

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
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www.dec.ny.gov

December 8, 2025

Paloma Hernandez
Urban Health Plan, Inc.
1095 Southern Boulevard Urban LLC
1095 Southern OpCo LLC
1065 Southern Blvd.
Bronx, NY 10459

Re: Certificate of Completion
1095 Southern Blvd.
Bronx, Bronx County
Site No. C203055

Dear Paloma Hernandez:

Congratulations on having satisfactorily completed the remedial program at the 1095 Southern Blvd site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) 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 NYSDEC's project manager.
- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop the fact sheet announcing the issuance of the COC and describing the institutional and engineering controls (IC/ECs), if any, that are required at the site and distribute it to the County Listserv within 10 days.



If you have any questions, please do not hesitate to contact Manfred Magloire, NYSDEC's project manager, at (718) 482-4078 or Manfred.magloire@dec.ny.gov.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris – NYSDOH (christine.vooris@health.ny.gov)
J. Deming – NYSDOH (justin.deming@health.ny.gov)
M. Rivera – NYSDOH (megan.rivera@health.ny.gov)
C. Leas (cleas@sprlaw.com)
M. Burke (mburke@langan.com)
G. Nicholls (gnicholls@langan.com)
M. Gokey (matthew.gokey@tax.ny.gov)
P. Takac (paul.takac@tax.ny.gov)

ec w/o enc.:

J. O'Connell, C. Maycock, M. Magloire, K. Lewandowski, L. Schmidt, J. Agosta –
NYSDEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Urban Health Plan, Inc.
1095 Southern Boulevard Urban LLC
1095 Southern OpCo LLC

Address

1065 Southern Blvd, Bronx, NY 10459
1065 Southern Blvd., Bronx, NY 10459
199 West Road, Suite 101, Pleasant Valley, NY, NY 12569

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 2/1/11

Agreement Index No.: C203055-02-11

Application Amendment Approval: 10/15/14

Application Amendment Approval: 6/29/16

Application Amendment Approval: 8/4/20

Application Amendment Approval: none

Application Amendment Approval: 11/12/21

Agreement Execution: 3/4/11

Agreement Amendment Execution: 10/15/14

Agreement Amendment Execution: 6/29/16

Agreement Amendment Execution: 8/4/20

Agreement Amendment Execution: 9/2/20

Agreement Amendment Execution: 11/12/21

SITE INFORMATION:

Site No.: C203055 **Site Name:** 1095 Southern Blvd.

Site Owner: Urban Health Plan, Inc.

Street Address: 1095 Southern Blvd.

Municipality: Bronx **County:** Bronx

DEC Region: 2

Site Size: 0.229 Acres

Tax Map Identification Number(s): 2727-41

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: Track 1: Unrestricted use

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.

Tangible Property Credit Component Rate is 0%.

No Environmental Easement has been granted pursuant to ECL Article 71, Title 36 as there are no use restrictions and there is no reliance on the long-term employment of institutional controls.

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.

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.

Amanda Lefton
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: December 8, 2025

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

RECORD DESCRIPTION:

(DESCRIPTION PER DEED to 1095 SOUTHERN BOULEVARD URBAN LLC, CRFM 20150000 05095)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF THE BRONX, CITY AND STATE OF NEW YORK, KNOWN AS LOT NOS. 42, 43, 44, AND 45 IN BLOCK 465 ON "MAP OF 145 LOTS BEING PART OF THE FOX ESTATES, NEW YORK CITY" SINGED JOHN G. VAN HORNS, C.S. MAP NO 724, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF SOUTHERN BOULEVARD, DISTANT 125 FEET SOUTHERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE WESTERLY SIDE OF SOUTHERN BOULEVARD AND THE SOUTHERLY SITE OF 167TH STREET;

RUNNING THENCE WESTERLY, AT RIGHT ANGLES TO THE PREVIOUS COURSE, 100FEET; THENCE SOUTHERLY, RIGHT ANGLES TO THE PREVIOUS COURSE, 100 FEET;

THENCE EASTERLY, AGAIN AT RIGHT ANGLES TO THE PREVIOUS COURSE, 100 FEET TO THE WESTERLY SIDE OF SOUTHERN BOULEVARD;

THENCE NORTHERLY, ALONG THE WESTERLY SIDE OF SOUTHERN BOULEVARD, 100 FEET TO THE POINT OR PLACE OF BEGINNING.

Said premises being known as: 1095 Southern Boulevard, Bronx, New York

Block: 2727 Lot(s) 41

Exhibit B

Site Survey

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

1095 Southern Blvd., Site ID No. C203055
1095 Southern Blvd, Bronx, NY 10459
New York City, Bronx County, Tax Map Identification Numbers: 2727-41

PLEASE TAKE NOTICE, the New York State Department of Environmental Conservation (NYSDEC) has issued a Certificate of Completion (Certificate) pursuant to Article 27, Title 14 of the New York State Environmental Conservation Law (ECL) to Urban Health Plan, Inc., 1095 Southern Boulevard Urban LLC, and 1095 Southern OpCo LLC for a parcel of approximately 0.230 acres located at 1095 Southern Blvd. in the City of New York, Bronx County.

PLEASE TAKE NOTICE, the Certificate was issued upon satisfaction of the Commissioner, following review by NYSDEC 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, provided that the Certificate is complied with, the Certificate holder(s) shall be entitled to the liability limitation provided in ECL Section 27-1421. The liability limitation shall run with the land, extending to the Certificate holder's successors or assigns through acquisition of title to the site and to a person who develops or otherwise occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability limitation shall be subject to all rights reserved to the State by ECL Section 27-1421.2 and any other applicable provision of law.

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

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

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

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

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 Office located at 47-40 21st Street, Long Island City, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C203055/>

WHEREFORE, the undersigned has signed this Notice of Certificate

Urban Health Plan, Inc.

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:

Paloma Hernandez
Urban Health Plan, Inc.
1065 Southern Blvd.
Bronx, NY 11459



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
7/16/2025



SITE DESCRIPTION

SITE NO. C203055

SITE NAME 1095 Southern Blvd.

SITE ADDRESS: 1095 Southern Blvd. **ZIP CODE:** 10459

CITY/TOWN: Bronx

COUNTY: Bronx

ALLOWABLE USE: Unrestricted, Residential, 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:

Description of Institutional Control

Description of Engineering Control