

New York State Department of Environmental Conservation

Division of Environmental Remediation

Office of the Director, 12th Floor

625 Broadway, Albany, New York 12233-7011

Phone: (518) 402-9706 • Fax: (518) 402-9020

Website: www.dec.ny.gov



Joe Martens
Commissioner

DEC 19 2013

Joel Krinitz
R, K & G Associates, LLC
c/o Krinitz, Krinitz & Sperber, CPA's P.C.
580 Sylvan Avenue, Suite 1C
Englewood Cliffs, NJ 07632

Gregg Wolpert
384 Bridge Street, LLC
c/o Stahl Real Estate Co.
277 Park Avenue
New York, NY 10172

Re: Certificate of Completion
Site Name: 388 Bridge Street
Site No. C224134
384-394 Bridge Street and 141-145 Lawrence Street
Brooklyn, Kings County

Dear Messrs. Krinitz and Wolpert:

Congratulations on having satisfactorily completed the remedial program at the 388 Bridge Street site. Enclosed please find an original, signed Certificate of Completion. The New York State Department of Environmental Conservation (Department) is pleased to inform you that the Final Engineering Report is hereby approved, allowing the Certificate of Completion (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 a notice of the COC 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 a notice of the COC 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 of COC is recorded within the time frame specified. A standard notice form is attached to this letter;
- Place the notice of the COC in the document repository for the site within 10 days of issuance of the COC;
- Implement the Department-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 the Department 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

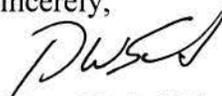
Form. The first PRR including the certification of the IC/ECs is due to the Department in April 2015; and

- You and your lessees must submit an annual report to the New York State Department of Taxation and Finance within one year and for each of the following eleven years after the execution of the Brownfield Site Cleanup Agreement. The Report must provide the information required by Chapter 390 of the Laws of 2008, Tax Law Section 171-s.

The Department will prepare and distribute to the Site Contact List a fact sheet describing the institutional and engineering controls that are required at the site.

If you have any questions regarding any of these items, please contact Michael MacCabe, the project manager for this site at 518-402-9687 or by email at: mdmaccab@gw.dec.state.ny.us

Sincerely,



Robert W. Schick, P.E.

Director

Division of Environmental Remediation

Enclosures

cc:

Peter Helseth, Fleming Lee Shue (peter@flemingleeshue.com)
Jennifer Coghlan, Sive, Paget & Reisel, PC (JCoghlan@sprlaw.com)
Roberta Gordon, Bryan Cave LLP (rggordon@bryancave.com)
Krista Anders, DOH
Bridgett Callaghan, DOH
Michael MacCabe, DEC
James Moras, DEC
Robert Cozzy, DEC
Jane O'Connell, DEC
Lou Oliva, DEC
Ben Conlon, DEC
Yvonne Ward, DEC
George Heitzman, DEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	Address
R, K & G Associates, LLC 384 Bridge Street LLC	c/o Krinitz, Krinitz & Sperber, CPAs, P.C., 580 Sylvan Avenue, Suite 1C, Englewood Cliffs, NJ 07632 c/o Stahl Real Estate Co. 277 Park Avenue, New York, NY 10172

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 8/6/09 **Agreement Execution:** 8/10/09 **Agreement Index No.:**A2-0623-0709

Application Approval Amendment: 7/13/10

Agreement Execution Amendment: 7/13/10

SITE INFORMATION

Site No.: C224134 **Site Name:** 388 Bridge Street

Site Owner: R, K & G Associates, LLC
384 Bridge Street LLC

Street Address: 384-394 Bridge Street and 141-145 Lawrence Street

Municipality: Brooklyn **County:** Kings **DEC Region:** 2

Site Size: 0.460 Acres

Tax Map Identification Number(s): 1-152-1001, 1-152-1002, 1-152-1003, 1-152-1004, 1-152-1005, 1-152-1006

Percentage of site located in an EnZone: 0 - 49 %

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: Residential, Restricted-Residential, Commercial, and Industrial
Cleanup Track: Track 2: Restricted use with generic soil cleanup objectives

Tax Credit Provisions for Entities Taxable Under Article 9, 9-A, 32, and 33:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.
Tangible Property Credit Component Rate is 12 %.

Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 40 %.
Tangible Property Credit Component Rate is 10 %.

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 Kings County as 2013000503133.

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/REVOCAION

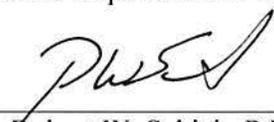
This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (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 received within such 30-day period, the Certificate shall be deemed modified or vacated on the 31st day after the Department's notice.

Joseph J. Martens
Commissioner
New York State Department of Environmental Conservation

By:



Robert W. Schick, P.E., Director
Division of Environmental Remediation

Date: December 19, 2013

NOTICE OF CERTIFICATE OF COMPLETION

Brownfield Cleanup Program

6 NYCRR Part 375-1.9(d)

388 Bridge Street Site ID No. C224134

384-394 Bridge Street and 141-145 Lawrence Street

Brooklyn, NY, 11201

Borough of Brooklyn, Kings County,

Tax Map Identification Numbers Section 1, Block 152, Lots 1001, 1002, 1003, 1004, 1005, 1006

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 384 Bridge Street LLC and R,K&G Associates, LLC for a parcel of approximately 0.460 acres located at 384-394 Bridge Street and 141-145 Lawrence Street in Brooklyn, Kings 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):

- 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.

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, since 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 2013000503133.

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 the Department'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 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.

388 Bridge Street, C224134, Brooklyn, NY

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, any change of use of the site, as defined in 6 NYCRR 375, must be preceded by notice to the Department 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 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, the Certificate may be revoked if the Environmental Easement as implemented, if applicable, is not protective or enforceable.

PLEASE TAKE NOTICE, a copy of the Certificate can be reviewed at the NYSDE's Region 2 office located at 1 Hunter's Point Plaza, 47-40 21st Street Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer.

WHEREFORE, the undersigned has signed this Notice of Certificate

R, K & G Associates, LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of December, in the year 2013, 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:
R, K & G Associates, LLC
c/o Krinitz, Krinitz & Sperber, CPA's P.C.
580 Sylvan Avenue, Suite 1C
Englewood Cliffs, NJ 07632

384 Bridge Street LLC

By: _____

Title: _____

Date: _____

STATE OF NEW YORK) SS:
COUNTY OF)

On the _____ day of December, in the year 2013, 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:
384 Bridge Street LLC
c/o Stahl Real Estate Co.
277 Park Avenue
New York, NY 10172



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
 12/13/2013



SITE DESCRIPTION

SITE NO. C224134

SITE NAME 388 Bridge Street

SITE ADDRESS: 384-394 Bridge Street and 141-145 Lawrence Street **ZIP CODE:** 11201

CITY/TOWN: Brooklyn

COUNTY: Kings

ALLOWABLE USE: Residential, Restricted-Residential, Commercial, and Industrial

SITE MANAGEMENT DESCRIPTION

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	X	
Monitoring Plan	X	
Operation and Maintenance (O&M) Plan	X	

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 02/14/2015

Description of Institutional Control

384 Bridge Street LLC
 277 Park Avenue
384-394 Bridge St, 141-145
 Environmental Easement
 Block: 152
 Lot: 1006
 Sublot:
 Section: 1
 Subsection:
 S_B_L Image: 1-152-1006
 Ground Water Use Restriction
 IC/EC Plan
 Landuse Restriction
 Monitoring Plan
 O&M Plan
 Site Management Plan
 Soil Management Plan

R,K&G Associates, LLC

580 Sylvan Avenue, Suite 1C
384-394 Bridge St, 141-145
Environmental Easement
Block: 152

Lot: 1001

Sublot:

Section: 1

Subsection:

S_B_L Image: 1-152-1001

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 1002

Sublot:

Section: 1

Subsection:

S_B_L Image: 1-152-1002

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 1003

Sublot:

Section: 1

Subsection:

S_B_L Image: 1-152-1003

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 1004

Sublot:

Section: 1

Subsection:

S_B_L Image: 1-152-1004

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Lot: 1005

Sublot:

Section: 1

Subsection:

S_B_L Image: 1-152-1005

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

384 Bridge Street LLC

277 Park Avenue

384-394 Bridge St, 141-145 Lawrence

Environmental Easement

Block: 152

Lot: 1006

Sublot:

Section: 1

Subsection:

S_B_L Image: 1-152-1006

Vapor Mitigation

R,K&G Associates, LLC

580 Sylvan Avenue, Suite 1C

384-394 Bridge St, 141-145 Lawrence

Environmental Easement

Block: 152

Lot: 1001

Sublot:

Section: 1

Subsection:

S_B_L Image: 1-152-1001

Air Sparging/Soil Vapor Extraction

Vapor Mitigation

Lot: 1002

Sublot:
Section: 1
Subsection:
S_B_L Image: 1-152-1002
Air Sparging/Soil Vapor Extraction
Vapor Mitigation

Lot: 1003
Sublot:
Section: 1
Subsection:
S_B_L Image: 1-152-1003
Vapor Mitigation

Lot: 1004
Sublot:
Section: 1
Subsection:
S_B_L Image: 1-152-1004
Vapor Mitigation

Lot: 1005
Sublot:
Section: 1
Subsection:
S_B_L Image: 1-152-1005
Vapor Mitigation

EXHIBIT A
Metes and Bounds Description
Tax Lot 37 and Tax Lot 118
388 Bridge Street
Brooklyn, NY
BCP# C224134

AS TO TAX LOT 37:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows;

BEGINNING at the point on the westerly side of Bridge Street distant 100 feet southerly from the corner formed by the intersection of the westerly side of Bridge Street with the southerly side of Willoughby Street;

RUNNING THENCE westerly parallel with Willoughby Street, 107 feet 6 inches;

THENCE southerly parallel with Bridge Street, 125 feet;

THENCE easterly parallel with Willoughby Street, 107 feet 6 inches to westerly side of Bridge Street;

THENCE northerly along the westerly side of bridge street parallel, 125 feet to the point or place of BEGINNING.

AS TO TAX LOT 118:

ALL that certain plot, piece or parcel of land, situate lying and being in the borough of Brooklyn, county of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the point on the easterly side of Lawrence Street distant 125 feet southerly from the corner formed by the intersection of the easterly side of Lawrence Street with the southerly side of Willoughby Street;

RUNNING THENCE easterly parallel with Willoughby Street, 107 feet 6 inches;

THENCE southerly parallel with Lawrence Street, 62 feet;

THENCE westerly parallel with Willoughby Street, 107 feet 6 inches to easterly side of Lawrence street;

THENCE northerly along the easterly side of Lawrence Street, 62 feet to the point or place of BEGINNING.

EXHIBIT B

The Condominium in the Building located at and known as The Bridge Street Condominium and by Street Number 384-394 Bridge Street, New York, designated and described as Units Parking, Commercial 1, Commercial 2, Lower 800's, Upper 800's and Double (hereinafter called the "Unit") in the Declaration (hereinafter called "Declaration") made by the Sponsor under the Condominium Act of the State of New York (Article 16 of the Real Property Law of the State of New York), dated March 21, 2012 and recorded June 14, 2012 in the Office of the Registrar of the City of New York, County of New York, as CEN-201200021607 establishing a plan for Condominium ownership of said Building and the land upon which the same is erected (hereinafter sometimes collectively called the "Property") and also designated and described as Lot Nos. 1001-1006, Block 152, Borough of Brooklyn, on the Tax Map of the Real Property Assessment Department of the City of New York and on the Floor Plan of said Building certified by Professional Engineers, as set forth in Condominium Plan No. 3222 on June 14, 2012 in the aforesaid Register's Office.

Together with an undivided 100 percent interest in the common elements of the property described in the Declaration.

The land upon which the Building containing the Unit is erected is as follows:

Legal Description of environmental easement area (former 37 & 118 Block 152 joined as one)

"Being the same piece or parcel of Land conveyed to R.K.G. Associates, from 1929 Realty, Inc., by deed dated June 15, 1977 recorded in Book 05 page 725 and also the same parcel of land conveyed to 388 Bridge Street LLC from 141 Lawrence Street LLC, by deed dated December 19, 2011 recorded in CEN-201200002029 in the Office of the City Registrar of the City of New York."

All the above piece, parcel or part of land, siting and being in the Borough of Brooklyn, County of Kings City and State of New York, bounded and described as follows:

BEING that portion on the West side of Bridge Street (about 100 feet westerly from the corner formed by the intersection of the West side of Bridge Street and the West side of Wiloughby Street).

BEING that portion on the West side of Bridge Street (about 100 feet westerly from the corner formed by the intersection of the West side of Bridge Street and the West side of Wiloughby Street).

BEING that portion on the West side of Bridge Street (about 100 feet westerly from the corner formed by the intersection of the West side of Bridge Street and the West side of Wiloughby Street).

TRINCE boundary parallel with Wiloughby Street 107 feet 6 inches to the East side of Lawrence Street.

TRINCE boundary along the East side of Lawrence Street 6 inches.

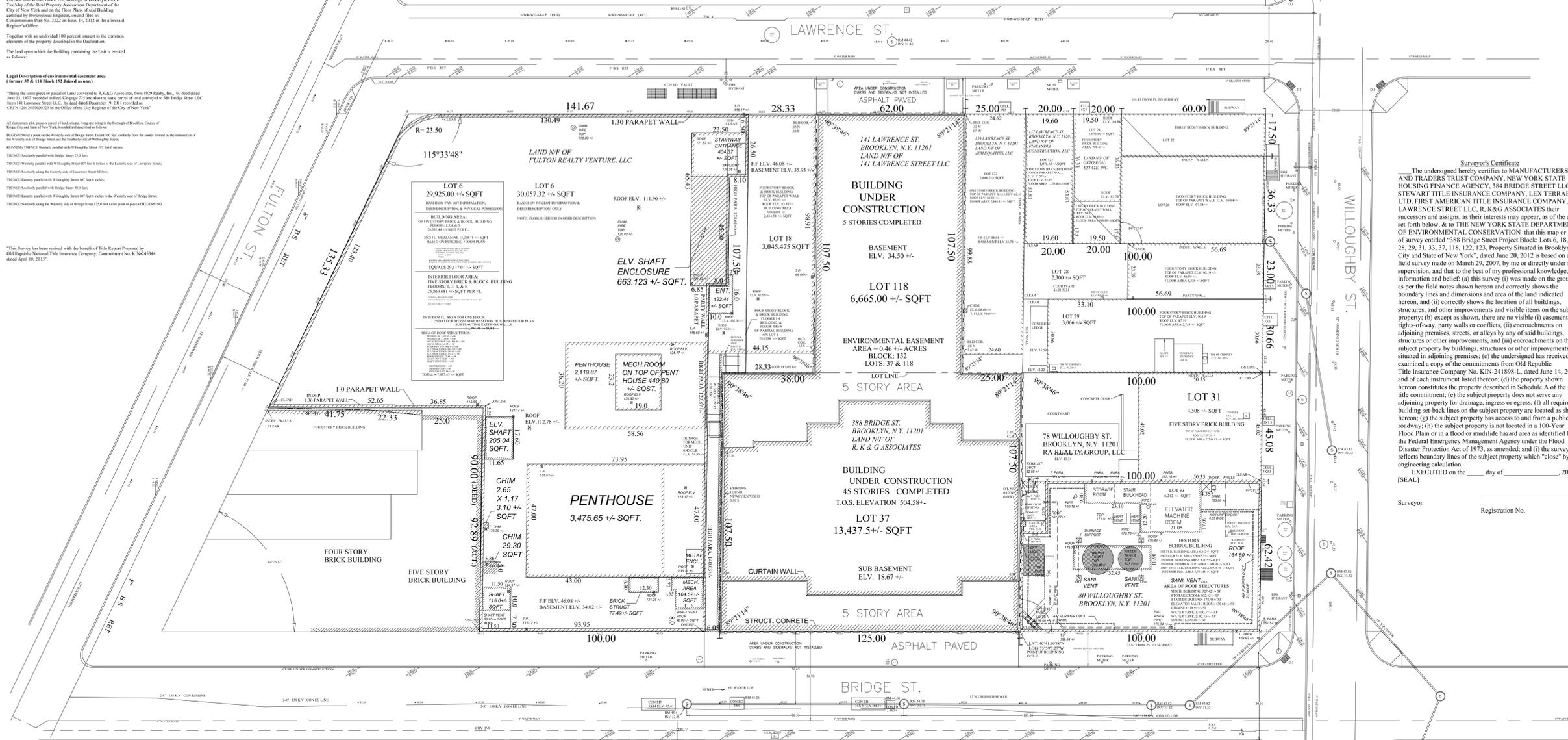
TRINCE boundary parallel with Wiloughby Street 107 feet 6 inches to the East side of Lawrence Street.

TRINCE boundary parallel with Bridge Street 36.63 feet.

TRINCE boundary along the West side of Bridge Street 107 feet 6 inches to the West side of Wiloughby Street.

"This Survey has been revised with the benefit of Title Report Prepared by Cold Republic National Title Insurance Company, Commission No. KIN-241898-L, dated April 10, 2013."

**ENVIRONMENTAL EASEMENT FOR
BROWNFIELD SITE #C224133 FORMER
LOTS 118 & 37, BLOCK 152
NEW LOTS 1001 THOUGH 1006, BLOCK 152**



LEGEND

- STORM WATER DROP IN
- ELECTRIC BOX
- ELECTRIC MANHOLE
- GRATE
- LAMP POST
- SEWER MANHOLE
- WATER VALVE
- TOP OF PARAPET
- TOP OF WALL
- EASEMENT BORDER / P.L.

NOTE:

- ALL ELEVATIONS ARE IN BROOKLYN HIGHWAY DATUM WHICH IS 2.56' ABOVE U.S.C. & G.S. DATUM.
- THIS IS TO CERTIFY THERE ARE NO STREAMS NOR NATURAL WATERCOURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
- ENCROACHMENTS OR PROJECTIONS OVER STREETS NOT SHOWN.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Scale 1" = 20'

6.006 0 20 40 60
6.006 0 25.4mm = 6.096m 12.192 18.288

REVISION: OCT. 1, 2013
REVISION: SEPT. 13, 2013
REVISION: JULY 23, 2013
REVISION: MAY 20, 2013
REVISION: MAY 16, 2013
REVISION: MAY 9, 2013
REVISION: APRIL 17, 2013
REVISION: APRIL 15, 2013
REVISION: APRIL 10, 2010
SURVEYED LOT COVERAGE FOR LOTS 33 & 112

UPDATED: MARCH 29, 2010
BUILDINGS DEMOLISHED
REVISION: NOV. 4, 2008
REVISION: JULY 2, 2008
REVISION: JUNE 25, 2008
REVISION: APRIL 22, 2008
REVISION: OCTOBER 20, 2007
REVISION: AUGUST 20, 2007
REVISION: JUNE 29, 2007
REVISION: JUNE 1, 2007
REVISION: MAY 18, 2007

388 BRIDGE STREET SITE
BCP SITE # C224134
**384 - 394 BRIDGE STREET,
141 - 145 LAWRENCE STREET,
BROOKLYN, NEW YORK 11201**

BLOCK: 152; LOT: 6, 18, 37, 118, 22, 23, 24, 25, 26, 29, 31 & 33
TITLE NO. KIN-241898-L

A. SPLESCIA, P.L.S., P.C.
SURVEYING CONSULTANT
3229 POPLAR PLACE
WANTAGH, NEW YORK
TEL: (516) 356-1066
A.SPLESCIA@VERIZON.NET

SCALE: 1"=20'
SURVEYED: MARCH 29, 2007

REVISION: JUNE 20, 2012
REVISION: MAY 23, 2012
REVISION: FEB. 22, 2012
REVISION: JAN. 18, 2012
UPDATED: NOV. 3, 2011
UPDATED: APRIL 25, 2011
UPDATED: DEC. 31, 2010
ROOF SURVEY OF LOT 33
UPDATED: DEC. 9, 2010
ADDED ROOF ELEVATIONS
UPDATED: NOV. 29, 2010
SURVEYED LOT COVERAGE FOR LOTS 6

Surveyor's Certificate

The undersigned hereby certifies to MANUFACTURERS AND TRADERS TRUST COMPANY, NEW YORK STATE HOUSING FINANCE AGENCY, 384 BRIDGE STREET LLC, STEWART TITLE INSURANCE COMPANY, LEX TERRACE LTD, FIRST AMERICAN TITLE INSURANCE COMPANY, 141 LAWRENCE STREET LLC, R. K. & G. ASSOCIATES their successors and assigns, as their interests may appear, as of the date set forth below, & to THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION that this map or plat of survey entitled "388 Bridge Street Project Block: Lots 6, 18, 24, 28, 29, 31, 33, 37, 118, 122, 123, Property Situated in Brooklyn, City and State of New York", dated June 20, 2012 is based on a field survey made on March 29, 2007, by me or directly under my supervision, and that to the best of my professional knowledge, information and belief: (a) this survey (i) was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon, and (ii) correctly shows the location of all buildings, structures, and other improvements and visible items on the subject property; (b) except as shown, there are no visible (i) encumbrances, rights-of-way, party walls or conflicts, (ii) encroachments on adjoining premises, streets, or alleys by any of said buildings, structures or other improvements, and (iii) encroachments on the subject property by buildings, structures or other improvements situated in adjoining premises; (c) the undersigned has received and examined a copy of the commitments from Old Republic Title Insurance Company No. KIN-241898-L, dated June 14, 2012 and of each instrument listed therein; (d) the property shown hereon constitutes the property described in Schedule A of the said title commitment; (e) the subject property does not serve any adjoining property for drainage, ingress or egress; (f) all required building set-back lines on the subject property are located as shown hereon; (g) the subject property has access to and from a public roadway; (h) the subject property is not located in a 100-Year Flood Plain or in a flood or mudslide hazard area as identified by the Federal Emergency Management Agency under the Flood Disaster Protection Act of 1973, as amended; and (i) the survey reflects boundary lines of the subject property which "close" by engineering calculation.

EXECUTED on the _____ day of _____, 2013.

Surveyor

Registration No.