



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

December 18, 2025

Regan Development Corporation
Lawrence Regan
1055 Saw Mill River Road, Suite 204
Ardsley, NY 10502
Larry@ReganDevelopment.com

333 Grande Avenue LLC
Lawrence Regan
1055 Saw Mill River Road, Suite 204
Ardsley, NY 10502
Larry@ReganDevelopment.com

Re: Certificate of Completion
333 Grand Avenue
Johnson City, Broome County
Site No.: C704062

Dear Lawrence Regan:

Congratulations on having satisfactorily completed the remedial program at the 333 Grand Avenue site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the COC to be issued for the above-referenced site.

Please note that you are required to perform the following tasks:

- If you are the site owner, you must record the Notice of Certificate of Completion in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record the Notice within 30 days of the date that you acquire the site. If you are a non-owner, you must work with the owner to assure the Notice is recorded within the time frame specified. A standard Notice of Certificate of Completion form is attached to this letter.
- Provide electronic copies of the recorded Notice and proof of recording to NYSDEC's project manager.
- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop

the fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;

- Implement NYSDEC-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to NYSDEC in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to NYSDEC in April 2027.

If you have any questions, please do not hesitate to contact Michael Belveg, NYSDEC's project manager, at 315-426-7446.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Tarbell, PVEDI, ctarbell@pve-llc.com
T. Treglia, PVEDI, ttreglia@pvedi-ae.com
D. Sommer, Young Sommer LLC, dsommer@youngsommer.com
M. Tyszko, Bousquet Holstein, PLLC, mtyszko@bhlawpllc.com
C. Vooris – NYSDOH, christine.vooris@health.ny.gov
C. Budd, NYSDOH, christopher.Budd@health.ny.gov
S. Bogardus – NYSDOH, sara.bogardus@health.ny.gov
M. Gokey, matthew.gokey@tax.ny.gov
P. Takac, paul.takac@tax.ny.gov

ec w/o enc.:

M. Belveg, NYSDEC, michael.belveg@dec.ny.gov
J. Cook, NYSDEC, joshua.cook@dec.ny.gov
G. Priscott, NYSDEC, gary.priscott@dec.ny.gov
J. Pelton – NYSDEC, jason.pelton@dec.ny.gov
M. Sheen – NYSDEC, margaret.sheen@dec.ny.gov
L. Schmidt – NYSDEC, leia.schmidt@dec.ny.gov
K. Lewandowski – NYSDEC, kelly.lewandowski@dec.ny.gov

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

333 Grande Avenue LLC
Regan Development Corporation

Address

1055 Saw Mill River Road, Suite 204, Ardsley, NY 10502
1055 Saw Mill River Road, Suite 204, Ardsley, NY 10502

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 12/20/22 **Agreement Execution:** 2/3/23
Agreement Index No.: C704062-12-22

Application Amendment Approval: 2/4/25

Agreement Amendment Execution: 2/4/25

Application Amendment Approval: 8/25/25

Agreement Amendment Execution: 8/25/25

SITE INFORMATION:

Site No.: C704062 **Site Name:** 333 Grand Avenue

Site Owner: 333 Grande Avenue LLC

Street Address: 333 Grand Avenue

Municipality: Johnson City **County:** Broome

DEC Region: 7

Site Size: 4.319 Acres

Tax Map Identification Number(s): 143.71-2-13

Percentage of site located in an EnZone: 100 %

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

CERTIFICATE ISSUANCE

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

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

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

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

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.

Tangible Property Credit is 15%. Comprised of 10% Base, 5% EnZone.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

The Remedial Program includes use restrictions or reliance on the long- term employment of institutional or engineering controls which are contained in the approved Site Management Plan and an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Broome County as 202500029236.

LIABILITY LIMITATION

Upon issuance of this Certificate of Completion, and subject to the terms and conditions set forth herein, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

CERTIFICATE TRANSFERABILITY

This Certificate may be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6NYCRR Part 375-1.9.

CERTIFICATE MODIFICATION/REVOCATION

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

- (1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;
- (2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;
- (3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;
- (4) there is good cause for such modification or revocation;
- (5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;
- (6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

The Certificate holder(s) (including its successors or assigns) shall have thirty (30) days within which to cure any deficiency or to seek a hearing. If the deficiency is not cured or a request for a hearing is not received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Amanda Lefton
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/17/2025

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A
Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

Easement and Deed Description:

ALL that certain lot, piece or parcel of land, situate, lying and being in the Village of Johnson City, County of Broome and State of New York, being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Grand Avenue, said point being located 638.97 feet west of the corner formed by the intersection of said northerly side of Grand Avenue and the westerly side of Allen Street, said point also being the division line between the premises herein and land now or formerly Stuart D. Kasmarcik;

THENCE along said division line the following three (3) courses and distances:

North 04 degrees 47' 06" West 149.01 feet to a point;

South 87 degrees 21' 34" West 130.10 feet to a point;

North 66 degrees 02' 23" West 29.07 feet to the division line between the premises herein and land now or formerly Creek Bend Realty, LLC;

THENCE along said division line the following two (2) courses and distances:

On a curve to the right having a radius of 819.85 feet a distance of 176.12 feet to a point;

North 48 degrees 24' 49" East 16.10 feet to the division line between the premises herein and land now or formerly of the Norfolk Southern Railroad;

THENCE along said division line the following three (3) courses and distances:

South 3 degrees 41' 15" East 16.01 feet to a point;

North 66 degrees 21' 45" East 114.06 feet;

North 83 degrees 03' 45" East 379.28 feet to the division line between the premises herein and land now or formerly of Ralph E. Brassard and Susan D. Brassard;

THENCE along said division line and continuing along the division line between the premises herein and Bennett Avenue and Allen Street the following four (4) courses and distances:

South 04 degrees 57' 40" East 160.40 feet to a point;

North 85 degrees 05' 00" East 83.97 feet to a point;

North 85 degrees 02' 55" East 84.00 feet to a point;

South 05 degrees 01' 54" East to a point on said westerly side of Allen Street being the division line between the premises herein and land now or formerly of Lawrence Bullwinkel;

THENCE along said division line and continuing along the division line between the premises herein and land now or formerly Andrew Cohen and David H. Cohen the following three (3) courses and distances:

South 85 degrees 02' 55" West 84.00 feet to a point;

South 84 degrees 58' 06" West 3.00 feet to a point;

South 05 degrees 01' 54" East 90.00 feet to the northerly side of Grand Avenue.

RUNNING THENCE along said northerly side of Grand Avenue, South 85 degrees 11' 19" West 551.97 feet to a point on the division line between the premises herein and land now or formerly Stuart D. Kasmarcik, said point also being the point or place of BEGINNING.

The above described parcel is further described as follows pursuant to a survey made by Keystone Associates Architects, Engineers and Surveyors, LLC dated May 14, 2024 and revised September 5, 2024.

ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Johnson City, County of Broome, State of New York, being all of the property now or formerly of 333 Grande Avenue LLC described in L. 2750 P. 107 as recorded in the Broome County Clerk's Office on January 30, 2024 (TM# 143.71-2-13 and TM# 143.72-1-29), bounded and described as follows:

BEGINNING at a ½ inch rebar on the northerly boundary of Grand Avenue at its intersection with the division line between the property now or formerly of Stuart D. Kasmarcik per L. 2255 P. 625 (TM# 143.71-2-12) on the west and said 333 Grande Avenue on the east;

RUNNING THENCE along the division lines between said Kasmarcik and said 333 Grande Avenue the following three (3) courses and distances:

- 1) N04°47'06"W, a distance of 149.01 feet to a KEYSTONE capped rebar;
- 2) S87°21'34"W, a distance of 130.10 feet to a rebar capped "STS";
- 3) N66°02'23"W, a distance of 29.07 feet to a rebar capped "STS" at its intersection with the division line between the property now or formerly of Creek Bend Realty, LLC per L. 2330 P. 312 (TM# 143.71-2-11) on the northwest and said 333 Grande Avenue on the southeast; thence on a curve to the right having a radius of 819.85 feet, an arc length of 176.12 feet to a rebar capped "PULLIS" at its intersection with the southeasterly boundary of the Norfolk Southern Railroad, said curve being subtended by a chord having a bearing of N40°52'07"E and a length of 175.78 feet; thence along said Norfolk Southern Railroad the following four (4) courses and distances:
 - 1) N48°24'49"E, a distance of 16.10 feet to a rebar capped "BOYCE";
 - 2) S03°41'15"E, a distance of 16.01 feet to a 5/8 inch rebar capped "KEYSTONE BING NY" (KEYSTONE capped rebar);
 - 3) N66°21'45"E, a distance of 114.06 feet to a KEYSTONE capped rebar;
 - 4) N83°03'45"E, a distance of 379.28 feet to a KEYSTONE capped rebar at its intersection with the division line between the property now or formerly of Corey Lyle DeMorier, Brittny Antoinette Gould and Kelly West per L. 2718 P. 517 (TM# 143.72-1-26) on the east and said 333 Grande Avenue on the west; thence S04°57'40"E along the last mentioned division line, passing through a rebar capped "STS" at a distance of 3.51 feet and along the westerly end of Bennett Avenue, a distance of 160.40 feet to a point at its intersection with the southwesterly corner of Bennett Avenue, the last mentioned point being east 0.6 feet from a bent 5/8 inch rebar; thence along the southerly boundary of said Bennett Avenue the following two (2) courses and distances:

- 1) N85°05'00"E, a distance of 83.97 feet to a point;
- 2) N85°02'55"E, a distance of 84.00 feet to a mag nail at its intersection with the westerly boundary of Allen Street; thence S05°01'54"E along said westerly boundary of Allen Street, a distance of 85.00 feet to a mag nail at its intersection with the division line between the property now or formerly of 305 Grand Ave LLC per L. 2746 P. 588 (TM# 143.72-1-30) on the south and said 333 Grande Avenue on the north; thence S85°02'55"W along the last mentioned division line and along the division line between the property now or formerly of 123 Properties, LLC per L. 2738 P. 522 (TM# 143.72-1-31) on the south and said 333 Grande Avenue on the north, a distance of 84.00 feet to a point; thence along the division line between said 123 Properties, LLC and said 333 Grande Avenue the following two (2) courses and distances:
 - 1) S84°58'06"W, a distance of 3.00 feet to a point, the last mentioned point being east 0.4 feet from a rebar capped "STS";
 - 2) S05°01'54"E, a distance of 90.00 feet to a KEYSTONE capped rebar at its intersection with said northerly boundary of Grand Avenue; thence S85°11'19"W along said northerly boundary of Grand Avenue, a distance of 551.97 feet to the POINT OF BEGINNING.

The above described parcel contains 188,139 square feet or 4.319 acres, more or less.

Exhibit B
Site Survey



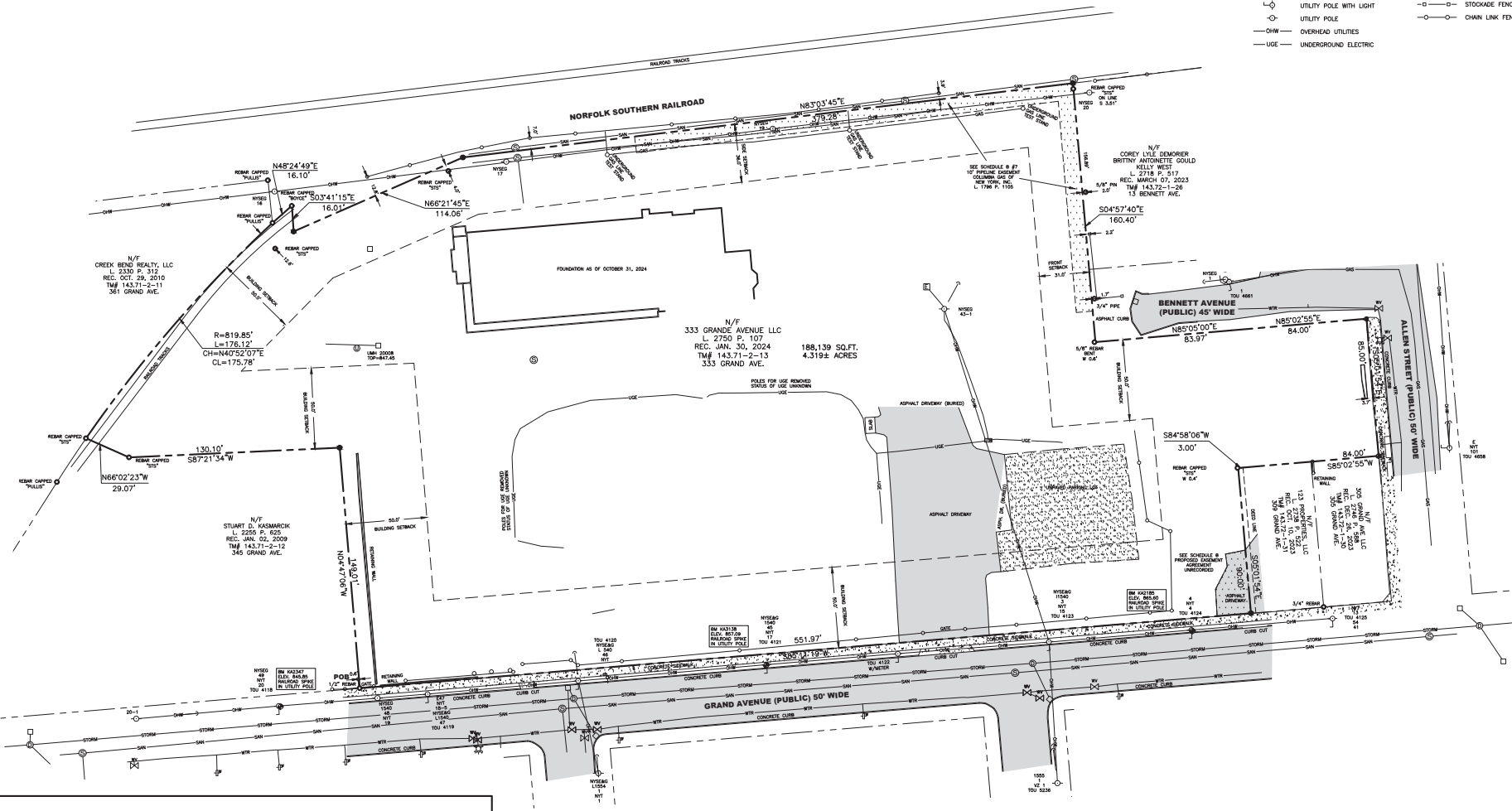
1. PREMISES SOURCE OF TITLE BEING L. 2750 P. 107 RECORDED IN THE BROMCOTE COUNTY CLERK'S OFFICE ON JANUARY 30, 2022.
2. FIELD SURVEY WAS COMPLETED ON MAY 03, 2022. A FIELD CHECK WAS COMPLETED ON APRIL 26, 2024 AND OCTOBER 31, 2024.
3. FEMA FLOOD MAPS IN COMPLETE CONCORD ARE BASED ON NAVD 89 DATUM.
4. THE PROPERTY HAS DIRECT ACCESS TO GRAND AVENUE, BENNETT AVENUE, AND ALLEN STREET (DEDICATED PUBLIC STREETS).
5. THE SITE IS CURRENTLY UNDER CONSTRUCTION.
6. THE ENVIRONMENTAL EASEMENT ENCOMPASSES THE ENTIRE SITE.
7. THE HISTORIC DESCRIPTION WITH RECENT SURVEYOR'S DESCRIPTION IS SHOWN ON SHEET EC-07 OF 2.
8. THE RECENT SURVEYOR'S DESCRIPTION & ENVIRONMENTAL EASEMENT DESCRIPTION ON EC-2 OF 2 CLOSSES. THE HISTORIC PERMITTER DOCUMENT DOES NOT CLOSE AS A DISTANCE IS UNOBTAINABLE.

REFERENCE DOCUMENTS

1. MAP ENTITLED "BOYCE AND WILLEY'S 80-00 OF THE F.B. ALLEN PURCHASE IN LESTERSHIRE, N.Y." PREPARED BY S.M. BARDO C.E. ON APRIL 1998 AND FILED IN THE BROOME COUNTY CLERK'S OFFICE IN BK 1 P. 361.
2. MAP ENTITLED "MAP OF ALLEN BOLEWARD LOCATION, LESTERSHIRE, N.Y." PREPARED BY S.M. BARDO IN DECEMBER 1998 AND FILED IN THE BROOME COUNTY CLERK'S OFFICE IN BK 1 P. 368.
3. MAP ENTITLED "SURVEY FOR JOSEPH HEZEL, VILAGE OF JOHNSON CITY, BROOME COUNTY, N.Y." PREPARED BY LYNN PULLEN ON JULY 11, 1973.
4. MAP ENTITLED "SURVEY FOR WILLIAM H. MANES AND JAMES D. MANES, VILAGE OF JOHNSON CITY, BROOME COUNTY, NEW YORK" PREPARED BY LYNN PULLEN ON SEPTEMBER 14, 1970 AND REVISED SEPTEMBER 23, 2010.
5. MAP ENTITLED "SURVEY FOR WILLIAM M. MANES, VILAGE OF JOHNSON CITY, BROOME COUNTY, NEW YORK" PREPARED BY LYNN PULLEN ON SEPTEMBER 14, 2010 AND REVISED SEPTEMBER 23, 2010.
6. MAP ENTITLED "SURVEY FOR UNITED REHABILITATION, INC., GRAND AVENUE VILAGE OF JOHNSON CITY, BROOME COUNTY, NEW YORK" PREPARED BY SOUTHERN TERRACE SURVEYING, LLP, ON JULY 24, 2014.
7. MAP ENTITLED "BOUNDARY SURVEY FOR TRIPLE-CITY TOWNSHIP & ROAD SERVICE, INC., 345 GRAND AVENUE, VILAGE OF JOHNSON CITY, BROOME COUNTY, NEW YORK" PREPARED BY KEVISTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC, ON MAY 27, 2022.
8. MAP ENTITLED "TITLE SURVEY FOR THE VILAGE OF JOHNSON CITY, 333 GRAND AVENUE, VILAGE OF JOHNSON CITY, BROOME COUNTY, NEW YORK STATE" PREPARED BY KEVISTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC, ON MAY 27, 2022.
9. MAP ENTITLED "LANSING LAND TITLE SURVEY FOR 333 GRAND AVENUE, LLC, 333 GRAND AVENUE, VILAGE OF JOHNSON CITY, BROOME COUNTY, NEW YORK STATE" PREPARED BY KEVISTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC, ON MAY 27, 2022.

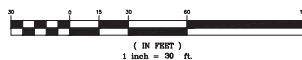
LEGEND

- | | | | |
|-----------|------------------------------------|---------|---------------------|
| ● | BENCHMARK (NVD 88) | — GAS | GAS LINE |
| ● | SET 5/8" REBAR "KEYSTONE" ENG. NTD | SEW | SEWER CLEANSUIT |
| ● | UNWARRANTED FOUND AND NOTED | SEW | SEWER MANHOLE |
| ● | MANHOLE | SEW | SANITARY SEWER LINE |
| () | RECORD INFORMATION IF DIFFERENT | □ | CATCH BASIN |
| POB | POINT OF BEGINNING | □ | DRAINAGE MANHOLE |
| N/F | HOW OR FORMERLY | — STORM | STORM LINE |
| TW | TAP MAP NUMBER | ⊕ | FIRE HYDRANT |
| — — — — — | PROPERTY LINE | ⊕ | WATER HOUSE SERVICE |
| - - - - - | DEED LINE | ⊕ | WATER VALVE |
| ⊕ | UTILITY BOX | — WTR | WATER LINE |
| ⊕ | ELECTRIC METER | ⊕ | UNKNOWN MANHOLE |
| ☆ | LIGHT POLE | ⊕ | BOLLARD |
| → | GUY WIRE | ⊕ | POST |
| ⊕ | UTILITY POLE WITH LIGHT | — □ — | STOCKADE FENCE |
| ⊕ | UTILITY POLE | — □ — | CHAIN LINK FENCE |
| — OHW — | OVERHEAD UTILITIES | | |
| — UG — | UNDERGROUND UTILITIES | | |



This property is subject to an Environmental Easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. A copy of the SMP must be obtained by any party with an interest in the property. The SMP can be obtained from NYS Department of Environmental Conservation, Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, NY 12233 or at "derweb@dec.ny.gov".

GRAPHIC SCALE



I hereby certify to 333 GRANDE AVENUE LLC and REGAN DEVELOPMENT CORP. that this survey was prepared in accordance with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. This certification is limited to the entities for whom this map is prepared. Certifications are not transferable to additional institutions or subsequent owners.

58 Exchange Street
Birmingham, New York 13901
Phone: 607.722.1100
Fax: 607.722.2515
Email: info@keyscorp.com
www.keyscorp.com



© Copyright 2025
Geogence Associates Architects,
Engineers and Surveyors, LLC


[illegible]

ENVIRONMENTAL EASEMENT DESCRIPTION
DEPARTMENT SITE NO. C704062
FOR
333 GRANDE AVENUE LLC
333 GRAND AVENUE
VILLAGE OF JOHNSON CITY
SPOONEE COUNTY, NEW YORK 12154

SHEET NO.
EE-1 OF 2
PROJECT NO.
3430.01722.6
DATE OF FIELD WORK:
04/22/24 & 10/21/24
DATE OF MAP:
06/02/25
CAD FILE NO.:
M:\VOCAL\2024\3430.01722.6.dwg

HISTORIC PERMETER DESCRIPTION AND RECENT SURVEYOR'S DESCRIPTION & ENVIRONMENTAL EASEMENT DESCRIPTION	
ALL that certain lot, piece or parcel of land, situate, lying and being in the Village of Johnson City, County of Broome and State of New York, being more particularly bounded and described as follows:	
BEGINNING at a point on the northerly side of Grand Avenue, said point being located 638.97 feet west of the corner formed by the intersection of said northerly side of Grand Avenue and the westerly side of Allen Street, said point also being the division line between the premises herein and land now or formerly Stuart D. Kosmarick;	
THENCE along said division line the following three (3) courses and distances:	
North 04 degrees 47' 06" West 149.01 feet to a point;	
South 87 degrees 21' 34" West 130.10 feet to a point;	
North 66 degrees 02' 23" West 29.07 feet to the division line between the premises herein and land now or formerly Creek Bend Realty, LLC;	
THENCE along said division line the following two (2) courses and distances:	
On a curve to the right having a radius of 819.85 feet a distance of 176.12 feet to a point;	
North 48 degrees 24' 49" East 16.10 feet to the division line between the premises herein and land now or formerly of the Norfolk Southern Railroad;	
THENCE along said division line the following three (3) courses and distances:	
South 3 degrees 41' 15" East 16.01 feet to a point;	
North 66 degrees 21' 45" East 114.06 feet;	
North 83 degrees 02' 45" East 379.28 feet to the division line between the premises herein and land now or formerly of Ralph E. Brassard and Susan D. Brassard;	
THENCE along said division line and continuing along the division line between the premises herein and Bennett Avenue and Allen Street the following four (4) courses and distances:	
South 04 degrees 57' 40" East 160.40 feet to a point;	
North 85 degrees 05' 00" East 83.97 feet to a point;	
North 85 degrees 02' 55" East 84.00 feet to a point;	
South 05 degrees 01' 54" East to a point on said westerly side of Allen Street being the division line between the premises herein and land now or formerly of Lawrence Bullock;	
THENCE along said division line and continuing along the division line between the premises herein and land now or formerly Andrew Cohen and David H. Cohen the following three (3) courses and distances:	
South 85 degrees 02' 55" West 84.00 to a point;	
South 84 degrees 58' 06" West 3.00 feet to a point;	
South 05 degrees 01' 54" East 90.00 feet to the northerly side of Grand Avenue.	
RUNNING THENCE along said northerly side of Grand Avenue, South 85 degrees 11' 19" West 551.97 feet to a point on the division line between the premises herein and land now or formerly Stuart D. Kosmarick, said point also being the point or place of BEGINNING.	
The above described parcel is further described as follows pursuant to a survey made by Keystone Associates Architects, Engineers and Surveyors, LLC dated May 14, 2024 and revised September 5, 2024:	
ALL THAT TRACT OR PARCEL OF LAND situate in the Village of Johnson City, County of Broome, State of New York, being all of the property now or formerly of 333 Grande Avenue LLC described in L. 2750 P. 107 as recorded in the Broome County Clerk's Office on January 30, 2024 (TM# 143.71-2-13 and TM# 143.72-1-1-20), bounded and described as follows:	
BEGINNING at a 1/2 inch rebar on the northerly boundary of Grand Avenue at its intersection with the division line between the property now or formerly of Stuart D. Kosmarick per L. 2255 P. 625 (TM# 143.71-2-12) on the west and said 333 Grande Avenue on the east;	
RUNNING THENCE along the division lines between said Kosmarick and said 333 Grande Avenue the following three (3) courses and distances:	
1) N04°47'06"W, a distance of 149.01 feet to a KEYSTONE capped rebar;	
2) S87°21'34"W, a distance of 130.10 feet to a rebar capped 'STS' at its intersection with the division line between the property now or formerly of Creek Bend Realty, LLC per L. 2330 P. 312 (TM# 143.71-2-11) on the northwest and said 333 Grande Avenue on the southeast; thence on a curve to the right having a radius of 819.85 feet, an arc length of 176.12 feet to a rebar capped 'PULLIS' at its intersection with the southwesterly boundary of the Norfolk Southern Railroad, said curve being subtended by a chord having a bearing of N40°52'07"E and a length of 175.78 feet; thence along said Norfolk Southern Railroad the following four (4) courses and distances:	
1) N42°24'49"E, a distance of 16.10 feet to a rebar capped 'BOYCE';	
2) S02°41'15"E, a distance of 16.01 feet to a 5/8 inch rebar capped 'KEYSTONE BING NY' (KEYSTONE capped rebar);	
3) N87°21'45"E, a distance of 114.06 feet to a KEYSTONE capped rebar;	
4) N83°03'45"E, a distance of 379.28 feet to a KEYSTONE capped rebar at its intersection with the division line between the property now or formerly of Corey Lyle DeMorlan, Brittny Antoinette Gould and Kelly West per L. 2718 P. 517 (TM# 143.72-1-1-20) on the east and said 333 Grande Avenue on the west; thence S04°57'40"E along the last mentioned division line, passing through a rebar capped 'STS' at a distance of 3.51 feet and along the westerly end of Bennett Avenue, a distance of 160.40 feet to a point at its intersection with the southwesterly corner of Bennett Avenue, the last mentioned point being east 0.6 feet from a bent 5/8 inch rebar; thence along the southerly boundary of said Bennett Avenue the following two (2) courses and distances:	
1) N85°05'00"E, a distance of 83.97 feet to a point;	
2) N85°02'55"E, a distance of 84.00 feet to a mag nail at its intersection with the westerly boundary of Allen Street; thence S02°01'54"E along said westerly boundary of Allen Street, a distance of 85.00 feet to a mag nail at its intersection with the division line between the property now or formerly of 305 Grand Ave LLC per L. 2746 P. 588 (TM# 143.72-1-1-30) on the south and said 333 Grande Avenue on the north; thence S80°02'55"W along the last mentioned division line and along the division line between the property now or formerly of 123 Properties, LLC per L. 2738 P. 522 (TM# 143.72-1-1-31) on the south and said 333 Grande Avenue on the north, a distance of 84.00 feet to a point; thence along the division lines between said 123 Properties, LLC and said 333 Grande Avenue the following two (2) courses and distances:	
1) S84°58'06"W, a distance of 3.00 feet to a point, the last mentioned point being east 0.4 feet from a rebar capped 'STS';	
2) S02°01'54"E, a distance of 90.00 feet to a KEYSTONE capped rebar at its intersection with said northerly boundary of Grand Avenue; thence S80°11'19"W along said northerly boundary of Grand Avenue, a distance of 551.97 feet to the POINT OF BEGINNING.	
The above described parcel contains 188,139 square feet or 4.319 acres, more or less.	

58 Exchange Street
Binghamton, New York 13901
Tel: 607.733.3333
Fax: 607.722.2315
Email: info@kayson.com
www.kayson.com



KEYSTONE
ASSOCIATES
ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

ENVIRONMENTAL EASEMENT DESCRIPTION
DEPARTMENT SITE NO. C704062
FOR
333 GRANDE AVENUE LLC
333 GRAND AVENUE
VILLAGE OF JOHNSON CITY BROOME COUNTY, NEW YORK STATE

SHEET NO.
EE-2 OF 2

PROJECT NO.
3430.01722.6

DWG. OF RECORD
04/28/24 & 10/23/24

DWG. OF SUPP.
06/03/25

ON FILE ONLY
N300722.648-1.dwg

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

333 Grand Avenue, Site ID No. C704062
333 Grand Ave, Johnson City, NY, 13790
Johnson City, Broome County, Tax Map Identification Number: Tax ID# 143.71-2-13

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to 333 Grande Avenue LLC and Regan Development Corporation for a parcel approximately 4.319 acres located at 333 Grand Avenue in Johnson City, Broome County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC of the Final Engineering Report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the Remedial Work Plan.

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

- ☐ Unrestricted Use, as set forth in 6 NYCRR 375-1.8(g)(1)i
- ☐ Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)i.
- ☒ Restricted Residential Use, as set forth in 6 NYCRR 375-1.8(g)(2)ii.
- ☒ Commercial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iii.
- ☒ Industrial Use, as set forth in 6 NYCRR 375-1.8(g)(2)iv.

Further, the use of groundwater is restricted and may not be used, unless treated in accordance with the requirements provided by the New York State Department of Health, or a local County Health Department with jurisdiction in such matters and such is approved by NYSDEC as not inconsistent with the remedy.

PLEASE TAKE NOTICE, the remedial program relies upon use restrictions or the long-term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Broome County as 202500029236.

PLEASE TAKE NOTICE, the Environmental Easement requires that the approved Site Management Plan (SMP) for this property be adhered to. The SMP, which may be amended from time to time, may include sampling, monitoring, and/or operating a treatment system on the property, providing certified reports to the NYSDEC, and generally provides for the management of any and all plans and limitations on the property. A copy of the SMP is available upon request by writing to NYSDEC's Division of Environmental Remediation, Site Control Section, 625 Broadway, Albany, New York 12233.

PLEASE TAKE NOTICE, provided that the Environmental Easement, SMP and Certificate are complied with, the Certificate holders shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be

333 Grand Avenue, C704062
333 Grand Avenue, Johnson City, NY, 13790

subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

PLEASE TAKE NOTICE, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to NYSDEC in accordance with 6 NYCRR 375-1.11(d). A transfer of any or all of the property constitutes a change of use.

PLEASE TAKE NOTICE, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, the Certificate may entitle the Certificate holders to tax credits in accordance with Tax Law Sections 21, 22 and 23.

PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and assigns from the benefits of the Certificate.

PLEASE TAKE NOTICE, the Certificate may be modified or revoked by the Commissioner as set forth in the applicable regulations.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 7 Office located at 5786 Widewaters Parkway, Syracuse, NY 13214, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C704062>.

WHEREFORE, the undersigned has signed this Notice of Certificate

333 Grande Avenue LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of _____, in the year 20__, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of individual
taking acknowledgment

Please record and return to:

Regan Development Corporation
Lawrence Regan
1055 Saw Mill River Road, Suite 204
Ardsley, NY 10502



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
11/13/2025



SITE DESCRIPTION

SITE NO. C704062

SITE NAME 333 Grand Avenue

SITE ADDRESS: 333 Grand Avenue **ZIP CODE:** 13790

CITY/TOWN: Johnson City

COUNTY: Broome

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan ☒ ☐

Monitoring Plan ☒ ☐

Operation and Maintenance (O&M) Plan ☒ ☐

Periodic Review Frequency: once a year ☒ ☐

Periodic Review Report Submitted Date: 04/30/2027

Description of Institutional Control

333 Grande Avenue LLC

1055 Saw Mill River Road, Suite 204

333 Grand Avenue

Environmental Easement

Block: 2

Lot: 13

Sublot:

Section: 143

Subsection: .71

S_B_L Image: 143.71-2-13

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Surface Water Use Restriction

Description of Engineering Control

333 Grande Avenue LLC

1055 Saw Mill River Road, Suite 204

333 Grand Avenue

Environmental Easement

Block: 2

Lot: 13

Sublot:

Section: 143

Subsection: .71

S_B_L Image: 143.71-2-13

Cover System

Fencing/Access Control

Vapor Mitigation