

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 26, 2023

2-6 East Tremont Avenue LLC
Jared Simon
450 W.14th Street, 8th Floor
New York, NY 10014
JS@BOLIVAR.NYC

2-6 East Tremont Avenue LLC
Peter Fine
450 W.14th Street, 8th Floor
New York, NY 10014
PF@BOLIVAR.NYC

Re: Certificate of Completion
Seton Brilla Charter School
Bronx, Bronx County
Site No. C203152

Dear Jared Simon and Peter Fine,

Congratulations on having satisfactorily completed the remedial program at the Seton Brilla Charter School. 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. Please return the hard copy of the proof of recording to:

Rafi Alam, Bureau B
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233

- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop a 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;
- Implement NYSDEC-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 NYSDEC 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 NYSDEC in April 2025.

If you have any questions, please do not hesitate to contact Rafi Alam, NYSDEC's project manager, at 518-402-8606.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

ec w/ enclosure:

P. Diggins – Rem. Party Consultant - jdiggins@akrf.com
D. Shapiro – Rem. Party Consultant - dshapiro@akrf.com
G. Duke - Rem. Party Attorney - gduke@connellfoley.com
C. Vooris – NYSDOH, christine.vooris@health.ny.gov
S. McLaughlin – NYSDOH, scarlett.mclaughlin@health.ny.gov
A. Ghosh -NYSDOH, arunesh.ghosh@health.ny.gov
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

R. Alam, H. Dudek, S. Deyette, J. O'Connell, L. Schmidt, K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

2-6 East Tremont Avenue LLC

Address

450 W.14th Street, 8th Floor, New York, NY 10014

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 4/13/22 **Agreement Execution:** 4/29/22

Agreement Index No.: C203152-04-22

SITE INFORMATION:

Site No.: C203152 **Site Name:** Seton Brilla Charter School

Site Owner: 2-6 East Tremont Avenue LLC

Street Address: 1956 JEROME AVENUE

Municipality: BRONX

County: Bronx

DEC Region: 2

Site Size: 0.238 Acres

Tax Map Identification Number(s): 2853-22

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: Restricted-Residential, Commercial, and Industrial

Cleanup Track: Track 4: Restricted use with site-specific soil cleanup objectives

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 15%. Comprised of 10% Base, 5 % EnZone.

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 Bronx County as 2023000226223.

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;
- (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: 12/26/2023

Andrew O. Guglielmi, Director
Division of Environmental Remediation

EXHIBIT A
(SITE DESCRIPTION)

METES AND BOUND DESCRIPTION

BOROUGH OF BRONX, BLOCK: 2853, LOT:22

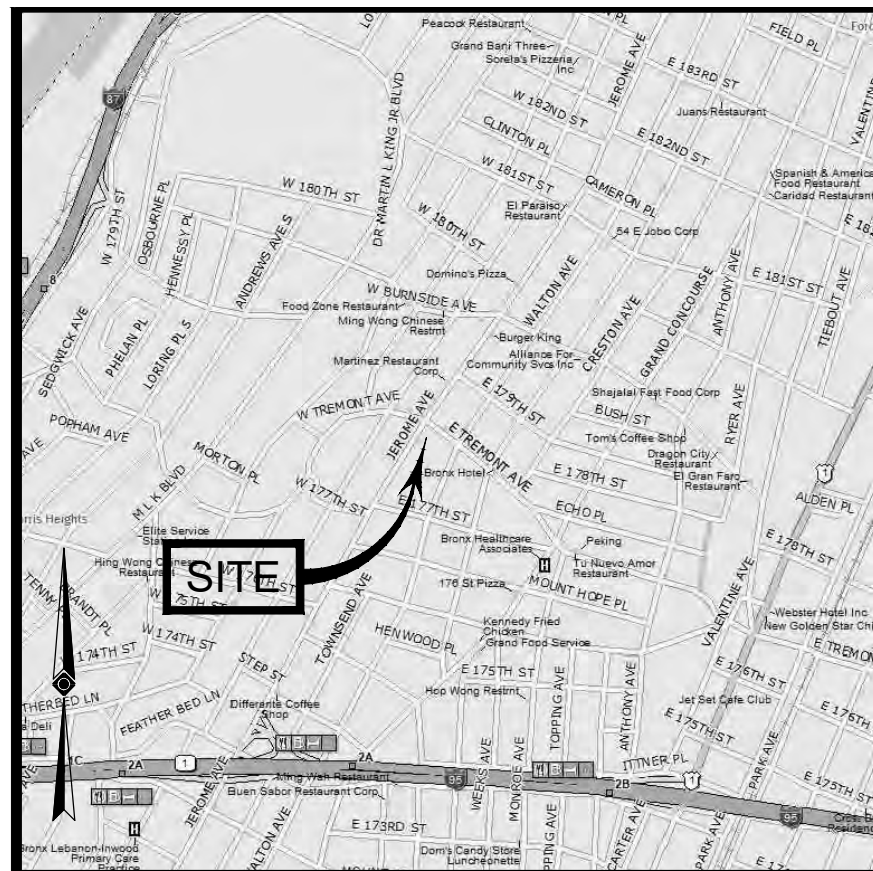
LEGAL AND ENVIRONMENTAL EASEMENT DESCRIPTION:

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, BOUNDED AND DESCRIBED AS FOLLOWS:

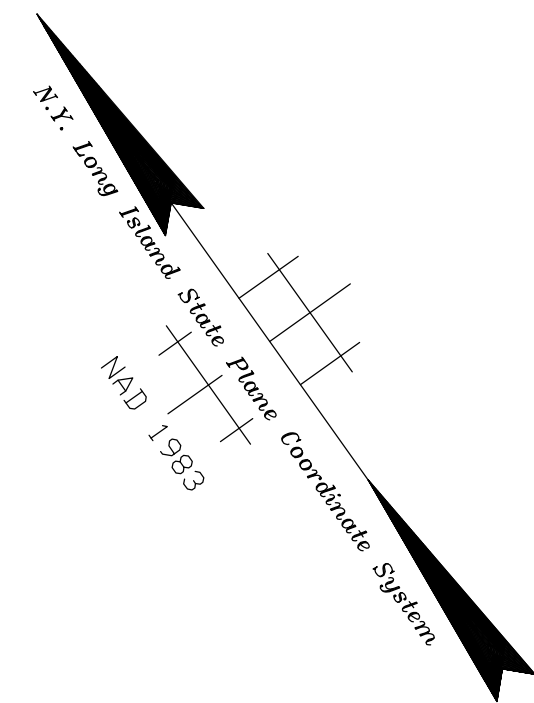
1. BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF JEROME AVENUE AND THE SOUTHERLY SIDE OF TREMONT AVENUE;
2. RUNNING THENCE SOUTHERLY ALONG THE SAID EASTERLY SIDE OF JEROME AVENUE, 107.38 FEET;
3. RUNNING THENCE EASTERLY AND ON A LINE WHICH ON ITS NORTHERLY SIDE FORMS AN ANGLE OF 90 DEGREES WITH THE PRECEDING COURSE, 100 FEET;
4. RUNNING THENCE NORTHERLY PARALLEL WITH THE SAID EASTERLY SIDE OF JEROME AVENUE AND PART OF THE WAY THROUGH A PARTY WALL 100 FEET TO THE SOUTHERLY SIDE OF TREMONT AVENUE; AND
5. THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF TREMONT AVENUE 100.27 FEET TO THE POINT OR PLACE OF BEGINNING.

Acreage (Environmental Easement Area): 0.238 or 10,369 SQUARE FEET

EXHIBIT B
(SITE SURVEY)



VICINITY MAP
© 2008 DeLorme, Street Atlas USA
(NOT TO SCALE)



NOTES:

- PROPERTY KNOWN AS LOT 22, BLOCK 2853.
- AREA = 10,369 S.F. OR 0.238 AC.
- THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKOUTS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. BEFORE ANY EXCAVATION IS TO BEGIN. UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED, BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 5127007-F-NY-CR-KV, WITH AN EFFECTIVE DATE OF MARCH 22, 2023. WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B:
④ PARTY WALL AGREEMENT RECORDED APRIL 29, 1921 IN LIBER 297, PAGE 377. - SHOWN HEREON
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THIS IS TO CERTIFY THAT THERE ARE NO STREAMS NOR NATURAL WATERCOURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.

REFERENCES:

- NEW YORK CITY DIGITAL TAX MAP OF THE BRONX BLOCK 2853, CITY AND STATE OF NEW YORK.
- SEWER MAPPING, PROVIDED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS, 59-17 JUNCTION BOULEVARD, 3RD FLOOR, CORONA, NY 11373-5108. MAP PRINT DATE: 01/08/2021
- WATER MAPPING, PROVIDED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS, 59-17 JUNCTION BOULEVARD, 3RD FLOOR, CORONA, NY 11373-5108. MAP PRINT DATE: 01/08/2021
- ANNOTATED SEWER MAPPING, PROVIDED BY CLIENT, PREPARED BY NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER AND SEWER OPERATIONS, 59-17 JUNCTION BOULEVARD, 3RD FLOOR, CORONA, NY 11373-5108.

LEGAL AND ENVIRONMENTAL EASEMENT DESCRIPTION

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, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF JEROME AVENUE AND THE SOUTHERLY SIDE OF TREMONT AVENUE;

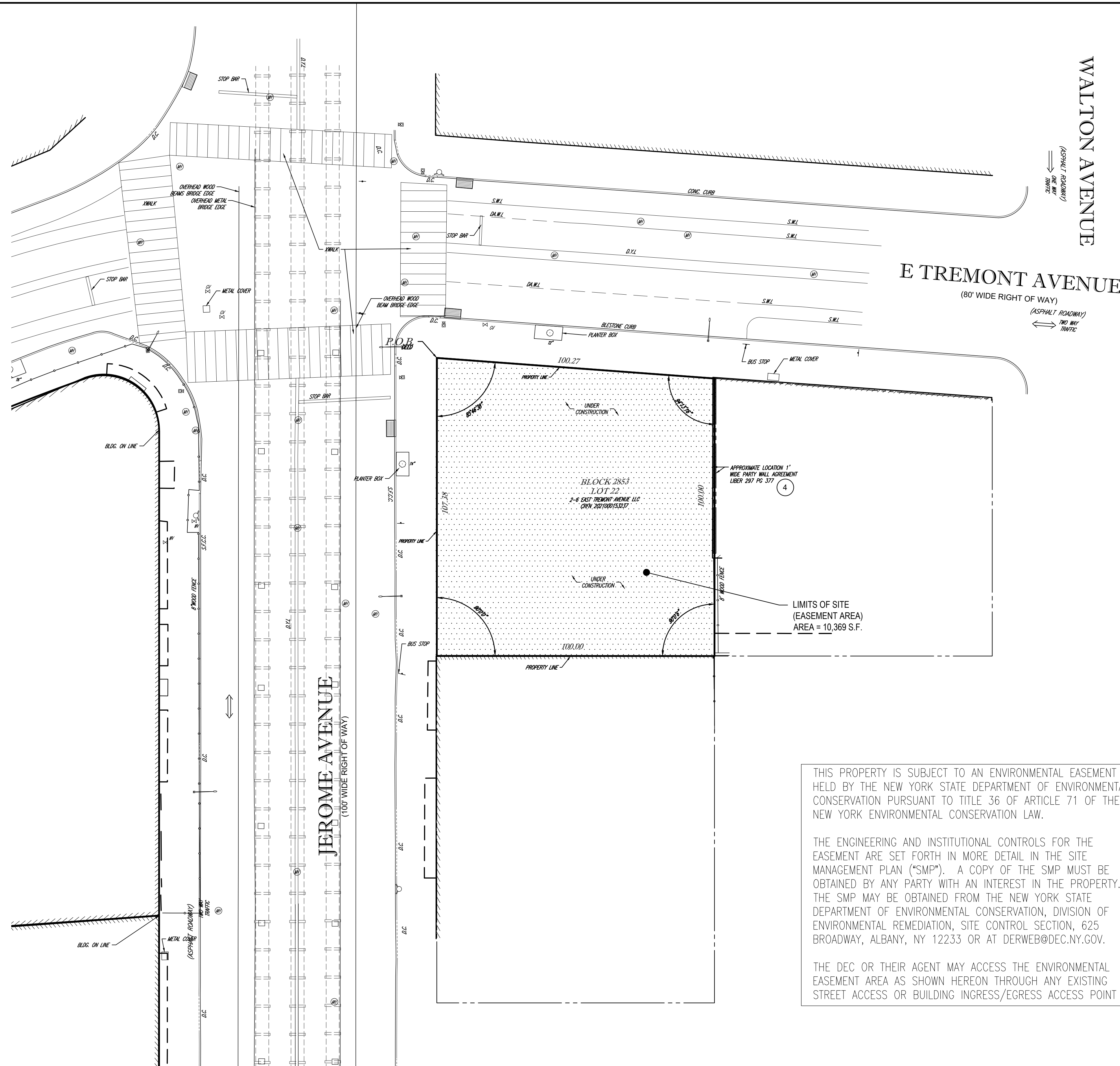
RUNNING THENCE SOUTHERLY ALONG THE SAID EASTERLY SIDE OF JEROME AVENUE, 107.38 FEET;

RUNNING THENCE EASTERLY AND ON A LINE WHICH ON ITS NORTHERLY SIDE FORMS AN ANGLE OF 90 DEGREES WITH THE PRECEDING COURSE, 100 FEET;

RUNNING THENCE NORTHERLY PARALLEL WITH THE SAID EASTERLY SIDE OF JEROME AVENUE AND PART OF THE WAY THROUGH A PARTY WALL 100 FEET TO THE SOUTHERLY SIDE OF TREMONT AVENUE; AND

THENCE WESTERLY ALONG THE SOUTHERLY SIDE OF TREMONT AVENUE 100.27 FEET TO THE POINT OR PLACE OF BEGINNING

CONTAINING = 10,369 S.F. OR 0.238 AC.



LEGEND

---	EXISTING CONTOUR
•	BRIDGE SPOT ELEVATION
•	EXISTING SPOT ELEVATION
•	EXIST. TOP OF CURB ELEVATION
•	EXIST. GUTTER ELEVATION
•	EXIST. TOP OF WALL ELEVATION
•	EXIST. BOTTOM OF WALL ELEVATION
---	DEPRESSED CURB
⊙	HYDRANT
⊕	SIAMESE CONNECTION
⊕	WATER VALVE
⊕	POINT INDICATOR VALVE
⊕	WATER METER
⊕	UNKNOWN VALVE
⊕	GAS VALVE
⊕	ROOF DRAIN
⊕	DETECTABLE WARNING PAD
UP /	UTILITY POLE
UP /	UTILITY POLE/LIGHT POLE/SOLAR PANEL
---	GUY WIRE
---	STREET LIGHT
---	TRAFFIC SIGNAL POLE
---	TRAFFIC SIGNAL
---	SIGN
⊕	UNKNOWN MANHOLE
⊕	CATCH BASIN OR INLET
⊕	DECIDUOUS TREE & TRUNK SIZE
---	STEEL FACED CONC. CURB
---	CHAIN LINK FENCE
---	DEPRESSED CURB
---	SOLID WHITE LINE
---	SOLID YELLOW LINE
---	SOLID BLUE LINE
---	DASHED WHITE LINE
---	STOP BAR
---	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
---	TOP OF DEBRIS
---	EASEMENT AREA

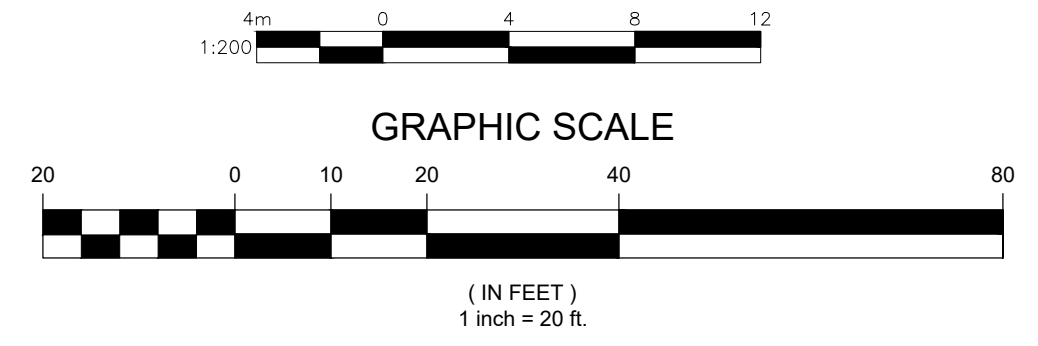
THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL EASEMENT HELD BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PURSUANT TO TITLE 36 OF ARTICLE 71 OF THE NEW YORK ENVIRONMENTAL CONSERVATION LAW.

THE ENGINEERING AND INSTITUTIONAL CONTROLS FOR THE EASEMENT ARE SET FORTH IN MORE DETAIL 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 MAY BE OBTAINED FROM THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT DERWEB@DEC.NY.GOV.

THE DEC OR THEIR AGENT MAY ACCESS THE ENVIRONMENTAL EASEMENT AREA AS SHOWN HEREON THROUGH ANY EXISTING STREET ACCESS OR BUILDING INGRESS/EGRESS ACCESS POINT

- THIS SURVEY IS CERTIFIED TO:
- FIRST AMERICAN TITLE INSURANCE COMPANY
 - 2-6 EAST TREMONT AVENUE LLC
 - SEP 1956 JEROME AVE LLC
 - BRILLA COLLEGE PREPARATORY CHARTER SCHOOLS
 - MST BANK, AS ADMINISTRATIVE AGENT, A NEW YORK BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 9, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05-05-2023.



UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

PREPARED BY:
CONTROL POINT ASSOCIATES, INC. PC
9 TIMES SQUARE,
200 WEST 41ST STREET, SUITE 1203
NEW YORK, NY 10136
646.780.0411 • 908.668.9595 FAX
WWW.CPASURVEY.COM
WARREN, NJ 908.668.0099
CHALFONTE, PA 215.712.9800
MT. LAUREL, NJ 609.872.2009
LONG ISLAND, NY 631.580.2648
SOUTHBOROUGH, MA 508.682.3000
ALBANY, NY 518.217.5010

NO.	DATE	BY	DESCRIPTION	APPROVED
REVISIONS				

PROJECT NAME
BOLIVAR DEVELOPMENT
1956 JEROME AVENUE
LOT 22, BLOCK 2853
BOROUGH & COUNTY OF BRONX,
CITY & STATE OF NEW YORK

DRAWING TITLE
ALTA/NSPS LAND TITLE SURVEY

SEAL & SIGNATURE	FIELD DATE: 05-05-2023
	FIELD BK: 23-07
	F. B. PAGE: 104
	DATE: 05-08-2023
	SCALE: 1"=20'
	PROJECT No: 01-200416-01
	DRAWING BY: JIW
	CHK BY: MW
	APPROVED BY: JCW
	DWG No: V-001.0.0
	CAD FILE No: 01-200416-00
	PAGE No: 1 OF 1

DATE: 05-08-2023
JAMES C. WEED
NEW YORK PROFESSIONAL LAND SURVEYOR #050765-1

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

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

Seton Brilla Charter School, Site ID No. C203152
1956 Jerome Avenue, Bronx, New York, 10453
Bronx, Bronx County, Tax Map Identification Number: 2853-22

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 2-6 East Tremont Avenue LLC for a parcel approximately 0.238 acres located at 1956 Jerome Avenue in Bronx, 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, 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 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 Kings County as 2023000226223.

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 NYSDEC'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 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

**Seton Brilla Charter School, C203152
1956 Jerome Avenue, Bronx, New York, 10453**

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 NYSDEC 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 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 St, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C203152/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

2-6 East Tremont Avenue 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:
2-6 East Tremont Avenue LLC
Attn: Jared Simon
450 W.14th Street, 8th Floor
New York, NY 10014



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
 12/21/2023



SITE DESCRIPTION

SITE NO. **C203152**

SITE NAME **Seton Brilla Charter School**

SITE ADDRESS: 1956 JEROME AVENUE **ZIP CODE:** 10453

CITY/TOWN: Bronx

COUNTY: Bronx

ALLOWABLE USE: 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: 04/29/2025		

Description of Institutional Control

2-6 East Tremont Avenue LLC

450 W. 14th Street, 8th Floor

1956 Jerome Avenue

Environmental Easement

Block: 2853

Lot: 22

Sublot:

Section:

Subsection:

S_B_L Image: 2853-22

Ground Water Use Restriction

IC/EC Plan

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

2-6 East Tremont Avenue LLC

450 W. 14th Street, 8th Floor

1956 Jerome Avenue

Environmental Easement

Block: 2853

Lot: 22

Sublot:

Section:

Subsection:

S_B_L Image: 2853-22

Cover System

Monitoring Wells

Vapor Mitigation