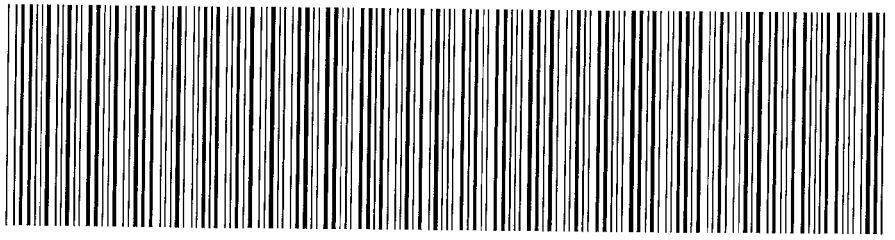


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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2023122700194001001E1966

**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 4**

**Document ID: 2023122700194001** Document Date: 12-20-2023 Preparation Date: 12-27-2023  
Document Type: SUNDRY MISCELLANEOUS  
Document Page Count: 2

**PRESENTER:**  
RECORD & RETURN TITLE AGENCY, INC.  
CTSY-6650 RC  
7 DEMPSEY PLACE  
EASTCHESTER, NY 10709  
914-395-2285  
POSTCLOSING@RECORDANDRETURN.COM

**RETURN TO:**  
RECORD & RETURN TITLE AGENCY, INC.  
CTSY-6650 RC  
7 DEMPSEY PLACE  
EASTCHESTER, NY 10709  
914-395-2285  
POSTCLOSING@RECORDANDRETURN.COM

PROPERTY DATA				
Borough	Block	Lot	Unit	Address
BRONX	3315	19	Entire Lot	2732 CRESTON AVENUE

**Property Type:** APARTMENT BUILDING

Borough	Block	Lot	Unit	Address
BRONX	3315	19	Entire Lot	2736 CRESTON AVENUE

**Property Type:** APARTMENT BUILDING

Additional Properties on Continuation Page

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**PARTY 1:**  
2732 CRESTON DEVELOPMENT LLC  
ATTN: MICHAEL FRONING, 38 WEST 21ST STREET,  
8TH FLOOR  
NEW YORK, NY 10010-6968

**FEES AND TAXES**

Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00	\$	0.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:		\$	0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00	\$	0.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
<b>TOTAL:</b>	<b>\$ 0.00</b>		
Recording Fee:	\$ 47.00		
Affidavit Fee:	\$ 0.00		

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

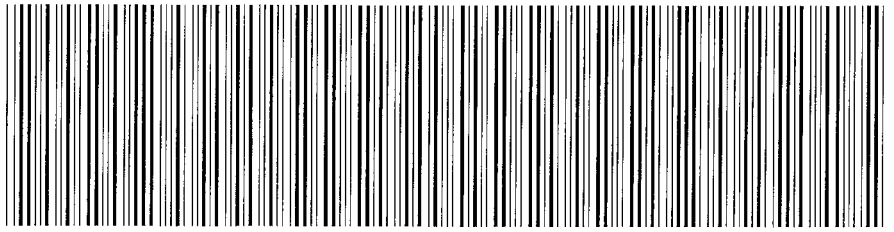
**CITY OF NEW YORK**  
Recorded/Filed 12-28-2023 11:11  
City Register File No.(CRFN):  
2023000335795



*Collette M. de la Roche*

City Register Official Signature

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2023122700194001001C1BE6

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 4

Document ID: 2023122700194001

Document Date: 12-20-2023

Preparation Date: 12-27-2023

Document Type: SUNDRY MISCELLANEOUS

**PROPERTY DATA**

<b>Borough</b>	<b>Block Lot</b>	<b>Unit</b>	<b>Address</b>
BRONX	3315 19 Entire Lot		2738 CRESTON AVENUE

**Property Type:** APARTMENT BUILDING

2732, 2736 & 2738 Creston Avenue, C203132  
2732, 2736 & 2738 Creston Avenue, Bronx, N.Y. 10468

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

2732, 2736 & 2738 Creston Avenue, Site ID No. C203132  
2732, 2736 & 2738 Creston Avenue, Bronx, N.Y. 10468  
Bronx, Bronx County, Tax Map Identification Number: 3315-19

**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 2732 Creston Development LLC for a parcel approximately 0.17 acres located at 2732, 2736 & 2738 Creston Avenue in in Bronx, Bronx 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**, 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 the Department 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.

2732, 2736 & 2738 Creston Avenue, C203132  
2732, 2736 & 2738 Creston Avenue, Bronx, N.Y. 10468

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDEC's Region 2 Office located at 47-40 21<sup>st</sup> Street, Long Island City, 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/site/C203132>.

WHEREFORE, the undersigned has signed this Notice of Certificate

2732 Creston Development LLC

By: [Signature]

Title: MANAGING MEMBER

Date: 12/20/2023

STATE OF NEW YORK ) SS:  
COUNTY OF QUEENS )

On the 20<sup>th</sup> day of DECEMBER, in the year 2023 before me, the undersigned, personally appeared Michael Froning 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]  
Signature and Office of individual  
taking acknowledgment

Please record and return to:  
2732 Creston Development LLC  
Attn: Michael Froning  
38 West 21<sup>st</sup> Street, 8<sup>th</sup> Floor  
New York, NY 10010-6968

