NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 | F: (518) 402-9020
www.dec.ny.gov

DEC 21 2016

David Beer
Webster Avenue Housing Development Fund Corporation
Webster Avenue Supportive Housing Development Fund Corporation
Webster Avenue Supportive LLC
Webster Avenue Affordable LLC
505 Eighth Avenue, 5th Floor
New York, NY 10018

Re: Certificate of Completion
Site No. C203075
Site: Webster Avenue Residence
Bronx, Bronx County

Dear Mr. Beer:

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

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

- If you are the site owner, you must record a notice of the COC in the recording office for the County (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 a notice of the COC within 30 days of the date that you acquire the site. A copy of the recorded notice should be provided to the Department's project manager. If you are a non-owner, you must work with the owner to assure the notice of COC is recorded within the time frame specified. A standard notice form is attached to this letter. Please return the proof of recording to:

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

- Provide the notice of the COC to the Document Repositories within 10 days of issuance of the COC. The Department will develop a fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days;

- Implement the Department-approved Site Management Plan (SMP) which details the activities necessary to assure the performance, effectiveness, and protectiveness of the remedial program; and you must report the results of these activities to the Department in a Periodic Review Report (PRR) which also includes any required IC/EC Certifications. The site IC/ECs are identified on the attached Site Management Form. The first PRR including the certification of the IC/ECs is due to the Department in April 2018.

If you have any questions regarding any of these items, please contact John Grathwol, P. E. at (518) 402-9767.

Sincerely,

Robert W. Schick, P.E.
Director
Division of Environmental Remediation

ec w/ enclosure:

D. Freeman – Gibbons Law – dfreeman@gibbonlaw.com
E. Rossano – ERM Consulting and Engineering, Inc. – ernie.rossano@erm.com
K. Anders - NYSDOH
S. Selmer - NYSDOH

ec w/o enc.:

J. Grathwol
J. Greco
B. Cozzy
G. Burke
J. O'Connell
J. Nehila
K. Lewandowski
G. Heitzman

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	**Address**
Webster Avenue Affordable LLC	505 Eighth Avenue, 5th Floor, New York, NY 10018
Webster Avenue Housing Development Fund Corporation	505 Eighth Avenue, 5th Floor, New York, NY 10018
Webster Avenue Supportive LLC	505 Eighth Avenue, 5th Floor, New York, NY 10018
Webster Avenue Supportive Housing Development Fund Corporation	505 Eighth Avenue. 5th Floor, New York, NY 10018

BROWNFIELD CLEANUP AGREEMENT:

Agreement Approval: 11/19/14 **Agreement Execution:** 1/27/15 **Agreement Index No.:** C203075-01-15

Application Approval Amendment: 5/13/16 **Agreement Execution Amendment:** 5/13/16

SITE INFORMATION:

Site No.: C203075 **Site Name:** Webster Avenue Residences

Site Owner: Webster Avenue Housing Development Fund Corporation
Webster Avenue Supportive Housing Development Fund Corporation
Webster Avenue Supportive LLC
Webster Avenue Affordable LLC

Street Address: 411 East 178th Street (a/k/a 1973 Webster Avenue)
4275 Park Avenue

Municipality: Bronx **County:** Bronx **DEC Region:** 2

Site Size: 1.400 Acres

Tax Map Identification Number(s): 3028-3, 3028-55

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 for Entities Taxable Under Article 9, 9-A, 32, and 33:
Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28%.
Tangible Property Credit Component Rate is 20%.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:
Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28%.
Tangible Property Credit Component Rate is 18%.

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 Bronx County as 2016000386140 and 2016000386141.

LIABILITY LIMITATION

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

CERTIFICATE TRANSFERABILITY

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

CERTIFICATE MODIFICATION/REVOCATION

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

(1) either the Applicant or the Applicant's successors or assigns have failed to comply with the terms and conditions of the Brownfield Site Cleanup Agreement;

(2) the Applicant made a misrepresentation of a material fact tending to demonstrate that it was qualified as a Volunteer;

(3) either the Applicant or the Applicant's successors or assigns made a misrepresentation of a material fact tending to demonstrate that the cleanup levels identified in the Brownfield Site Cleanup Agreement were reached;

(4) there is good cause for such modification or revocation;

(5) either the Applicant or the Applicant's successors or assigns failed to manage the controls or monitoring in full compliance with the terms of the remedial program;

(6) the terms and conditions of the environmental easement have been intentionally violated or found to be not protective or enforceable.

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

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By: _____ Date: December 21, 2016
Robert W. Schick, P.E., Director
Division of Environmental Remediation

NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)
Webster Avenue Residences, Site ID No. C203075
4275 Park Avenue
Bronx, Bronx County
Tax Map Identification Numbers 3028-55

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Webster Avenue Housing Development Fund Corporation, Webster Avenue Supportive Housing Development Fund Corporation, Webster Avenue Affordable LLC, and Webster Avenue Supportive LLC for a parcel approximately 0.995 acres located at the 4275 Park Avenue in the Bronx, Bronx County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

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

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

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

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easements granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Bronx County as County Recording Identifier 2016000386141.

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

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

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

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

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

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

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 located at 1 Hunter's Point Plaza, 47-40 21st Street, Long Island City, NY 11101-5401, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

WEBSTER AVENUE HOUSING DEVELOPMENT FUND CORPORATION

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:

Webster Avenue Housing Development Fund Corporation
505 Eighth Avenue, 5th Floor
New York, NY 10018

NOTICE OF CERTIFICATE OF COMPLETION
Brownfield Cleanup Program
6 NYCRR Part 375-1.9(d)
Webster Avenue Residences, Site ID No. C203075
411 East 178th Street (a/k/a 1973 Webster Avenue)
Bronx, Bronx County
Tax Map Identification Numbers 3028-3

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (Department) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Webster Avenue Supportive Housing Development Fund Corporation, Webster Avenue Housing Development Fund Corporation, Webster Avenue Affordable LLC, and Webster Avenue Supportive LLC for a parcel approximately 0.405 acres located at the 4275 Park Avenue and 411 East 178th Street (a/k/a 1973 Webster Avenue) in the Bronx, Bronx County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by the Department of the final engineering report and data submitted pursuant to the Brownfield Site Cleanup Agreement, as well as any other relevant information regarding the Site, that the remediation requirements set forth in ECL Article 27, Title 14 have been or will be achieved in accordance with the time frames, if any, established in the remedial work plan.

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

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

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

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easements granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Bronx County as County Recording Identifier 2016000386140.

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

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occupies the Site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

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

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

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

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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 2 located at 1 Hunter's Point Plaza, 47-40 21st Street, Long Island City, NY 11101-5401, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

WEBSTER AVENUE SUPPORTIVE HOUSING
DEVELOPMENT FUND CORPORATION

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:

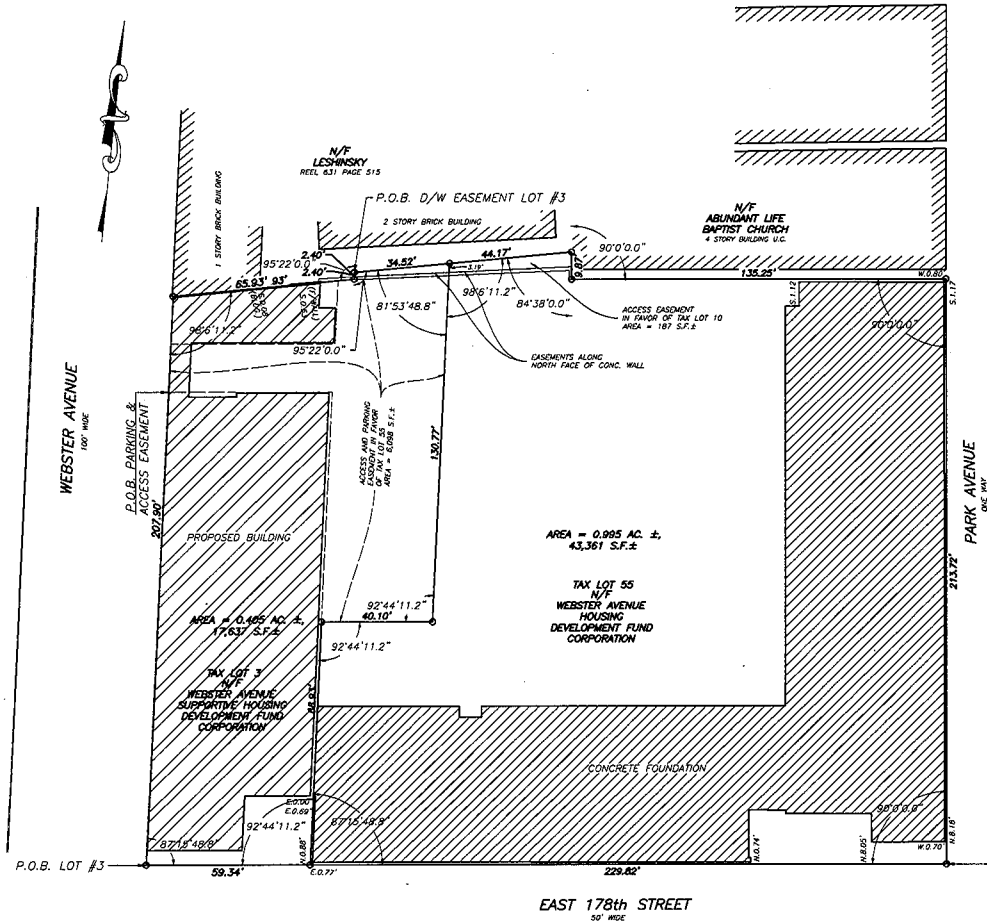
Webster Avenue Supportive Housing
Development Fund Corporation
505 Eighth Avenue, 5th Floor
New York, NY 10018

Exhibit A

Site Description

Exhibit B

Site Survey



TAX LOT 55 – (BLOCK 3028, FORMERLY P/O TAX LOT 48)

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

BEGINNING AT A CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF PARK AVENUE AND THE NORTHERLY SIDE OF EAST 178TH STREET;

RUNNING THENCE WESTERLY ALONG THE NORTHERLY SIDE OF EAST 178TH STREET ON A LINE FORMING ON ITS NORTHERLY SIDE AN ANGLE WITH THE SAID WESTERLY SIDE OF PARK AVENUE, 90°00'00", 229.82 FEET;

THENCE NORTHERLY ON A LINE FORMING ON ITS EASTERLY SIDE AN ANGLE WITH THE LAST MENTIONED COURSE OF 87°15'48.8", 88.93 FEET;

THENCE EASTERLY ON A LINE FORMING ON ITS SOUTHERLY SIDE AN ANGLE WITH THE LAST MENTIONED COURSE OF 92°44'11.2", 40.10 FEET;

THENCE NORTHERLY ON A LINE FORMING ON ITS WESTERLY SIDE AN ANGLE WITH THE LAST MENTIONED COURSE OF 92°44'11.2", 130.77 FEET;

THENCE EASTERLY ON A LINE FORMING ON ITS SOUTHERLY SIDE AN ANGLE WITH THE LAST MENTIONED COURSE OF 98°06'11.2", 44.17 FEET;

THENCE SOUTHERLY ON A LINE FORMING ON ITS WESTERLY SIDE AN ANGLE WITH THE LAST MENTIONED COURSE OF 84°38'00", 9.87 FEET;

THENCE EASTERLY ON A LINE FORMING ON ITS NORTHERLY SIDE AN ANGLE WITH THE LAST MENTIONED COURSE OF 90°00'00", 135.25 FEET TO A POINT ON THE WESTERLY SIDE OF PARK AVENUE;

THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF PARK AVENUE ON A LINE FORMING ON ITS WESTERLY SIDE AN ANGLE WITH THE LAST MENTIONED COURSE OF 90°00'00", 213.72 FEET TO THE POINT AND PLACE OF BEGINNING.

ACCESS AND PARKING EASEMENT

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

BEGINNING AT A POINT ON THE EASTERLY SIDE OF WEBSTER AVENUE; SAID POINT BEING DISTANT N03°02'16"W 173.03' FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF WEBSTER AVENUE AND THE NORTHERLY SIDE OF EAST 178TH STREET;

RUNNING THENCE NORTHERLY ALONG THE EASTERLY SIDE OF WEBSTER AVENUE N03°02'16"W, 17.48';

THENCE THROUGH LANDS NOW OR FORMERLY WEBSTER AVENUE HOUSING DEVELOPMENT FUND CORPORATION THE FOLLOWING DIRECTIONS AND DISTANCES:

N84°13'33"E, 59.58';
N03°02'16"W, 23.02';
N78°51'33"E, 5.82';
N05°46'27"W, 0.89';
N81°37'30"E, 34.25';
S03°02'16"E, 127.59';
S84°13'33"W, 40.10';
N03°02'16"W, 84.10' AND;
S84°13'33"W, 59.34' TO THE POINT AND PLACE OF BEGINNING.

DRIVEWAY EASEMENT IN FAVOR OF TAX LOT 10

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

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY WEBSTER AVENUE HOUSING DEVELOPMENT FUND CORPORATION AND THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY LESHINSKY; SAID POINT BEING DISTANT N03°02'16"W, 207.90'; N78°51'33"E, 65.93'; N05°46'27"W, 2.40'; AND N78°51'33"E, 34.52' FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF WEBSTER AVENUE AND THE NORTHERLY SIDE OF EAST 178TH STREET;

RUNNING THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY LESHINSKY N78°51'33"E, 44.17' TO THE WESTERLY LINE OF LANDS NOW OR FORMERLY ABUNDANT LIFE BAPTIST CHURCH;

THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF LANDS NOW OR FORMERLY ABUNDANT LIFE BAPTIST CHURCH S05°46'27"E, 5.31';

THENCE THROUGH LANDS NOW OR FORMERLY WEBSTER AVENUE HOUSING DEVELOPMENT FUND CORPORATION S81°37'30"W, 44.17' AND N03°02'16"W, 3.19' TO THE POINT AND PLACE OF BEGINNING.

THE DEC EASEMENT STATED IS RELEVANT TO BOTH PARCELS AND THE EASEMENT BOUNDARIES ARE IDENTICAL TO THE SITE BOUNDARIES.

TAX LOT 3 – (BLOCK 3028)

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

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF WEBSTER AVENUE AND THE NORTHERLY SIDE OF EAST 178TH STREET;

RUNNING THENCE NORTHERLY ALONG THE EASTERLY SIDE OF WEBSTER AVENUE ON A LINE FORMING ON ITS EASTERLY SIDE AN ANGLE WITH THE SAID NORTHERLY SIDE OF EAST 178TH STREET, 87°15'48.8", 207.90 FEET;

THENCE EASTERLY ON A LINE FORMING ON ITS SOUTHERLY SIDE, AN ANGLE WITH THE LAST MENTIONED COURSE OF 98°06'11.2", 65.93 FEET;

THENCE NORTHERLY ON A LINE FORMING ON ITS WESTERLY SIDE, AN ANGLE WITH THE LAST MENTIONED COURSE OF 95°22'00", 2.40 FEET;

THENCE EASTERLY ON A LINE FORMING ON ITS SOUTHERLY SIDE, AN ANGLE WITH THE LAST MENTIONED COURSE OF 95°22'00", 34.52 FEET;

THENCE SOUTHERLY ON A LINE FORMING ON ITS WESTERLY SIDE, AN ANGLE WITH THE LAST MENTIONED COURSE OF 81°53'48.8", 130.77 FEET;

THENCE WESTERLY ON A LINE FORMING ON ITS NORTHERLY SIDE, AN ANGLE WITH THE LAST MENTIONED COURSE OF 92°44'11.2", 40.10 FEET;

THENCE SOUTHERLY ON A LINE FORMING ON ITS EASTERLY SIDE, AN ANGLE WITH THE LAST MENTIONED COURSE OF 92°44'11.2", 98.93 FEET TO A POINT ON THE NORTHERLY SIDE OF EAST 178TH STREET;

THENCE RUNNING WESTERLY ALONG THE NORTHERLY SIDE, OF EAST 178TH STREET ON A LINE FORMING ON ITS NORTHERLY SIDE AN ANGLE WITH THE LAST MENTIONED COURSE OF 92°44'11.2", 59.34 FEET TO THE POINT AND PLACE OF BEGINNING.

PARKING AND ACCESS EASEMENT

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

BEGINNING AT A POINT ON THE EASTERLY SIDE OF WEBSTER AVENUE; SAID POINT BEING DISTANT N03°02'16"W 173.03' FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF WEBSTER AVENUE AND THE NORTHERLY SIDE OF EAST 178TH STREET;

RUNNING THENCE NORTHERLY ALONG THE EASTERLY SIDE OF WEBSTER AVENUE N03°02'16"W, 17.48';

THENCE THROUGH LANDS NOW OR FORMERLY WEBSTER AVENUE HOUSING DEVELOPMENT FUND CORPORATION THE FOLLOWING DIRECTIONS AND DISTANCES:

N84°13'33"E, 59.58';
N03°02'16"W, 23.02';
N78°51'33"E, 5.82';
N05°46'27"W, 0.89';
N81°37'30"E, 34.25';
S03°02'16"E, 127.59';
S84°13'33"W, 40.10';
N03°02'16"W, 84.10' AND;
S84°13'33"W, 59.34' TO THE POINT AND PLACE OF BEGINNING.

DRIVEWAY EASEMENT IN FAVOR OF TAX LOT 10

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

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY WEBSTER AVENUE HOUSING DEVELOPMENT FUND CORPORATION AND THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY LESHINSKY; SAID POINT BEING DISTANT N03°02'16"W, 207.90'; N78°51'33"E, 65.93'; AND N05°46'27"W, 0.89' FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF WEBSTER AVENUE AND THE NORTHERLY SIDE OF EAST 178TH STREET;

RUNNING THENCE IN A NORTHERLY AND EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY LESHINSKY N05°46'27"W, 1.51' AND N78°51'33"E, 34.52';

THENCE THROUGH LANDS NOW OR FORMERLY WEBSTER AVENUE HOUSING DEVELOPMENT FUND CORPORATION S03°02'16"E, 3.19' AND S81°37'30"W, 34.25' TO THE POINT AND PLACE OF BEGINNING.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ABBREVIATIONS

D.M.H.	DRAINAGE MANHOLE
C.B.M.H.	CATCH BASIN MANHOLE
C.B.C.I.	CATCH BASIN CURB INLET
C.B.	CATCH BASIN
C.M.P.	CORRUGATED METAL PIPE
C.P.P.	CORRUGATED PLASTIC PIPE
R.C.P.	REINFORCED CONCRETE PIPE
C.I.P.	CAST IRON PIPE
INV.	INVERT
S.M.H.	SEWER MANHOLE
B.M.	BENCHMARK
HYD.	HYDRANT
F.F.	FIRST FLOOR
E.M.H.	ELECTRIC MANHOLE
W.L.F.	WETLAND FLAG
U.M.H.	UNKNOWN MANHOLE
MWELL	MONITORING WELL
WV	WATER VALVE
GV	GAS VALVE
TYP.	TYPICAL
O.H.W.	OVERHEAD WIRES
N/F	NOW OR FORMERLY
F.K.A.	FORMERLY KNOWN AS
TC	TOP CURB
BC	BOTTOM CURB
O/H	OVERHEAD
R.O.W.	RIGHT-OF-WAY
H.W.	HEADWALL

LEGEND

	PROPERTY LINE CORNER
	BOLLARD
	SIGN
	LIGHT POLE
	TRAFFIC POLE
	UTILITY POLE WITH LIGHT
	UTILITY POLE
	GUY WIRE
	GUY POLE
	GAS VALVE
	SEWER MANHOLE
	WATER VALVE
	HYDRANT
	BENCHMARK SET OR FOUND
	STONE MASONRY WALL
	STONE WALL
	OVERHEAD UTILITIES
	PICKET FENCE
	WIRE FENCE
	STOCKADE FENCE
	POST AND BOARD FENCE
	CHAIN LINK FENCE
	METAL FENCE OR RAILING
	BUILDING

"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 FOURTH IN THE SITE MANAGEMENT PLAN (SMP). 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." THE EASEMENT BOUNDARIES FOR BOTH OF THE SUBJECT PARCELS ARE IDENTICAL TO THE SITE BOUNDARIES FOR BOTH OF THE SUBJECT PARCELS.

ITEM	WEST PARCEL	EAST PARCEL
SECTION BLOCK LOT	SECTION (BOROUGH): BRONX BLOCK: 3028 LOT: 3	SECTION (BOROUGH): BRONX BLOCK: 3028 LOT: 55
ADDRESS	411 EAST 178th STREET BRONX, NY 10457–4203	4275 PARK AVENUE BRONX, NY 10457–4203

CERTIFICATIONS INDICATED HEREON SIGNIFY THIS SURVEY HAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS BEHALF TO THE TITLE CO. AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TERRY BERGENDORFF COLLINS
53 STARR RIDGE ROAD
BREWSTER, NEW YORK 10509
P:845.279.4261 F:845.279.6838
WWW.TERRYBERGENDORFFCOLLINS.COM

SURVEYOR'S SEAL

STATE OF NEW YORK · TERRY BERGENDORFF COLLINS · 49891 · LICENSED LAND SURVEYOR

N.Y.S. LICENSE NO. 49891

SURVEY OF PROPERTY
PREPARED FOR

WEBSTER AVENUE SUPPORTIVE HOUSING DEVELOPMENT FUND CORPORATION and WEBSTER AVENUE HOUSING DEVELOPMENT FUND CORPORATION

BEING
TAX LOTs 3 & 55 BLOCK 3028
SITUATE IN
THE BOROUGH OF THE BRONX
CITY OF NEW YORK BRONX CO., N.Y.
SCALE: 1" = 20' JUNE 16, 2016

REVISIONS

DATE	DESCRIPTION	BY

THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS OR SURVEY PLATS PREPARED BY OTHERS. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7 7209 OF THE NEW YORK STATE EDUCATION LAW. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST OR ARE SHOWN HEREON ARE NOT CERTIFIED. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES.

DRAWN BY: TC
CHECKED BY: TBC
FIELD PARTY: CLB
JOB NO: 8102HW

C:\Users\HW\PROJECTS\MOUNTED CONSTRUCTION\WEBSTER AVENUE\AS-BUILT\FOUNDATION AS-BUILT 06.16.16.dwg, AS2D 2016 (1:0.0) 19 PM, 1:1, JV

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/13/2016

SITE DESCRIPTION

SITE NO. **C203075**

SITE NAME Webster Avenue Residences

SITE ADDRESS: 411 East 178th Street (a/k/a 1973 Webster Avenue) ZIP CODE: 10457

CITY/TOWN: Bronx

COUNTY: Bronx

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: 04/30/2018

Description of Institutional Control

Webster Ave Supportive Hous Dev Fnd Corp
505 Eighth Avenue, 5th Floor
411 E 178th St. aka 1973
Environmental Easement
Block: 3028
Lot: 3
Sublot:
Section:
Subsection:
S_B_L Image: 3028-3
Ground Water Use Restriction
IC/EC Plan
Site Management Plan
Soil Management Plan

Webster Avenue Housing Dev Fund Corp
505 Eighth Avenue, 5th Floor
4275 Park Avenue
Environmental Easement

Block: 3028
Lot: 55
Sublot:
Section:
Subsection:
S_B_L Image: 3028-55
Ground Water Use Restriction

IC/EC Plan

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

Webster Ave Supportive Hous Dev Fnd Corp
505 Eighth Avenue, 5th Floor
411 E 178th St. aka 1973 Webster
Environmental Easement
Block: 3028
Lot: 3
Sublot:
Section:
Subsection:
S_B_L Image: 3028-3
Cover System

Webster Avenue Housing Dev Fund Corp
505 Eighth Avenue, 5th Floor
4275 Park Avenue
Environmental Easement
Block: 3028
Lot: 55
Sublot:
Section:
Subsection:
S_B_L Image: 3028-55
Cover System

Vapor Mitigation