NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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RECORDING AND ENDORSEMENT COVER PAGE **PAGE 1 OF 16**

Document ID: 2026072800680001 Document Date: 07-06-2026 Preparation Date: 08-04-2026
Document Type: EASEMENT
Document Page Count: 14

PRESENTER:
CHICAGO TITLE INSURANCE COMPANY
711 THIRD AVE, 8TH FLOOR
CT26-80080NY (MD)
NEW YORK, NY 10017
212-880-1453
CTINYRECORDING@CTT.COM

RETURN TO:
KNAUF SHAW LLP
2600 INNOVATION SQUARE
100 SOUTH CLINTON AVENUE
ROCHESTER, NY 14604
Attention: Linda R. Shaw, Esq.

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BRONX	2363	1	Entire Lot		503 EAST 153 STREET

Property Type: RESIDENTIAL VACANT LAND Easement

Borough	Block	Lot		Unit	Address
BRONX	2361	26	Entire Lot		625 BROOK AVENUE

Property Type: OTHER Easement

☒ Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN_____ *or* DocumentID_____ *or* _____ Year_____ Reel____ Page_____ *or* File Number_____

PARTIES

GRANTOR/SELLER:
LA CENTRAL PHASE II HOUSING DEVELOPMENT FUND CORP.
C/O: BREAKING GROUND, 505 8TH AVENUE, 5TH FLOOR

☒ Additional Parties Listed on Continuation Page

GRANTEE/BUYER:
NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION
625 BROADWAY
ALBANY, NY 12233

FEES AND TAXES

Mortgage :

Mortgage Amount:	$	0.00
Taxable Mortgage Amount:	$	0.00
Exemption:		
TAXES: County (Basic):	$	0.00
City (Additional):	$	0.00
Spec (Additional):	$	0.00
TASF:	$	0.00
MTA:	$	0.00
NYCTA:	$	0.00
Additional MRT:	$	0.00
TOTAL:	$	0.00
Recording Fee:	$	112.00
Affidavit Fee:	$	0.00

Filing Fee: $ 100.00

NYC Real Property Transfer Tax: $ 0.00

NYS Real Estate Transfer Tax: $ 0.00

RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK
Recorded/Filed 08-14-2026 16:25
City Register File No.(CRFN): **2026000231073**

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

2026072800680001001C6F58

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

Document ID: 2026072800680001 Document Date: 07-06-2026 Preparation Date: 08-04-2026
Document Type: EASEMENT

PROPERTY DATA

Borough	Block	Lot		Unit	Address
BRONX	2361	50	Entire Lot		671 BROOK AVENUE

Property Type: OTHER Easement

PARTIES

GRANTOR/SELLER:
LA CENTRAL II OWNER LLC
100 PARK AVENUE, 36TH FLOOR
NEW YORK, NY 10017

GRANTOR/SELLER:
LA CENTRAL II LIHTC OWNER LLC
100 PARK AVENUE, 36TH FLOOR
NEW YORK, NY 10017

ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW

THIS INDENTURE made this 6th day of July, 2026 between Owner(s), La Central Phase II Housing Development Fund Corporation (the "Grantor Fee Owner") having an office at c/o Breaking Ground, 505 8th Ave., 5th Fl., New York, La Central II Owner LLC (the "Grantor Beneficial Owner") and La Central II LIHTC Owner LLC (Grantor Leaseholder), both having an office at having an office at 100 Park Ave., 36th Fl., New York, State of New York (together with Grantor Fee Owner and Grantor Beneficial Owner, collectively, the "Grantor"), and The People of the State of New York (the "Grantee"), acting through their Commissioner of the Department of Environmental Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to encourage the remediation of abandoned and likely contaminated properties ("sites") that threaten the health and vitality of the communities they burden while at the same time ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public interest to establish within the Department a statutory environmental remediation program that includes the use of Environmental Easements as an enforceable means of ensuring the performance of operation, maintenance, and/or monitoring requirements and the restriction of future uses of the land, when an environmental remediation project leaves residual contamination at levels that have been determined to be safe for a specific use, but not all uses, or which includes engineered structures that must be maintained or protected against damage to perform properly and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental Easement shall mean an interest in real property, created under and subject to the provisions of Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with engineering controls which are intended to ensure the long term effectiveness of a site remedial program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of 503 East 153 Street, 625 Brook Avenue, and 671 Brook Avenue in the City of New York, County of Bronx and State of New York, known and designated on the tax map of the New York City Department of Finance as tax map parcel number: Block 2363 Lot 1 and Block 2361 Lots 26 & 50, being the same as that property conveyed to Grantor by deed dated April 24, 2025 and recorded in the City Register of the City of New York as City Register File No. 2025000127864. The property subject to this Environmental Easement (the "Controlled Property") comprises approximately 1.3927 +/- acres, and is hereinafter more fully described in the Land Title Survey dated June 11, 2025, last revised October 14, 2025, prepared by Gregory S. Gallas, which will be attached to the Site Management Plan. The Controlled Property description is set forth in and attached hereto as Schedule A; and

WHEREAS, Grantor Beneficial Owner, is the owner of the beneficial interest in the Controlled Property being the same as a portion of that beneficial interest conveyed to Grantor Beneficial Owner by means of a Declaration of Interest and Nominee Agreement between Grantor Fee Owner and Grantor Beneficial Owner dated as of April 24, 2025 and recorded in City Register of the City of New York on May 13, 2025, as CRFN 2025000127865;

WHEREAS, Grantor Leaseholder, is the holder of a 49-year master lease interest in the Controlled Property, as memorialized in a Memorandum of Master Lease dated April 24, 2025 and recorded in the City Register of the City of New York on May 13, 2025 as CRFN# 2025000127867; and

WHEREAS, the Department accepts this Environmental Easement in order to ensure the protection of public health and the environment and to achieve the requirements for remediation established for the Controlled Property until such time as this Environmental Easement is extinguished pursuant to ECL Article 71, Title 36; and

NOW THEREFORE, in consideration of the mutual covenants contained herein and the terms and conditions of Brownfield Cleanup Agreement Index Number: C203143-02-21, Grantor conveys to Grantee a permanent Environmental Easement pursuant to ECL Article 71, Title 36 in, on, over, under, and upon the Controlled Property as more fully described herein ("Environmental Easement").

1. Purposes. Grantor and Grantee acknowledge that the Purposes of this Environmental Easement are: to convey to Grantee real property rights and interests that will run with the land in perpetuity in order to provide an effective and enforceable means of encouraging the reuse and redevelopment of this Controlled Property at a level that has been determined to be safe for a specific use while ensuring the performance of operation, maintenance, and/or monitoring requirements; and to ensure the restriction of future uses of the land that are inconsistent with the above-stated purpose.

2. Institutional and Engineering Controls. The controls and requirements listed in the Department approved Site Management Plan ("SMP") including any and all Department approved amendments to the SMP are incorporated into and made part of this Environmental Easement. These controls and requirements apply to the use of the Controlled Property, run with the land, are binding on the Grantor and the Grantor's successors and assigns, and are enforceable in law or equity against any owner of the Controlled Property, any lessees and any person using the Controlled Property.

A. (1) The Controlled Property may be used for:

Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) and Industrial as described in 6 NYCRR Part 375-1.8(g)(2)(iv)

(2) All Engineering Controls must be operated and maintained as specified in the Site Management Plan (SMP);

(3) All Engineering Controls must be inspected at a frequency and in a

manner defined in the SMP;

(4) The use of groundwater underlying the property is prohibited without necessary water quality treatment as determined by the NYSDOH or the New York City Department of Health and Mental Hygiene to render it safe for use as drinking water or for industrial purposes, and the user must first notify and obtain written approval to do so from the Department;

(5) Groundwater and other environmental or public health monitoring must be performed as defined in the SMP;

(6) Data and information pertinent to Site Management of the Controlled Property must be reported at the frequency and in a manner defined in the SMP;

(7) All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with the SMP;

(8) Monitoring to assess the performance and effectiveness of the remedy must be performed as defined in the SMP;

(9) Operation, maintenance, monitoring, inspection, and reporting of any mechanical or physical components of the remedy shall be performed as defined in the SMP;

(10) Access to the site must be provided to agents, employees or other representatives of the State of New York with reasonable prior notice to the property owner to assure compliance with the restrictions identified by this Environmental Easement.

B. The Controlled Property shall not be used for Residential purposes as defined in 6NYCRR 375-1.8(g)(2)(i), and the above-stated engineering controls may not be discontinued without an amendment or extinguishment of this Environmental Easement.

C. The SMP describes obligations that the Grantor assumes on behalf of Grantor, its successors and assigns. The Grantor's assumption of the obligations contained in the SMP which may include sampling, monitoring, and/or operating a treatment system, and providing certified reports to the NYSDEC, is and remains a fundamental element of the Department's determination that the Controlled Property is safe for a specific use, but not all uses. The SMP may be modified in accordance with the Department's statutory and regulatory authority. The Grantor and all successors and assigns, assume the burden of complying with the SMP and obtaining an up-to-date version of the SMP from:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, New York 12233
Phone: (518) 402-9553

D. Grantor must provide all persons who acquire any interest in the Controlled

Property a true and complete copy of the SMP that the Department approves for the Controlled Property and all Department-approved amendments to that SMP.

E. Grantor covenants and agrees that until such time as the Environmental Easement is extinguished in accordance with the requirements of ECL Article 71, Title 36 of the ECL, the property deed and all subsequent instruments of conveyance relating to the Controlled Property shall state in at least fifteen-point bold-faced type:

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 Environmental Conservation Law.

F. Grantor covenants and agrees that this Environmental Easement shall be incorporated in full or by reference in any leases, licenses, or other instruments granting a right to use the Controlled Property.

G. Grantor covenants and agrees that it shall, at such time as NYSDEC may require, submit to NYSDEC a written statement by an expert the NYSDEC may find acceptable certifying under penalty of perjury, in such form and manner as the Department may require, that:

(1) the inspection of the site to confirm the effectiveness of the institutional and engineering controls required by the remedial program was performed under the direction of the individual set forth at 6 NYCRR Part 375-1.8(h)(3).

(2) the institutional controls and/or engineering controls employed at such site:

(i) are in-place;

(ii) are unchanged from the previous certification, or that any identified changes to the controls employed were approved by the NYSDEC and that all controls are in the Department-approved format; and

(iii) that nothing has occurred that would impair the ability of such control to protect the public health and environment;

(3) the owner will continue to allow access to such real property to evaluate the continued maintenance of such controls;

(4) nothing has occurred that would constitute a violation or failure to comply with any site management plan for such controls;

(5) the report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

(6) to the best of his/her knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and

(7) the information presented is accurate and complete.

3. Right to Enter and Inspect. Grantee, its agents, employees, or other representatives of the State may enter and inspect the Controlled Property in a reasonable manner and at reasonable times to assure compliance with the above-stated restrictions.

4. Reserved Grantor's Rights. Grantor reserves for itself, its assigns, representatives, and successors in interest with respect to the Property, all rights as fee owner of the Property, including:

A. Use of the Controlled Property for all purposes not inconsistent with, or limited by the terms of this Environmental Easement;

B. The right to give, sell, assign, or otherwise transfer part or all of the underlying fee interest to the Controlled Property, subject and subordinate to this Environmental Easement;

5. Enforcement

A. This Environmental Easement is enforceable in law or equity in perpetuity by Grantor, Grantee, or any affected local government, as defined in ECL Section 71-3603, against the owner of the Property, any lessees, and any person using the land. Enforcement shall not be defeated because of any subsequent adverse possession, laches, estoppel, or waiver. It is not a defense in any action to enforce this Environmental Easement that: it is not appurtenant to an interest in real property; it is not of a character that has been recognized traditionally at common law; it imposes a negative burden; it imposes affirmative obligations upon the owner of any interest in the burdened property; the benefit does not touch or concern real property; there is no privity of estate or of contract; or it imposes an unreasonable restraint on alienation.

B. If any person violates this Environmental Easement, the Grantee may revoke the Certificate of Completion with respect to the Controlled Property.

C. Grantee shall notify Grantor of a breach or suspected breach of any of the terms of this Environmental Easement. Such notice shall set forth how Grantor can cure such breach or suspected breach and give Grantor a reasonable amount of time from the date of receipt of notice in which to cure. At the expiration of such period of time to cure, or any extensions granted by Grantee, the Grantee shall notify Grantor of any failure to adequately cure the breach or suspected breach, and Grantee may take any other appropriate action reasonably necessary to remedy any breach of this Environmental Easement, including the commencement of any proceedings in accordance with applicable law.

D. The failure of Grantee to enforce any of the terms contained herein shall not be deemed a waiver of any such term nor bar any enforcement rights.

6. Notice. Whenever notice to the Grantee (other than the annual certification) or approval from the Grantee is required, the Party providing such notice or seeking such approval shall identify the Controlled Property by referencing the following information:

County, NYSDEC Site Number, NYSDEC Brownfield Cleanup Agreement, State Assistance Contract or Order Number, and the County tax map number or the Liber and Page or computerized system identification number.

Parties shall address correspondence to: Site Number: C203143
Office of General Counsel
NYSDEC

625 Broadway
Albany New York 12233-5500

With a copy to:

Site Control Section
Division of Environmental Remediation
NYSDEC
625 Broadway
Albany, NY 12233

All notices and correspondence shall be delivered by hand, by registered mail or by Certified mail and return receipt requested. The Parties may provide for other means of receiving and communicating notices and responses to requests for approval.

7. Recordation. Grantor shall record this instrument, within thirty (30) days of execution of this instrument by the Commissioner or her/his authorized representative in the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

8. Amendment. Any amendment to this Environmental Easement may only be executed by the Commissioner of the New York State Department of Environmental Conservation or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

9. Extinguishment. This Environmental Easement may be extinguished only by a release by the Commissioner of the New York State Department of Environmental Conservation, or the Commissioner's Designee, and filed with the office of the recording officer for the county or counties where the Property is situated in the manner prescribed by Article 9 of the Real Property Law.

10. Joint Obligation. If there are two or more parties identified as Grantor herein, the obligations imposed by this instrument upon them shall be joint and several.

11. Consistency with the SMP. To the extent there is any conflict or inconsistency between the terms of this Environmental Easement and the SMP, regarding matters specifically addressed by the SMP, the terms of the SMP will control.

Remainder of Page Intentionally Left Blank

IN WITNESS WHEREOF, Grantor Fee Owner has caused this instrument to be signed in its name.

La Central Phase II Housing Development Fund Corporation:

By: _____

Print Name: Brenda E Rosen

Title: Pres/CEO Date: 6/23/26

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF N.Y)

On the 23rd day of June, in the year 2026, before me, the undersigned, personally appeared Brenda Rosen 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.

Janelle Jairam
Notary Public - State of New York

JANELLE A. JAIRAM
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Queens County
01JA0026826
MY COMMISSION EXPIRES 7/17/20

IN WITNESS WHEREOF, Grantor Beneficial Owner has caused this instrument to be signed in its name.

La Central II Owner LLC:

By: _____

Print Name: GEOFFROI FLOURNOY

Title: MEMBER Date: 6/18/26

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF New York)

On the 18th day of June, in the year 2026 before me, the undersigned, personally appeared Geoffroi Flournoy 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.

_____
Notary Public - State of New York

BRUXHILDA LUMAJ
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Bronx County
01LU6438477
MY COMMISSION EXPIRES 08/15/2026

IN WITNESS WHEREOF, Grantor Leaseholder has caused this instrument to be signed in its name.

La Central II LIHTC Owner LLC:

By: _____

Print Name: GEOFFROI FLOURNOY

Title: MEMBER Date: 6/18/26

Grantor's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF New York)

On the 18th day of June, in the year 2026 before me, the undersigned, personally appeared Geoffroi Flournoy, 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.

_____
Notary Public - State of New York

BRUXHILDA LUMAJ
STATE OF NEW YORK
NOTARY PUBLIC
Qualified In Bronx County
01LU6438477
MY COMMISSION EXPIRES 08/15/2026

THIS ENVIRONMENTAL EASEMENT IS HEREBY ACCEPTED BY THE PEOPLE OF THE STATE OF NEW YORK, Acting by and Through the Department of Environmental Conservation as Designee of the Commissioner,

By: Andrew Guglielmi
Andrew O. Guglielmi, Director
Division of Environmental Remediation

Grantee's Acknowledgment

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

On the 6th day of July, in the year 2026 before me, the undersigned, personally appeared Andrew O. Guglielmi, 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/ executed the same in his/her/ capacity as Designee of the Commissioner of the State of New York Department of Environmental Conservation, and that by his/her/ signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Cheryl A. Salem
Notary Public - State of New York

Cheryl A. Salem
Notary Public State of New York
Registration No. 01SA0002177
Qualified in Albany County
My Commission Expires March 3, 2027

SCHEDULE "A" PROPERTY DESCRIPTION

Easement Description:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY LINE OF EAST 152ND STREET (50 FEET WIDE) AND THE WESTERLY LINE OF BROOK AVENUE (ALSO KNOWN AS CLIFTON STREET - 100 FEET WIDE) AND FROM SAID BEGINNING POINT RUNNING, THENCE;

1. ALONG THE NORTHERLY LINE OF EAST 152ND STREET (ALSO KNOWN AS BLOCK 2361, LOT 1), NORTH 77 DEGREES - 38 MINUTES - 06 SECONDS WEST. A DISTANCE OF 98.14 FEET TO A POINT ALONG SAID EAST 152ND STREET INTERSECTING WITH THE SOUTHEASTERLY CORNER OF LOT 25, THENCE THE FOLLOWING TWO (2) COURSES CONTINUE ALONG THE AFOREMENTIONED LOT 25, THENCE;

2. NORTH 05 DEGREES - 23 MINUTES - 48 SECONDS WEST, A DISTANCE OF 232.70 FEET, THENCE;

3. NORTH 77 DEGREES - 38 MINUTES - 06 SECONDS WEST, A DISTANCE OF 67.18 FEET TO A POINT IN THE EASTERLY LINE OF BERGEN AVENUE (50 FEET WIDE) INTERSECTING THE NORTHWESTERLY CORNER OF LOT 25, THENCE;

4. ALONG THE AFOREMENTIONED EASTERNLY LINE OF BERGEN AVENUE, OVER GROVE STREET AND THE BLOCK LINE, NORTH 12 DEGREES - 21 MINUTES - 54 SECONDS EAST, A DISTANCE OF 516.10 FEET TO A POINT INTERSECTION THE AFOREMENTIONED EASTERLY LINE OF BERGEN AVENUE WITH THE AFOREMENTIONED WESTERLY LINE OF BROOK AVENUE, THENCE;

5. ALONG THE WESTERLY LINE OF BROOK AVENUE, SOUTH 05 DEGREES - 23 MINUTES – 51 SECONDS EAST, A DISTANCE OF 774.63 FEET TO THE POINT AND PLACE OF BEGINNING

CONTAINING 64,409 SQUARE FEET OR 1.4786 ACRES

EXCEPTING OUT (GROVE STREET)

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE WESTERLY LINE OF BROOK AVENUE (100 FEET WIDE) AND THE SOUTHERLY LINE OF GROVE STREET (ALSO KNOWN AS EAST 153RD STREET) AND FROM SAID BEGINNING POINT RUNNING, THENCE:

1. ALONG THE SOUTHERLY LINE OF GROVE STREET, SOUTH 88 DEGREES - 43 MINUTES – 39 SECONDS WEST, A DISTANCE OF 82.75 FEET, TO A POINT ALONG THE AFOREMENTIONED EASTERLY LINE OF BERGEN AVENUE AND THE NORTHWESTERLY CORNER OF LOT 50, THENCE;

2. NORTH 12 DEGREES -21 MINUTES - 54 SECONDS EAST, A DISTANCE OF 51.45 FEET TO THE NORTHERLY LINE OF GROVE STREET AT THE INTERSECTING SOUTHWESTERLY CORNER OF BLOCK 2363, LOT 1, THENCE;

3. ALONG THE AFORMENTIONED NORTHERLY LINE OF GROVE STREET, NORTH 88 DEGREES – 43 MINUTES - 39 SECONDS EAST, A DISTANCE OF 67.01 FEET TO A POINT ALONG AFOREMENTIONED WESTERLY LINE OF BROOK AVENUE, THENCE;

4. SOUTH 05 DEGREES - 23 MINUTES - 51 SECONDS EAST, A DISTANCE OF 50.13 FEET, TO

THE POINT AND PLACE OF BEGINNING.

EXCEPTING OUT CONTAINING 3,743 SQUARE FEET OR 0.0859 ACRE

EASEMENT TOTAL CONTAINING 60,666 SQUARE FEET OR 1.3927 ACRE

Deed Descriptions:
AS TO PARCEL I: (For Information Only: Block 2363 Lot 1)
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT OF INTERSECTION OF THE WESTERLY SIDE OF BROOK AVENUE (A.K.A. CLIFTON STREET, 100 FEET WIDE) WITH THE NORTHERLY SIDE OF GROVE STREET (A.K.A. EAST 153RD STREET, 50 FEET WIDE) AND FROM SAID BEGINNING POINT RUNNING, THENCE;
1. ALONG SAID NORTHERLY SIDE OF GROVE STREET, SOUTH 88 DEGREES - 43 MINUTES - 39 SECONDS WEST, A DISTANCE OF 67.01 FEET TO A POINT ON THE EASTERLY SIDE OF BERGEN A VENUE (50 FEET WIDE), THENCE;
2. ALONG SAID EASTERLY SIDE OF BERGEN A VENUE, NORTH 12 DEGREES - 21 MINUTES- 54 SECONDS EAST, A DISTANCE OF 219.09 TO A POINT OF INTERSECTION OF SAID EASTERLY SIDE OF BERGEN A VENUE WITH THE AFOREMENTIONED WESTERLY SIDE OF BROOK A VENUE, THENCE;
3. ALONG SAID WESTERLY SIDE OF BROOK A VENUE, SOUTH 05 DEGREES - 23 MINUTES- 51 SECONDS EAST, A DISTANCE OF 213.46 FEET TO THE POINT AND PLACE OF BEGINNING.
Together with the benefits and subject to the burdens of the easements as set forth in that certain Amended and Restated Shared Facilities and Easement Agreement by and among La Central Phase II Housing Development Fund Corporation, La Central II Owner LLC, La Central II LIHTC Owner LLC, Comunilife La Central Housing Development Fund Corporation, La Central Owner LLC, The Board of Managers of the La Central A and B Condominium, La Central LIHTC Owner LLC, La Central Supportive Housing Development Fund Corporation, and La Central Supportive L.P., dated as of 04/24/2025, to be recorded in the Office of the City Register of the City of New York, Bronx County.
AS TO PARCEL II: (For Information Only: Block 2361 Lot 26)
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY SIDE OF BROOK AVENUE (A.KA. CLIFTON STREET, 100 FEET WIDE), SAID POINT ALSO BEING ON A LINE DIVIDING LOT 26 AND LOT 1, BLOCK 2361, SAID POINT BEING DISTANT NORTH 05 DEGREES -23 MINUTES - 51 SECONDS WEST, A DISTANCE OF 114.22 FEET FROM THE INTERSECTION OF SAID WESTERLY SIDE OF BROOK AVENUE WITH THE NORTHERLY LINE OF WESTCHESTER AVENUE (100 FEET WIDE) AND FROM SAID BEGINNING POINT RUNNING, THENCE;

1. ALONG SAID LINE DIVIDING LOT 26 AND LOT 1, BLOCK 2361, NORTH 77 DEGREES- 38 MINUTES -06 SECONDS WEST, A DISTANCE OF 98.14 FEET TO A POINT ON A LINE DIVIDING LOT 25 AND LOT 26, BLOCK 2361, THENCE;
2. ALONG SAID LINE DIVIDING LOT 25 AND LOT 26, BLOCK 2361, NORTH 05

DEGREES - 23 MINUTES - 48 SECONDS WEST, A DISTANCE OF 232.70 FEET TO A POINT ON A LINE DIVIDING LOT 50 AND LOT 26, BLOCK 2361, THENCE;
3. ALONG SAID LINE DIVIDING LOT 50 AND LOT 26, BLOCK 2361, SOUTH 77 DEGREES - 38 MINUTES - 06 SECONDS EAST, A DISTANCE OF 98.14 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY SIDE OF BROOK A VENUE, THENCE;
4. ALONG SAID WESTERLY SIDE OF BROOK A VENUE, SOUTH 05 DEGREES - 23 MINUTES - 51 SECONDS EAST, A DISTANCE OF 232.70 FEET TO THE POINT AND PLACE OF BEGINNING.
Together with the benefits and subject to the burdens of the easements as set forth in that certain Amended and Restated Shared Facilities and Easement Agreement by and among La Central Phase II Housing Development Fund Corporation, La Central II Owner LLC, La Central II LIHTC Owner LLC, Comunilife La Central Housing Development Fund Corporation, La Central Owner LLC, The Board of Managers of the La Central A and B Condominium, La Central LIHTC Owner LLC, La Central Supportive Housing Development Fund Corporation, and La Central Supportive L.P., dated as of 04/24/2025, to be recorded in the Office of the City Register of the City of New York, Bronx County.

PARCEL III: (For Information Only: Block 2361 Lot 50)
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE BOROUGH AND COUNTY OF BRONX, CITY AND STATE OF NEW YORK, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY SIDE OF BROOK AVENUE (AK.A. CLIFTON STREET, 100 FEET WIDE), SAID POINT ALSO BEING ON A LINE DIVIDING LOT 26 AND LOT 50, BLOCK 2361, SAID POINT BEING DISTANT NORTH 05 DEGREES - 23 MINUTES- 51 SECONDS WEST, A DISTANCE OF 346.92 FEET FROM THE INTERSECTION OF SAID WESTERLY SIDE OF BROOK A VENUE WITH THE NORTHERLY SIDE OF WESTCHESTER AVENUE (100 FEET WIDE) AND FROM SAID BEGINNING POINT RUNNING, THENCE;
1. ALONG SAID LINE DIVIDING LOT 26 AND LOT 50, BLOCK 2361, NORTH 77 DEGREES -38 MINUTES - 06 SECONDS WEST, A DISTANCE OF 165.32 FEET TO A POINT ON THE EASTERLY SIDE OF BERGEN A VENUE (50 FEET WIDE), THENCE;
2. ALONG SAID EASTERLY SIDE OF BERGEN AVENUE, NORTH 12 DEGREES - 21 MINUTES - 54 SECONDS EAST, A DISTANCE OF 245.56 FEET TO A POINT ON THE SOUTHERLY SIDE OF GROVE STREET (AK.A. EAST 153RD STREET, 50 FEET WIDE), THENCE;
3. ALONG SAID SOUTHERLY SIDE OF GROVE STREET, NORTH 88 DEGREES -43 MINUTES - 39 SECONDS EAST, A DISTANCE OF 82.75 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY SIDE OF BROOK A VENUE, THENCE;
4. ALONG SAID WESTERLY SIDE OF BROOK A VENUE, SOUTH 05 DEGREES - 23 MINUTES - 51 SECONDS EAST, A DISTANCE OF 278.34 FEET TO THE POINT AND PLACE OF BEGINNING.
Together with the benefits and subject to the burdens of the easements as set forth in that certain Amended and Restated Shared Facilities and Easement Agreement by and among La Central Phase II Housing Development Fund Corporation, La Central II Owner LLC, La Central II LIHTC Owner LLC, Comunilife La Central Housing Development Fund Corporation, La Central Owner LLC, The Board of Managers of the La Central A and B Condominium, La Central LIHTC Owner LLC, La Central Supportive Housing Development Fund Corporation, and La Central Supportive L.P., dated as of 04/24/2025, to be recorded in

the Office of the City Register of the City of New York, Bronx County.

Acreage: 1.390

NEW YORK STATE DEPARTMENT ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM
ECL § 27-1401 *et seq.*

La Central Phase II
DEC Site No.: C203143
Located at: 503 E 153 St., 625 Brook Avenue, & 671 Brook Avenue
Bronx, NY 10455
Volunteer: La Central Phase II Housing Development Fund Corporation,
La Central II Owner LLC, & La Central II LIHTC Owner LLC

AFFIRMATION OF LINDA R. SHAW IN SUPPORT OF MAILING MUNICIPAL NOTICES

I, **LINDA R. SHAW**, an attorney admitted to practice in the State of New York, affirms under penalty of perjury the following:

1. Knauf Shaw LLP are the attorneys of record for the Volunteer for the New York State Brownfield Cleanup Program Site ("BCP") La Central Phase II, Site No. C203143.
2. On August 24, 2026, I caused a true copy of a Notice to County with a copy of the recorded Environmental Easement to be mailed to Vanessa L. Gibson, Bronx Borough President, 851 Grand Concourse, 3rd Floor, Bronx, NY 10451, by depositing a true copy of the same enclosed in a Certified Mail, Return Receipt Requested, postpaid, addressed envelope in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.
3. On August 24, 2026, I caused a true copy of a Notice to Municipality with a copy of the recorded Environmental Easement to be mailed to Sideya Sherman, Chair, NYC Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271, by depositing a true copy of the same enclosed in a Certified Mail, Return Receipt Requested, postpaid, addressed envelope in an official depository under the exclusive care and custody of the United States Postal Service within the State of New York.

WHEREFORE, Linda Shaw respectfully requests that this affirmation is acceptable proof of mailing for the municipal notices required for the Brownfield Cleanup Program Site.

Dated: August 24, 2026



LINDA R. SHAW

CERTIFIED MAIL®

9589 0710 5270 3391 3886 79

FIRST-CLASS

US POSTAGE IMI PITNEY BOWES

ZIP 14614
02 7H
0001357067

$ 011.27⁰
AUG 24 2026

KNAUF SHAW LLP

2600 Innovation Square
100 South Clinton Avenue
Rochester, New York 14604

Antonio Reynoso
Brooklyn Borough President
209 Joralemon Street
Brooklyn, NY 11201

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Antonio Reynoso
Brooklyn Borough President
209 Joralemon Street
Brooklyn, NY 11201

9590 9402 9667 5199 7059 41

2. Article Number *(Transfer from service label)*

9589 0710 5270 3391 3886 79

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- d Mail
- d Mail Restricted Delivery
- 500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CERTIFIED MAIL

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US POSTAGE PITNEY BOWES

ZIP 14614
02 7H
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AUG 24 2026

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100 South Clinton Avenue
Rochester, New York 14604

Sideya Sherman, Chair
NYC Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

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NYC Planning Commission
120 Broadway, 31st Floor
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9590 9402 9667 5199 7059 34

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- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- Mail Restricted Delivery
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

9589 0710 5270 3391 3886 86

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$ 5.55

Extra Services & Fees *(check box, add fee as appropriate)*
- ☒ Return Receipt (hardcopy) $ 4.65
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 1.07

Total Postage and Fees
$ 11.27

Sent To
Sideya Sherman, Chair
NYC Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3391 3886 79

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$ 5.55

Extra Services & Fees *(check box, add fee as appropriate)*
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Brooklyn Borough President
209 Joralemon Street
Brooklyn, NY 11201

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark Here

Notice to County

Date: August 24, 2026

Vanessa L. Gibson
Bronx Borough President
851 Grand Concourse, 3rd Floor
Bronx, New York 10451

Re: Environmental Easement

Dear Ms. Gibson:

Attached please find a copy of an environmental easement granted to the New York State Department of Environmental Conservation ("Department") on July 6, 2026, by La Central Phase II Housing Development Fund Corporation, La Central II LIHTC Owner LLC and La Central II Owner LLC, for property located at 625 Brook Avenue (Bronx-2361-26), 671 Brook Avenue (Bronx-2361-50) and 503 East 153rd Street (Bronx-2362-1), Bronx, New York 10455, DEC Site No: C203143.

This Environmental Easement restricts future use of the above referenced property to restricted residential, commercial and/or industrial uses. Any on-site activity must be done in accordance with the Environmental Easement and the Site Management Plan which is incorporated into the Environmental Easement. Department approval is also required prior to any groundwater use.

Article 71, Section 71-3607 of the New York State Environmental Conservation Law requires that:

> 1. Whenever the department is granted an environmental easement, it shall provide each affected local government with a copy of such easement and shall also provide a copy of any documents modifying or terminating such environmental easement.
>
> 2. Whenever an affected local government receives an application for a building permit or any other application affecting land use or development of land that is subject to an environmental easement and that may relate to or impact such easement, the affected local government shall notify the department and refer such application to the department. The department shall evaluate whether the application is consistent with the environmental easement and shall notify the affected local government of its determination in a timely fashion, considering the time frame for the local government's review of the application. The affected local government shall not approve the application until it receives approval from the department.

An electronic version of every environmental easement that has been accepted by the Department is available to the public at: http://www.dec.ny.gov/chemical/36045.html. Please forward this notice to your building and/or planning departments, as applicable, to ensure your compliance with these provisions of New York State Environmental Conservation Law. If you have any questions or comments regarding this matter, please do not hesitate to contact me.

Very truly yours,

La Central II Owner LLC
La Central II LIHTC Owner LLC
La Central Phase II Housing Development Fund Corporation

Notice to Municipality

Date: August 24, 2026

Sideya Sherman, Chair
NYC Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

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Very truly yours,

La Central II Owner LLC
La Central II LIHTC Owner LLC
La Central Phase II Housing Development Fund Corporation