NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP) CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name Address

57 Alexander Developer LLC 777 Third Avenue, 6th Floor, New York, NY 10017

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 12/18/19 **Agreement Execution:** 1/7/20

Agreement Index No.: C360194-12-19

Application Amendment Approval: 2/10/20 Agreement Amendment Execution: 2/10/20 Application Amendment Approval: 10/19/20 Agreement Amendment Execution: 10/19/20

SITE INFORMATION:

Site No.: C360194 Site Name: 57 Alexander Street

Site Owner: 57 Alexander Developer LLC

Street Address: 47-71 Alexander Street

Municipality: Yonkers County: Westchester DEC Region: 3

Site Size: 3.660 Acres
Portion of 2-2605-51, Portion of 2-2610-50, Portion of 2-2610-53, Portion

Tax Map Identification Number(s): of 2-2610-57

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 Westchester County as Control No. 633323427.

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; or
- (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: Andrew Guglielmi Date: 12/27/2023

Andrew O. Guglielmi, Director Division of Environmental Remediation

Exhibit A Site Description

County: Westchester Site No: C360194 Brownfield Cleanup Agreement Index: 360194-12-19

SCHEDULE "A" PROPERTY DESCRIPTION

Deed Descriptions

Parcel A-1:

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Alexander Street in the City of Yonkers, County of * Westchester and State of New York, where the same is intersected by the northerly side of land now or formerly of the City of Yonkers, formerly of the Estate of Ervin Saunders;

RUNNING THENCE westerly at right angles to Alexander Street and along said land of the City of Yonkers, 684.00 feet to the westerly line of grants and pier lines as fixed by the Common Council of the City of Yonkers, April 12th, 1886;

THENCE northerly along said westerly line which forms an interior angle of 86 degrees 40 minutes 40 seconds with the last mentioned line, 96.26 feet to land conveyed by William L. Saunders and wife and Helen M.S. Holmes to Mary Eliza Saunders by deed dated December 12th, 1932;

THENCE easterly along a line which forms an interior angle of 92 degrees 56 minutes 54 seconds with the last mentioned course and which said line on the northerly side thereof forms an angle of 89 degrees 37 minutes 34 seconds with the westerly side of Alexander Street and along said land so conveyed to Mary Eliza Saunders, 678.42 feet to the westerly side of Alexander Street; and

THENCE southerly along the westerly side of Alexander Street, 91.67 feet to the point or place of BEGINNING.

Together with all rights, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

EXCEPTING THEREFROM so much of the above described premises conveyed by Deed made by Ronrob Realty Corp. to Robert Altman, dated 1/25/1992 and recorded 1/29/1992 in Liber 10207 of Deeds, page 305, being bounded and described as follows:

ALL THAT CERTAIN plot, piece or parcel of land, being a portion of Tax Lot 57, Block 2610, Section 2 as shown on the Official City Tax Map, City of Yonkers, Westchester County, New York, said portion of Tax Lot 57 as mentioned above is more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Alexander Street, a 50.00 foot wide public street, said point being 705.92 feet northerly of the intersection of the westerly side of Alexander Street and the northerly side of Wells Avenue as measured along the westerly side of Alexander Street;

THENCE from said point of place of beginning along the dividing line between Tax Lot 57, Block 2610 and Tax Lot 51, Block 2605, making an interior angle of 90-00 degrees with the westerly side of Alexander Street, 143.00 feet to a point;

THENCE in a northerly direction through a portion of Tax Lot 57, Block 2610 on a line making an interior angle of 90-00 degrees with the previous course, 4.00 feet to a point;

THENCE in an easterly direction continuing through a portion of Tax Lot 57, Block 2610 on a line making an interior angle of 90-00 degrees with the previous course, 143.00 feet to a point on the westerly side of Alexander Street;

County: Westchester Site No: C360194 Brownfield Cleanup Agreement Index: 360194-12-19

THENCE in a southerly direction along the westerly side of Alexander Street, 4.00 feet to a point or place of BEGINNING.

For Information Only: Said premises are known as 57 Alexander Street, Yonkers, NY and designated as Section 2 Block 2610 part of Lot 57 as shown on the Westchester County Land and Tax Map

Parcel A-2:

ALL THAT CERTAIN plot, piece or parcel of land, being a portion of Tax Lot 57, Block 2610, Section 2 as shown on the Official City Tax Map, City of Yonkers, Westchester County, New York, said portion of Tax Lot 57 as mentioned above is more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Alexander Street, a 50.00 foot wide public street, said point being 705.92 feet northerly of the intersection of the westerly side of Alexander Street and the northerly side of Wells Avenue as measured along the westerly side of Alexander Street;

THENCE from said point of place of beginning along the dividing line between Tax Lot 57, Block 2610 and Tax Lot 51, Block 2605, making an interior angle of 90-00 degrees with the westerly side of Alexander Street, 143.00 feet to a point;

THENCE in a northerly direction through a portion of Tax Lot 57, Block 2610 on a line making an interior angle of 90-00 degrees with the previous course, 4.00 feet to a point;

THENCE in an easterly direction continuing through a portion of Tax Lot 57, Block 2610 on a line making an interior angle of 90-00 degrees with the previous course, 143,00 feet to a point on the westerly side of Alexander Street;

THENCE in a southerly direction along the westerly side of Alexander Street, 4.00 feet to a point or place of BEGINNING.

Together with all rights, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof

For Information Only: Said premises are known as 57 Alexander Street, Yonkers, NY and designated as Section 2 Block 2610 Part of Lot 57 as shown on the Westchester County Land and Tax Map

Parcel B:

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being at City of Yonkers, County of Westchester and State of New York, being known and designated on the Official Tax Map of the City of Yonkers, as Section 2, Block 2605, Lot 51, being more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Alexander Street, a public street 50 feet wide, distant 561.96 feet northerly as measured along said side of Alexander Street from the corner formed by the intersection of the northerly side of Wells Avenue with the said westerly side of Alexander Street, said point being the southeasterly corner of the premises herein described;

THENCE RUNNING in a general westerly direction along lands now or formerly of the Estate of Ervin Saunders on a line forming an interior angle of 85 degrees, 40 minutes, 00 seconds with said westerly side of Alexander Street, a distance of 690 feet, more or less, to the westerly line of water grants and pier line, as established by the Common Council of the City of Yonkers, April 12, 1886;

THENCE RUNNING northerly along said westerly line of water grants and along said pier line, 91.92 feet to a point and land now or formerly of Alexander Saunders;

THENCE RUNNING easterly along said last mentioned land, 684 feet to a point in the westerly line of Alexander Street, which point is distant 143.96 feet northerly as measured along said side of Alexander

County: Westchester Site No: C360194 Brownfield Cleanup Agreement Index: 360194-12-19

Street from the point and place of beginning:

THENCE RUNNING southerly along said side of Alexander Street, 143.96 feet to the point and place of BEGINNING.

Together with all rights, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

For Information Only: Said premises are known as 47 Alexander Street, Yonkers, NY and designated as Section 2 Block 2605 Lot 51 as shown on the Westchester County Land and Tax Map

Parcel C:

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the City of Yonkers, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Alexander Street, a public street 50 feet wide, where the same is intersected by the northerly line of land conveyed to Helen M.S. Holmes by deed bearing date December 12, 1932, recorded January 23, 1933 in Liber 3290 of Deeds, page 459;

RUNNING THENCE westerly on a line forming an interior angle of 89 degrees, 37 minutes, 34 seconds with said westerly side of Alexander Street, 678.42 feet to the westerly line of grants and pier line as fixed by the Common Council of the City of Yonkers, April 12, 1886;

RUNNTNG THENCE northerly along said westerly line, on a line forming an interior angle of 91 degrees

39 minutes 20 seconds with the last mentioned course 93.28 feet;

THENCE easterly along land on said date conveyed by Helen M.S. Holmes and Mary Eliza Saunders to William L. Saunders and wife and along a line which forms an interior angle of 87 degrees, 55 minutes, 32 seconds with the last mentioned course and which line on the northerly side thereof forms an angle of 89 degrees, 12 minutes, 26 seconds with the westerly side of Alexander Street, 681.12 feet to the said westerly side of Alexander Street; and

THENCE southerly along the westerly side of Alexander Street, 88.29 feet to the point or place of BEGINNING.

Together with all rights, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof.

For Information Only: Said premises are known as 65 Alexander Street, Yonkers, NY and designated as Section 2 Block 2610 Lot 53 as shown on the Westchester County Land and Tax Map.

Parcel D:

ALL THAT CERTAIN lot or parcel of land, located in the City of Yonkers, County of Westchester and State of New York, shown on the assessment map for said City as Lot 50, Block 2610, Section 2, and more particularly bounded and described as follows:

BEGINNING at a point on the west side of Alexander Street, a public street fifty (50) feet wide, where the same is intersected by the northerly side of land conveyed to Mary Eliza Saunders by deed dated December 12, 1932;

RUNNING THENCE northerly along said Alexander Street, on a line being at an interior angle of 89 degrees, 12 minutes, 26 seconds with said lands now or formerly of Saunders, 84.67 feet to land now or formerly of the Westchester Ferry Corporation;

THENCE westerly along said land of said corporation and along a line being at an interior angle of 92 degrees, 38 minutes, 00 seconds with the west side of Alexander Street, 310.00 feet to the remains of an old bulkhead;

THENCE still westerly along a line which on its southerly side makes an angle of 177 degrees, 27 minutes, 15 seconds with said last mentioned line, and still along said land of said corporation, 366.00 feet to the westerly line of grants and pier line as fixed by the Common Council of the City of Yonkers, April 12, 1886;

THENCE southerly along said westerly line along a line being at an interior angle of 93 degrees, 20 minutes, 01 second with the last mentioned line, 90.21 feet to land conveyed to Mary Eliza Saunders by William L. Saunders and wife and Helen M. S. Holmes, by deed dated December 12, 1932;

THENCE easterly along said lands conveyed to Mary Eliza Saunders and along a line which on the northerly side thereof makes an angle of 89 degrees, 12 minutes, 26 seconds with the west side of Alexander Street, 681.12 feet to the point or place of BEGINNING.

Together with all rights, title and interest of, in and to any streets and roads abutting the above described premises, to the center line thereof,

For Information Only: Said premises are known as 71 Alexander Street, Yonkers, NY and designated as Section 2 Block 2610 Lot 50 as shown on the Westchester County Land and Tax Map.

Survey Environmental Easement Description

ALL THAT CERTAIN PLOT, piece or parcel of land, situate, lying and being at City of Yonkers, County of Westchester and State of New York, being known and designated on the official tax map of the City of Yonkers, as Section 2, Block 2610, part of Lots 50, 53, and 57 and Section 2, Block 2605, part of Lot 51, being bounded and described as follows:

BEGINNING at a point on the westerly side of Alexander Street, a public street 50 feet wide, distant 561.96 feet northerly as measured along said side of Alexander Street from the corner formed by the intersection of the northerly side or Wells Avenue with the said westerly side of Alexander Street, said point being the southeasterly corner of the premises herein described:

THENCE RUNNING in a general westerly direction along lands now or formerly of the estate of Ervin Saunders on a line forming an interior angle of 85 degrees 40 minutes 00 seconds with said westerly side of Alexander Street, a distance of 397.63 feet to the westerly face of the existing bulkhead;

THENCE RUNNING northerly, westerly and northerly along said westerly face of the existing bulkhead the following seven (7) courses and distances:

- 1. 109.26 feet, which forms an interior angle of 96 degrees 51 minutes 40 seconds with the last mentioned line;
- 2. 5.84 feet, which forms an interior angle of 269 degrees 00 minutes 29 seconds with the last mentioned line;
- 3. 83.14 feet, which forms an interior angle of 83 degrees 00 minutes 29 seconds with the last mentioned line;
- 4. 107.97 feet, which forms an interior angle of 178 degrees 01 minutes 17 seconds with the last mentioned line;
- 5. 13.27 feet, which forms an interior angle of 125 degrees 40 minutes 31 seconds with the last mentioned line;
- 6. 9.98 feet, which forms an interior angle of 127 degrees 26 minutes 42 seconds with the last mentioned line;

7. 75.15 feet, which forms and interior angle of 183 degrees 17 minutes 23 seconds with the last mentioned line to land now or formerly of Avalon Yonkers ATI Site LLC;

THENCE easterly along said land the following two courses and distances:

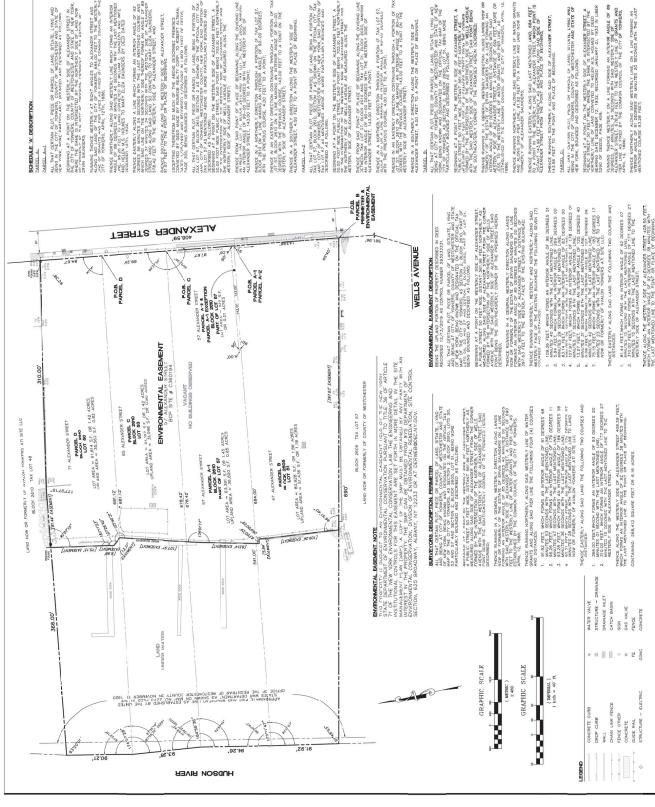
- 1. 81.44 feet, which forms an interior angle of 92 degrees 07 minutes 15 seconds with the last mentioned line;
- 2. 310.00 feet, which forms an interior angle of 177 degrees 27 minutes 15 seconds with the last mentioned line to the westerly side of Alexander Street;

THENCE along the westerly side of Alexander Street 408.59 feet, which forms an interior angle of 92 degrees 38 minutes with the last mentioned line to the point or place of BEGINNING.

Containing: 159,489 square feet or 3.66 acres.

Exhibit B

Site Survey



ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND SERIOR IN THE CITY OF YOMKERS, COLUNTY OF WESTPICHESTER AND STATE OF THE VORM YORK AMORE PARTICILIARLY ROUNDED AND DESCRIPED AS FOIL OWS. NING AT A POINT ON THE WESTERLY SIDE OF ALEXANDER STREET 3TY OF YOKKERS, COUNTY OF WESTONESTER AND STATE OF NEW STREED NEW STREED BY THE NORTHERY SIDE OF LAND NINGERS, OF THE GITTY OF YORIGINES, FORMACTIC, OF THE CENTUR ORTHERLY ALONG SAID WESTERLY LINE WHICH FORMS AN INTERIOR 86 EDGERES 440 MINITES 46 SECONOS WITH THE LAST MENTONED OF FEET TO LAND CONVETED BY WILLIAM I. SAUNIENS AND WIFE 112M ALS ALUMEST O MARY ELZA SAUNDERS BY DEED DATED WITE 12771, 1832. THENCE EASTERLY ALONG A LINE WHICH FORMS AN INTERIOR ANGLE OF SECURITY OF SECU HENCE SOUTHERLY ALONG THE WESTERLY SIDE OF ALEXANDER STREET, 31.67 FEET TO THE POINT OR PLACE OF BEGINNING.

LIMITORY PROPERTY OF THE STEELING STATE OF THE STATE OF T EXCEPTING THEREFROM SO MUCH OF THE ABOVE DESCRIBEE PREMISES CONVECTED BY DEED AANDE BY RENKORR RELATY CORP. TO REBERT ALTMAN AATED 1/29,/1992 AND RECERPING 1/29/1992 IN JUBER 1027 OF DIFFIN, PAGE 305, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

HENCE IN AN EASTERLY DIRECTION CONTINUING THROUGH A PORTION OF TAX OT 57, BLOCK 2610 ON A LINE MAKING AN INTERIOR ANGLE OF 90—00 REGREES WITH THE PREVIOUS COURSE, 143.00 FEET TO A FOINT ON THE PERFLY SIDE OF ALEXANDER STREET; VCE FROM SAID POINT OF PLACE OF BEGINNING ALONG THE DIVIDING LINE WEST AT ALCU S, DUT AND 141, BLCAX, ZOUD, MAKING WITREIGH ANGLE OF 99-00 DEGREES WITH THE WESTERY SIDE OF CANDER STREET, 143.00 FEET TO A POINT; HENCE IN A NORTHERLY DIRECTION THROUGH A PORTION OF TAX LOT 57, 12,0CK 2810 ON A LINE MAKING AN INTERIOR ANGLE OF 90-00 DEGREES 11H THE PREVIOUS COURSE, 4,00 FEET TO A POINT:

HENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY SIDE OF ALEXANDER STREET, 4.00 FEET TO A POINT OR PLACE OF BEGINNING

THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, BENS, A PORTION OF LLOT 57, BENCK 2610, 25570N A OS ADONN ON THE GFICIAL CITY TAX. LOT 57. AS A WESTTOLESTRE COUNTY, NEW YORK GENOMED A DORTION OF TOWN THE WESTTOLESTRE COUNTY, NEW YORK SENTIMED AND THE STAND OF THE STAND INNING AT A POINT ON THE WESTERLY SIDE OF ALEXANDER STREET, A LOOPS WISE PRUGLIC STREET, SALD POINT TBING 709.9. FEET NORTHERN. THE INTERSECTION OF THE WESTERLY SIDE OF LECKANDER STREET AND TOPPIERT SIDE OF WELLS AVENUE AS MEASURED ALONG THE THEN SIDE OF ALEXANDER STREET, NO

HENCE FROM SAID FOINT OF PLACE OF BEGINNING ALONG THE DIVIDING LINE CTWEEN TAX LOT 57 DLOCK 2010 AND TAX LOT 51 DLOCK 2005, MAKING IN INTERPORT ANGLE 69—00 DEGREES WITH THE WESTERLY SIDE OF LEXANDER STREET, 143.00 FEET TO A POINT. HENCE IN A NORTHERLY DIRECTION THROUGH A PORTION OF TAX LOT 57, LUCUA ZOLO WAY LIVE MANNO AN INTROME WAVELE OF SELF TO A POINT, AND THE PREVIOUS COUNSE, 4.00 FEET TO A POINT, HENCE IN AN EASTERLY DIRECTION CONTINUING THROUGH A PORTION OF ST. BLOCK ZETO ON A LINE MAKING AN INTERIOR ANGLE OF 90—00 EGREES MITH THE PREVIOUS COURSE, 143.00 FEET TO A FOINT ON THE RESTREATY SIDE OF ALEXANDER STREET.

LL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYNG AND ORDER AT GLYTO YOWKERS, COUNTY OF WESTGHEESTER AND STATE OF NEW ORSE, BEING KNOWN AND DESIGNATED ON THE OFFICIAL TAX MAP OF THE PROPERTY OF YOWKERS, AS SECTION, 2, BLOCK 2005, LOT 31, BBNG MORE TARRICLARY BOUNDED AND DESIGNBED AS POLUOWS: HENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY SIDE OF ALEXANDER STREET, 4.00 FEET TO A POINT OR PLACE OF BEGINNING.

BERGER KONNING IN A GREEKE WISSTED PRECIDEN ALONG ANDS NOW OR OPPLETED THE ESTATE OF ENW SHOUTES OF A LINE FROMMORY TERROR AND WITTEROR AND WITTER A DISTANCE OF 60% FEET, A MORE OF STALL AND WITTER A DISTANCE OF 60% FEET, AND WITTER A DISTANCE OF 60% FEET AND WITTER AND WITT BEOWINGO, TA A PORT ON THE WESTERY, SIDE OF ALEXANDER STREET. A DECIMINATE OF THE THEORY OF THE STREET A DESCRIPTION OF THE THEORY OF THE SOUTHERSTERY CORRES OF THE PREMISES HERIN DESCRIPTION.

HENCE RUNNING NORTHERLY ALONG SAID WESTERLY LINE (F WATER GRANTS SAID PIER LINE, 91.92 FEET TO A POINT AND LAND NOW OR PARKANDER SAUNDERS. HERCE RUNNING EASTERLY, ALONG SAID LAST MERITONED LAND, 664 FEET TO A POINT IN THE WESTERLY LINE OF ALEXANDER STREET, WHICH POINT IS LISTANDER STREET, WHICH POINT IS LISTANDER STREET, WHICH POINT AND PILACE OF BEGINNING. HENCE RUNNING SOUTHERLY ALONG SAID SIDE OF ALEXANDER STREET, 43.96 FEET TO THE POINT AND PLACE OF BEGINNING.

LL IHAI CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, L'INNG AND ENNO IN THE CITY OF YOKKERS, COUNTY OF WESTCHESTER AND STATE OF ENV ORK, BOUNDED AND DESCRIBED AS FOLLOWS:

HENCE NORTHERLY ALONG SAID WESTERLY LINE, ON A LINE FORMING AN SECONDEL OF 91 DEGREES 39 MINUTES 20 SECONDS WITH THE LAST TOWNED GOORSE 93,28 FEET.

THENCE SOUTHERLY ALONG THE MESTERLY SIDE OF ALEXANDER STREET, 88.29 FEET TO THE POINT OR PLACE OF BEGINNING.

EUNNING THEME NORTHERY A JANG SAID ALKANDER STREET, ON A LINE HEAD LAND SON ON OR FORMERY Y SANDERS 12 MINUTES 26 SECONDS WITH AND LAND NOW OR FORMERY Y'D SANDINERS, 8467 FEET TO LAND NOW OR FORMERY OF THE WESTOHESTER FERRY CORPICIATION. CE WESTERLY ALONG SAID LAND OF SAID CORPORATION AND ALONG A BEING AT AN INTERIOR ANGLE OF 92 DEGREES 38 MINUTES OD SECONDS THE WEST SIDE OF ALEXANDER STREET, 310.00 FEET TO THE REMAINS IN OLD BULKHEAD. BEGINNING AT A POINT ON THE WEST SIDE OF ALEXANDER STREET, A PUBLIC STREET FIFTY (50) FEET WIDE, WHERE THE SAME IS INTERSECTED BY THE WORTHERLY SIDE OF LAND CONVIYED TO MARY ELIZA SAUNDERS BY DEED DATED DECEMBER 12, 1932; ALL THAT CERTAIN LOT OR PARCEL OF LAND, LOCATED IN THE CITY OF YOWERS, COUNTY OF WESTHOFFIER AND STATE OF LEW YORK, SHOWN ON THE ASSESSMENT MAP FOR SAME OFTY AS LOT SO, BLOCKS 2019, SECTION 2, AND MORE PARTICULARLY BOUNCED AND DESCRIBED AS FOLLOWS: E. STILL WESTERLY ALONG A LINE WHICH ON 11'S SOUTHERLY SIDE S. AN ANGLE OF 17TD DESCRIPES 27 MINIOTES 15 SECONDS WITH SAID ONED LINE, AND STILL ALONG SAID LAND TO SAID CORPORATION, ON STELL TO THE WESTERN THIN FOR SALD CARDINES AND SIDES HAVE NEXT COMMON COUNCIL OF THE CTY OF YOMERS, APPRIL 12, 1886;

HENCE SOUTHERLY ALONG SAID WESTERLY LINE ALONG A LINE BENG AT AN INTERIOR MACHINE OF 93 DEDERGES SO MAINTED OI SECOND WITH THE LAST WENTHOULD LINE, BOATS THEIT TO LAND CONVEXED TO MARY ELLAS ANUNDERS AND WEE AND HELEN M. S. HOLMES, BY DEED OAKED DECEMBER 72, 1932; HHENCE ESPERITY A DONG SAID LANDS CONVERTED TO MARY ELLZA SAUNDERS AND ACHOR A LINE WHICH DAY THE MORPHERY VOID THE HENCY MARICE AND AND SECRET SET IS MINUTES AS SECONDS WITH THE WEST SIDE OF ARANDER STREET, 681.12 FEET TO THE POINT OR PLACE OF BEGINNING.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE, AND IS INTENDED TO BE USED FOR A TRANSFER OF TILE OR ANY FINA PURPOSE.

- THIS MAP IS BASED UPON AN ATLANGE'S LAND THE STUWEY PREARED THE YELL STORM THIS OFFICE, LAST REVISED APPIL, 30, 2021 AND REFLECTS THE STE CONDITIONS AT THE TIME OF OUR LAST FIELD VISIT ON JANUARY 21, 2021.
 - THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN OR ADDRESSED. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF SURVEY.
 - 5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED CONSIDERED AS PART OF THIS SURVEY.
- DE CONTROLLA DE CO
 - LOT AREA = 268,412 SQUARE FEET OR 6:16 ACRES.
 EAGEMENT (UPLAND) AREA = 159,409 SQUARE FEET OR 3.00 A
 PROPERTY IS KNOWN AS 47, 57, 65, 42 T ALEXANDER STREET,
 WESTOHESTER COUNTY, YOWERS, NEW YORK.





Van Weele, PC Barrett Bonacci &

Engineers Surveyors Planners 1/2A Commre Drive Houppauge, NY 11/28 r631-3531111 F 631-453-1022 www.bapr.com

PROPERTY SECTION 2 3LOCK 2605 LOT 51 SECTION 2 3LOCK 2610 LOTS 50, 53 & 57

Tax Map:

CITY OF YONKERS **MESTCHESTER COUNTY**

EASEMENT MAP

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION Site Management Form

12/19/2023



SITE DESCRIPTION

SITE NO. C360194

SITE NAME: 57 Alexander Street

SITE ADDRESS: 47-71 Alexander Street ZIP CODE: 10701

CITY/TOWN: Yonkers

COUNTY: Westchester

ALLOWABLE USE: Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan

Monitoring Plan

Operation and Maintenance (O&M) Plan

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2025

Description of Institutional Control

57 Alexander Developer LLC

777 THIRD AVENUE, 6TH FLOOR

47 Alexander Street

Environmental Easement Block: 2605

Lot: 51

Sublot:

Section: 2

Subsection:

C D I Image

S_B_L Image: Portion of 2-2605-51 Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

O&M Plan

Site Management Plan

Soil Management Plan

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57 Alexander Street
 Environmental Easement
   Block: 2610
        Lot: 57
            Sublot:
                Section: 2
                    Subsection:
                         S_B_L Image: Portion of 2-2610-57
                              Ground Water Use Restriction
                              IC/EC Plan
                              Landuse Restriction
                              O&M Plan
                              Site Management Plan
                              Soil Management Plan
65 Alexander Street
 Environmental Easement
   Block: 2610
        Lot: 53
            Sublot:
                Section: 2
```

Environmental Easement Block: 2610 Lot: 53 Sublot: Section: 2 Subsection: S_B_L Image: Portion of 2-2610-53 Ground Water Use Restriction IC/EC Plan Land √use Restriction O&M Plan Site Management Plan Soil Management Plan

71 Alexander Street

```
Environmental Easement

Block: 2610
Lot: 50
Sublot:
Section: 2
Subsection:
S_B_L Image: Portion of 2-2610-50
Ground Water Use Restriction
IC/EC Plan
Landuse Restriction
O&M Plan
Site Management Plan
```

Soil Management Plan

Description of Engineering Control

```
57 Alexander Developer LLC
777 THIRD AVENUE, 6TH FLOOR
  47 Alexander Street
     Environmental Easement
       Block: 2605
          Lot: 51
              Sublot:
                  Section: 2
                      Subsection:
                           S B L Image: Portion of 2-2605-51
                                Cover System
                                Subsurface Barriers
                                Vapor Mitigation
  57 Alexander Street
     Environmental Easement
       Block: 2610
          Lot: 57
              Sublot:
                  Section: 2
                      Subsection:
                           S_B_L Image: Portion of 2-2610-57
                                Cover System
                                Subsurface Barriers
                                Vapor Mitigation
  65 Alexander Street
     Environmental Easement
        Block: 2610
          Lot: 53
              Sublot:
                  Section: 2
                      Subsection:
                           S_B_L Image: Portion of 2-2610-53
                                Cover System
                                Subsurface Barriers
                                Vapor Mitigation
  71 Alexander Street
     Environmental Easement
        Block: 2610
          Lot: 50
              Sublot:
                  Section: 2
                      Subsection:
                           S_B_L Image: Portion of 2-2610-50
                                Cover System
                                Subsurface Barriers
```

Vapor Mitigation