

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director  
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*Transmitted via E-mail and US Mail*

December 23, 2022

Mikel Jeremias  
Centre Pointe Developers LLC  
Allstate Capitol LLC  
13 Hayes Court, Unit 101  
Monroe, NY 10950  
[mikel@allstatedevelopers.com](mailto:mikel@allstatedevelopers.com)

Re: Certificate of Completion  
**Site:** Swan Garage Kent Supply Site  
**Site No:** C360210  
**Location:** City of New Rochelle, Westchester County

Dear Mikel Jeremias:

Congratulations on having satisfactorily completed the remedial program at the Swan Garage Kent Supply 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 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 the Department's project manager. Please return the hard copy of the proof of recording to:

Michael Kilmer, Region 3  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
21 S. Putt Corners Rd.  
New Paltz, NY 12561

- Provide the Notice of Certificate of Completion 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) 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 2024.

If you have any questions regarding any of these items, please contact Michael Kilmer at 845-633-5463.

Sincerely,

*Andrew Guglielmi*

Andrew Guglielmi  
Division Director  
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

M. Jeremias, Allstate Capitol LLC, Centre Pointe Developers LLC  
([mikel@allstatedevelopers.com](mailto:mikel@allstatedevelopers.com)) ([abraham@allstateventures.com](mailto:abraham@allstateventures.com))  
F. Dahan, SESI ([fd@sesi.com](mailto:fd@sesi.com))  
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M. Gokey, NYSDTF ([matthew.gokey@tax.ny.gov](mailto:matthew.gokey@tax.ny.gov))  
P. Takac, NYSDTF ([paul.takac@tax.ny.gov](mailto:paul.takac@tax.ny.gov))

ec w/o enc.:

M. Kilmer, DEC ([michael.kilmer@dec.ny.gov](mailto:michael.kilmer@dec.ny.gov))

D. Pollock, DEC ([david.pollock@dec.ny.gov](mailto:david.pollock@dec.ny.gov))

K. Thompson, DEC ([kiera.thompson@dec.ny.gov](mailto:kiera.thompson@dec.ny.gov))

J. Brown, DEC ([janet.brown@dec.ny.gov](mailto:janet.brown@dec.ny.gov))

L. Schmidt, DEC ([leia.schmidt@dec.ny.gov](mailto:leia.schmidt@dec.ny.gov))

K. Lewandowski, DEC ([kelly.lewandowski@dec.ny.gov](mailto:kelly.lewandowski@dec.ny.gov))

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

<b>Name</b>	<b>Address</b>
Centre Pointe Developers LLC	13 Hayes Court, Unit 101, Monroe, NY 10950
Allstate Capitol LLC	13 Hayes Court, Unit 101, Monroe, NY 10950

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 4/19/21    **Agreement Execution:** 4/22/21  
**Agreement Index No.:** C360210-04-21  
**Application Amendment Approval:** 9/16/21                      **Agreement Amendment Execution:** 9/16/21

**SITE INFORMATION:**

**Site No.:** C360210    **Site Name:** Swan Garage Kent Supply Site  
**Site Owner:** Centre Pointe Developers LLC  
Allstate Capitol LLC  
**Street Address:** 64 Centre Ave., Centre Ave. & 8 Westchester Pl.  
**Municipality:** New Rochelle                      **County:** Westchester                      **DEC Region:** 3  
**Site Size:** 0.527 Acres  
**Tax Map Identification Number(s):** 2-415-8, 2-415-6, 2-415-48 (portion of)  
**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:** Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

**Cleanup Track:** Conditional Track 1: Unrestricted use, provided that the remedial goals for soil vapor intrusion are achieved within five years of the date of the Certificate. If those goals are not achieved within five years, this Certificate shall be modified to a Track 2 Residential cleanup.

**Tax Credit Provisions:**

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50%. Tangible Property Credit is 20%. Comprised of 10% Base, 5% EnZone, 5% Track 1.

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%), 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 612023379 and 612103749.

#### **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; 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: 12/23/2022

Andrew O. Guglielmi, Director  
Division of Environmental Remediation

**Exhibit A**  
**Site Description**

**SCHEDULE "A" PROPERTY DESCRIPTION**

**Environmental Easement Lots 6 and 8 – 64 Centre Avenue and Centre Avenue**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE IN THE CITY OF NEW ROCHELLE, COUNTY OF WESTCHESTER, STATE OF NEW YORK, SAID LANDS BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE NORTHEASTERLY LINE OF CENTRE AVENUE BEING THE WESTERLY CORNER OF LANDS HEREIN DESCRIBED AND THE SOUTHERLY CORNER OF LANDS NOW OR FORMER 62 KIMS, LLC;

THENCE RUNNING ALONG THE SOUTHEASTERLY LINE OF LANDS OF SAID 62 KIMS, LLC BEING THE NORTHWESTERLY LINE OF LANDS HEREIN DESCRIBED,

- (1) NORTH 47 DEGREES, 42' 15" EAST, A PER GRID NORTH STATE PLANE COORDINATE SYSTEM NEW YORK EAST, A DISTANCE OF 100.00 FEET, TO AN IRON ROD BEING THE EASTERLY CORNER OF LANDS OF SAID 62 KIMS, LLC, A NORTHERLY CORNER OF LANDS HEREIN DESCRIBED AND LYING ON THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY ALLSTATE CAPITOL LLC;

THENCE RUNNING ALONG A PORTION OF THE SOUTHWESTERLY LINE OF LANDS OF SAID ALLSTATE CAPITOL LLC BEING A NORTHEASTERLY LINE OF LANDS HEREIN DESCRIBED,

- (2) SOUTH 33 DEGREES, 53' 06" EAST, A DISTANCE OF 50.00 FEET, TO AN IRON ROD BEING A SOUTHERLY CORNER OF LANDS OF SAID ALLSTATE CAPITOL, LLC;

THENCE RUNNING ALONG A SOUTHEASTERLY LINE OF LANDS OF SAID ALLSTATE CAPITOL LLC, BEING A NORTHWESTERLY LINE OF LANDS HEREIN DESCRIBED,

- (3) NORTH 48 DEGREES, 13' 17" EAST, A DISTANCE OF 51.25 FEET, TO A MAGNETIC NAIL BEING A NORTHERLY CORNER OF LANDS HEREIN DESCRIBED;

THENCE RUNNING ALONG A PORTION OF A SOUTHWESTERLY LINE OF LANDS OF SAID ALLSTATE CAPITOL LLC, BEING THE NORTHEASTERLY LINE OF LANDS HEREIN DESCRIBED,

- (4) SOUTH 38 DEGREES, 17' 47" EAST, A DISTANCE OF 47.58 FEET, TO AN IRON ROD BEING THE EASTERLY CORNER OF LANDS HEREIN DESCRIBED AND THE NORTHERLY CORNER OF LANDS NOW OR FORMERLY PATCHEN HOLDINGS CO., INC.;

THENCE RUNNING ALONG THE NORTHWESTERLY LINE OF LANDS OF SAID PATCHEN HOLDINGS CO, INC, BEING A SOUTHEASTERLY LINE OF LANDS HEREIN DESCRIBED,

- (5) SOUTH 49 DEGREES, 03' 39" WEST, A DISTANCE OF 96.93 FEET, TO AN IRON ROD BEING A WESTERLY CORNER OF LANDS OF SAID PATCHEN HOLDINGS CO., INC.;

THENCE RUNNING ALONG A SOUTHWESTERLY LINE OF LANDS OF SAID PATCHEN HOLDINGS CO., INC. BEING A NORTHEASTERLY LINE OF LANDS HEREIN DESCRIBED,

- (6) SOUTH 39 DEGREES, 10' 37" EAST, A DISTANCE OF 6.34 FEET, TO AN IRON ROD BEING AN EASTERLY CORNER OF LANDS HEREIN DESCRIBED;

THENCE RUNNING ALONG A NORTHWESTERLY LINE OF LANDS OF SAID PATCHEN HOLDING CO., INC. BEING THE SOUTHEASTERLY LINE OF LANDS HEREIN DESCRIBED,

- (7) SOUTH 50 DEGREES, 08' 38" WEST, A DISTANCE OF 57.77 FEET, TO A POINT BEING THE WESTERLY CORNER OF LANDS OF SAID PATCHEN HOLDINGS CO., INC., THE SOUTHERLY CORNER OF LANDS HEREIN DESCRIBED AND LYING ON THE NORTHEASTERLY LINE OF CENTRE AVENUE;

THENCE RUNNING ALONG THE NORTHEASTERLY LINE OF SAID CENTRE AVENUE BEING THE WESTERLY LINE OF LANDS HEREIN DESCRIBED ON THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- (8) NORTH 34 DEGREES, 12' 22" WEST, A DISTANCE OF 50.00 FEET; AND  
(9) NORTH 33 DEGREES, 52' 47" WEST, A DISTANCE OF 50.00 FEET, TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 0.283± ACRES



**SCHEDULE "A" PROPERTY DESCRIPTION**

**Environmental Easement Portion of Lot 48 – 8 Westchester Place**

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE IN THE CITY OF NEW ROCHELLE, COUNTY OF WESTCHESTER, STATE OF NEW YORK, SAID LANDS BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE SOUTHEASTERLY LINE OF WESTCHESTER PLACE, SAID POINT SOUTH 25° 49' 11" WEST AS PER GRID NORTH STATE PLANE COORDINATE SYSTEM NEW YORK EAST, 10.42 FEET FROM THE WESTERLY CORNER OF LANDS NOW OR FORMERLY 553 MAIN 502, LLC, BEING THE NORTHERLY CORNER OF LANDS NOW OR FORMERLY ALLSTATE CAPITOL LLC;

THENCE RUNNING THROUGH THE LANDS OF SAID ALLSTATE CAPITOL, LLC, BEING THE NORTHEASTERLY LINE OF LANDS HEREIN DESCRIBED, ON THE FOLLOWING THREE (3) COURSES AND DISTANCES;

- (1) SOUTH 33 DEGREES, 53' 06" EAST, A DISTANCE OF 106.15 FEET, TO A POINT BEING AN EASTERLY CORNER OF LANDS HEREIN DESCRIBED;
- (2) SOUTH 48 DEGREES, 13' 17" WEST, A DISTANCE OF 9.00 FEET; AND
- (3) SOUTH 38 DEGREES, 38' 03" EAST, A DISTANCE OF 76.86 FEET, TO A POINT BEING THE EASTERLY CORNER OF LANDS HEREIN DESCRIBED AND LYING ON THE NORTHWESTERLY LINE OF LANDS NOW OR FORMERLY 553 MAIN STREET CORP.;

THENCE RUNNING ALONG THE NORTHWESTERLY LINE OF LANDS OF SAID 553 MAIN STREET CORP., BEING THE SOUTHEASTERLY LINE OF LANDS HEREIN DESCRIBED,

- (4) SOUTH 48 DEGREES, 35' 27" WEST, A DISTANCE OF 31.81 FEET, TO A POINT BEING A SOUTHERLY CORNER OF LANDS HEREIN DESCRIBED AND LYING ON THE NORTHEASTERLY LINE OF LANDS NOW OR FORMERLY PATCHEN HOLDINGS CO., INC.;

THENCE RUNNING ALONG THE NORTHEASTERLY LINE OF LANDS OF SAID PATCHEN HOLDINGS CO., INC, AND CONTINUING ALONG THE NORTHEASTERLY LINE OF LANDS NOW OR FORMERLY CENTRE POINTE DEVELOPERS, LLC, BEING A SOUTHWESTERLY LINE OF LANDS HEREIN DESCRIBED,

- (5) NORTH 38 DEGREES, 17' 47" WEST, A DISTANCE OF 67.67 FEET, TO A MAGNETIC NAIL BEING A NORTHERLY CORNER OF LANDS OF SAID CENTRE POINTE DEVELOPERS, LLC;

THENCE RUNNING ALONG A NORTHWESTERLY LINE OF LANDS OF SAID CENTRE POINTE DEVELOPER, LLC, BEING A SOUTHEASTERLY LINE OF LANDS HEREIN DESCRIBED,

- (6) SOUTH 48 DEGREES, 13' 17" WEST, A DISTANCE OF 51.25 FEET, TO AN IRON ROD BEING A SOUTHERLY CORNER OF LANDS HEREIN DESCRIBED;

THENCE RUNNING ALONG A NORTHEASTERLY LINE OF LANDS OF SAID CENTRE POINTE DEVELOPERS, LLC AND CONTINUING ALONG THE NORTHEASTERLY LINE OF LANDS NOW OR FORMERLY 62 KIMS, LLC, BEING THE SOUTHWESTERLY LINE OF LANDS HEREIN DESCRIBED,

- (7) NORTH 33 DEGREES, 53' 06" WEST, A DISTANCE OF 75.10 FEET, TO A POINT OF BEING THE NORTHERLY CORNER OF LANDS OF SAID 62 KIMS, LLC, THE WESTERLY CORNER OF LANDS HEREIN DESCRIBED AND LYING ON THE SOUTHEASTERLY LINE OF WESTCHESTER PLACE;

THENCE RUNNING ALONG THE SOUTHEASTERLY LINE OF SAID WESTCHESTER PLACE BEING THE NORTHWESTERLY LINE OF LANDS HEREIN DESCRIBED,

- (8) NORTH 25 DEGREES, 49' 11" EAST, A DISTANCE OF 104.30 FEET, TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 0.244± ACRES

**Exhibit B**  
**Site Survey**

**PROPERTY METES & BOUNDS**

DESCRIPTION  
LANDS OF CENTRE POINT DEVELOPERS, LLC  
CITY OF NEW ROCHELLE  
WESTCHESTER COUNTY, NEW YORK

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE IN THE CITY OF NEW ROCHELLE, COUNTY OF WESTCHESTER, STATE OF NEW YORK, SAID LANDS BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING ON THE NORTHEASTERNLY LINE OF CENTRE AVENUE BEING THE WESTERLY CORNER OF LANDS HERIN DESCRIBED AND THE SOUTHERLY CORNER OF LANDS NOW OR FORMERLY 53 MAIN ST. LLC, BEING THE SOUTHERLY CORNER OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG THE SOUTHWESTERNLY LINE OF LANDS OF SAID 53 MAIN ST. LLC BEING THE NORTHERLY LINE OF LANDS HERIN DESCRIBED;

(1) SOUTH 47 DEGREES, 02' 19" EAST, AS PER OLD NORTH STATE PLANE COORDINATE SYSTEM NEW YORK EAST, A DISTANCE OF 30.00 FEET, TO AN IRON ROD BEING THE EASTERY CORNER OF LANDS OF SAID 43 MAN, LLC, A NORTHERLY CORNER OF LANDS HERIN DESCRIBED AND LYING ON THE SOUTHWESTERNLY LINE OF LANDS NOW OR FORMERLY ALLSTATE CAPITOL, LLC;

THENCE RUNNING ALONG A PORTION OF THE SOUTHWESTERNLY LINE OF LANDS OF SAID ALLSTATE CAPITOL, LLC BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

(2) SOUTH 33 DEGREES, 59' 02" EAST, A DISTANCE OF 5.00 FEET, TO AN IRON ROD BEING A SOUTHERLY CORNER OF LANDS OF SAID PATCHEN HOLDINGS CO., INC. BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG A SOUTHWESTERNLY LINE OF LANDS OF SAID ALLSTATE CAPITOL, LLC BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

(3) NORTH 40 DEGREES, 07' 17" EAST, A DISTANCE OF 51.25 FEET, TO A MAGNETIC NAIL BEING A NORTHERLY CORNER OF LANDS OF SAID CENTRE POINT DEVELOPERS, LLC, BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG THE NORTHERLY LINE OF LANDS OF SAID ALLSTATE CAPITOL, LLC, BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

(4) SOUTH 38 DEGREES, 07' 47" EAST, A DISTANCE OF 47.50 FEET, TO AN IRON ROD BEING THE EASTERY CORNER OF LANDS OF SAID PATCHEN HOLDINGS CO., INC., BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED AND LYING ON THE SOUTHWESTERNLY LINE OF LANDS NOW OR FORMERLY PATCHEN HOLDINGS CO., INC. BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG THE NORTHERLY LINE OF LANDS OF SAID PATCHEN HOLDINGS CO., INC. BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

(5) SOUTH 49 DEGREES, 02' 39" WEST, A DISTANCE OF 9.00 FEET, TO AN IRON ROD BEING A WESTERY CORNER OF LANDS OF SAID PATCHEN HOLDINGS CO., INC. BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG A SOUTHWESTERNLY LINE OF LANDS OF SAID PATCHEN HOLDINGS CO., INC. BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

(6) SOUTH 39 DEGREES, 07' 23" EAST, A DISTANCE OF 6.34 FEET, TO AN IRON ROD BEING AN EASTERY CORNER OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG A NORTHERLY LINE OF LANDS OF SAID PATCHEN HOLDINGS CO., INC. BEING THE EASTERY CORNER OF LANDS OF SAID PATCHEN HOLDINGS CO., INC. BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG THE NORTHERLY LINE OF LANDS OF SAID CENTRE AVENUE BEING THE WESTERY LINE OF LANDS HERIN DESCRIBED ON THE FOLLOWING TWO COURSES AND DISTANCES:

(7) NORTH 14 DEGREES, 12' 32" WEST, A DISTANCE OF 38.00 FEET;

(8) NORTH 33 DEGREES, 52' 47" WEST, A DISTANCE OF 9.00 FEET, TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 0.286 ACRES

CONTAINING 0.286 ACRES

DESCRIPTION  
LANDS OF ALLSTATE CAPITOL, LLC  
CITY OF NEW ROCHELLE  
WESTCHESTER COUNTY, NEW YORK

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE IN THE CITY OF NEW ROCHELLE, COUNTY OF WESTCHESTER, STATE OF NEW YORK, SAID LANDS BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LYING ON THE SOUTHWESTERNLY LINE OF WESTCHESTER PLACE, SAID POINT BEING THE NORTHERLY CORNER OF LANDS HERIN DESCRIBED AND WESTERLY CORNER OF LANDS NOW OR FORMERLY 53 MAIN ST. LLC, BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG THE SOUTHWESTERNLY LINE OF LANDS OF SAID 53 MAIN ST. LLC, BEING THE NORTHERLY LINE OF LANDS HERIN DESCRIBED;

(1) SOUTH 33 DEGREES, 59' 02" EAST, AS PER OLD NORTH STATE PLANE COORDINATE SYSTEM NEW YORK EAST, A DISTANCE OF 19.00 FEET, TO A POINT BEING AN EASTERY CORNER OF LANDS NOW OR FORMERLY 53 MAIN ST. LLC, BEING THE SOUTHWESTERNLY LINE OF LANDS NOW OR FORMERLY 53 MAIN ST. LLC;

THENCE RUNNING ALONG A PORTION OF THE SOUTHWESTERNLY LINE OF LANDS OF SAID ALLSTATE CAPITOL, LLC BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

(2) SOUTH 42 DEGREES, 14' 17" WEST, A DISTANCE OF 8.33 FEET, TO A POINT BEING THE WESTERY CORNER OF LANDS OF SAID PATEL, BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG A PORTION OF THE SOUTHWESTERNLY LINE OF LANDS OF SAID PATEL, BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

(3) SOUTH 18 DEGREES, 39' 02" EAST, A DISTANCE OF 47.50 FEET, TO A POINT BEING THE EASTERY CORNER OF LANDS HERIN DESCRIBED AND THE NORTHERLY CORNER OF LANDS NOW OR FORMERLY 53 MAIN STREET CORP., BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG THE NORTHERLY LINE OF LANDS OF SAID 53 MAIN STREET CORP., BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

(4) SOUTH 49 DEGREES, 39' 29" WEST, A DISTANCE OF 40.00 FEET, TO A POINT BEING A SOUTHERLY CORNER OF LANDS HERIN DESCRIBED AND LYING ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY PATCHEN HOLDINGS CO., INC. BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG THE NORTHERLY LINE OF LANDS OF SAID PATCHEN HOLDINGS CO., INC. BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

(5) NORTH 38 DEGREES, 07' 47" WEST, A DISTANCE OF 67.00 FEET, TO A MAGNETIC NAIL BEING A NORTHERLY CORNER OF LANDS OF SAID CENTRE POINT DEVELOPERS, LLC, BEING A SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG A NORTHERLY LINE OF LANDS OF SAID CENTRE POINT DEVELOPERS, LLC, BEING A SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

(6) SOUTH 48 DEGREES, 17' 17" WEST, A DISTANCE OF 15.25 FEET, TO AN IRON ROD BEING A SOUTHERLY CORNER OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG A NORTHERLY LINE OF LANDS OF SAID CENTRE POINT DEVELOPERS, LLC AND CONTINUING ALONG THE NORTHERLY LINE OF LANDS NOW OR FORMERLY 43 MAN, LLC, BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

(7) NORTH 10 DEGREES, 07' 59" WEST, A DISTANCE OF 7.50 FEET, TO A POINT BEING THE NORTHERLY CORNER OF LANDS OF SAID 43 MAN, LLC, THE WESTERY CORNER OF LANDS NOW OR FORMERLY 43 MAN, LLC, BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG THE SOUTHWESTERNLY LINE OF SAID WESTCHESTER PLACE BEING THE NORTHERLY LINE OF LANDS HERIN DESCRIBED;

(8) NORTH 15 DEGREES, 49' 11" EAST, A DISTANCE OF 114.72 FEET, TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 0.286 ACRES

CONTAINING 0.286 ACRES

**ENVIRONMENTAL EASEMENT METES & BOUNDS**

EASEMENT PARCEL 1  
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE IN THE CITY OF NEW ROCHELLE, COUNTY OF WESTCHESTER, STATE OF NEW YORK, SAID LANDS BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE SOUTHWESTERNLY LINE OF WESTCHESTER PLACE, SAID POINT SOUTH 59° 02' 19" WEST AS PER OLD NORTH STATE PLANE COORDINATE SYSTEM NEW YORK EAST, 19.00 FEET FROM THE WESTERY CORNER OF LANDS HERIN DESCRIBED AND FORMERLY 53 MAIN ST. LLC, BEING THE NORTHERLY CORNER OF LANDS NOW OR FORMERLY ALLSTATE CAPITOL, LLC;

THENCE RUNNING THROUGH THE LANDS OF SAID ALLSTATE CAPITOL, LLC, BEING THE NORTHERLY LINE OF LANDS HERIN DESCRIBED ON THE FOLLOWING THREE COURSES AND DISTANCES:

(1) SOUTH 33 DEGREES, 59' 02" EAST, A DISTANCE OF 100.00 FEET, TO A POINT BEING AN EASTERY CORNER OF LANDS HERIN DESCRIBED;

(2) SOUTH 48 DEGREES, 17' 17" WEST, A DISTANCE OF 15.25 FEET AND

(3) SOUTH 38 DEGREES, 07' 47" EAST, A DISTANCE OF 47.50 FEET, TO A POINT BEING THE EASTERY CORNER OF LANDS HERIN DESCRIBED AND LYING ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY 53 MAIN STREET CORP.;

THENCE RUNNING ALONG THE NORTHERLY LINE OF LANDS OF SAID 53 MAIN STREET CORP., BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

(4) SOUTH 49 DEGREES, 39' 29" WEST, A DISTANCE OF 40.00 FEET, TO A POINT BEING A SOUTHERLY CORNER OF LANDS HERIN DESCRIBED AND LYING ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY PATCHEN HOLDINGS CO., INC. BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG THE NORTHERLY LINE OF LANDS OF SAID PATCHEN HOLDINGS CO., INC. AND CONTINUING ALONG THE NORTHERLY LINE OF LANDS NOW OR FORMERLY CENTRE POINT DEVELOPERS, LLC, BEING A SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

(5) NORTH 38 DEGREES, 07' 47" WEST, A DISTANCE OF 67.00 FEET, TO A MAGNETIC NAIL BEING A NORTHERLY CORNER OF LANDS OF SAID CENTRE POINT DEVELOPERS, LLC;

THENCE RUNNING ALONG A NORTHERLY LINE OF LANDS OF SAID CENTRE POINT DEVELOPERS, LLC, BEING A SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

(6) SOUTH 48 DEGREES, 17' 17" WEST, A DISTANCE OF 15.25 FEET, TO AN IRON ROD BEING A SOUTHERLY CORNER OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG A NORTHERLY LINE OF LANDS OF SAID CENTRE POINT DEVELOPERS, LLC AND CONTINUING ALONG THE NORTHERLY LINE OF LANDS NOW OR FORMERLY 43 MAN, LLC, BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

(7) NORTH 10 DEGREES, 07' 59" WEST, A DISTANCE OF 7.50 FEET, TO A POINT BEING THE NORTHERLY CORNER OF LANDS OF SAID 43 MAN, LLC, THE WESTERY CORNER OF LANDS NOW OR FORMERLY 43 MAN, LLC, BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG THE SOUTHWESTERNLY LINE OF SAID WESTCHESTER PLACE BEING THE NORTHERLY LINE OF LANDS HERIN DESCRIBED;

(8) NORTH 15 DEGREES, 49' 11" EAST, A DISTANCE OF 114.72 FEET, TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 0.286 ACRES

CONTAINING 0.286 ACRES

EASEMENT PARCEL 2  
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE IN THE CITY OF NEW ROCHELLE, COUNTY OF WESTCHESTER, STATE OF NEW YORK, SAID LANDS BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE NORTHERLY LINE OF CENTRE AVENUE BEING THE WESTERY CORNER OF LANDS HERIN DESCRIBED AND THE SOUTHERLY CORNER OF LANDS NOW OR FORMERLY 43 MAN, LLC, BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG THE SOUTHWESTERNLY LINE OF LANDS OF SAID 43 MAN, LLC, BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

(1) NORTH 47 DEGREES, 02' 19" EAST, AS PER OLD NORTH STATE PLANE COORDINATE SYSTEM NEW YORK EAST, A DISTANCE OF 30.00 FEET, TO AN IRON ROD BEING THE EASTERY CORNER OF LANDS OF SAID 43 MAN, LLC, A NORTHERLY CORNER OF LANDS HERIN DESCRIBED AND LYING ON THE SOUTHWESTERNLY LINE OF LANDS NOW OR FORMERLY ALLSTATE CAPITOL, LLC;

THENCE RUNNING ALONG A PORTION OF THE SOUTHWESTERNLY LINE OF LANDS OF SAID ALLSTATE CAPITOL, LLC BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

(2) SOUTH 33 DEGREES, 59' 02" EAST, A DISTANCE OF 5.00 FEET, TO AN IRON ROD BEING A SOUTHERLY CORNER OF LANDS OF SAID ALLSTATE CAPITOL, LLC, BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG A SOUTHWESTERNLY LINE OF LANDS OF SAID ALLSTATE CAPITOL, LLC, BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

(3) NORTH 40 DEGREES, 07' 17" EAST, A DISTANCE OF 51.25 FEET, TO A MAGNETIC NAIL BEING A NORTHERLY CORNER OF LANDS OF SAID CENTRE POINT DEVELOPERS, LLC, BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG THE NORTHERLY LINE OF LANDS OF SAID ALLSTATE CAPITOL, LLC, BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

(4) SOUTH 38 DEGREES, 07' 47" EAST, A DISTANCE OF 47.50 FEET, TO AN IRON ROD BEING THE EASTERY CORNER OF LANDS OF SAID PATCHEN HOLDINGS CO., INC., BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED AND LYING ON THE SOUTHWESTERNLY LINE OF LANDS NOW OR FORMERLY PATCHEN HOLDINGS CO., INC. BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG THE NORTHERLY LINE OF LANDS OF SAID PATCHEN HOLDINGS CO., INC. BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

(5) SOUTH 49 DEGREES, 02' 39" WEST, A DISTANCE OF 9.00 FEET, TO AN IRON ROD BEING A WESTERY CORNER OF LANDS OF SAID PATCHEN HOLDINGS CO., INC. BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG A SOUTHWESTERNLY LINE OF LANDS OF SAID PATCHEN HOLDINGS CO., INC. BEING A NORTHERLY LINE OF LANDS HERIN DESCRIBED;

(6) NORTH 38 DEGREES, 07' 47" WEST, A DISTANCE OF 67.00 FEET, TO A MAGNETIC NAIL BEING A NORTHERLY CORNER OF LANDS OF SAID CENTRE POINT DEVELOPERS, LLC, BEING A SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG A NORTHERLY LINE OF LANDS OF SAID CENTRE POINT DEVELOPERS, LLC, BEING A SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

(7) SOUTH 48 DEGREES, 17' 17" WEST, A DISTANCE OF 15.25 FEET, TO AN IRON ROD BEING A SOUTHERLY CORNER OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG A NORTHERLY LINE OF LANDS OF SAID CENTRE POINT DEVELOPERS, LLC AND CONTINUING ALONG THE NORTHERLY LINE OF LANDS NOW OR FORMERLY 43 MAN, LLC, BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

(8) NORTH 10 DEGREES, 07' 59" WEST, A DISTANCE OF 7.50 FEET, TO A POINT BEING THE NORTHERLY CORNER OF LANDS OF SAID 43 MAN, LLC, THE WESTERY CORNER OF LANDS NOW OR FORMERLY 43 MAN, LLC, BEING THE SOUTHWESTERNLY LINE OF LANDS HERIN DESCRIBED;

THENCE RUNNING ALONG THE SOUTHWESTERNLY LINE OF SAID WESTCHESTER PLACE BEING THE NORTHERLY LINE OF LANDS HERIN DESCRIBED;

(9) NORTH 15 DEGREES, 49' 11" EAST, A DISTANCE OF 114.72 FEET, TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 0.286 ACRES

CONTAINING 0.286 ACRES

**NOTES:**

1. THIS MAP IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. REFERENCE:

MAP ENTITLED "MAP OF WESTCHESTER PLACE, NEW ROCHELLE, PROPERTY BELONGING TO MELLBROOK COMPANY", DATED OCTOBER 25, 1917 AND FILED IN THE WESTCHESTER COUNTY CLERKS OFFICE ON OCTOBER 8, 1918 IN VOLUME 49 OF MAPS AT PAGE 10.

**RECORD OWNERS:**

CENTRE POINT DEVELOPERS LLC  
13 HAYES COURT, UNIT 201  
MONROE, NY 10501

CONTROL NO. 590143342  
2 - 415 - 0008

ALLSTATE CAPITOL LLC  
13 HAYES COURT, UNIT 101  
MONROE, NY 10500  
CONTROL NO. 592193511  
2 - 415 - 0048

**AREAS:**

TAX LOT 2-415-0006  
TAX LOT 2-415-0008  
TAX LOT 2-415-0048

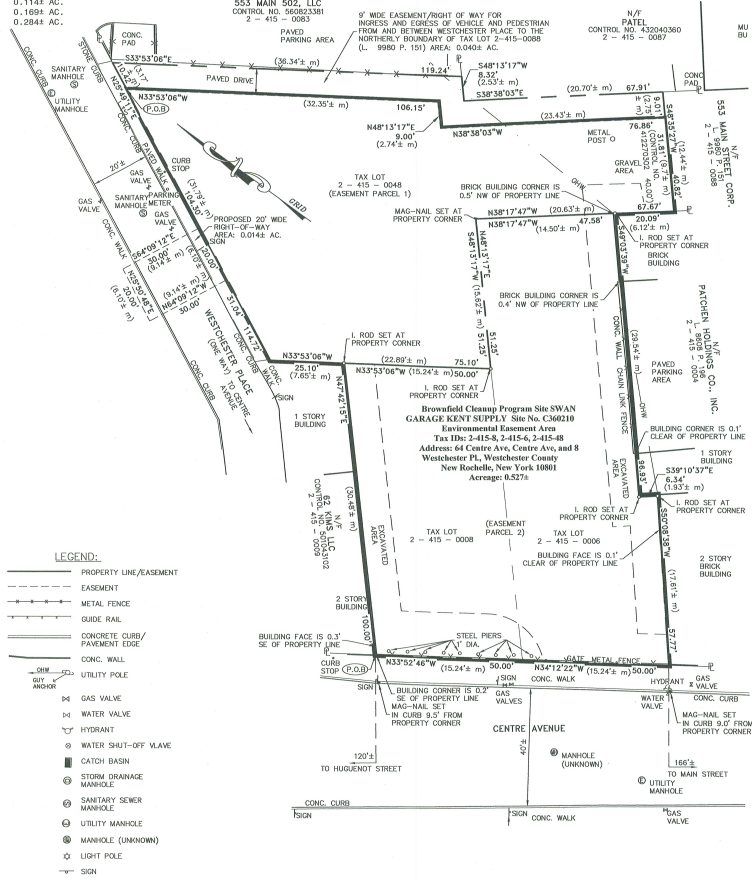
0.1144 AC.  
0.1894 AC.  
0.2844 AC.

**DEED DESCRIPTIONS**

64 Centre Ave and Centre Ave - All that certain parcel of land, with the buildings thereon, situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, bounded and described as follows: BEGINNING at a point on the easterly side of Centre Avenue, distant 152.4 feet northerly from the monument set at the northwesterly corner of Centre Avenue and Main Street; RUNNING THENCE along the easterly side of Centre Avenue, north 33 degrees 42 minutes 15 seconds east 50 feet; THENCE still along the easterly side of Centre Avenue, north 33 degrees 25 minutes 39 seconds east 50 feet; THENCE along land of New York, New Haven & Hartford Railroad Company, north 48 degrees 09 minutes 22 seconds east 100 feet to other land of New York, New Haven & Hartford Railroad Company; THENCE along other land of New York, New Haven & Hartford Railroad Company, south 33 degrees 25 minutes 50 seconds east 50 feet to the northerly line of land formerly belonging to E.B. Winant; THENCE along said land, north 48 degrees 40 minutes 24 seconds east 51.25 feet; THENCE south 37 degrees 30 minutes 40 seconds east 47.50 feet; THENCE south 49 degrees 30 minutes 46 seconds east 36.00 feet; THENCE south 38 degrees 43 minutes 30 seconds east 6.34 feet; THENCE south 29 degrees 35 minutes 40 seconds west 37.77 feet to the point of BEGINNING.

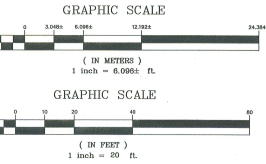
8 Westchester Place - All that certain lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, being more particularly bounded and described as follows: BEGINNING at the corner formed by the intersection of the southerly side of Westchester Place and the southerly side of Centre Avenue; RUNNING THENCE along the southerly side of Westchester Place north 38 degrees 19 minutes 56 seconds east 114.72 feet; THENCE south 23 degrees 31 minutes 20 seconds east, 119.24 feet; THENCE south 58 degrees 36 minutes 02 seconds east, 76.32 feet; THENCE south 28 degrees 16 minutes 18 seconds east, 67.81 feet; THENCE south 58 degrees 57 minutes 12 seconds east, 40.00 feet; THENCE north 28 degrees 16 minutes 18 seconds east 67.80 feet; THENCE south 38 degrees 35 minutes 02 seconds east, 51.67 feet; THENCE north 23 degrees 31 minutes 20 seconds west, 76.10 feet to the southerly side of Westchester Place the point or place of BEGINNING.

FOR CONVEYANCE ONLY - TOGETHER with a right of way for ingress to and egress from and between Huguenot Street and Westchester Place for pedestrians only over all that certain piece of parcel of land, situate, lying and being in the City of New Rochelle, County of Westchester and State of New York, known and designated as "Right of Way" on a certain map entitled "Map of Westchester Place, New Rochelle, N. Y., property belonging to Mellbrock Company," dated October 25, 1917, made by W. L. Hayes, Engineer and Surveyor, and filed in the Office of the Register of Westchester County, October 8, 1918 in Volume 49 of Maps, Page 10, more particularly bounded and described as follows: 155.00 feet easterly measured along the southerly line of Huguenot Street from its intersection with the easterly line of Centre Avenue; RUNNING THENCE along the easterly line of lot 4, as shown on the above-described map, south 27 degrees 30 minutes 30 seconds east a distance of 113.79 feet to the northerly line of Westchester Place; THENCE along the northerly line of Westchester Place, north 38 degrees 19 minutes 56 seconds east a distance of 61.73 feet; THENCE along the westerly line of lot 4, as shown on the above-described map, north 27 degrees 30 minutes 30 seconds east a distance of 112.69 feet to the southerly line of Huguenot Street; and THENCE along the southerly line of Huguenot Street south 38 degrees 48 minutes 50 seconds west a distance of 16.73 feet to the point or place of BEGINNING.



**LEGEND:**

- PROPERTY LINE/EASEMENT
- EASEMENT
- METAL PIPE
- GUIDE RAIL
- CONCRETE CURB/PAVEMENT DRIVE
- CONC. WALL
- UTILITY POLE
- WATER VALVE
- HYDRANT
- WATER SHUT-OFF VALVE
- CATCH BASIN
- STORM DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- UTILITY MANHOLE
- MANHOLE (UNKNOWN)
- LIGHT POLE
- SIGN



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before you dig

COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS IN VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

**LANC & TULLY**  
ENGINEERING AND SURVEYING, P.C.

P.O. Box 887, Rt. 207  
Cohasset, N.Y. 10924  
(845) 294-3700

**ENVIRONMENTAL EASEMENT MAP PREPARED FOR**

**CENTRE POINT DEVELOPERS, LLC**  
CITY OF NEW ROCHELLE  
WESTCHESTER COUNTY, NEW YORK

**CERTIFICATION:**  
I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON JULY 5, 2021.

CENTRE POINT DEVELOPERS, LLC  
ALLSTATE CAPITOL, LLC

By: *Richard J. Tully*, L.S.  
RONEY ENGINEERING, LLC  
1000 W. 20th St., Suite 206  
Cohasset, NY 10924

Date: July 26, 2021  
Revision: SEPTEMBER 1, 2021  
SEPTEMBER 20, 2021  
OCTOBER 4, 2021

Drawn By: JW Checked By: Scale: 1" = 10' The Map Note: AS NOTED Drawing No.: C20 B - 18 - 0099 - 01

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

Swan Garage Kent Supply Site, Site ID No. C360210  
Site Address: 64 Centre Ave., Centre Ave. & 8 Westchester Pl., New Rochelle, NY 10801  
New Rochelle, Westchester County, Tax Map Identification Numbers  
2-415-8, 2-415-6, 2-415-48 (portion of)

**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 Centre Pointe Developers LLC and Allstate Capitol LLC for three parcels totaling approximately 0.527 acres located at 64 Centre Ave., Centre Ave. & 8 Westchester Pl. in New Rochelle, 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.

**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 Westchester County as county recording identifiers 612023379 and 612103749.

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

Swan Garage Kent Supply Site, C360210,  
64 Centre Ave., Centre Ave. & 8 Westchester Pl., New Rochelle, NY 10801

**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 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 3 located at 21 S. Putt Corners Rd., New Paltz, NY 12561, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C360210/>.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

Centre Pointe Developers LLC  
Allstate Capitol 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:**  
Centre Pointe Developers LLC  
Allstate Capitol LLC  
13 Hayes Court, Unit 101  
Monroe, NY 10950



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Form**  
 12/20/2022



**SITE DESCRIPTION**

**SITE NO. C360210**

**SITE NAME Swan Garage Kent Supply Site**

SITE ADDRESS: 64 Centre Ave., Centre Ave. lot & 8 Westchester Pl. ZIP CODE: 10801

CITY/TOWN: New Rochelle

COUNTY: Westchester

ALLOWABLE USE: Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

**SITE MANAGEMENT DESCRIPTION**

SITE MANAGEMENT PLAN INCLUDES: YES NO

IC/EC Certification Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Monitoring Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operation and Maintenance (O&M) Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2024

**Description of Institutional Control**

**Allstate Capitol LLC**

13 Hayes Court, Unit 101

**8 Westchester Place**

Environmental Easement

Block: 415

Lot: 48

Sublot:

Section: 2

Subsection:

S\_B\_L Image: 2-415-48 (portion of)  
 Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

Site Management Plan

**Centre Pointe Developers LLC**

13 Hayes Court, Unit 101

**64 Centre Avenue**

Environmental Easement

Block: 415

Lot: 8

Sublot:

Section: 2

Subsection:

S\_B\_L Image: 2-415-8

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

Site Management Plan

**Centre Avenue lot**

Environmental Easement

Block: 415

Lot: 6

Sublot:

Section: 2

Subsection:

S\_B\_L Image: 2-415-6

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

Site Management Plan

**Description of Engineering Control**