



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

December 24, 2025

Konstantin Gubareff
650 Southern Blvd Bronx LLC
1418 65th Street
Brooklyn, NY 11219
konstantin@prospectdg.com

Re: Certificate of Completion
650 Southern Boulevard
Bronx, Bronx County
Site No. C203170

Dear Konstantin Gubareff:

Congratulations on having satisfactorily completed the remedial program at the 650 Southern Boulevard 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 Shawn Roberts, NYSDEC's project manager, at (518) 402-9799.

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. Sergott – NYSDOH, mark.sergott@health.ny.gov
J. Bellew – H & A of New York Engineering and Geology, LLP (H & A)
jbellew@haleyaldrich.com
S. Bell – H & A, sbell@haleyaldrich.com
T. Giordano – H & A, tgiordano@haleyaldrich.com
N. Mooney – H & A, nmooney@haleyaldrich.com
C. Leas – Sive, Paget & Riesel, P.C. cleas@sprlaw.com
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

S. Roberts, D. Gardner, J. O'Connell, S. Deyette, L. Schmidt, K. Lewandowski – NYSDEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

650 Southern Blvd Bronx LLC

Address

1418 65th Street, Brooklyn, NY 11219

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 12/28/23 **Agreement Execution:** 1/16/24

Agreement Index No.: C203170-12-23

Application Amendment Approval: none

Agreement Amendment Execution: none

SITE INFORMATION:

Site No.: C203170 **Site Name:** 650 Southern Boulevard

Site Owner: 650 Southern Blvd Bronx LLC

Street Address: 650 Southern Boulevard

Municipality: New York

County: Bronx

DEC Region: 2

Site Size: 0.230 Acres

Tax Map Identification Number(s): 2603-157

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%.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate 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%.

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: 12/24/2025

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

Exhibit A
LEGAL 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 a point on the southerly side of Southern Boulevard, distant 154.59 feet easterly from the corner formed by the intersection of the southerly side of Southern Boulevard with the easterly side of Avenue St. John;

RUNNING THENCE southerly parallel with Avenue St. John, 100 feet;

THENCE easterly parallel with Southern Boulevard, 100 feet;

THENCE northerly parallel with Avenue St. John, 100 feet to the southerly side of Southern Boulevard;

THENCE westerly along the southerly side of Southern Boulevard, 100 feet to the point or place of **BEGINNING**

FOR INFORMATIONAL PURPOSES ONLY: 644-650 Southern Boulevard, Bronx, NY 10455 a/k/a Block 2603 Lot 157 on the BRONX County Tax Map.

TAX LOT INFORMATION:

Block: 2603

Lot(s): 157

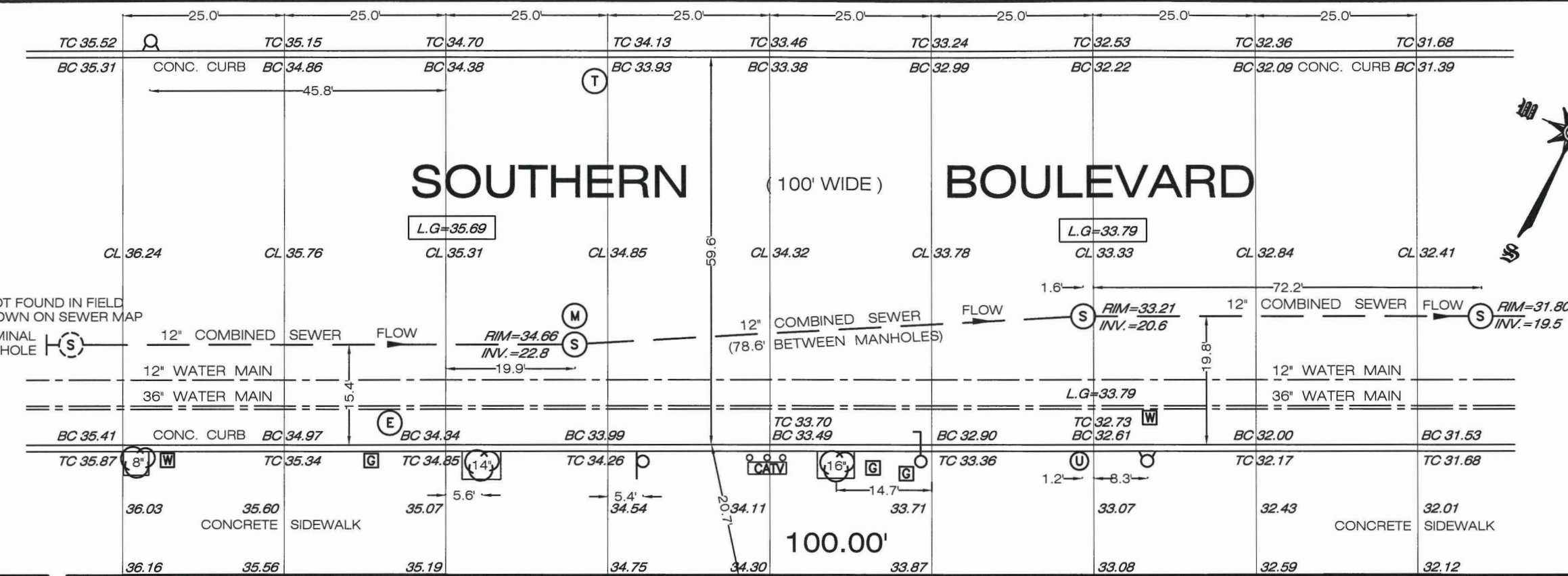
Exhibit B

Site Survey

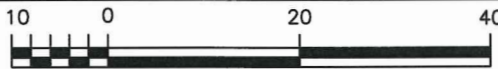
AVENUE (80' WIDE) ST. JOHN

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



SURVEY OF PROPERTY AT
BRONX COUNTY, N.Y.
TAX BLOCK: 2603 TAX LOT: 157



LEGEND:

- FIRE HYDRANT
- GAS VALVE
- WATER VALVE
- SIGN
- LIGHT POLE
- TREE
- UTILITY POLE
- TELEPHONE MANHOLE
- SEWER MANHOLE
- UNKNOWN MANHOLE
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- CENTER LINE ELEVATION
- SPOT ELEVATION
- GARAGE FLOOR ELEVATION
- FIRST FLOOR ELEVATION
- CELLAR FLOOR ELEVATION
- ROOF PARAPET ELEVATION
- LEGAL GRADE

- NOTES:
1. THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
 2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
 3. IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.
 4. ARCHITECTS MUST ORDER A TOPOGRAPHICAL MAP SPECIFYING THEIR EXACT NEEDS.
 5. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON.
 6. SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
 7. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
 8. ALL ELEVATIONS SHOWN REFER TO THE 1988 NAVD.
 9. FEMA FLOOD INFORMATION THIS PROPERTY IS LOCATED ON PANEL 3604970084F ZONE 'X' DATED SEPTEMBER 5, 2007.
 10. NEW YORK STATE LAW REQUIRES BEFORE EXCAVATE CALL 811, & DIGNET AT 800-272-4480

CERTIFIED TO:

NEW YORK CITY DEPARTMENT OF BUILDINGS

SURVEY No:- COC-2023-149
DESCRIPTION:- ARCHITECTURAL SURVEY

C.O.C MAPPING CORP.
COORDINATES OF CONSTRUCTION
91-22 215th PLACE
QUEENS VILLAGE, N.Y. 11428
TELEPHONE (347)239-9844
EMAIL:- COCMAPPING@GMAIL.COM
COMPUTED:-MK DRAFTED:-CJ CHECKED:- SK

DATE:- MARCH 24, 2023
SURVEY AMENDED: NOVEMBER 20, 2025



© ALL RIGHTS RESERVED 2023

AREA OF TAX LOT 157 = 10,000 SQ. FT.

1 STORY BRICK 100.00' 1 STORY BRICK

(PARALLEL WITH SOUTHERN BOULEVARD)

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

650 Southern Boulevard, Site ID No. C203170
650 Southern Boulevard, Bronx, NY 10455
Bronx, Bronx County, Tax Map Identification Number: 2603-157

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 650 Southern Blvd Bronx LLC for a parcel approximately 0.230 acres located at 650 Southern Boulevard in the 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, 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.

650 Southern Boulevard, Site ID No. C203170, 650 Southern Boulevard, Bronx, NY 10455

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/C203170>.

WHEREFORE, the undersigned has signed this Notice of Certificate

650 Southern Blvd Bronx 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:
650 Southern Blvd Bronx LLC
1418 65th Street
Brooklyn, NY 11219