

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

December 22, 2023

Mikel Jeremias
Allstate Acquisitions LLC
13 Hayes Court, Unit 101
Monroe, NY 10950
mikel@allstatedevelopers.com

Re: Certificate of Completion
Firestone Tire and Auto Repair
316 Huguenot Street
New Rochelle, Westchester County
C360215

Dear Mikel Jeremias,

Congratulations on having satisfactorily completed the remedial program at the Firestone Tire and Auto Repair 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 2025.

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

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Director
Division of Environmental Remediation

ec w/ enclosure:

M. Jeremias, Allstate Capitol LLC, (mikel@allstatedevelopers.com)
(abraham@allstateventures.com)
F. Dahan, SESI (fd@sesi.org)
J. Stuart, SESI (jcs@sesi.org)
L. Shaw, Knauf Shaw LLP (lshaw@nyenvlaw.com)
S. Wagh, NYSDOH (sarita.wagh@health.ny.gov)
M. Doroski, NYSDOH (melissa.doroski@health.ny.gov)
C. Vooris, NYSDOH (christine.vooris@health.ny.gov)
M. Gokey, NYSDTF (matthew.gokey@tax.ny.gov)
P. Takac, NYSDTF (paul.takac@tax.ny.gov)

ec w/o enc.:

M. Kilmer, DEC ; K. Thompson, DEC ; S. Deyette, DEC ; M. Murphy, DEC ;
K. Lewandowski, DEC ; D. Pollock, DEC .

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Allstate Acquisitions LLC

Address

13 Hayes Court, Unit 101, Monroe, NY 10950

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 5/20/21 **Agreement Execution:** 6/1/21

Agreement Index No.: C360215-05-21

Application Amendment Approval: none

Agreement Amendment Execution: none

SITE INFORMATION:

Site No.: C360215 **Site Name:** Firestone Tire and Auto Repair Site

Site Owner: Allstate Acquisitions LLC

Street Address: 316 Huguenot Street

Municipality: New Rochelle

County: Westchester

DEC Region: 3

Site Size: 0.281 Acres

Tax Map Identification Number(s): 2-415-13

Percentage of site located in an EnZone: 100 %

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

CERTIFICATE ISSUANCE

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

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

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

Allowable Uses under the BCP: Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial
Cleanup Track: Conditional Track 1: Unrestricted use, provided that the remedial goals for groundwater are achieved within five years of the date of the Certificate. If these 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%), 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 Number 621653790.

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: 12/22/2023

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

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 HUGUENOT STREET, SAID POINT BEING THE WESTERLY CORNER OF LANDS HEREIN DESCRIBED AND THE NORTHERLY CORNER OF LANDS NOW OR FORMERLY SEASONWEIN MANAGEMENT, LLC, SAID POINT ALSO BEING NORTH 28 DEGREES, 25' 05" EAST, AS PER GRID NORTH STATE PLANE COORDINATE SYSTEM NEW YORK EAST, 85.80 FEET FROM THE INTERSECTION OF SAID SOUTHEASTERLY LINE OF SAID HUGUENOT STREET WITH THE NORTHEASTERLY LINE OF CENTRE AVENUE;

THENCE RUNNING ALONG THE SOUTHEASTERLY LINE OF SAID HUGUENOT STREET, BEING THE NORTHWESTERLY LINE OF LANDS HEREIN DESCRIBED,

- (1) NORTH 28 DEGREES, 25' 05" EAST, A DISTANCE OF 110.00 FEET, TO A POINT BEING THE NORTHERLY CORNER OF LANDS HEREIN DESCRIBED AND THE WESTERLY CORNER OF LANDS NOW OR FORMERLY CITY OF NEW ROCHELLE;

THENCE RUNNING ALONG THE SOUTHWESTERLY LINE OF LANDS OF SAID CITY OF NEW ROCHELLE, BEING THE NORTHEASTERLY LINE OF LANDS HEREIN DESCRIBED,

- (2) SOUTH 37 DEGREES, 52' 15" EAST, A DISTANCE OF 113.70 FEET, TO A POINT BEING THE SOUTHERLY CORNER OF LANDS OF SAID CITY OF NEW ROCHELLE, THE EASTERLY CORNER OF LANDS HEREIN DESCRIBED AND LYING ON THE NORTHWESTERLY LINE OF WESTCHESTER PLACE;

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

- (3) SOUTH 25 DEGREES, 49' 11" WEST, A DISTANCE OF 121.95 FEET, TO A POINT BEING THE SOUTHERLY CORNER OF LANDS HEREIN DESCRIBED AND THE EASTERLY CORNER OF LANDS NOW OR FORMERLY SEASONWEIN MANAGEMENT, LLC;

THENCE RUNNING ALONG THE NORTHEASTERLY LINE OF LANDS OF SAID SEASONWEIN MANAGEMENT, LLC BEING THE SOUTHWESTERLY LINE OF LANDS HEREIN DESCRIBED,

- (4) NORTH 33 DEGREES, 53' 06" WEST, A DISTANCE OF 123.82 FEET, TO THE POINT OR PLACE OF BEGINNING;

CONTAINING 0.281± ACRES

Exhibit B

Site Survey

DEED DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR 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 LOTS NO. 4, 5, 6, AND 7 ON A CERTAIN MAP ENTITLED, "MAP OF WESTCHESTER PLACE, NEW ROCHELLE, N.Y., PROPERTY BELONGING TO MILLBROOK COMPANY," DATED OCTOBER 25, 1917 MADE BY W.L. HAYES, ENGINEER AND SURVEYOR, AND WHICH SAID MAP IS FILED ON THE OFFICE OF THE COUNTY CLERK OF WESTCHESTER COUNTY, FORMERLY REGISTER'S OFFICE, OCTOBER 8, 1918, IN VOLUME 49 OF MAPS AT PAGE 10, AND BEING MORE PARTICULARLY BOUNDED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF HUGUENOT STREET IN THE CITY OF NEW ROCHELLE, WHICH SAID POINT IS DISTANT 85.80 FEET EASTERLY FROM THE EASTERLY INTERSECTION OF THE SOUTHERLY SIDE OF HUGUENOT STREET AND THE EASTERLY LINE OF CENTER AVENUE;

RUNNING THENCE SOUTHERLY, SOUTH 23 DEGREES 31 MINUTES 21 SECONDS EAST 123.82 FEET TO THE NORTHERLY SIDE OF WESTCHESTER PLACE;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF WESTCHESTER PLACE, NORTH 36 DEGREES 10 MINUTES 56 SECONDS EAST 121.95 FEET;

THENCE NORTHERLY, NORTH 27 DEGREES 30 MINUTES 30 SECONDS WEST 113.70 FEET TO THE SOUTHERLY LINE OF HUGUENOT STREET;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF HUGUENOT STREET, SOUTH 38 DEGREES 46 MINUTES 50 SECONDS WEST 110 FEET TO THE POINT OR PLACE OF BEGINNING.

NOTE: BEING SECTION 2, BLOCK(S) 415, LOT(S) 13, TAX MAP OF THE CITY OF NEW ROCHELLE, COUNTY OF WESTCHESTER.

NOTE: LOT AND BLOCK SHOWN FOR INFORMATION PURPOSES ONLY.

PROPERTY METES & BOUNDS AND ENVIRONMENTAL EASEMENT METES & BOUNDS

DESCRIPTION
LANDS OF ALLSTATE ACQUISITIONS, 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 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE SOUTHEASTERLY LINE OF HUGUENOT STREET, SAID POINT BEING THE WESTERLY CORNER OF LANDS HEREIN DESCRIBED AND THE NORTHERLY CORNER OF LANDS NOW OR FORMERLY SEASONWEIN MANAGEMENT, LLC, SAID POINT ALSO BEING NORTH 28 DEGREES, 29' 05" EAST, AS PER GRID NORTH STATE PLANE COORDINATE SYSTEM NEW YORK EAST, 85.80 FEET FROM THE INTERSECTION OF SAID SOUTHEASTERLY LINE OF SAID HUGUENOT STREET WITH THE NORTHEASTERLY LINE OF CENTER AVENUE;

THENCE RUNNING ALONG THE SOUTHEASTERLY LINE OF SAID HUGUENOT STREET, BEING THE NORTHWESTERLY LINE OF LANDS HEREIN DESCRIBED;

(1) NORTH 28 DEGREES, 29' 05" EAST, A DISTANCE OF 110.00 FEET, TO A POINT BEING THE NORTHERLY CORNER OF LANDS HEREIN DESCRIBED AND THE WESTERLY CORNER OF LANDS NOW OR FORMERLY CITY OF NEW ROCHELLE;

THENCE RUNNING ALONG THE SOUTHWESTERLY LINE OF LANDS OF SAID CITY OF NEW ROCHELLE, BEING THE NORTHEASTERLY LINE OF LANDS HEREIN DESCRIBED;

(2) SOUTH 37 DEGREES, 52' 15" EAST, A DISTANCE OF 113.70 FEET, TO A POINT BEING THE SOUTHERLY CORNER OF LANDS OF SAID CITY OF NEW ROCHELLE, THE EASTERLY CORNER OF LANDS HEREIN DESCRIBED AND LYING ON THE NORTHWESTERLY LINE OF WESTCHESTER PLACE;

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

(3) SOUTH 26 DEGREES, 49' 11" WEST, A DISTANCE OF 121.95 FEET, TO A POINT BEING THE SOUTHERLY CORNER OF LANDS HEREIN DESCRIBED AND THE EASTERLY CORNER OF LANDS NOW OR FORMERLY SEASONWEIN MANAGEMENT, LLC;

THENCE RUNNING ALONG THE NORTHEASTERLY LINE OF LANDS OF SAID SEASONWEIN MANAGEMENT, LLC BEING THE SOUTHWESTERLY LINE OF LANDS HEREIN DESCRIBED;

(4) NORTH 33 DEGREES, 53' 06" WEST, A DISTANCE OF 123.82 FEET, TO THE POINT OR PLACE OF BEGINNING;

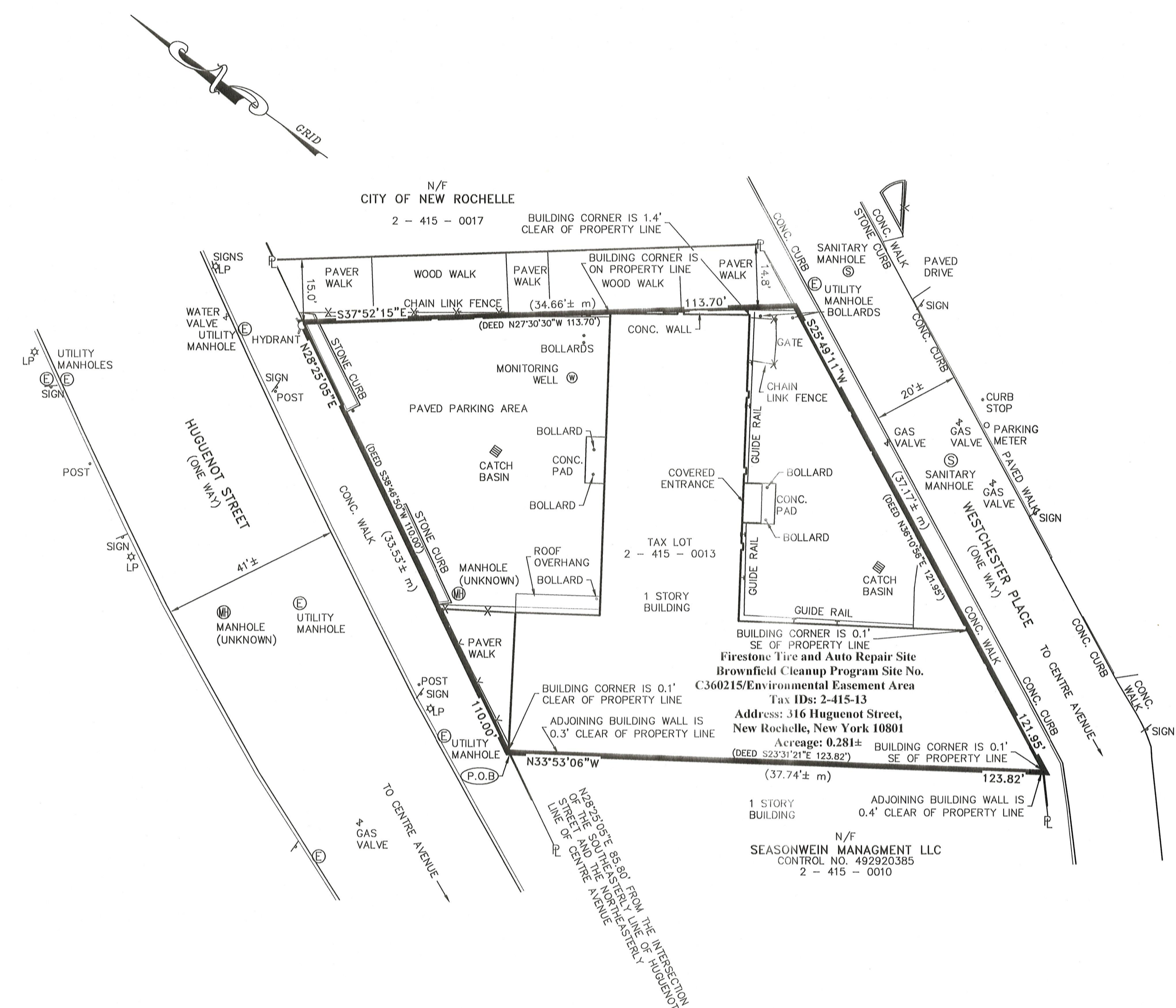
CONTAINING 0.281± ACRES

LEGEND:

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

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 A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.



NOTES:

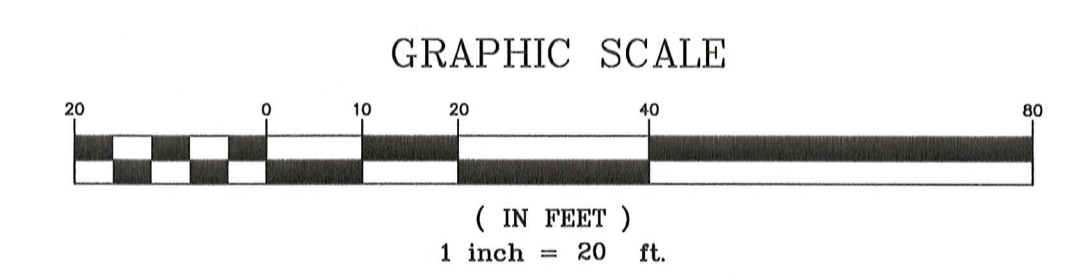
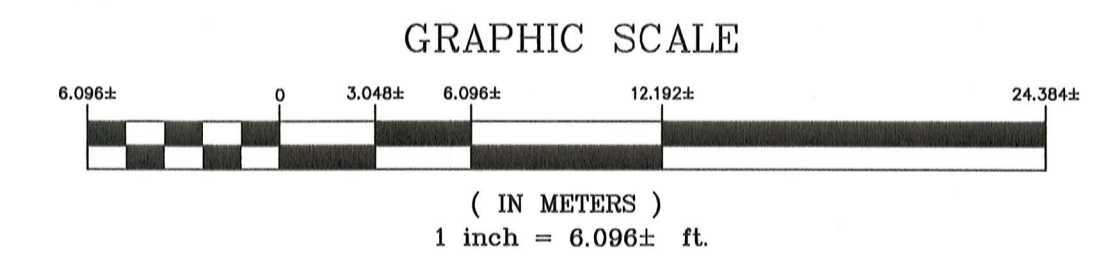
1. THIS MAP IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
2. SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
3. REFERENCE:

MAP ENTITLED "MAP OF WESTCHESTER PLACE, NEW ROCHELLE, PROPERTY BELONGING TO MILLBROOK 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 OWNER:

ALLSTATE ACQUISITIONS, LLC
13 HAYES COURT, UNIT 101
MONROE, NY 10950
CONTROL NO. 592843002
2 - 415 - 0013

AREA:
0.281± AC.



"This property is subject to an environmental easement held by the New York State Department of Environmental Conservation pursuant to Title 36 of Article 71 of the New York Environmental Conservation Law. The engineering and institutional controls for this Easement are set forth in the Site Management Plan (SMP). A copy of the SMP must be obtained by any party with an interest in the property. 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."

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON FEBRUARY 20, 2020

ALLSTATE ACQUISITIONS, LLC
STEWART TITLE INSURANCE COMPANY
CSP #F 316 HUGUENOT ST ISAD
MADISON TITLE AGENCY, LLC
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BY: Rodney C. Knowlton, L.S.
RODNEY C. KNOWLTON, L.S.
NEW YORK STATE LICENSE NO. 50276

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LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294-3700

ENVIRONMENTAL EASEMENT MAP
PREPARED FOR

ALLSTATE ACQUISITIONS, LLC
CITY OF NEW ROCHELLE
WESTCHESTER COUNTY, NEW YORK

Date: JULY 6, 2022
Revision: AUGUST 3, 2022

Drawn By: JW
Checked By:
Scale: 1" = 10'
Tax Map No.: AS NOTED
Drawing No.: C3D
B - 22 - 0164 - 01

1 OF 1

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

Firestone Tire and Auto Repair, Site ID No. C360215
Site Address: 316 Huguenot Street, New Rochelle, NY 10801
New Rochelle, Westchester County, Tax Map Identification Number
2-415-13

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 Allstate Acquisitions LLC for one parcel totaling approximately 0.281 acres located at 316 Huguenot Street 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 Control Number 621653790.

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.

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.

Firestone Tire and Auto Repair, C360215,
316 Huguenot Street, New Rochelle, NY 10801

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/C360215/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

Allstate Acquisitions 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:
Allstate Acquisitions LLC
13 Hayes Court, Unit 101
Monroe, NY 10950

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
11/14/2023

SITE DESCRIPTION

SITE NO. C360215

SITE NAME Firestone Tire and Auto Repair Site

SITE ADDRESS: 316 Huguenot Street 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:

Periodic Review Report Submitted Date:

Description of Institutional Control

Allstate Acquisitions LLC

13 Hayes Court, Unit 101

316 Huguenot Street

Environmental Easement

Block: 415

Lot: 13

Sublot:

Section: 2

Subsection:

S_B_L Image: 2-415-13

Ground Water Use Restriction

Site Management Plan

Description of Engineering Control

Allstate Acquisitions LLC

13 Hayes Court, Unit 101

316 Huguenot Street

Environmental Easement

Block: 415

Lot: 13

Sublot:

Section: 2

Subsection:

S_B_L Image: 2-415-13

Monitoring Wells