

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation

625 Broadway, 12th Floor, Albany, New York 12233-7011

P: (518) 402-9706 | F: (518) 402-9020

www.dec.ny.gov

DEC 31 2019

Ronnie Shemesh
Alex I East, LLC
159 Alexander Street
Yonkers, NY 10701
rshemesh@excelsiorpkg.com

Barry White
Avalon Yonkers Sun Sites, LLC
1499 Post Road, 2nd Floor
Fairfield, CT 06824
Barry_white@avalonbay.com

Re: Certificate of Completion
PolyChrome Manufacturing Site
City of Yonkers, Westchester County
Site No.: C360098

Dear Mr. Shemesh and Mr. White,

Congratulations on having satisfactorily completed the remedial program at the PolyChrome Manufacturing Site (aka PolyChrome East). 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:

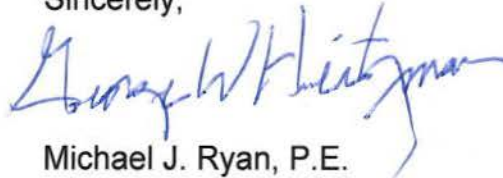
- If you are the site owner, you must record a notice of the COC in the recording office for the county (or counties) where any portion of the site is located within 30 days of issuance of the COC; or if you are a prospective purchaser of the site, you must record a notice of the COC within 30 days of 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 2021.

If you have any questions regarding any of these items, please contact Project Manager, Mr. Matthew Hubicki, at (518) 402-9605.

Sincerely,



Michael J. Ryan, P.E.

Director

Division of Environmental Remediation

ec w/ enclosure:

William M. Seuch, Esq, wseuch@goulstonstorrs.com

Linda R. Shaw, Esq, lshaw@nyenvlaw.com

Patrick McHugh, pmchugh@akrf.com

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Christine Vooris, NYSDOH

Maureen Schuck, NYSDOH

Sarita Wagh, NYSDOH

Matt Gokey, matthew.gokey@tax.ny.gov

Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

M. Hubicki

K. Carpenter

J. Brown

J. Andoloro

A. Guglielmi

K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	Address
Avalon Yonkers Sun Sites, LLC	1499 Post Rd, Second Floor, Fairfield, CT 06824
Alex I East, LLC	159 Alexander Street, Yonkers, NY 10701

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 6/29/12	Agreement Execution: 9/19/12
Agreement Index No.: C360098-06-12	
Application Approval Amendment: 4/13/16	Agreement Execution Amendment: 4/13/16

SITE INFORMATION:

Site No.: C360098 **Site Name:** PolyChrome Manufacturing Site
Site Owner: Avalon Yonkers Sun Sites, LLC
Street Address: 80-94 Alexander Street
Municipality: Yonkers **County:** Westchester **DEC Region:** 3
Site Size: 2.256 Acres
Tax Map Identification Number(s): 2-2608-29, 2-2608-35, 2-2608-37
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 Westchester County as 592523111.

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/REVOICATION


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

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

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

Basil Seggos
Commissioner
New York State Department of Environmental Conservation

By:

 Date: 12/31/19

Michael J. Ryan, P.E., Director
Division of Environmental Remediation

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

PolyChrome Manufacturing, Site ID No. C360098
80-94 Alexander Street, Yonkers, NY 10701
City of Yonkers, Westchester County, Tax Map Identification Numbers:
2-2608-29, 2-2608-35, and 2-2608-37

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 Alex I East, LLC and Avalon Yonkers Sun Sites, LLC for three parcels, totaling 2.256 acres located at 80-94 Alexander Street in the City of Yonkers and Westchester County.

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

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

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

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

PLEASE TAKE NOTICE, since the remedial program relies upon use restrictions or the long term employment of institutional or engineering controls; such institutional or engineering controls are contained in an Environmental Easement granted pursuant to ECL Article 71, Title 36 which has been duly recorded in the Recording Office for Westchester County as 592523111.

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

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

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

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

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

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

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 3 Office located at 21 South Putt corners Rd, New Paltz, NY 12564, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

Avalon Yonkers Sun Sites, 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:
Avalon Yonkers Sun Sites, LLC
1499 Post Road, 2nd Floor
Fairfield, CT 06824

Exhibit A
Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION FORMED BY THE EASTERLY RIGHT-OF-WAY OF ALEXANDER STREET (50 FOOT RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY OF ASHBURTON AVENUE (50 FOOT RIGHT-OF-WAY), AND RUNNING THENCE;

ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 81°47'39" EAST A DISTANCE OF 263.00 FEET TO A POINT, THENCE, THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY RIGHT-OF-WAY OF THE NEW YORK CENTRAL RAILROAD COMPANY;

SOUTH 14°03'55" WEST A DISTANCE OF 146.03 FEET TO A POINT, THENCE;

SOUTH 80°41'40" EAST A DISTANCE OF 18.11 FEET TO A POINT OF CUSP;

ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2707.48 FEET, AN ARC LENGTH OF 253.66 FEET, WHOSE CHORD BEARS SOUTH 17°09'12" WEST A CHORD DISTANCE OF 253.57 FEET TO A POINT OF TANGENCY, THENCE;

ALONG THE NORTHERLY LINE OF LOT 25, BLOCK 2608, NORTH 79°09'39" WEST A DISTANCE OF 227.00 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY OF ALEXANDER STREET, THENCE;

ALONG SAID EASTERLY, RIGHT-OF-WAY, NORTH 08°12'21" EAST A DISTANCE OF 385.67 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 98,271 SQUARE FEET OR 2.256 ACRES MORE OR LESS.

Exhibit B

Site Survey

94 Alexander Street

Environmental Easement

Block: 2608

Lot: 35

Sublot:

Section: 2

Subsection:

S_B_L Image: 2-2608-35

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 37

Sublot:

Section: 2

Subsection:

S_B_L Image: 2-2608-37

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

Avalon Yonkers Sun Sites, LLC

1499 Post Road, 2nd Floor

80 Alexander Street

Environmental Easement

Block: 2608

Lot: 29

Sublot:

Section: 2

Subsection:

S_B_L Image: 2-2608-29

Cover System

Monitoring Wells

Vapor Mitigation

94 Alexander Street

Environmental Easement

Block: 2608

Lot: 35

Sublot:

Section: 2

Subsection:

S_B_L Image: 2-2608-35

Cover System

Monitoring Wells

Vapor Mitigation

Lot: 37

Sublot:

Section: 2

Subsection:

S_B_L Image: 2-2608-37

Cover System

Monitoring Wells

Vapor Mitigation