phase I ESA and Phase II ESI including: (1) SVOCs and Metal Impacts in Soil/Fill, (2) Lead Hotspot in the Southern Part of the Site, (3) Chlorinated Volatile Organic Compounds (CVOCs) in Groundwater and Sub-Slab and Soil Vapor, and (4) Historical Petroleum Bulk Storage and Petroleum-Related Impacts. The work plan outlines the scope of investigation work recommended, which includes but is not limited to, further geophysical survey and investigation of soil, groundwater, and soil vapor.

SECTION VII: REQUESTOR INFORMATION

The Requestor is ARI 150 East 1st Street LLC, a New York limited liability company, located at 153 Stevens Avenue, Mount Vernon, NY 10550. ARI 150 East 1st Street LLC is authorized to do business in the State of New York. See Exhibit J - NYSDOS Entity Information. The members are as follows:

1. Marquis Lobban - CEO
2. Nicolette Rodriquez
3. Gary Spindler
4. Damion Barrett

The Written Consent provides Marquis Lobban with authority to sign all Brownfield Cleanup

Program documents on behalf of the Requestor Marquis Lobban. See Exhibit K - Written Consent.

SECTION VIII: REQUESTOR CONTACT INFORMATION

Please refer to the BCP Application Form.

SECTION IX: PROGRAM FEE

Since this is a 100% affordable housing project, the Requestor is requesting the fee waiver. See Fee Waiver Affidavit in Exhibit N.

SECTION X: REQUESTOR ELIGIBILITY

1-11. Please refer to BCP Application Form.

REQUESTOR CERTIFICATION

The Requestor certifies it is a Volunteer, since it does not have nor has ever had a relationship with any of the past owners or operators of the Site that caused the contamination other than it plans to purchase the Site from the current owners. Requestor did not have involvement with the Site at the time of disposal. The Requestor has performed all required environmental due diligence prior to acquiring the Site and has implemented due care when accessing the Site. During the Phase II investigation, the Requestor's consultant performed a geophysical survey, which did not identify the location of any underground storage tanks and the one known former UST was documented as being removed from the Site.

SECTION XI: PROPERTY ELIGIBILITY INFORMATION

Please refer to the responses to the Questions 1-6 on the BCP Application Form, which confirms the site is not ineligible for the BCP.

In addition to the responses on the application form, which clarify the Site is an eligible brownfield site pursuant to ECL § 27-1405, the following information further demonstrates this Site's eligibility for the BCP.

The Site meets the definition of an eligible "brownfield site" in Environmental Conservation Law § 27-1405(2) as "any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by the department that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations." Environmental investigation results show evidence of impact from the Site's previous commercial and industrial uses, which can be linked to and caused Site contamination above the applicable cleanup standards. See Environmental Reports separately attached and the Spider Maps in Exhibit I, providing the data demonstrating exceedances of the cleanup standards for this Site. As a result, the Site meets the definition of a brownfield site pursuant to Environmental Conservation Law §27-1405(2) and needs remediation.

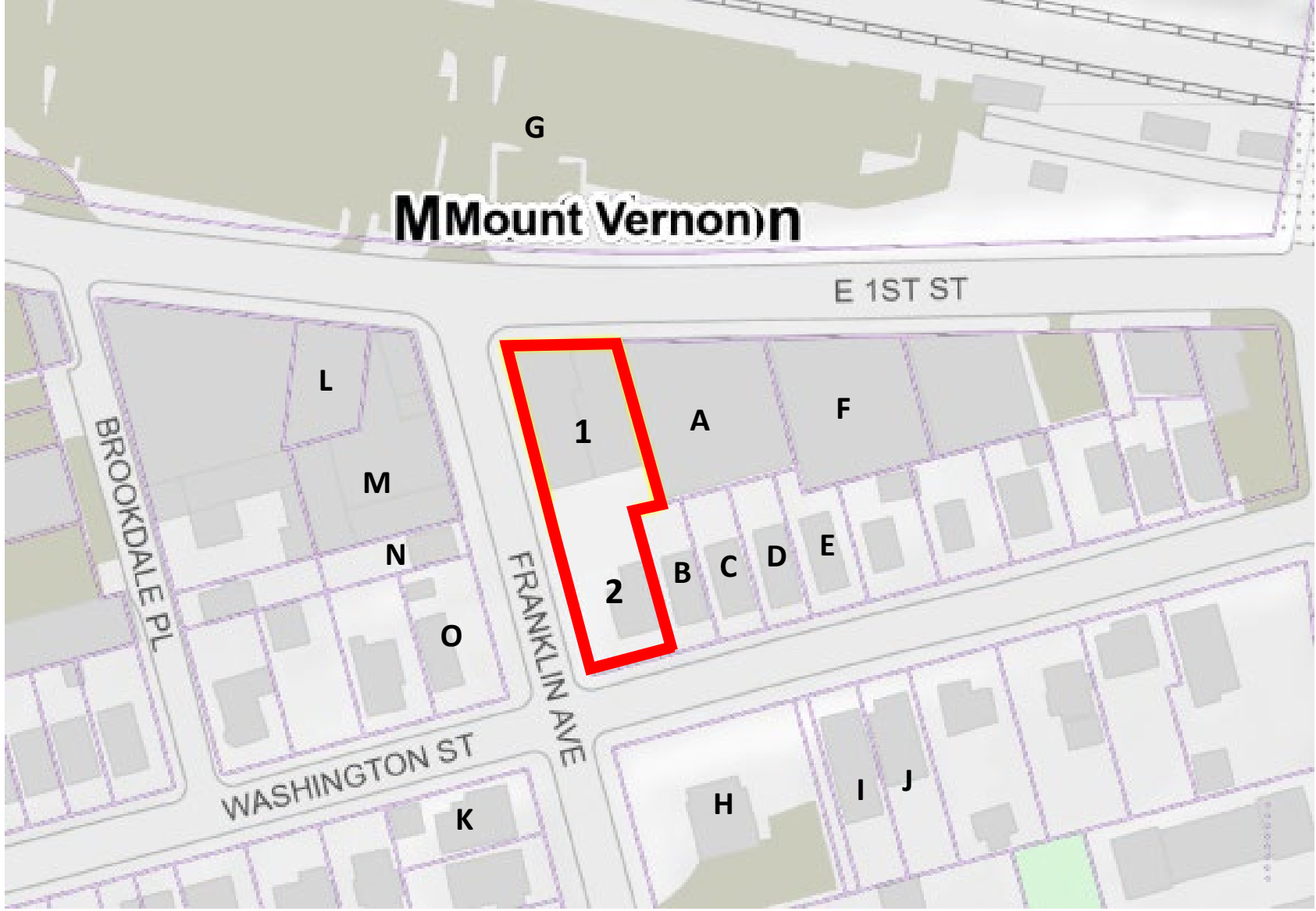
SECTION XII: SITE CONTACT LIST

See Exhibit L - Site Contact List. See Exhibit M - Repository Letter.

Exhibit A

BASE MAP

Zicon Precision Coating Site
150 East 1st St. & 141 Washington St.
Mount Vernon, NY 10550



Legend:

Site Property Boundary

Corresponding page
lists adjacent property owners by
letter A – O

April 9, 2026

1:3,000

0 145 290 580 ft

N

Westchester County GIS
http://giswww.westchestergov.com
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for genera information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereb disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate propert line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must b obtained from surveys or deeds. For more information please contact local municipality assessor's office.

April 2026
Source: Westchester County GIS

Number	Property Owner(s) Name(s)	Property Address	Section-Block-Lot
1	RNG, LLC	150 E 1st. Street	165.71-3161-1
2	RNG 2 LLC	141 Washington Street	165.71-3161-16

Letter	Adjacent Property Owner(s) Name(s)	Property Address	Section-Block-Lot
A	ISO Realty, LLC c/o ISO Plastics	154 East 1st Street	165.71-3161-2
B	Lloyd Simpson	145 Washington Street	165.71-3161-15
C	Lloyd and Lorna Simpson	147 Washington Street	165.71-3161-14
D	Lloyd Simpson	149 Washington Street	165.71-3161-13
E	Lloyd and Lorna Simpson	151 Washington Street	165.71-3161-12
F	ISO Realty, LLC c/o ISO Plastics	160 East 1st Street	165.71-3161-4
G	Metropolitan Transportation Authority	148 East 1st Street	165.71-5000-1
H	Community Apostolic Church	105 Franklin Ave	165.71-3160-1
I	Arthur and Barbara Williams	152 Washington Street	165.71-3160-2
J	Venice Cordwell	154 Washington Street	165.71-3160-3
K	Wilbert Tomlinson	100 Franklin Ave	165.71-3163-9
L	KBJB Temp LLC	142 East 1st Street	165.71-3162-3
M	994 Linden Blvd 123 LLC	146 East 1st Street	165.71-3162-4
N	Tamie Randolph	12 Franklin Ave	165.71-3162-7
O	Vanessa Gomez and William Small Jr.	135 Washington Street	165.71-3162-9

SITE LOCATION MAP

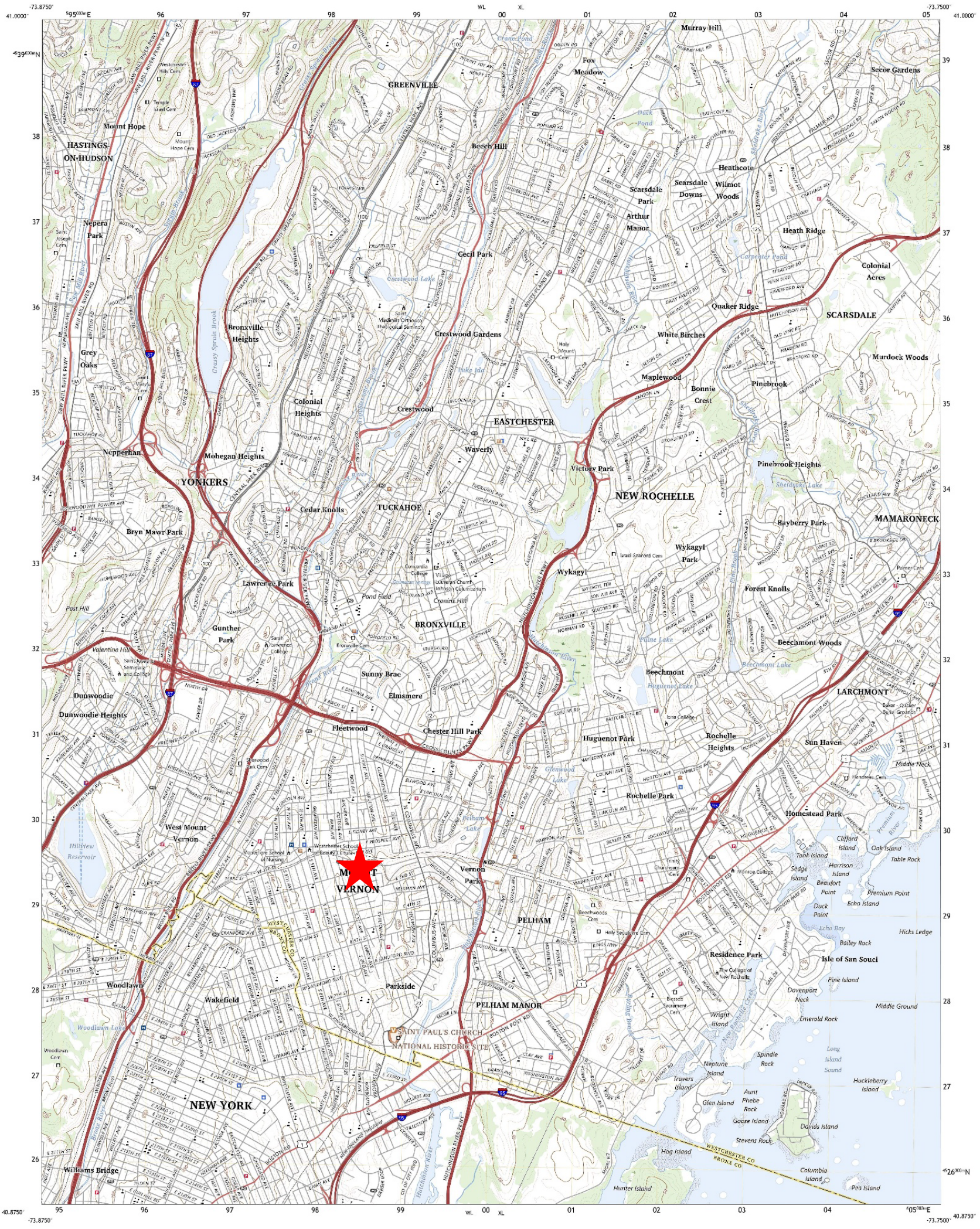
★ BCP Site Location

USGS science for a changing world

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

MOUNT VERNON QUADRANGLE
NEW YORK
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 18T

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery	NAIP,	August 2017 - December 2017
Roads	U.S. Census Bureau,	2016 - 2021
Names	GNIS,	1980 - 2023
Hydrography	National Hydrography Dataset,	2002 - 2022
Contours	National Elevation Dataset,	2015
Boundaries	Multiple sources; see metadata file	2020 - 2022
Wetlands	FWS National Wetlands Inventory	2008 - 2011

MN GN
12°45' 227 MILS
0°47' 14 MILS
UTM GRID AND 2023 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
18T
WL XL
Grid Zone Designation 18T

SCALE 1:24 000
1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
0.5 0 1
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
MILES FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

NEW YORK
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES
1 Nyack
2 White Plains
3 Yonkers
4 Yonkers
5 Mamaroneck
6 Central Park
7 Flushing
8 Sea Cliff

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

MOUNT VERNON, NY
2023

Street Map

Zicon Precision Coating Site
150 East 1st St. & 141 Washington St.
Mt. Vernon, NY 10550

Legend:

Site Property Boundary

April 2026
Source: Google Earth

Exhibit B

stewart
title insurance company

January 6, 2016

Jaipat S. Jain, Esq.
Lazare Potter & Giacovas, LLP
875 Third Avenue, 28th Fl.
New York, NY 10022

Re:		
	Title Code No.:	ST15-25635
	Record Owner(s):	Joco Properties, Inc.
	Premises:	150 East 1st Street Mt. Vernon, NY
	Bank:	Bank of America, N.A.
	Purchaser(s):	AA Air Filters, Inc.

In reference to the above, attached please find the following:

Original survey prints.

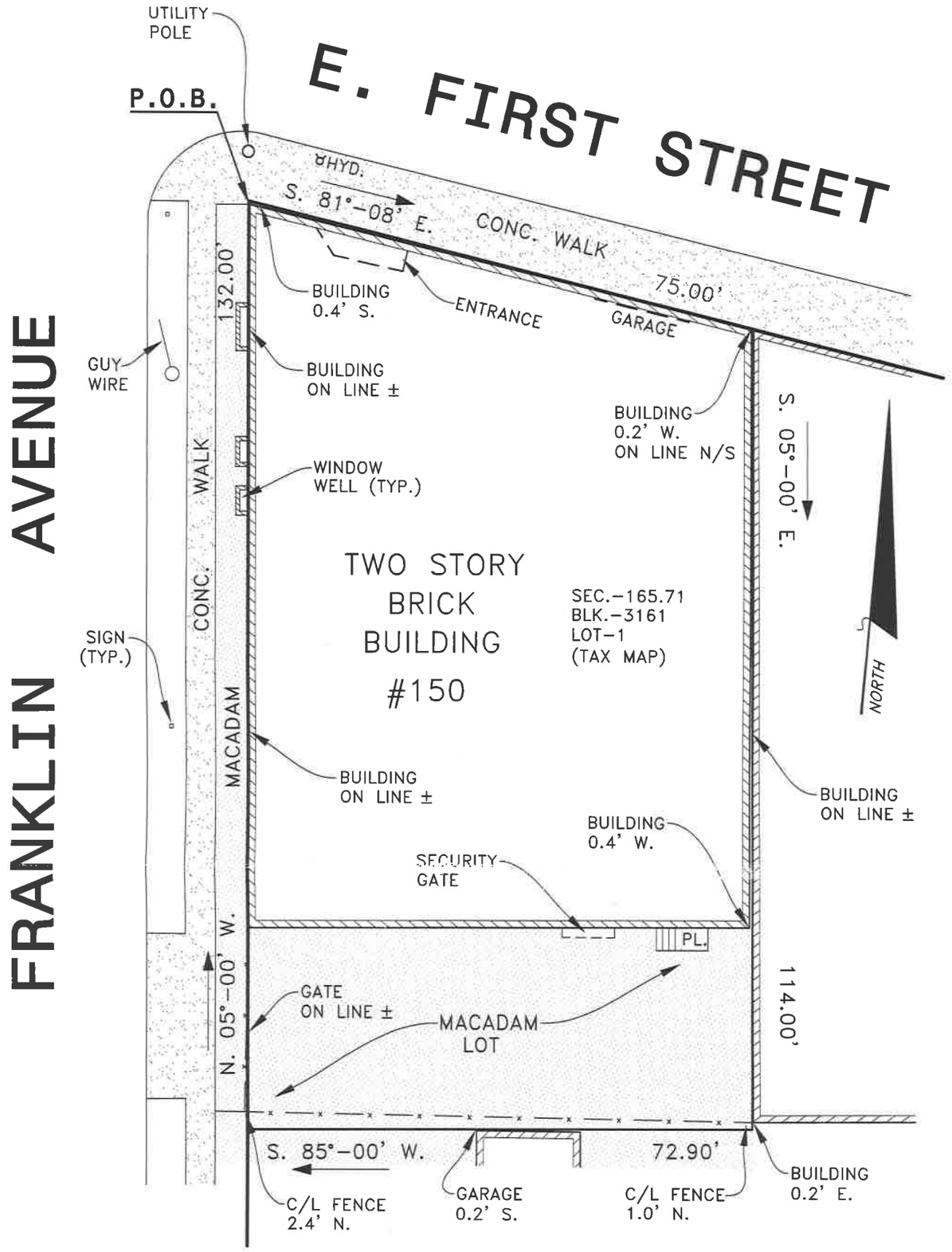
NEW YORK METRO
800-853-4803
914-997-1698 fax
stewart.com/nymetro

707 Westchester Ave, 4th Fl
White Plains, NY 10604

300 East 42nd Street, 4th Fl
New York, NY 10017

100 Motor Parkway, Ste. 150
Hauppauge, NY 11788

THIS LOCATION SURVEY WAS PREPARED FOR TITLE PURPOSES ONLY.
OFFSET DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



SURVEY OF PROPERTY

#150 E. FIRST STREET
LOT 1, BLOCK 3161, SECTION 165.71
MOUNT VERNON, WESTCHESTER CO., NY

Certified to: AA Air Filters, Inc. ; Stewart Title Insurance Company ; Bank of America, N.A., its successors and/or assigns.

SCALE: 1"=20' DATE: DEC. 8, 2015

Map Reference : Tax Map.

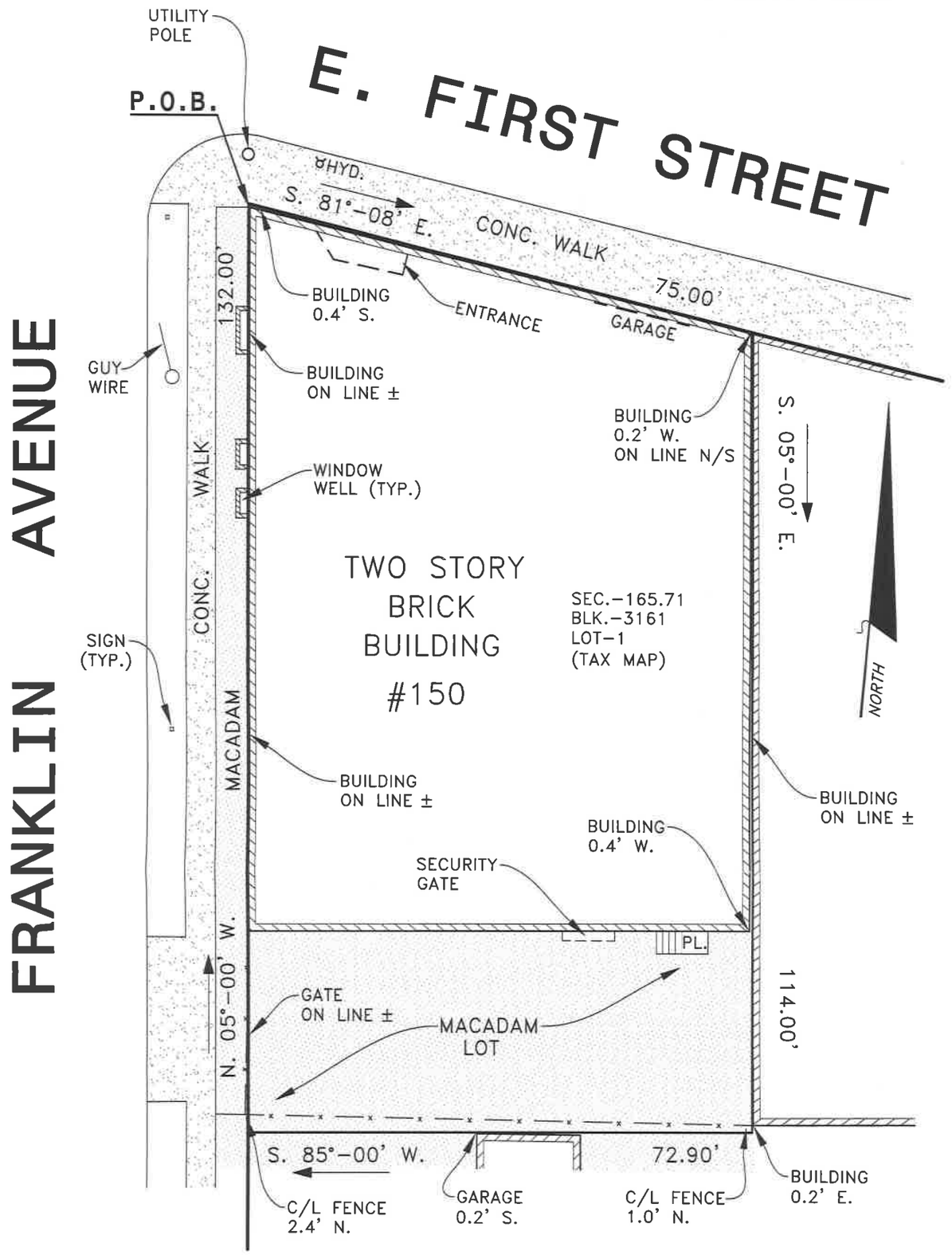
STEPHEN F. HOPPE, L.S.
LICENSED PROFESSIONAL LAND SURVEYOR
111 ROUTE 303
TAPPAN, NEW YORK 10983
NY LIC. NO. 50539

L.S.

TITLE NO. - 25635

3665-15

THIS LOCATION SURVEY WAS PREPARED FOR TITLE PURPOSES ONLY.
OFFSET DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



SURVEY OF PROPERTY

#150 E. FIRST STREET
LOT 1, BLOCK 3161, SECTION 165.71
MOUNT VERNON, WESTCHESTER CO., NY

Certified to: AA Air Filters, Inc. ; Stewart Title Insurance Company ; Bank of America, N.A., its successors and/or assigns.

SCALE: 1"=20' DATE: DEC. 8, 2015

Map Reference : Tax Map.

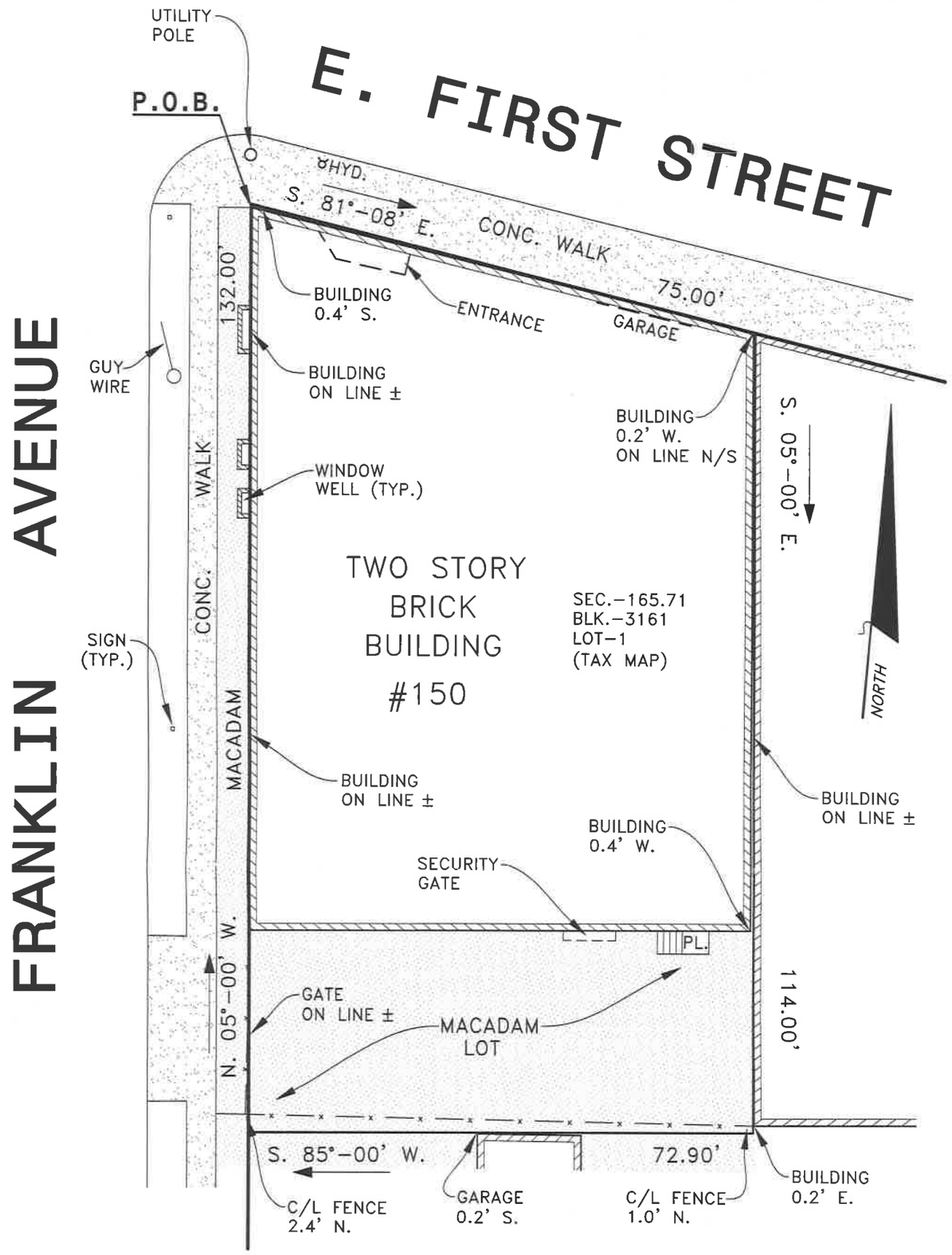
STEPHEN F. HOPPE, L.S.
LICENSED PROFESSIONAL LAND SURVEYOR
111 ROUTE 303
TAPPAN, NEW YORK 10983
NY LIC. NO. 50539

L.S.

TITLE NO. - 25635

3665-15

THIS LOCATION SURVEY WAS PREPARED FOR TITLE PURPOSES ONLY.
OFFSET DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



SURVEY OF PROPERTY

#150 E. FIRST STREET

LOT 1, BLOCK 3161, SECTION 165.71

MOUNT VERNON, WESTCHESTER CO., NY

Certified to: AA Air Filters, Inc. ; Stewart Title Insurance Company ; Bank of America, N.A., its successors and/or assigns.

Map Reference : Tax Map.

SCALE: 1"=20' DATE: DEC. 8, 2015

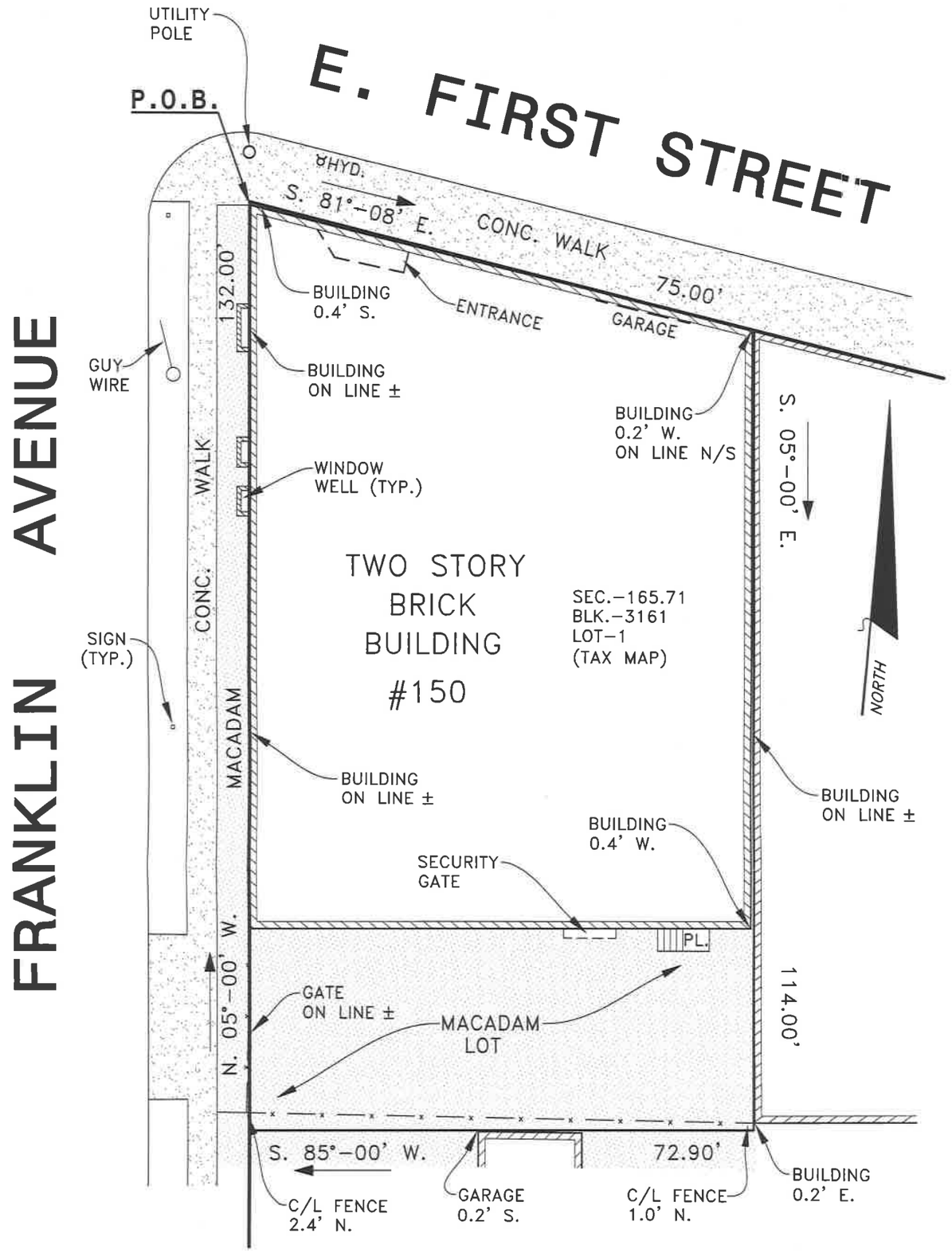
STEPHEN F. HOPPE, L.S.
LICENSED PROFESSIONAL LAND SURVEYOR
111 ROUTE 303
TAPPAN, NEW YORK 10983
NY LIC. NO. 50539

L.S.

TITLE NO. - 25635

3665-15

THIS LOCATION SURVEY WAS PREPARED FOR TITLE PURPOSES ONLY.
OFFSET DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



SURVEY OF PROPERTY

#150 E. FIRST STREET

LOT 1, BLOCK 3161, SECTION 165.71

MOUNT VERNON, WESTCHESTER CO., NY

Certified to: AA Air Filters, Inc. ; Stewart Title Insurance Company ; Bank of America, N.A., its successors and/or assigns.

Map Reference : Tax Map.

SCALE: 1"=20' DATE: DEC. 8, 2015

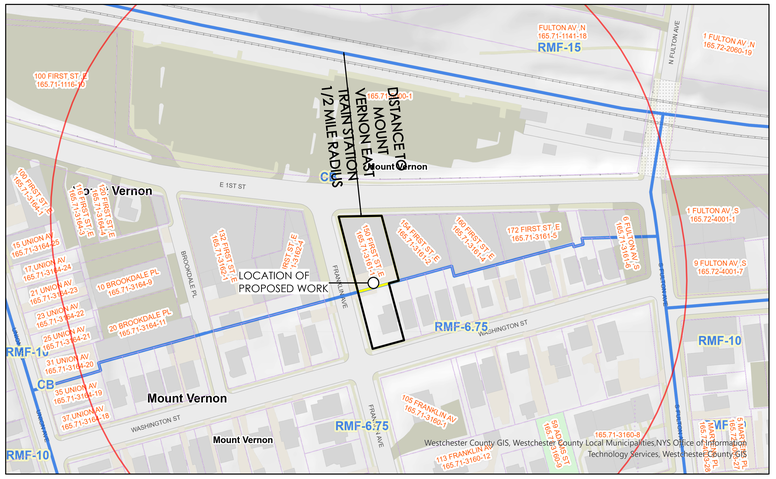
STEPHEN F. HOPPE, L.S.
LICENSED PROFESSIONAL LAND SURVEYOR
111 ROUTE 303
TAPPAN, NEW YORK 10983
NY LIC. NO. 50539

L.S.

TITLE NO. - 25635

3665-15

150 FIRST ST ,E. ID: 165.71-3161-1 (Mount Vernon)



September 4, 2025

1:1,500

0 70 140 280 ft

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

Westchester County GIS
http://giswww.westchestergov.com
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

(NOT FOR TITLE PURPOSES) LEGEND

JOB # 25934-W

CITY OF MOUNT VERNON
WESTCHESTER COUNTY
STATE OF NEW YORK

EAST FIRST (60'WIDE) STREET

FRANKLIN AVENUE (60'WIDE)

(±30' ASPHALT ROADWAY)

No.150

HIGH 2 STORY BRICK BLDG.

TAX LOT No.1
AREA=8966.7 SQ.F.

ONE STORY HIGH BRICK BLDG.

114.00' S 5°00' E

132.00' N 5°00' W

75.09' S 81°08' E

72.90' S 85°00' W

TOPOGRAPHICAL SURVEY

CAUTION: BEFORE PERFORMING ANY DIGGING OR DRILLING ON THIS SITE, IT IS REQUIRED THAT SUBSURFACE SERVICES, INCLUDING THE UNDERGROUND MAINS BE MARKED AND IDENTIFIED BY THE UTILITY INVOLVED IN COMPLIANCE WITH INDUSTRIAL CODE 53 OF NEW YORK STATE.

1) ALL ELEVATION REFER TO WESTCHESTER DATUM (NAVD88) NORTH AMERICAN VERTICAL DATUM

2) UNDERGROUND UTILITY INFORMATION SHOWN WAS OBTAINED FROM VARIOUS COMPANIES AND CITY AGENCIES AND IS NOT GUARANTEED FOR ACCURACY OR COMPLETENESS.

3) THIS IS TO CERTIFY THAT THERE ARE NO APPARENT STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY

SURVEYED
MAY 21, 2025

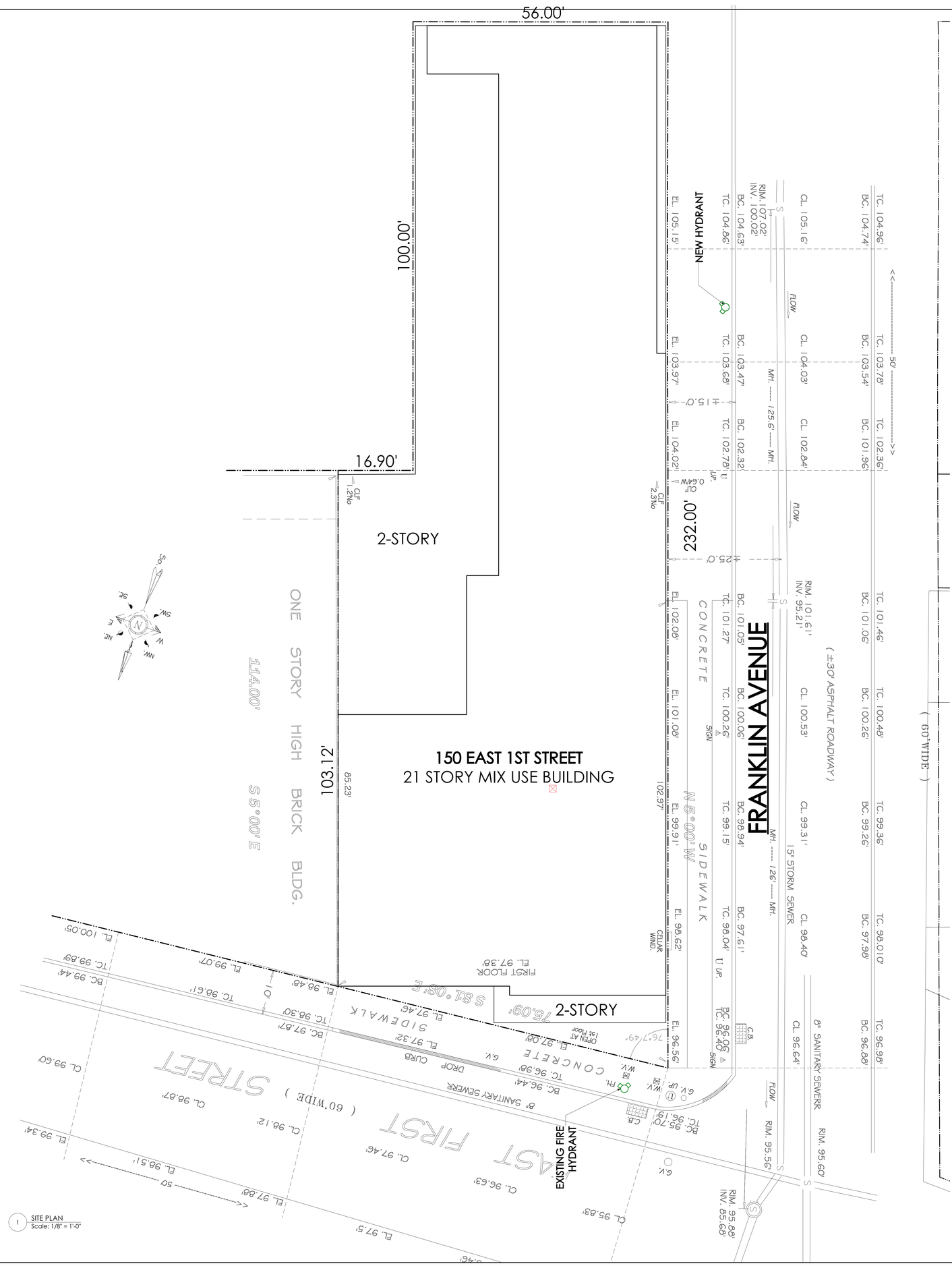
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

STATE OF NEW YORK VINCENT TEUTONICO LICENSED LAND SURVEYOR

STATEWIDE LAND SURVEYING P.C.
VINCENT M. TEUTONICO
N.Y.S. LIC. No.050307
OFF.(914)365-1847 ; FAX (914)365-1849
E-mail: BIGAPPLELS@YAHOO.COM

BLOCK:	3161
LOT (s):	1
SECTION:	165.71
COUNTY:	WESTCHESTER
DWG BY:	Srdjan B.
CHK'D BY:	

SCALE: 1"=20'



1 SITE PLAN
Scale: 1/8" = 1'-0"

BADALY

ENGINEERING DESIGN:

BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. VERNON, NY 10550

(914) 465-9010 BADALY.COM

ANY ALTERATIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF A NYS LICENSED P.E. [OR R.A. WHERE APPLICABLE] IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 SECTION 7209.

DOCUMENT MAY NOT BE DISTRIBUTED, REPRODUCED, COPIED, PUBLISHED, TRANSMITTED, MODIFIED, OR IN ANY WAY EXPLOITED WITHOUT WRITTEN PERMISSION FROM BADALY ENGINEERING. ANY UNAUTHORIZED MODIFICATION OF THIS DOCUMENT SHALL RENDER IT INVALID.

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION

PROJECT TITLE:

NEW MIXED-USE BUILDING:

150 E. FIRST STREET
MOUNT VERNON, NY 10550

BLOCK: 3161 LOT: 1

DRAWING TITLE:

SITE PLAN

SCALE:	AS NOTED
DATE:	05/13/2025
JOB NO:	25103
DRAWN BY:	AK
CHECKED BY:	SB

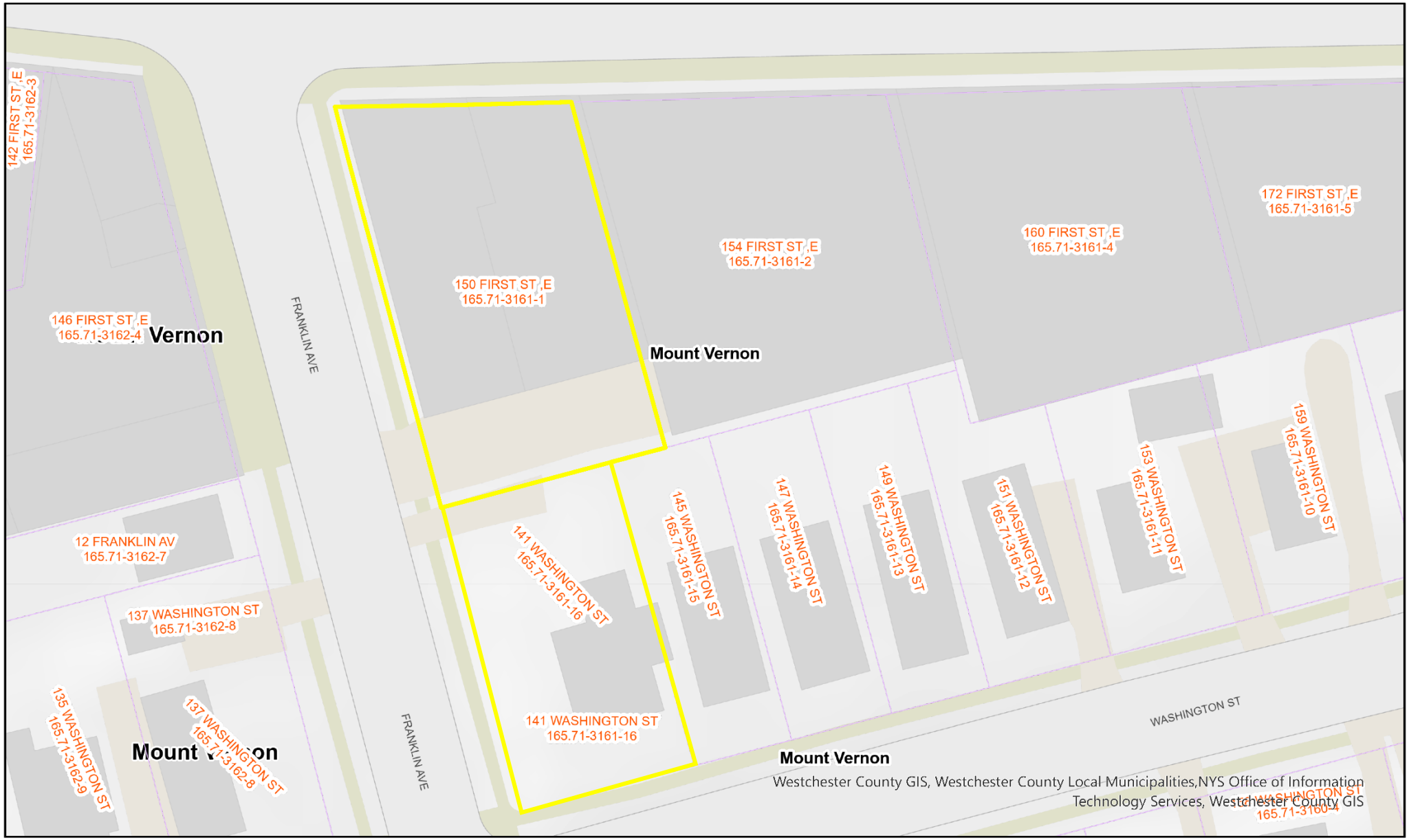
SEAL AND SIGNATURE:

DRAWING NO.:

A-001.00

SHEET NO.: 2 OF 11

TAX MAP
150 1st Street (165.71-3161-1) and 141 Washington Street (165.71-3161-16)



April 10, 2026

1:500

0 20 40 80 ft

N

BCP Site Boundary

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

Westchester County GIS
http://giswww.westchestergov.com
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

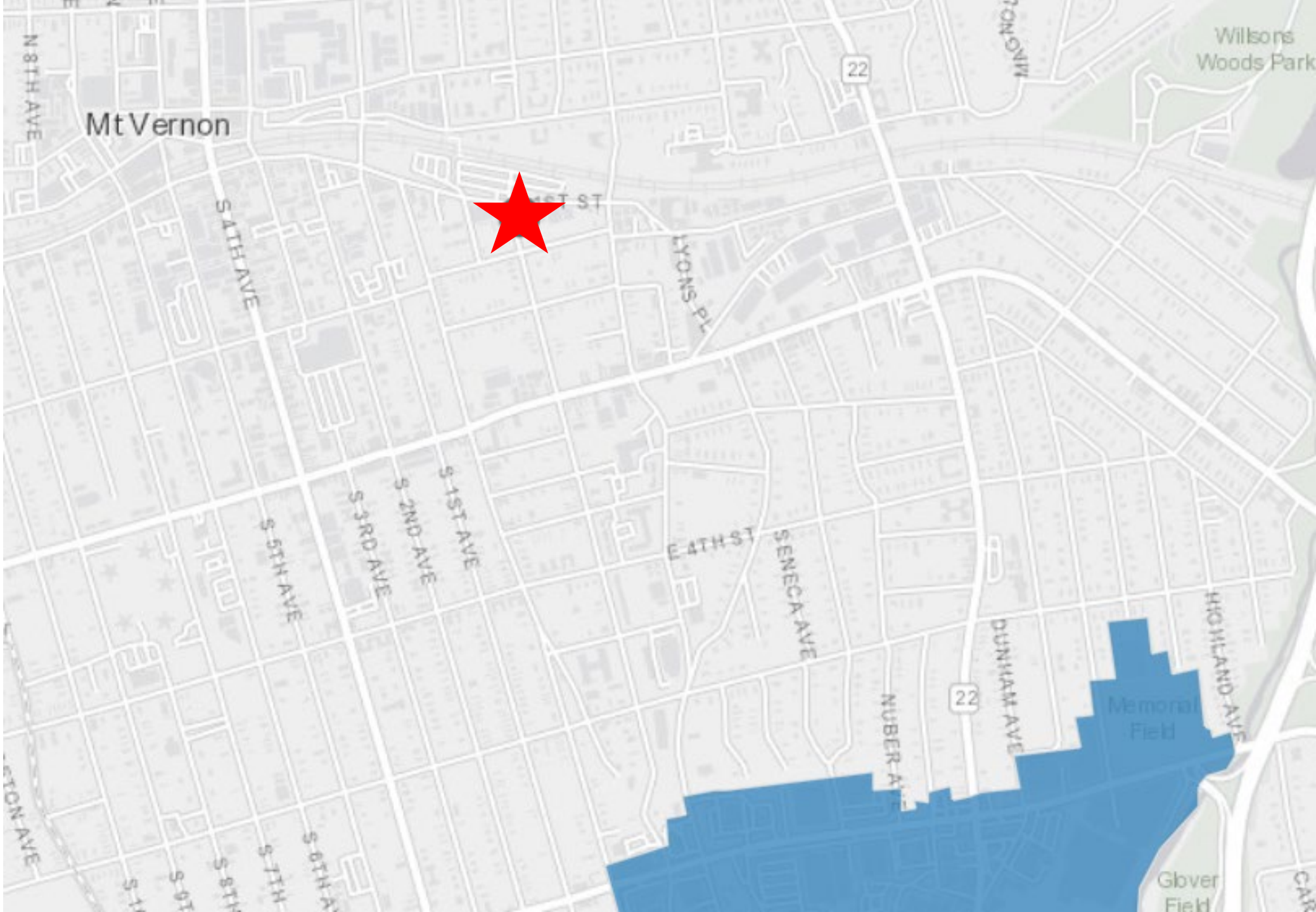
Exhibit C

BOA Map

Zicon Precision Coating Site
150 East 1st St. & 141
Washington St.
Mt. Vernon, NY 10550

Legend:

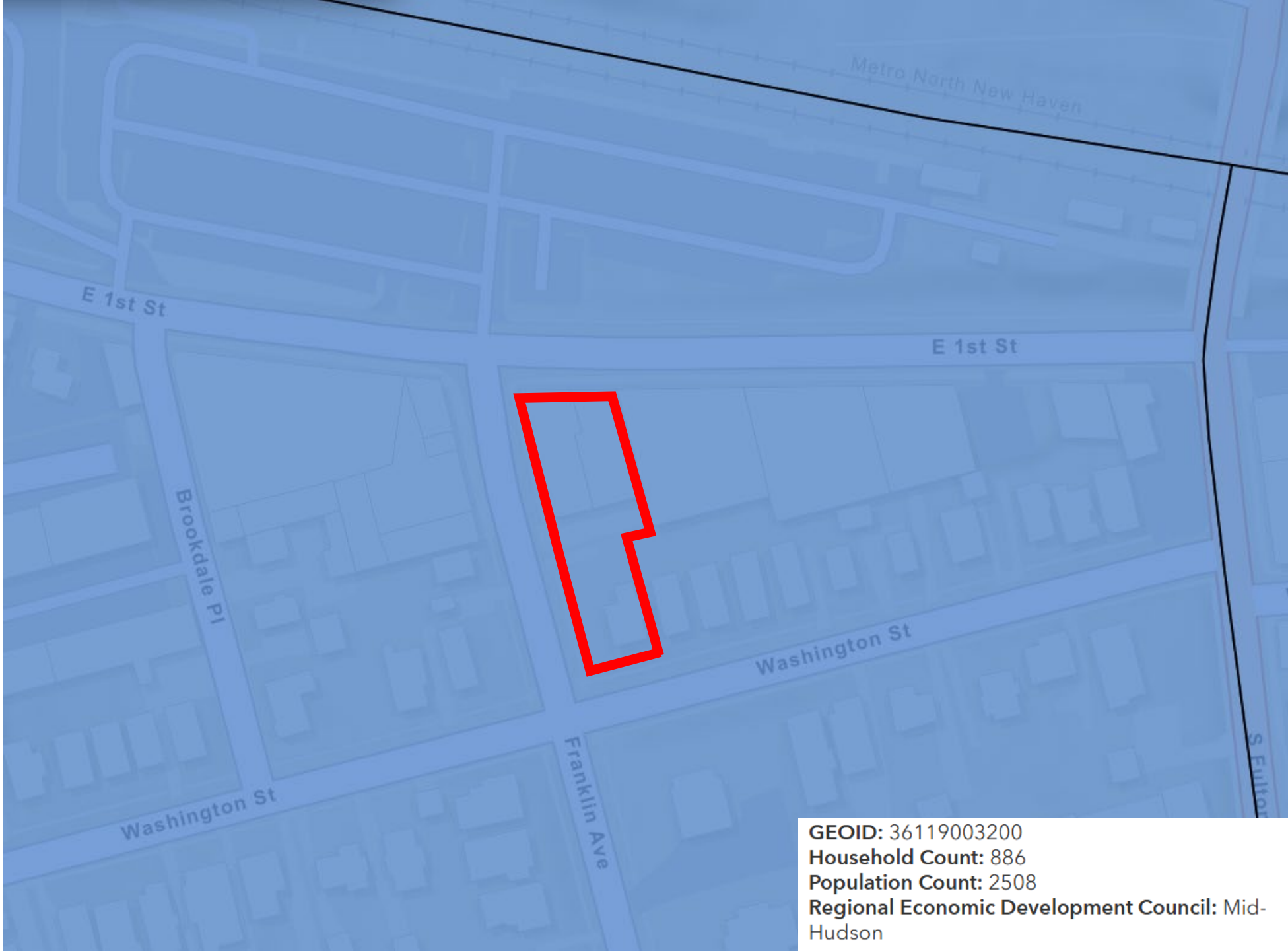
★ Site Location



April 2026
Source: NYS GIS
Designated BOAs

Disadvantaged Communities Map

Zicon Precision Coating Site
150 East 1st St. & 141 Washington St.
Mt. Vernon, NY 10550



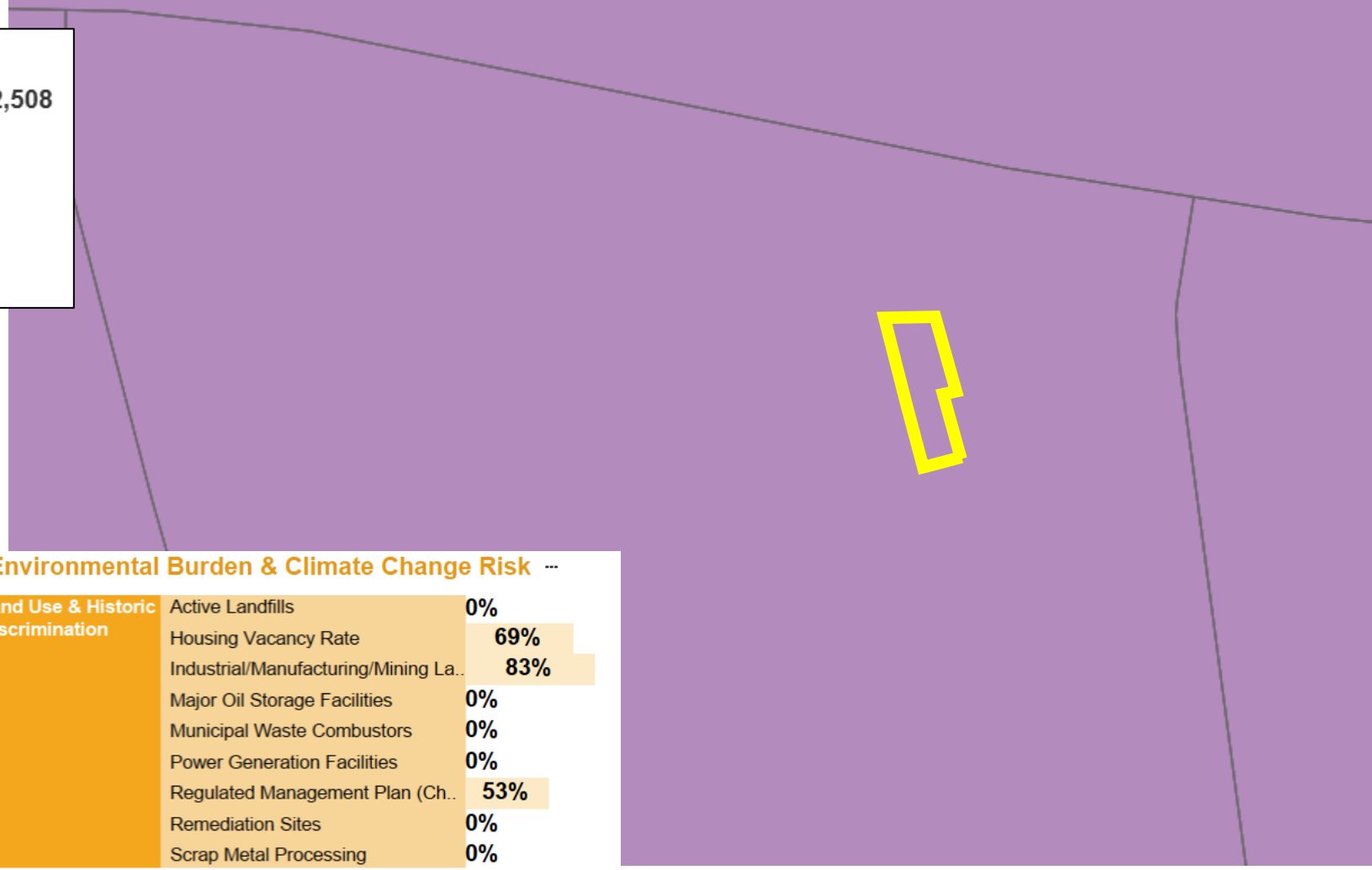
Legend:

- Site Property Boundary
- Disadvantaged Community

GEOID: 36119003200
Household Count: 886
Population Count: 2508
Regional Economic Development Council: Mid-Hudson

Census Tract 36119003200 is **Designated a DAC**
This Tract covering **Mount Vernon city** has a population of **2,508**

Environmental Burden is higher
than **56%** of Census Tracts statewide
Population Vulnerability is higher
than **89%** of Census Tracts statewide



Population Characteristics & Vulnerability

Health Impacts & Burdens	Asthma ED visits	89%
	COPD ED visits	69%
	Heart attack (MI) Hospitalization	65%
	Low Birthweight	90%
	Pct Adults Age 65+	33%
	Pct w/ Disabilities	66%
	Pct w/o Health Insurance	90%
	Premature Deaths	68%
Housing, Mobility, Communications	Energy Poverty / Cost Burden	83%
	Homes Built Before 1960	75%
	Housing Cost Burden (Rental C..	67%
	Manufactured Homes	0%
	Pct Renter-Occupied Homes	81%
	Pct w/o Internet (home or cellul..	78%
Income	Pct <100% of Federal Poverty ..	78%
	Pct <80% Area Median Income	94%
	Pct Single-Parent Households	78%
	Pct w/o BachelorÆs Degree	71%
	Unemployment Rate	83%
Race/Ethnicity	Historical Redlining Score	30%
	Limited English Proficiency	59%
	Pct Asian	0%
	Pct Black or African American	96%
	Pct Latino/a or Hispanic	58%
	Pct Native American or Indigen..	88%

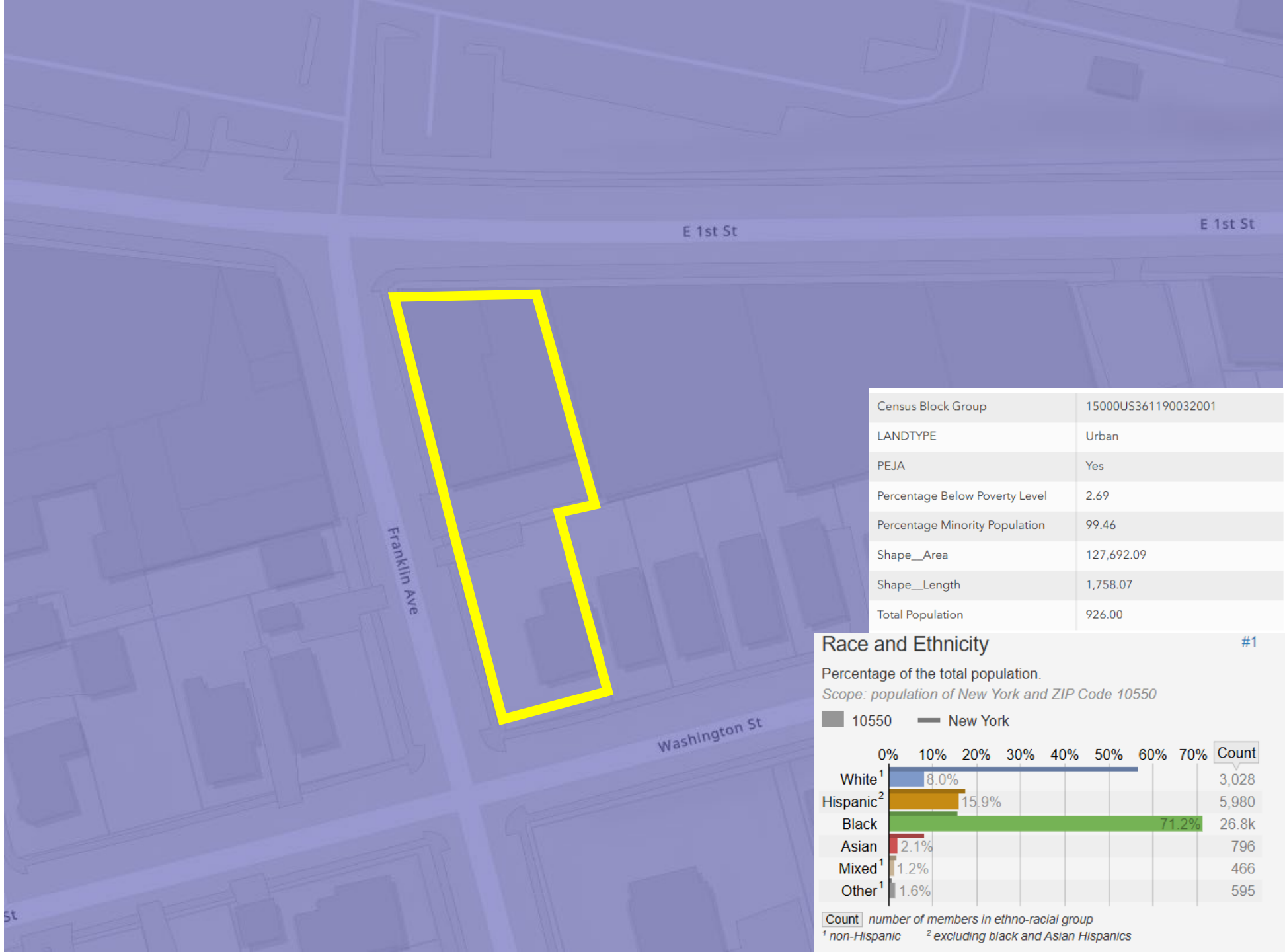
Environmental Burden & Climate Change Risk

Land Use & Historic Discrimination	Active Landfills	0%
	Housing Vacancy Rate	69%
	Industrial/Manufacturing/Mining La..	83%
	Major Oil Storage Facilities	0%
	Municipal Waste Combustors	0%
	Power Generation Facilities	0%
	Regulated Management Plan (Ch..	53%
	Remediation Sites	0%
	Scrap Metal Processing	0%
Potential Climate Change Risk	Agricultural Land Use	0%
	Coastal Flooding and Storm Risk ..	0%
	Driving Time to Urgent/Critical Care	11%
	Extreme Heat Projections (>90? d..	96%
	Inland Flooding Risk Areas	0%
	Low Vegetative Land Cover	67%
Potential Pollution Exposure	Benzene Concentration (Modeled)	68%
	Particulate Matter (PM2.5)	58%
	Traffic: Diesel Trucks	23%
	Traffic: Number of Vehicles	52%
	Wastewater Discharge	59%

Legend:
Site Property Boundary
Disadvantaged Community

EJ MAP

Zicon Precision Coating Site
150 East 1st St. & 141 Washington St.
Mt. Vernon, NY 10550



Census Block Group	15000US361190032001
LANDTYPE	Urban
PEJA	Yes
Percentage Below Poverty Level	2.69
Percentage Minority Population	99.46
Shape__Area	127,692.09
Shape__Length	1,758.07
Total Population	926.00

Legend:

Site Property Boundary

Source: NYS Geographic Information Gateway

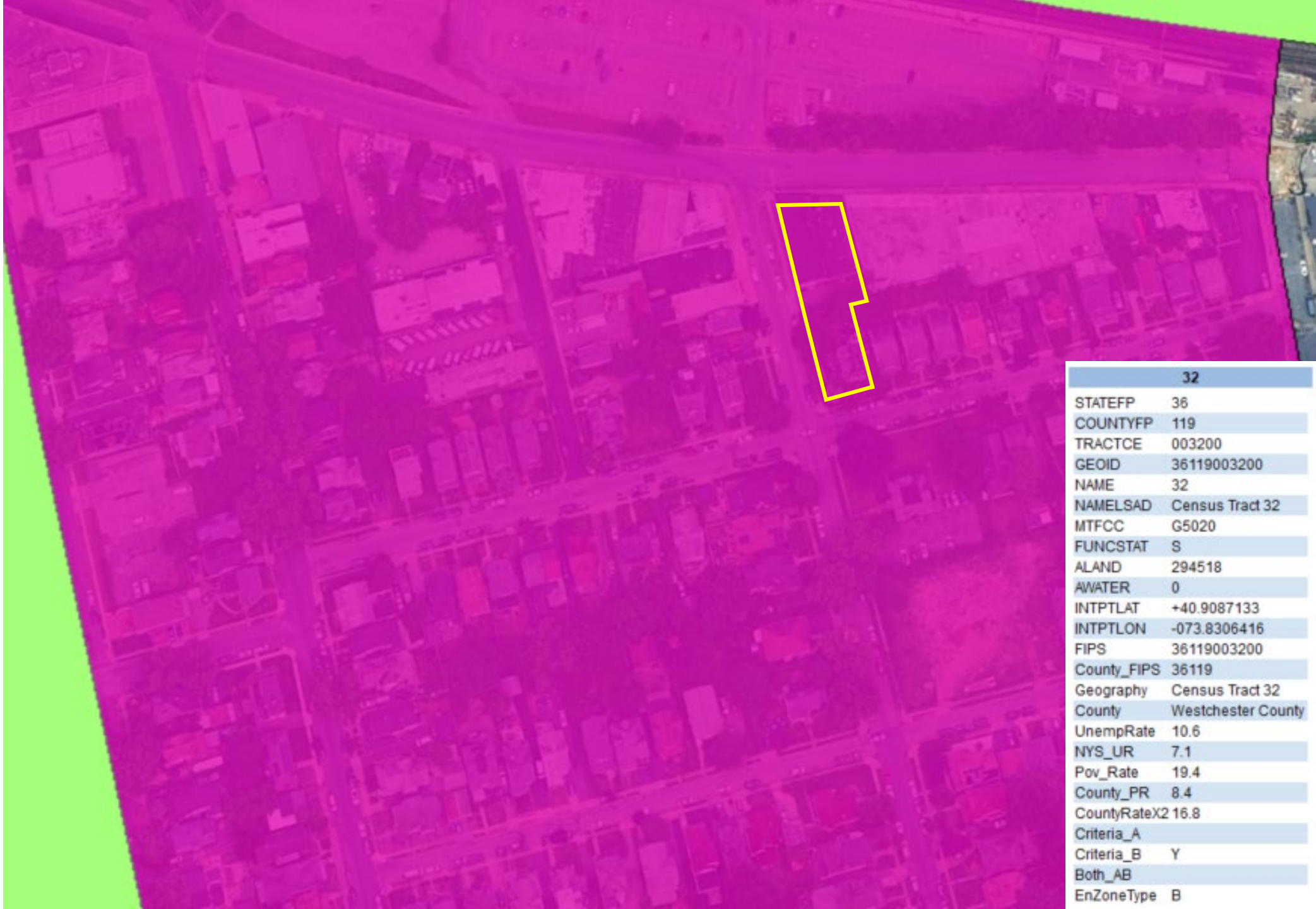
En-Zone Map

Zicon Precision Coating Site
150 East 1st St. and 141 Washington St.
Mt. Vernon, NY 10550

Legend:

Site Property Boundary

April 2026
Source: Google Earth



32	
STATEFP	36
COUNTYFP	119
TRACTCE	003200
GEOID	36119003200
NAME	32
NAMELSAD	Census Tract 32
MTFCC	G5020
FUNCSTAT	S
ALAND	294518
AWATER	0
INTPTLAT	+40.9087133
INTPTLON	-073.8306416
FIPS	36119003200
County_FIPS	36119
Geography	Census Tract 32
County	Westchester County
UnempRate	10.6
NYS_UR	7.1
Pov_Rate	19.4
County_PR	8.4
CountyRateX2	16.8
Criteria_A	
Criteria_B	Y
Both_AB	
EnZoneType	B

Exhibit D

FLOOD MAP

Zicon Precision Coating Site
150 East 1st St. & 141 Washington St.
Mt. Vernon, NY 10550

Legend:

★ Site Location

N
True North

All feature locations are approximate. This map is intended as a schematic to be used in conjunction with the associated report, and it should not be relied upon as a survey for planning or other activities.

April 2026
Source: FEMA Flood Map

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from digital orthophotography provided by the New York State Office of Cyber Security & Critical Infrastructure Coordination. This information was produced as 20-centimeter resolution natural color orthoimagery from photography dated April 2004.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding in the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A — No Base Flood Elevations determined.
ZONE AE — Base Flood Elevations determined.
ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are typically located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary
0.2% annual chance floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513 — Base Flood Elevation line and value; elevation in feet*
(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*
* Referenced to the North American Vertical Datum of 1988
Cross section line
Limited detail cross-section line
Transect line
87° 07' 45", 32° 22' 30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western hemisphere
3570000 FT — 1000-meter Universal Transverse Mercator grid values, zone 18N
600000 FT — 5000-foot grid ticks: New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Transverse Mercator projection
DX510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
500 0 500 1000 FEET
150 0 150 300 METERS

NFIP
PANEL 0337F

FIRM
FLOOD INSURANCE RATE MAP

for WESTCHESTER COUNTY, NEW YORK (ALL JURISDICTIONS)

CONTAINS:

COMMUNITY	NUMBER
BRONXVILLE, VILLAGE OF	360905
EASTCHESTER, TOWN OF	360909
MOUNT VERNON, CITY OF	360920
PELHAM, VILLAGE OF	360925
YONKERS, CITY OF	360936

PANEL 337 OF 426
MAP SUFFIX: F
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
36119C0337F
EFFECTIVE DATE
SEPTEMBER 26, 2007

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

Exhibit E

ZONING MAP

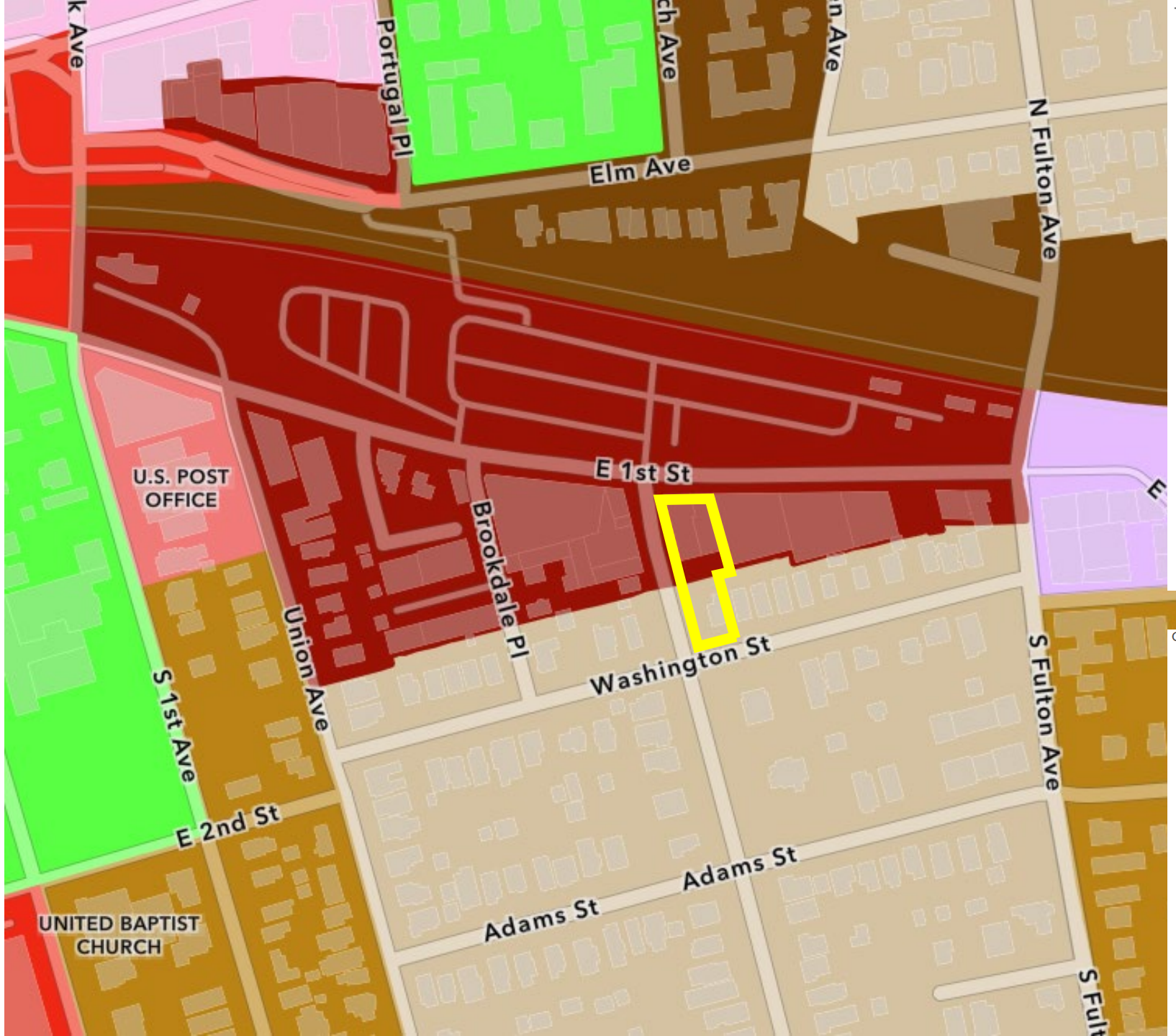
Zicon Precision Coating Site
150 East 1st St. & 141
Washington St.
Mt. Vernon, NY 10550

Legend:

Site property boundary

Zoning Districts:

April 2026
Source: Mount Vernon GIS



Three-Family Residence

ZONING	RMF-6.75
ZONE NAME	Three-Family Residence
STORIES	3
BUILDING COVERAGE	40
TOTAL COVERAGE	70
MINIMUM LOT SIZE	6750
MAXIMUM NUMBER OF UNITS	19
MAXIMUM HEIGHT	35
OVERLAY	
DESCRIPTION	17 to 49.9 DU's per Acre (Minimum Lot Area from 870 to 2,560 s.f.)
LINK TO DETAILS IN CODE	View
LINK TO DETAILS OF OVERLAY CODE	

Commercial Business

ZONING	CB
ZONE NAME	Commercial Business
STORIES	2
BUILDING COVERAGE	50
TOTAL COVERAGE	80
MINIMUM LOT SIZE	7500
MAXIMUM NUMBER OF UNITS	0
MAXIMUM HEIGHT	30
OVERLAY	
DESCRIPTION	Business, Office and Commercial
LINK TO DETAILS IN CODE	View
LINK TO DETAILS OF OVERLAY CODE	

Zoning District: CB (Commercial Business) and RMF-6.75 (Three-Family Residence)

Commercial Business:

Commercial Business districts allow for a variety of larger-scale retail and office uses geared towards regional commerce, including shopping centers. The Commercial Business districts were established to provide a wide variety of retail office and service business uses in character and scale with existing and planned future development along some of the major arterial commercial streets of the City. Specific permitted uses can be found in the Zoning Code.

Multi-Family Residence:

Multi-family residence zones were established to encourage higher density development to allow for more moderately priced housing located in convenient proximity to employment, shopping, transportation, and community facilities, while providing adequate on-site parking and open space. The TMF-6.75 district intends to support medium-density housing through the conversion of large existing houses to multifamily use as well as the construction of new multifamily homes.

Exhibit F

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
Zicon Precision Coating Site
150 E. 1st Street & 141 Washington St.

Year	Contact Information Lot 165.71-3161-1 Owners	Status	Relation to Requestor
Unknown-1960	**Serv-Well Foods, Inc.** Phone: Unknown Address: Unknown	Inactive	None
1960-1967	**Westchester Food Service, Inc. (Sol Feder)** Phone: (914) 630-2319 519 Revere Road, Larchmont, NY 10538	Active	None
July 1967-December 1967	**Congress Financial Corp.** Phone: (302) 421-6100 80 State St., Albany, NY 12207	Active	None
December 1967-1968	**George H. McKee, Inc.** Phone: Unknown 37 Pearl St., Mt. Vernon, NY 10550	Inactive	None
1968-2016	**JOCO Properties, Inc.** Phone: (718) 325-8815 3830 Boston Rd, Bronx, NY 10475	Active	None
2016-Present	**RNG, LLC** Phone: (914) 584-4496 150 E. 1st St., Mt. Vernon, NY 10550	Active	None
Operators			
Unknown-1918	Vacant/Undeveloped Address and Phone: N/A	N/A	N/A
1918-1950	**Armour & Co. Meat Depot:** Meatpacking Address and Phone: Unknown	Inactive	None
1950-Unknown	Auto Garage Address and Phone: Unknown	Inactive	None
1967-1972	Food Packaging Facility Address and Phone: Unknown	Inactive	None
1972-1992	**Zicon Corp. Precision Coating Equipment**: Coating Manufacturer, Offices 63 East Stanford Blvd., Mt. Vernon, NY Phone: Unknown	Inactive	None
2000-2017	**Morris Moving and Storage:** Storage Warehouse Phone: (914) 699-0049 144 E Kingsbridge Rd., Mt. Vernon, NY	Inactive	None
2017-Present	**AA Air Filters, Inc.:** HVAC Company Phone: (914) 584-4496 Address: 150 E 1st St., Mt. Vernon, NY 10550	Active	None

PREVIOUS & CURRENT OWNERS & OPERATORS LIST
Zicon Precision Coating Site
150 E. 1st Street & 141 Washington St.

Year	Contact Information Lot 165.71-3161-16 Owners	Status	Relation to Requestor
Unknown-1937	**Joseph Van Tassel** Phone: Unknown Address: Unknown	Deceased	None
1937-1950	**Hope L. De Oro** Phone: Unknown Address: 22 Cottage Ave., Mt. Vernon, NY 10550	Unknown	None
1950-1992	**Farrell H. Cumberbatch** Phone: Unknown Address: Unknown	Deceased	None
1992-2002	**Clement R. Cumberbatch** Phone: (914) 668-6788 166 Washington St., Mt. Vernon, NY 10550	Active	None
2002-2003	**Grand-Bay Associates Enterprises, Inc.** Phone: Unknown 187 Ashburton Ave., Yonkers, NY 10701	Inactive	None
2003-2025	**Bobby Covington** Phone: (914) 664-2705 PO Box 1037, Mt. Vernon, NY 10551	Active	None
2025-Present	**RNG 2 LLC** Phone: (914) 584-4496 150 E. 1st St., Mt. Vernon, NY 10550	Active	None
	Operators		
1896-Unknown	Dwelling Address and Phone: Unknown	Inactive	None
Unknown-1937	**Joseph Van Tassel;** Dwelling Phone: Unknown Address: Unknown	Inactive	None
1937-1950	**Hope L. De Oro:** Dwelling Phone: Unknown Address: 22 Cottage Ave., Mt. Vernon, NY 10550	Inactive	None
1950	**Farrell H. Cumberbatch:** Dwelling with an Auto Garage Phone: Unknown Address: Unknown	Inactive	None
2003-2023	**Bobby Covington:** Dwelling Phone: (914) 664-2705 PO Box 1037, Mt. Vernon, NY 10551	Inactive	None
2023-Present	Vacant	N/A	N/A

Exhibit G

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

652333692DED0023

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Stewart Title Guaranty Company	Phone:	914-993-9393
Address 1:	711 Westchester Avenue, Ste 302	Fax:	914-997-1698
Address 2:		Email:	nymetrorecordings@stewart.com
City/State/Zip:	White Plains NY 10604	Reference for Submitter:	2612894 71328249 141 Washington DC

Document Details

Control Number: **652333692**

Document Type: **Deed (DED)**

Package ID: 2025082100336001001

Document Page Count: **3**

Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY		2nd PARTY	
1: COVINGTON BOBBY	- Individual	1: RNG 2 LLC	- Other
2:		2:	

Property

☐ Additional Properties on Continuation page

Street Address: 141 WASHINGTON STREET

Tax Designation: 165.71-3161-16

City/Town: MOUNT VERNON

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee:	$40.00
Page Fee:	$20.00
Cross-Reference Fee:	$0.00
Mortgage Affidavit Filing Fee:	$0.00
RP-5217 Filing Fee:	$125.00
TP-584 Filing Fee:	$5.00
RPL 291 Notice Fee:	$10.00
Local Tax Receipt Filing Fee:	$5.00
Total Recording Fees Paid:	**$205.00**

Transfer Taxes

Consideration:	$250,000.00
Transfer Tax:	$1,000.00
Mansion Tax:	$0.00
Transfer Tax Number:	1757

Mortgage Taxes

Document Date:

Mortgage Amount:

Basic:	$0.00
Westchester:	$0.00
Additional:	$0.00
MTA:	$0.00
Special:	$0.00
Yonkers:	$0.00
Total Mortgage Tax:	**$0.00**

Dwelling Type: Exempt: ☐

Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK

Recorded: 09/09/2025 at 09:28 AM

Control Number: **652333692**

Witness my hand and official seal

Timothy C.Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

JACK ADDESSO, ESQ.
153 STEVENS AVENUE

MOUNT VERNN, NY 10550

Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

71328249

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 26th day of August , in the year 2025

BETWEEN BOBBY COVINGTON, 141 Washington Avenue, Mount Vernon, New York 10550

party of the first part, and

RNG 2 LLC with offices at 150 East 1st Street, Mount Vernon, New York 10550

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

TEN $10.00) dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Mount Vernon, County of Westchester,

SEE ATTACHED SCHEDULE A

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

BOBBY COVINGTON

SCHEDULE A – DESCRIPTION

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Mount Vernon, County of Westchester and State of New York, more particularly bounded and described as follows:

BEGINNING at a point formed by the intersection of the Northerly side of Washington Street with the Easterly side of Franklin Avenue;

RUNNING THENCE Easterly along the Northerly side of Washington Street about 56 feet to land now or formerly of Jennie T. Minnerly and;

THENCE Northerly along said land of Jennie T. Minerly 100 feet;

THENCE Westerly parallel with Washington Street about 56 feet to the Easterly side of Franklin Avenue;

THENCE Southerly along the Easterly side of Franklin Avenue, 100 feet to the point or place of BEGINNING.

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of WESTCHESTER , ss:

On the 26th day of August in the year 2025, before me, the undersigned, personally appeared BOBBY COVINGTON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) 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.

NOTARY PUBLIC

ELENA J CASCONE
Notary Public - State of New York
No. 01CA5037910
Qualified in Westchester County
My Commission Expires 01/17/2027

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , 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(s) 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.

NOTARY PUBLIC

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

State of , County of , ss:

On the day of in the year , 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(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), 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, and that such individual make such appearance before the undersigned in the (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

Bargain & Sale Deed With Covenants

BOBBY COVINGTON

TO

RNG 2 LLC

COUNTY: WESTCHESTER

TOWN/CITY: MOUNT VERNON

PROPERTY ADDRESS: 141 WASHINGTON STREET

SECTION: 165.71

BLOCK: 3161

LOT: 16

Title Company:

Title Number:

THIS FORM IS DISTRIBUTED BY

JUDICIAL TITLE

T: 800-281-TITLE F: 800-FAX-9396

RETURN BY MAIL TO:

JACK ADDESSO, ESQ.
153 STEVENS AVENUE
MOUNT VERNON, NEW YORK 10550

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

562563373DED0044

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Stewart Title Insurance Company (pick up by Ramon .	Phone:	914-993-9393
Address 1:	711 Westchester Avenue, Ste 302	Fax:	914-997-1698
Address 2:		Email:	nymetrorecordings@stewart.com
City/State/Zip:	White Plains NY 10604	Reference for Submitter:	1525635-RNG, LLC

Document Details

Control Number: **562563373** Document Type: **Deed (DED)**

Package ID: 2016091200138001002 Document Page Count: **4** Total Page Count: **5**

Parties

☐ Additional Parties on Continuation page

1st PARTY		2nd PARTY	
1: JOCO PROPERTIES INC	- Other	1: RNG LLC	- Other
2:		2: GIACOVAS RICHARD	- Individual

Property

☐ Additional Properties on Continuation page

Street Address: 150 EAST FIRST STREET Tax Designation: 165.71-3161-1

City/Town: MOUNT VERNON Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee:	$40.00
Page Fee:	$25.00
Cross-Reference Fee:	$0.00
Mortgage Affidavit Filing Fee:	$0.00
RP-5217 Filing Fee:	$250.00
TP-584 Filing Fee:	$5.00
Total Recording Fees Paid:	**$320.00**

Transfer Taxes

Consideration:	$889,500.00
Transfer Tax:	$3,558.00
Mansion Tax:	$0.00
Transfer Tax Number:	7672

Mortgage Taxes

Document Date:

Mortgage Amount:

Basic:	$0.00
Westchester:	$0.00
Additional:	$0.00
MTA:	$0.00
Special:	$0.00
Yonkers:	$0.00
Total Mortgage Tax:	**$0.00**

Dwelling Type: Exempt: ☐

Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK

Recorded: 01/05/2017 at 01:17 PM

Control Number: **562563373**

Witness my hand and official seal

Timothy C.Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Lazare Potter & Giacovas, LLP
875 Third Avenue, 28th floor

New York, NY 10022
Attn: Jaipat S. Jain, Esq.

STEWART TITLE INSURANCE
711 WESTCHESTER AVENUE
SUITE 302
WHITE PLAINS, NY 10604
1525635

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

FORM 8002 (short version), FORM 8007 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made as of the 23rd day of September, 2016,

BETWEEN JOCO PROPERTIES, INC., of 3830 Boston Road, Bronx, New York 10475

party of the first part, and

RNG, LLC, of 150 E. 1st Street, Mount Vernon, New York 10550

party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents ($10.00) and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever;

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Mount Vernon, County of Westchester, State of New York, more particularly described in Schedule A attached hereto;

BEING and intended to be, the same premises conveyed to the party of the first part by Deed from George H. McKee, Inc. –to- Joco Properties, a New York corporation, dated 3/15/1968, recorded 3/18/1968 in Liber 6768 Page 228,

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

Section: 165.71
Block: 3161
Lot: 1

© 2016 Matthew Bender & Co., a member of the LexisNexis Group.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

this deed is made with the unanimous consent of all shareholders

Joco Properties, Inc.
By: Eric Coppola, President

IN PRESENCE OF:

Acknowledgment by a Person Within New York State (RPL § 309-a)

STATE OF NEW YORK)
COUNTY OF Westchester) ss.:
)

On the 23rd day of September in the year 2016, before me, the undersigned, personally appeared **ERIC COPPOLA**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of ~~which the~~ individual acted, executed the instrument.

(signature and office of individual taking acknowledgment)

ELENA CASCONE
NOTARY PUBLIC STATE OF NEW YORK
WESTCHESTER COUNTY
LIC. #01CA6037910
COMM. EXP. 11/7/19

© 2016 Matthew Bender & Co., a member of the LexisNexis Group.

Deed

Title No. ST15-25635

Joco Properties, Inc.
To
RNG, LLC

Section 165.71
Block 3161
Lot 1
County or Town Westchester
Street Address 150 E. 1st Street
Mount Vernon, New York 10550

Return By Mail To:

Jaipat S. Jain, Esq.
Lazare Potter & Giacovas, LLP
875 Third Avenue, 28th floor
New York, New York 10022

Reserve This Space For Use Of Recording Office

© 2016 Matthew Bender & Co., a member of the LexisNexis Group.

SCHEDULE A – DESCRIPTION

REVISED 12/22/2015
ALL that certain plot, piece or parcel of land, situate, lying and being in the City of Mount Vernon, County of Westchester and State of New York, bounded and described as follows

BEGINNING at the southeasterly corner formed by the intersection of East First Street and Franklin Avenue;

RUNNING THENCE along the South side of East First Street, South 81 degrees 08 minutes East 75 feet to a point in First Street;

THENCE South 5 degrees East 114 feet to a stake;

THENCE South 85 degrees West 72.90 feet to the easterly side of Franklin Avenue;

THENCE North 5 degrees West along the easterly side of Franklin Avenue 132 feet to the point of BEGINNING.

FOR CONVEYANCING ONLY: TOGETHER with all right, title and interest of the party of the first part, of, in and to any streets and roads abutting the above described premises to the center lines thereof.

Exhibit H

ARI 150 East 1st Street LLC

153 Stevens Ave, Suite 8
Mount Vernon, New York 10550

RNG 2 LLC
c/o Richard Giacovas
150 East1st Street
Mt. Vernon, NY 10550

Re: Site Access to Perform Brownfield Cleanup Program Work
150 East 1st St. & 141 Washington St., Mt. Vernon, NY 10550

Dear Mr. Giacovas:

ARI 150 East 1st Street LLC ("ARI") is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 150 East 1st St. (Tax Parcel No. 165.71-3161-1) and 141 Washington St. (Tax Parcel No. 165.71-3161-16) in the City of Mount Vernon, Westchester County, New York (the "BCP Site"). As you know, RNG 2 LLC owns the aforementioned parcel located at 141 Washington St. that makes up a portion of the BCP Site. ARI needs your written permission below to access 141 Washington St. for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

If you agree to sign below on behalf of RNG 2 LLC, you are granting us what is known as a "temporary license" to allow an appropriate contractor ARI hires to enter the property to perform investigation and remediation work. ARI promises to provide you with copies of any information we generate about the 141 Washington St. property, and if ARI's contractor does accidentally damage this property in any way, ARI agrees to repair the damages to restore the property to the way it was before ARI and its team entered. ARI's contractor will also maintain insurance that would cover any accidents on the job. ARI promises to minimize any and all inconvenience to you in connection with this work, and will give you one week notice before the work begins.

In addition, in the unlikely circumstance that you still own this portion of the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing to impose an environmental easement on the BCP Site on behalf of RNG 2 LLC if required by the New York State Department of Environmental Conservation.

Thank you for your cooperation.

Sincerely,

ARI 150 East 1st Street LLC
By. Marquis Lobban
Authorized Signatory/CEO

As an authorized signatory for the site owner, RNG 2 LLC, I am authorized to grant this temporary license and agree to allow ARI 150 East 1st Street LLC and its agents to enter the 141 Washington St. property to perform the BCP Investigation and/or remediation work required.

RNG 2 LLC
By. Richard Giacovas

ARI 150 East 1st Street LLC
153 Stevens Ave, Suite 8
Mount Vernon, New York 10550

RNG, LLC
c/o Richard Giacovas
150 East1st Street
Mt. Vernon, NY 10550

Re: Site Access to Perform Brownfield Cleanup Program Work
150 East 1st St. & 141 Washington St., Mt. Vernon, NY 10550

Dear Richard:

ARI 150 East 1st Street LLC ("ARI") is submitting a Brownfield Cleanup Program ("BCP") Application to the New York State Department of Environmental Conservation to voluntarily investigate and remediate the following properties: 150 East 1st St. (Tax Parcel No. 165.71-3161-1) and 141 Washington St. (Tax Parcel No. 165.71-3161-16) in the City of Mount Vernon, Westchester County, New York (the "BCP Site"). As you know, RNG, LLC owns the aforementioned parcel located at 150 East 1st St., which makes up a portion of the BCP Site. ARI needs your written permission as the authorized signatory for owner RNG, LLC to access 150 East 1st St. for the purpose of performing environmental investigation and remediation work for acceptance into the BCP.

If you agree to sign below on behalf of RNG, LLC, you are granting ARI what is known as a "temporary license" to allow an appropriate contractor ARI hires to enter the 150 East 1st St. property to perform investigation and remediation work. ARI promises to provide you with copies of any information ARI generates about the property, and if ARI's contractor does accidentally damage the property in any way, ARI agrees to repair the damages to restore the property to the way it was before ARI's team entered. ARI's contractor will also maintain insurance that would cover any accidents on the job. ARI promises to minimize any and all inconvenience to you in connection with this work, and will give you one week notice before the work begins.

In addition, in the unlikely circumstance that RNG, LLC still owns the BCP Site when the remediation is complete and the Certificate of Completion is about to be obtained, and a Track 1 remediation level is not achieved, you are hereby also agreeing on behalf of RNG, LLC to impose an environmental easement on the BCP Site if required by the New York State Department of Environmental Conservation.

Thank you for your cooperation.

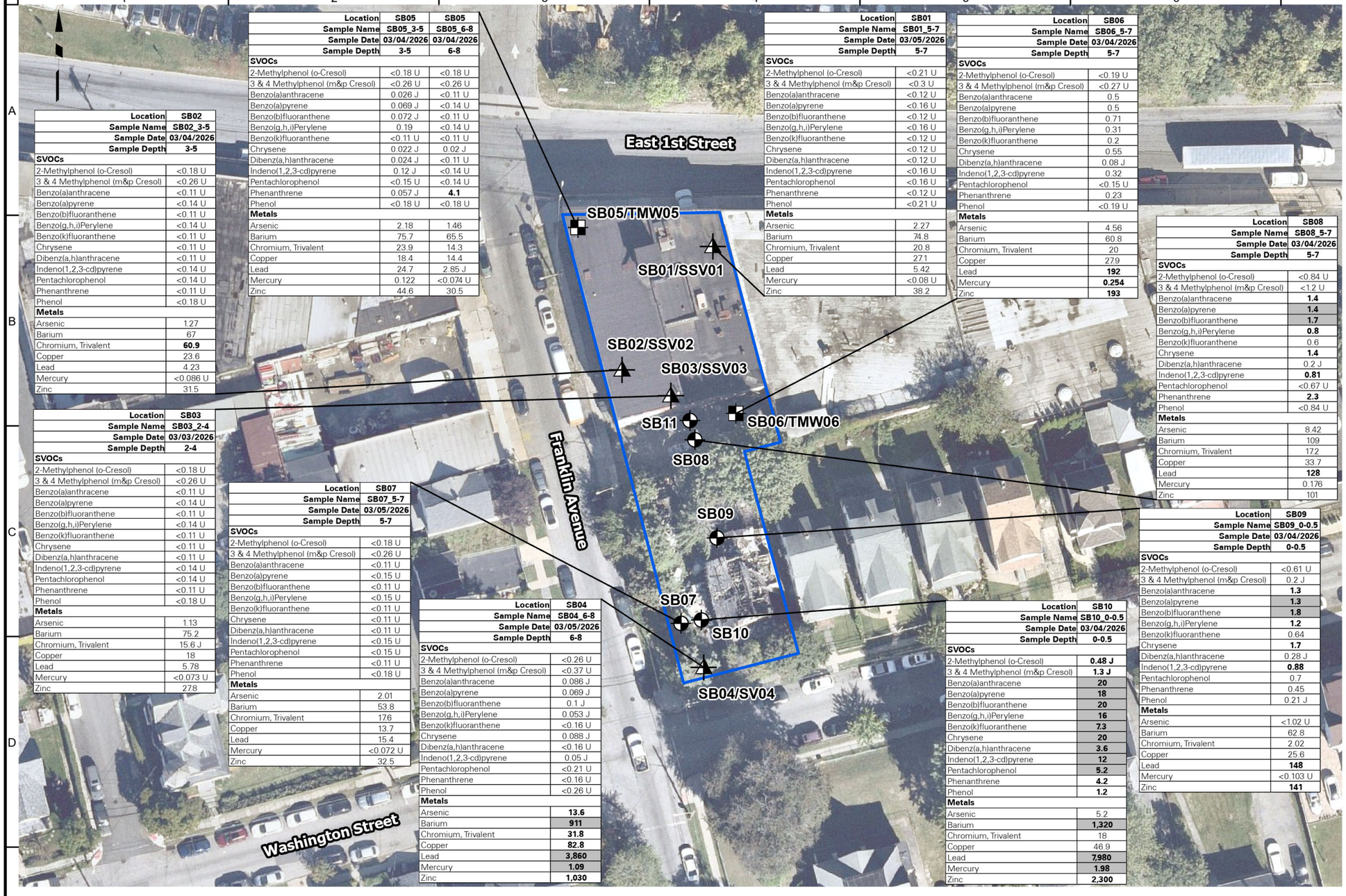
Sincerely,

ARI 150 East 1st Street LLC
By: Marquis Lobban
Authorized Signatory/CEO

As an authorized signatory for site owner, RNG, LLC, I am authorized to grant this temporary license and agree to allow ARI 150 East 1st Street LLC and its agents to enter my property to perform the BCP Investigation and/or remediation work required.

RNG, LLC
By. Richard Giacovas

Exhibit I



Location	SB02
Sample Name	SB02_3-5
Sample Date	03/04/2026
Sample Depth	3-5
SVOCs	
2-Methylphenol (o-Cresol)	<0.18 U
3 & 4 Methylphenol (m&p Cresol)	<0.26 U
Benzo(a)anthracene	<0.11 U
Benzo(a)pyrene	<0.14 U
Benzo(b)fluoranthene	<0.11 U
Benzo(g,h,i)Perylene	<0.14 U
Benzo(k)fluoranthene	<0.11 U
Chrysene	<0.11 U
Dibenz(a,h)anthracene	<0.11 U
Indeno(1,2,3-cd)pyrene	<0.14 U
Pentachlorophenol	<0.14 U
Phenanthrene	<0.11 U
Phenol	<0.18 U
Metals	
Arsenic	1.27
Barium	67
Chromium, Trivalent	**60.9**
Copper	23.6
Lead	4.23
Mercury	<0.086 U
Zinc	31.5

Location	SB05	SB05
Sample Name	SB05_3-5	SB05_6-8
Sample Date	03/04/2026	03/04/2026
Sample Depth	3-5	6-8
SVOCs		
2-Methylphenol (o-Cresol)	<0.18 U	<0.18 U
3 & 4 Methylphenol (m&p Cresol)	<0.26 U	<0.26 U
Benzo(a)anthracene	0.026 J	<0.11 U
Benzo(a)pyrene	0.069 J	<0.14 U
Benzo(b)fluoranthene	0.072 J	<0.11 U
Benzo(g,h,i)Perylene	0.19	<0.14 U
Benzo(k)fluoranthene	<0.11 U	<0.11 U
Chrysene	0.022 J	0.02 J
Dibenz(a,h)anthracene	0.024 J	<0.11 U
Indeno(1,2,3-cd)pyrene	0.12 J	<0.14 U
Pentachlorophenol	<0.15 U	<0.14 U
Phenanthrene	0.057 J	**4.1**
Phenol	<0.18 U	<0.18 U
Metals		
Arsenic	2.18	1.46
Barium	75.7	65.5
Chromium, Trivalent	23.9	14.3
Copper	18.4	14.4
Lead	24.7	2.85 J
Mercury	0.122	<0.074 U
Zinc	44.6	30.5

Location	SB01
Sample Name	SB01_5-7
Sample Date	03/05/2026
Sample Depth	5-7
SVOCs	
2-Methylphenol (o-Cresol)	<0.21 U
3 & 4 Methylphenol (m&p Cresol)	<0.3 U
Benzo(a)anthracene	<0.12 U
Benzo(a)pyrene	<0.16 U
Benzo(b)fluoranthene	<0.12 U
Benzo(g,h,i)Perylene	<0.16 U
Benzo(k)fluoranthene	<0.12 U
Chrysene	<0.12 U
Dibenz(a,h)anthracene	<0.12 U
Indeno(1,2,3-cd)pyrene	<0.16 U
Pentachlorophenol	<0.16 U
Phenanthrene	<0.12 U
Phenol	<0.21 U
Metals	
Arsenic	2.27
Barium	74.8
Chromium, Trivalent	20.8
Copper	27.1
Lead	5.42
Mercury	<0.08 U
Zinc	38.2

Location	SB06
Sample Name	SB06_5-7
Sample Date	03/04/2026
Sample Depth	5-7
SVOCs	
2-Methylphenol (o-Cresol)	<0.19 U
3 & 4 Methylphenol (m&p Cresol)	<0.27 U
Benzo(a)anthracene	0.5
Benzo(a)pyrene	0.5
Benzo(b)fluoranthene	0.71
Benzo(g,h,i)Perylene	0.31
Benzo(k)fluoranthene	0.2
Chrysene	0.55
Dibenz(a,h)anthracene	0.08 J
Indeno(1,2,3-cd)pyrene	0.32
Pentachlorophenol	<0.15 U
Phenanthrene	0.23
Phenol	<0.19 U
Metals	
Arsenic	4.56
Barium	60.8
Chromium, Trivalent	20
Copper	279
Lead	**192**
Mercury	**0.254**
Zinc	**193**

Location	SB08
Sample Name	SB08_5-7
Sample Date	03/04/2026
Sample Depth	5-7
SVOCs	
2-Methylphenol (o-Cresol)	<0.84 U
3 & 4 Methylphenol (m&p Cresol)	<1.2 U
Benzo(a)anthracene	**1.4**
Benzo(a)pyrene	**1.4**
Benzo(b)fluoranthene	**1.7**
Benzo(g,h,i)Perylene	**0.8**
Benzo(k)fluoranthene	0.6
Chrysene	**1.4**
Dibenz(a,h)anthracene	0.2 J
Indeno(1,2,3-cd)pyrene	**0.81**
Pentachlorophenol	<0.67 U
Phenanthrene	**2.3**
Phenol	<0.84 U
Metals	
Arsenic	8.42
Barium	109
Chromium, Trivalent	172
Copper	33.7
Lead	**128**
Mercury	0.176
Zinc	101

Location	SB03
Sample Name	SB03_2-4
Sample Date	03/03/2026
Sample Depth	2-4
SVOCs	
2-Methylphenol (o-Cresol)	<0.18 U
3 & 4 Methylphenol (m&p Cresol)	<0.26 U
Benzo(a)anthracene	<0.11 U
Benzo(a)pyrene	<0.14 U
Benzo(b)fluoranthene	<0.11 U
Benzo(g,h,i)Perylene	<0.14 U
Benzo(k)fluoranthene	<0.11 U
Chrysene	<0.11 U
Dibenz(a,h)anthracene	<0.11 U
Indeno(1,2,3-cd)pyrene	<0.14 U
Pentachlorophenol	<0.14 U
Phenanthrene	<0.11 U
Phenol	<0.18 U
Metals	
Arsenic	1.13
Barium	75.2
Chromium, Trivalent	15.6 J
Copper	18
Lead	5.78
Mercury	<0.073 U
Zinc	27.8

Location	SB07
Sample Name	SB07_5-7
Sample Date	03/05/2026
Sample Depth	5-7
SVOCs	
2-Methylphenol (o-Cresol)	<0.18 U
3 & 4 Methylphenol (m&p Cresol)	<0.26 U
Benzo(a)anthracene	<0.11 U
Benzo(a)pyrene	<0.15 U
Benzo(b)fluoranthene	<0.11 U
Benzo(g,h,i)Perylene	<0.15 U
Benzo(k)fluoranthene	<0.11 U
Chrysene	<0.11 U
Dibenz(a,h)anthracene	<0.11 U
Indeno(1,2,3-cd)pyrene	<0.15 U
Pentachlorophenol	<0.15 U
Phenanthrene	<0.11 U
Phenol	<0.18 U
Metals	
Arsenic	2.01
Barium	53.8
Chromium, Trivalent	176
Copper	13.7
Lead	15.4
Mercury	<0.072 U
Zinc	32.5

Location	SB04
Sample Name	SB04_6-8
Sample Date	03/05/2026
Sample Depth	6-8
SVOCs	
2-Methylphenol (o-Cresol)	<0.26 U
3 & 4 Methylphenol (m&p Cresol)	<0.37 U
Benzo(a)anthracene	0.086 J
Benzo(a)pyrene	0.069 J
Benzo(b)fluoranthene	0.1 J
Benzo(g,h,i)Perylene	0.053 J
Benzo(k)fluoranthene	<0.16 U
Chrysene	0.088 J
Dibenz(a,h)anthracene	<0.16 U
Indeno(1,2,3-cd)pyrene	0.05 J
Pentachlorophenol	<0.21 U
Phenanthrene	<0.16 U
Phenol	<0.26 U
Metals	
Arsenic	**13.6**
Barium	**911**
Chromium, Trivalent	**31.8**
Copper	**82.8**
Lead	**3,860**
Mercury	**1.09**
Zinc	**1,030**

Location	SB09
Sample Name	SB09_0-0.5
Sample Date	03/04/2026
Sample Depth	0-0.5
SVOCs	
2-Methylphenol (o-Cresol)	<0.61 U
3 & 4 Methylphenol (m&p Cresol)	0.2 J
Benzo(a)anthracene	**1.3**
Benzo(a)pyrene	**1.3**
Benzo(b)fluoranthene	**1.8**
Benzo(g,h,i)Perylene	**1.2**
Benzo(k)fluoranthene	0.64
Chrysene	**1.7**
Dibenz(a,h)anthracene	0.28 J
Indeno(1,2,3-cd)pyrene	**0.88**
Pentachlorophenol	0.7
Phenanthrene	0.45
Phenol	0.21 J
Metals	
Arsenic	<1.02 U
Barium	62.8
Chromium, Trivalent	2.02
Copper	25.6
Lead	**148**
Mercury	<0.103 U
Zinc	**141**

Location	SB10
Sample Name	SB10_0-0.5
Sample Date	03/04/2026
Sample Depth	0-0.5
SVOCs	
2-Methylphenol (o-Cresol)	**0.48 J**
3 & 4 Methylphenol (m&p Cresol)	**1.3 J**
Benzo(a)anthracene	**20**
Benzo(a)pyrene	**18**
Benzo(b)fluoranthene	**20**
Benzo(g,h,i)Perylene	**16**
Benzo(k)fluoranthene	**7.3**
Chrysene	**20**
Dibenz(a,h)anthracene	**3.6**
Indeno(1,2,3-cd)pyrene	**12**
Pentachlorophenol	**5.2**
Phenanthrene	**4.2**
Phenol	**1.2**
Metals	
Arsenic	5.2
Barium	**1,320**
Chromium, Trivalent	18
Copper	46.9
Lead	**7,980**
Mercury	**1.98**
Zinc	**2,300**

Legend

- Soil Boring Location
- Soil Boring/Monitoring Well Location
- Soil Boring Location/Soil Vapor Point
- Approximate Site Location

Analyte	NYSDEC Part 375 Unrestricted Use SCOs	NYSDEC Part 375 Restricted Use Restricted-Residential SCOs
SVOCs		
2-Methylphenol (o-Cresol)	0.33	100
3 & 4 Methylphenol (m&p Cresol)	0.33	100
Benzo(a)anthracene	1	1.4
Benzo(a)pyrene	1	1
Benzo(b)fluoranthene	1	1.4
Benzo(g,h,i)Perylene	0.64	4.9
Benzo(k)fluoranthene	0.8	4.9
Chrysene	1	4.9
Dibenz(a,h)anthracene	0.33	0.33
Indeno(1,2,3-cd)pyrene	0.5	1.4
Pentachlorophenol	0.8	1.3
Phenanthrene	1.1	4.9
Phenol	0.33	100
Metals		
Arsenic	13	16
Barium	410	410
Chromium, Trivalent	30	110
Copper	50	280
Lead	63	400
Mercury	0.18	0.3
Zinc	109	6600

Exceedance Summary:

10 - Result exceeds Unrestricted Use SCOs

10 - Result exceeds Restricted Use Restricted-Residential SCOs

Notes:

1. Imagery provided through Langan's subscription to Nearmap.com. Flown on 10/01/2025.
2. Soil sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 Unrestricted Use and Restricted Use Restricted-Residential Soil Cleanup Objectives (SCO) (December 2025).
3. Criterion comparisons for 3- & 4-methylphenol (m&p cresol) are provided for reference. Promulgated SCOs are for 3-methylphenol (m-cresol) and 4-methylphenol (p-cresol).
4. Soil sample results are displayed in units of milligrams per kilogram (mg/kg).
5. RL - Reporting limit
6. <RL - Not detected

Qualifiers:

J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

50 0 50
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

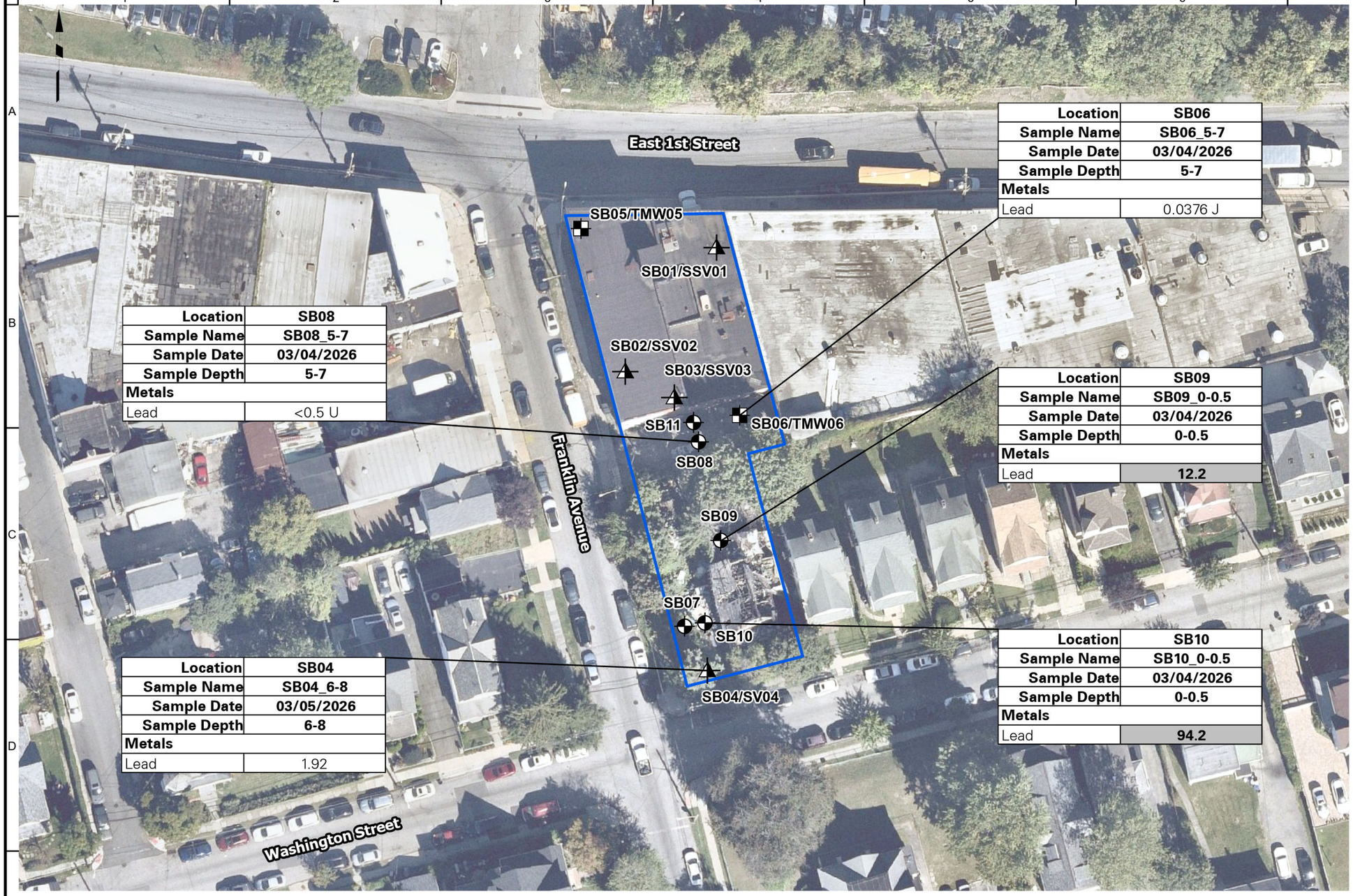
Project
150 EAST 1st STREET & 141 WASHINGTON STREET
MOUNT VERNON
WESTCHESTER COUNTY NEW YORK

Figure Title
SOIL SAMPLE ANALYTICAL RESULTS MAP

Project No.	192016801
Date	4/10/2026
Scale	1"=50'
Drawn By	MG
Figure No.	3A

© 2024 Langan

Path: \\langan.com\data\LIM\data8\192016801\Project Data\ArcGIS\APRX\192016801\192016801.aprx Date: 4/10/2026 User: mgeorgalas Time: 2:43 PM



Location	SB08
Sample Name	SB08_5-7
Sample Date	03/04/2026
Sample Depth	5-7
Metals	
Lead	<0.5 U

Location	SB06
Sample Name	SB06_5-7
Sample Date	03/04/2026
Sample Depth	5-7
Metals	
Lead	0.0376 J

Location	SB09
Sample Name	SB09_0-0.5
Sample Date	03/04/2026
Sample Depth	0-0.5
Metals	
Lead	**12.2**

Location	SB04
Sample Name	SB04_6-8
Sample Date	03/05/2026
Sample Depth	6-8
Metals	
Lead	1.92

Location	SB10
Sample Name	SB10_0-0.5
Sample Date	03/04/2026
Sample Depth	0-0.5
Metals	
Lead	**94.2**

Legend

- Soil Boring Location
- Soil Boring/Monitoring Well Location
- Soil Boring Location/Soil Vapor Point
- Approximate Site Location

Analye	RCRA Characteristics of Hazardous Waste
Metals	
Lead	5

Exceedance Summary:

10 - Result exceeds the RCRA Maximum Concentration of Contaminants for the Toxicity Characteristic

Notes:
1. Imagery provided through Langan's subscription to Nearmap.com. Flown on 10/01/2025.
2. Soil sample analytical results are compared to the Resource Conservation and Recovery Act (RCRA) Characteristics of Hazardous Waste.
3. Soil sample results are displayed in units milligrams per liter (mg/L) for Toxicity Characteristic Leaching Procedure (TCLP) concentrations.
4. RL - Reporting limit
5. <RL - Not detected

Qualifiers:
J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

50 0 50
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
150 EAST 1st STREET & 141 WASHINGTON STREET
MOUNT VERNON
WESTCHESTER COUNTY NEW YORK

Figure Title
SOIL SAMPLE ANALYTICAL RESULTS - TCLP

Project No. 192016801
Date 4/10/2026
Scale 1"=50'
Drawn By MG
Figure No. 3B

© 2024 Langan

Path: \\langan.com\data\LIM\data8\192016801\Project Data\ArcGIS\APRX\192016801\192016801.aprx Date: 4/10/2026 User: mgeorgalas Time: 2:46 PM

Location	TMW05
Sample Name	TMW05_030426
Sample Date	03/04/2026
VOCs	
Cis-1,2-Dichloroethene	<2.5 U
Trichloroethene (TCE)	<0.5 U
SVOCs	
Benzo(a)anthracene	**0.06 J**
Benzo(a)pyrene	<0.1 U
Benzo(b)fluoranthene	<0.1 U
Benzo(k)fluoranthene	<0.1 U
Chrysene	**0.05 J**
Indeno(1,2,3-cd)pyrene	<0.1 U
Metals - Dissolved	
Copper	2.41
Iron	<50 U
Lead	0.38 J
Magnesium	22,900
Manganese	43.9
Mercury	<0.2 U
Nickel	2.11
Sodium	**123,000**
Thallium	<0.5 U
Metals - Total	
Copper	64.17
Iron	**21,500**
Lead	14.87
Magnesium	**37,300**
Manganese	**612.4**
Mercury	<0.2 U
Nickel	28.33
Sodium	**108,000**
Thallium	0.2 J
PFAS	
Perfluorooctanesulfonic Acid (PFOS)	**0.0371**
Perfluorooctanoic Acid (PFOA)	**0.0327**

Location	TMW06
Sample Name	TMW06_030526
Sample Date	03/05/2026
VOCs	
Cis-1,2-Dichloroethene	**35**
Trichloroethene (TCE)	**290**
SVOCs	
Benzo(a)anthracene	**0.13**
Benzo(a)pyrene	**0.1 J**
Benzo(b)fluoranthene	**0.12**
Benzo(k)fluoranthene	**0.08 J**
Chrysene	**0.12**
Indeno(1,2,3-cd)pyrene	**0.08 J**
Metals - Dissolved	
Copper	1.07
Iron	48.3 J
Lead	<1 U
Magnesium	21,400
Manganese	**849.9**
Mercury	<0.2 U
Nickel	3.77
Sodium	**70,900**
Thallium	<0.5 U
Metals - Total	
Copper	**269.7**
Iron	**87,800**
Lead	**880.8**
Magnesium	**43,200**
Manganese	**7,613**
Mercury	**2.07**
Nickel	**124.4**
Sodium	**61,000**
Thallium	**1.05**

Legend

- Soil Boring/Monitoring Well Location
- Approximate Site Location

Analyte	NYSDEC SGVs
VOCs	
Cis-1,2-Dichloroethene	5
Trichloroethene (TCE)	5
SVOCs	
Benzo(a)anthracene	0.002
Benzo(a)pyrene	0
Benzo(b)fluoranthene	0.002
Benzo(k)fluoranthene	0.002
Chrysene	0.002
Indeno(1,2,3-cd)pyrene	0.002
Metals - Dissolved	
Copper	200
Iron	300
Lead	25
Magnesium	35,000
Manganese	300
Mercury	0.7
Nickel	100
Sodium	20,000
Thallium	0.5
Metals - Total	
Copper	200
Iron	300
Lead	25
Magnesium	35,000
Manganese	300
Mercury	0.7
Nickel	100
Sodium	20,000
Thallium	0.5
PFAS	
Perfluorooctanesulfonic Acid (PFOS)	0.0027
Perfluorooctanoic Acid (PFOA)	0.0067

Exceedance Summary:

10 - Result exceeds NYSDEC SGVs

Notes:

1. Imagery provided through Langan's subscription to Nearmap.com. Flown on 10/01/2025.
2. Groundwater sample analytical results are compared to the New York State Department of Environmental Conservation (NYSDEC) Title 6 Codes, Rules, and Regulations (NYCRR) Part 703.5 and the NYSDEC Technical and Operation Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards and Guidance Values for Class GA Water and published addenda (herein collectively referenced as "NYSDEC SGVs").
(m-cresol) and 4-methylphenol (p-cresol).
3. ug/l - microgram per liter
4. RL - Reporting limit
5. <RL - Not detected

Qualifiers:

J - The analyte was detected above the method detection limit (MDL), but below the RL; therefore, the result is an estimated concentration.
U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

50 0 50
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
150 EAST 1st STREET & 141 WASHINGTON STREET
MOUNT VERNON
WESTCHESTER COUNTY NEW YORK

Figure Title
GROUNDWATER SAMPLE ANALYTICAL RESULTS MAP

Project No.	192016801
Date	3/30/2026
Scale	1"=50'
Drawn By	MG
Figure No.	3C

© 2024 Langan

Path: \\langan.com\data\LIM\data8\192016801\Project Data\ArcGIS\APRX\192016801\192016801.aprx Date: 3/30/2026 User: mgeorgalas Time: 12:03 PM

Location	SSV01
Sample Name	SSV01_030326
Sample Date	03/03/2026
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	<1.09 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	25.4
1,2,4-Trimethylbenzene	10.1
1,3,5-Trimethylbenzene (Mesitylene)	6.49
1,3-Butadiene	<0.442 U
1,4-Dioxane (P-Dioxane)	0.951
2,2,4-Trimethylpentane	1.04
2-Hexanone (MBK)	<0.82 U
4-Ethyltoluene	1.93
Acetone	150
Benzene	7.06
Bromodichloromethane	<1.34 U
Carbon Disulfide	2.09
Chloroform	1.22
Chloromethane	0.902
Cyclohexane	1.06
Dichlorodifluoromethane	1.95
Ethanol	21.5
Ethylbenzene	8.56
Isopropanol	15.8
M,P-Xylene	33.1
Methyl Ethyl Ketone (2-Butanone)	7.67
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	7.34
Methylene Chloride	4.76
n-Heptane	5.53
n-Hexane	15.2
o-Xylene (1,2-Dimethylbenzene)	10.1
Tert-Butyl Alcohol	2.46
Tetrachloroethene (PCE)	<1.36 U
Tetrahydrofuran	25.9
Toluene	18.5
Total Xylenes	43.2
Trichloroethene (TCE)	**10.6**
Trichlorofluoromethane	1.29

Location	SSV02
Sample Name	SSV02_030326
Sample Date	03/03/2026
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	<31.9 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	<44.8 U
1,2,4-Trimethylbenzene	**110**
1,3,5-Trimethylbenzene (Mesitylene)	59
1,3-Butadiene	<12.9 U
1,4-Dioxane (P-Dioxane)	<21.1 U
2,2,4-Trimethylpentane	<273 U
2-Hexanone (MBK)	<24 U
4-Ethyltoluene	48.1
Acetone	<69.6 U
Benzene	<18.7 U
Bromodichloromethane	<39.2 U
Carbon Disulfide	<18.2 U
Chloroform	<28.6 U
Chloromethane	<12.1 U
Cyclohexane	<20.1 U
Dichlorodifluoromethane	<28.9 U
Ethanol	<275 U
Ethylbenzene	**7,170**
Isopropanol	<72 U
M,P-Xylene	**17,900**
Methyl Ethyl Ketone (2-Butanone)	<43.1 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	<59.8 U
Methylene Chloride	<50.7 U
n-Heptane	<24 U
n-Hexane	25
o-Xylene (1,2-Dimethylbenzene)	**8,730**
Tert-Butyl Alcohol	<44.3 U
Tetrachloroethene (PCE)	<39.7 U
Tetrahydrofuran	<43.1 U
Toluene	42.2
Total Xylenes	26,700
Trichloroethene (TCE)	<31.4 U
Trichlorofluoromethane	<32.9 U

Location	SSV03
Sample Name	SSV03_030326
Sample Date	03/03/2026
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	10.1
1,1,2-Trichloro-1,2,2-Trifluoroethane	4.35
1,2,4-Trimethylbenzene	1.56
1,3,5-Trimethylbenzene (Mesitylene)	<0.983 U
1,3-Butadiene	<0.442 U
1,4-Dioxane (P-Dioxane)	0.847
2,2,4-Trimethylpentane	1.11
2-Hexanone (MBK)	<0.82 U
4-Ethyltoluene	<0.983 U
Acetone	3.56
Benzene	0.799
Bromodichloromethane	<1.34 U
Carbon Disulfide	<0.623 U
Chloroform	<0.977 U
Chloromethane	<0.413 U
Cyclohexane	0.795
Dichlorodifluoromethane	2.59
Ethanol	<9.42 U
Ethylbenzene	7.3
Isopropanol	<2.46 U
M,P-Xylene	31.4
Methyl Ethyl Ketone (2-Butanone)	<1.47 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	<2.05 U
Methylene Chloride	<1.74 U
n-Heptane	2.05
n-Hexane	15.8
o-Xylene (1,2-Dimethylbenzene)	11.1
Tert-Butyl Alcohol	<1.52 U
Tetrachloroethene (PCE)	5.43
Tetrahydrofuran	19.1
Toluene	4.79
Total Xylenes	42.5
Trichloroethene (TCE)	<1.07 U
Trichlorofluoromethane	1.19

Location	AA01
Sample Name	IA01_030326
Sample Date	03/03/2026
Sample Type	AA
VOCs	
1,1,1-Trichloroethane	<1.09 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	<1.53 U
1,2,4-Trimethylbenzene	<0.983 U
1,3,5-Trimethylbenzene (Mesitylene)	<0.983 U
1,3-Butadiene	<0.442 U
1,4-Dioxane (P-Dioxane)	<0.721 U
2,2,4-Trimethylpentane	<0.934 U
2-Hexanone (MBK)	<0.82 U
4-Ethyltoluene	<0.983 U
Acetone	5.44
Benzene	0.639
Bromodichloromethane	<1.34 U
Carbon Disulfide	<0.623 U
Chloroform	<0.977 U
Chloromethane	1.21
Cyclohexane	<0.688 U
Dichlorodifluoromethane	2.67
Ethanol	<9.42 U
Ethylbenzene	<0.869 U
Isopropanol	6.29
M,P-Xylene	<1.74 U
Methyl Ethyl Ketone (2-Butanone)	<1.47 U
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	<2.05 U
Methylene Chloride	10.1
n-Heptane	1.04
n-Hexane	<0.705 U
o-Xylene (1,2-Dimethylbenzene)	<0.869 U
Tert-Butyl Alcohol	<1.52 U
Tetrachloroethene (PCE)	<1.36 U
Tetrahydrofuran	<1.47 U
Toluene	5.43
Total Xylenes	<0.869 U
Trichloroethene (TCE)	<1.07 U
Trichlorofluoromethane	1.38

Location	SSV04
Sample Name	SV04_030326
Sample Date	03/03/2026
Sample Type	SV
VOCs	
1,1,1-Trichloroethane	<1.09 U
1,1,2-Trichloro-1,2,2-Trifluoroethane	<1.53 U
1,2,4-Trimethylbenzene	1.81
1,3,5-Trimethylbenzene (Mesitylene)	<0.983 U
1,3-Butadiene	5
1,4-Dioxane (P-Dioxane)	1.19
2,2,4-Trimethylpentane	3.3
2-Hexanone (MBK)	6.64
4-Ethyltoluene	1.86
Acetone	779
Benzene	6.96
Bromodichloromethane	1.92
Carbon Disulfide	0.978
Chloroform	13
Chloromethane	0.89
Cyclohexane	3.72
Dichlorodifluoromethane	2.77
Ethanol	36.4
Ethylbenzene	4.3
Isopropanol	6.61
M,P-Xylene	14.8
Methyl Ethyl Ketone (2-Butanone)	36
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	<2.05 U
Methylene Chloride	5.14
n-Heptane	5.61
n-Hexane	178
o-Xylene (1,2-Dimethylbenzene)	5.39
Tert-Butyl Alcohol	6.7
Tetrachloroethene (PCE)	<1.36 U
Tetrahydrofuran	25.8
Toluene	16.8
Total Xylenes	20.2
Trichloroethene (TCE)	**45.9**
Trichlorofluoromethane	1.37

Legend

- Soil Boring Location/Soil Vapor Point
- Ambient Air Sample Location
- Approximate Site Location

Analyte	NYSDOH Decision Matrices Minimum Concentrations
VOCs	
1,1,1-Trichloroethane	100
1,1,2-Trichloro-1,2,2-Trifluoroethane	NS
1,2,4-Trimethylbenzene	60
1,3,5-Trimethylbenzene (Mesitylene)	60
1,3-Butadiene	NS
1,4-Dioxane (P-Dioxane)	NS
2,2,4-Trimethylpentane	60
2-Hexanone (MBK)	NS
4-Ethyltoluene	NS
Acetone	NS
Benzene	60
Bromodichloromethane	NS
Carbon Disulfide	NS
Chloroform	NS
Chloromethane	NS
Cyclohexane	60
Dichlorodifluoromethane	NS
Ethanol	NS
Ethylbenzene	60
Isopropanol	NS
M,P-Xylene	200
Methyl Ethyl Ketone (2-Butanone)	NS
Methyl Isobutyl Ketone (4-Methyl-2-Pentanone)	NS
Methylene Chloride	100
n-Heptane	200
n-Hexane	200
o-Xylene (1,2-Dimethylbenzene)	60
Tert-Butyl Alcohol	NS
Tetrachloroethene (PCE)	100
Tetrahydrofuran	NS
Toluene	300
Total Xylenes	NS
Trichloroethene (TCE)	6
Trichlorofluoromethane	NS

Exceedance Summary:

10 - Result exceeds minimum soil vapor concentrations recommending mitigation

Notes:

1. Imagery provided through Langan's subscription to Nearmap.com. Flown on 10/01/2025.
2. Soil vapor sample analytical results are compared to the minimum soil vapor concentrations at which mitigation is recommended as set forth in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York Decision Matrices for Sub-Slab Vapor and Indoor Air and subsequent updates (through to 2024).
3. ug/m3 - microgram per cubic meter
4. RL - Reporting limit
5. <RL - Not detected
6. NS - No standard

Qualifiers:

U - The analyte was analyzed for, but was not detected at a level greater than or equal to the RL; the value shown in the table is the RL.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

50 0 50
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
150 EAST 1st STREET & 141 WASHINGTON STREET
MOUNT VERNON
WESTCHESTER COUNTY NEW YORK

Figure Title
SOIL VAPOR SAMPLE ANALYTICAL RESULTS MAP

Project No.	192016801
Date	4/10/2026
Scale	1"=50'
Drawn By	MG
Figure No.	3D

© 2024 Langan

Path: \\langan.com\data\LIM\data8\192016801\Project Data\ArcGIS\APRX\192016801\192016801.aprx Date: 4/10/2026 User: mgeorgalas Time: 2:53 PM

Exhibit J

An official website of New York State.
Here's how you know

Department of State
Division of Corporations

Entity Information

Return to Results | Return to Search

Entity Details

ENTITY NAME: ARI 150 EAST 1ST STREET LLC

DOS ID: 7745560

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTIONOF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 10/28/2025

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 10/28/2025

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: WESTCHESTER

NEXT STATEMENT DUE DATE: 10/31/2027

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

ENTITY DISPLAY | NAME HISTORY | FILING HISTORY | MERGER HISTORY | ASSUMED NAME HISTORY

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: DAMION BARRETT

Address: 153 STEVENS AVE SUITE 8, MOUNT VERNON, NY, UNITED STATES, 10550

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address

Name:

Address:

Entity Primary Location Name and Address

Name:

Address:

Farmcorpflag

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

Exhibit K

WRITTEN CONSENT

The undersigned, being a Member, and the Chief Executive Officer, of ARI 150 East 1st Street LLC, does hereby certify as follows:

1. ARI 150 East 1st Street LLC is the prospective volunteer for the prospective Brownfield Cleanup Program (BCP) Site located at 150 East 1st Street (Tax Lot 165.71-3161-1) and 141 Washington Street (Tax Lot 165.71-3161-16) (collectively the "BCP Site").

2. The following person, Marquis Lobban, is a Member and the CEO of ARI 150 East 1st Street LLC and is authorized to execute any documents required by the New York State Department of Environmental Conservation on behalf of Brownfield Site Volunteer ARI 150 East 1st Street LLC in relation to the BCP Site.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on this 4th day of May 2026.

Damion Barrett, Member
ARI 150 East 1st Street LLC

Exhibit L

Site Contact List

Zicon Precision Coating Site

150 East 1st Street & 141 Washington Street

Name	Title	Address	City	State	Zip
Kirsten Gillibrand	U.S. Senator	478 Russell Senate Office Bldg	Washington	DC	20510
Charles Schumer	U.S. Senator	322 Hart Senate Office Bldg	Washington	DC	20510
James Rausse	Commissioner, City Planning and Zoning	Mt. Vernon City Hall, 1 Roosevelt Sq N	Mt. Vernon	NY	10550
George Latimer	U.S. House of Representatives	1507 Longworth House Office Building	Mt. Vernon	NY	20515
Jamaal T. Bailey	New York State Senator	250 S 6th Ave	Mt. Vernon	NY	10550
Kenneth W. Jenkins	Westchester County Executive	148 Martine Avenue	White Plains	NY	10601
Bernard Thombs	Westchester County Planning Board Chairperson	148 Martine Avenue	White Plains	NY	10601
Shawyn Patterson-Howard	City of Mount Vernon Mayor	Mt. Vernon City Hall, 1 Roosevelt Sq N	Mt. Vernon	NY	10550
Darryl Selsey	City of Mount Vernon Planning Board Chair	Mt. Vernon City Hall, 1 Roosevelt Sq N	Mt. Vernon	NY	10550
The Journal News	Media Outlet	1133 Westchester Avenue, Suite N110	White Plains	NY	10604
Nicole Laible	Westchester County Water Agency, Principal Environmental Planner	148 Martine Avenue	White Plains	NY	10601
Timur Davis	Mount Vernon Public Library - Library Director - Document Repository	28 S 1st Ave	Mt. Vernon	NY	10550
Dr. Pauline Pearce	Principal of Mount Vernon High School	100 California Road	Mt. Vernon	NY	10552
Carol Quinones-Smith	Principal of Traphagen School	72 Lexington Ave	Mt. Vernon	NY	10552
Veronica Graham	Liaison of Mount Vernon Honor Academy	195 N Columbus Ave	Mt. Vernon	NY	10553
Rebecca Jones	Principal of Lincoln Elementary School	170 E Lincoln Ave	Mt. Vernon	NY	10552
Dr. Natasha Hunter-McGregor	Principal of Graham Elementary School	421 E 5th Street	Mt. Vernon	NY	10553
Gregory Casey	Principal of Edward Williams School	9 Union Ln	Mt. Vernon	NY	10552
Marc Molina	Principal of Hamilton Elementary	20 Oak St	Mt. Vernon	NY	10550
Andrea Thomas	Principal of Denzel Washington School of the Arts	121 S 6th Ave	Mt. Vernon	NY	10550
Dr. Severin Cornelius	Prinicipal of Grimes Elementary	58 S Tenth Ave	Mt. Vernon	NY	10550
Danielle Davis-Marrow	Principal of Nelson Mandela/Hosea Zollicoffer Elementary School	250 Gramatan Ave	Mt. Vernon	NY	10550
Jacqueline Green	Principal of Cecil H Parker Elementary School	461 S 6th Ave	Mt. Vernon	NY	10550
Dr. Christopher Pearce	Principal of Mount Vernon STEAM Academy	350 Gramatan Ave	Mt. Vernon	NY	10552
Jennifer Ciavirella	Principal of Amani Public Charter School	60 S 3rd Ave	Mt. Vernon	NY	10550
Dr. Helena Castilla-Byrne	Principal of Our Lady of Victory School	38 N 5th Ave	Mt. Vernon	NY	10550
Remona Griman	On-Site Provider, Ellwood Family Group Daycare	33 Ellwood Ave	Mt. Vernon	NY	10552
Trina Constantine	Director, Little Wonders Daycare	34 Wildwood Ave	Mt. Vernon	NY	10550
Maulene Pitterson	Director, I Can Learning Center	149 W 4th Sstreet	Mt. Vernon	NY	10550
Abenai Peterson-Ford	Director, God's Little Giants Learning Center	22 S West Street	Mt. Vernon	NY	10550
RNG, LLC, c/o Richard Giacovas	Current Owner of 150 East 1st Street	150 East 1st Street	Mt. Vernon	NY	10550
AA Air Filters, Inc, c/o Richard Giacovas	Current Operator of 150 East 1st Street	150 East 1st Street	Mt. Vernon	NY	10550
RNG 2 LLC c/o Richard Giacovas	Current Owner of 141 Washington Street (Vacant, unoccupied)	150 East 1st Street	Mt. Vernon	NY	10550
ISO Realty, LLC c/o ISO Plastics	Adjacent Property Owner/Operator of 154 East 1st Street	154 East 1st Street	Mt. Vernon	NY	10550
Lloyd Simpson	Adjacent Property Owner/Operator of 145 Washington Street	145 Washington Street	Mt. Vernon	NY	10550
Loyd and Lorna Simpson	Adjacent Property Owner/Operator of 147 Washington Street	147 Washington Street	Mt. Vernon	NY	10550
Lloyd Simpson	Adjacent Property Owner/Operator of 149 Washington Street	149 Washington Street	Mt. Vernon	NY	10550
Lloyd and Lorna Simpson	Adjacent Property Owner/Operator of 151 Washington Street	151 Washington Street	Mt. Vernon	NY	10550

ISO Realty, LLC c/o ISO Plastics	Adjacent Property Owner/Operator of 160 East 1st Street	160 East 1st Street	Mt. Vernon	NY	10550
Metropolitan Transportation Authority	Adjacent Property Owner/Operator of 148 East 1st Street	2 Broadway	New York	NY	10004-
Community Apostolic Church	Adjacent Property Owner/Operator of 105 Franklin Ave	105 Franklin Ave	Mt. Vernon	NY	10550
Arthur and Barbara Williams	Adjacent Property Owner/Operator of 152 Washington Street	152 Washington Street	Mt. Vernon	NY	10550
Venice Cordwell	Adjacent Property Owner/Operator of 154 Washington Street	154 Washington Street	Mt. Vernon	NY	10550
Wilbert Tomlinson	Adjacent Property Owner/Operator of 100 Franklin Ave	100 Franklin Ave	Mt. Vernon	NY	10550
KBJB Temp LLC	Adjacent Property Owner/Operator of 142 East 1st Street	142 East 1st Street	Mt. Vernon	NY	10550
994 Linden Blvd 123 LLC	Adjacent Property Owner/Operator of 146 East 1st Street	146 East 1st Street	Mt. Vernon	NY	10550
Tamie Randolph	Adjacent Property Owner/Operator of 12 Franklin Ave	12 Franklin Ave	Mt. Vernon	NY	10550
Vanessa Gomez and William Small Jr.	Adjacent Property Owner/Operator of 135 Washington Street	135 Washington Street	Mt. Vernon	NY	10550

Exhibit M

KNAUF SHAW LLP
2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604
nyenvlaw.com

LINDA R. SHAW
ATTORNEY AT LAW
T 585.546.8430
C 585.414.3122
lshaw@nyenvlaw.com

Timur Davis
Mount Vernon Public Library
28 S 1st Ave
Mount Vernon, NY 10550

RE: Brownfield Cleanup Program Application
Applicant: ARI 150 East 1st Street LLC
Site Address: 150 East 1st St. & 141 Washington St. Mt. Vernon, NY 10550

Dear Mr. Davis,

We represent ARI 150 East 1st Street LLC in its anticipated Brownfield Cleanup Program application for the above-referenced site at 150 East 1st St. and 141 Washington St. in the City of Mount Vernon, Westchester County, New York. We respectfully request that the Mount Vernon Public Library serve as a document repository for this project. It is a requirement of the NYS Department of Environmental Conservation that we supply them with a letter certifying that the local library is willing and able to serve as a document repository for all documents pertaining to the cleanup of this property. To avoid significant use of your shelf space, all documents will be sent in CD format.

Please sign below and return the executed letter as an attachment to an email to my paralegal, Abigale Patrick, at apatrick@nyenvlaw.com, if you are able to certify that the Mount Vernon Public Library is willing and able to act as a temporary public repository for this Brownfield Cleanup Program Project.

Sincerely,

KNAUF SHAW LLP

LINDA R. SHAW, ESQ.

The Mount Vernon Public Library is willing and able to act as a document repository for the Brownfield Cleanup Program Project located at 150 East 1st Street & 141 Washington Street.

Timur Davis, Library Director

5/4/2026
Date

Exhibit N

STATE OF NEW YORK)
) s.s.:
COUNTY OF WESTCHESTER)

AFFIDAVIT IN SUPPORT OF APPLICATION FEE WAIVER FOR THE ZICON PRECISION COATING SITE

Marquis Lobban, being duly sworn, deposes and says:

1. I am a Member and CEO of ARI 150 East 1st Street LLC, which has offices located at 153 Stevens Ave, Suite 8, Mount Vernon, NY 10550 and which is the current volunteer entity for the prospective Brownfield Cleanup Program ("BCP") Site located at 150 East 1st Street (Tax Lot 165.71-3161-1) and 141 Washington Street (Tax Lot 165.71-3161-16) (collectively the "BCP Site").

2. I submit this affidavit to request a waiver of the $50,000 application fee because the residential portion of this project is a 100% affordable housing project within the definition of 6 NYCRR Section 375-3.2(a).

3. The proposed transit-oriented development project will create much needed affordable rental apartments in an identified Potential Environmental Justice Area and Disadvantaged Community in Mount Vernon, Westchester County with approximately 99.46 percent of the area's population being a minority population. The project is also transit-oriented, located across the street from the Mt. Vernon East Train Station.

4. As a developer of primarily affordable housing projects, there are limited upfront financial resources to fund the pre-development costs for a 100% affordable project such as this, which poses significant financial risk.

5. As a result, the application fee is a financial hardship to pay for a project with unknown future costs.

6. I declare under penalty of perjury that the foregoing is true and correct.

Executed: May 12th, 2026

MARQUIS LOBBAN
Member and CEO of ARI 150 East 1st Street LLC

Sworn to this 12th day of MAY, 2026

FARRAH ANTHEA MAIS
Notary Public - State of New York
NO. 01MA6415168
Qualified in Westchester County
My Commission Expires Mar 8, 2029

Notary Public