

# 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

**OCT 24 2016**

DCA 1, LP.  
c/o Omni New York LLC  
885 Second Avenue, 31<sup>st</sup> floor  
New York, NY 10017

Re: Certificate of Completion  
DCA 1 Apartments, New York City, Kings  
County, Site No.C224162

Dear Andrew Germansky/Eugene Schneur:

Congratulations on having satisfactorily completed the remedial program at the DCA 1 Apartments. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (Department) 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 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. A copy of the recorded notice should be provided to the Department's project manager. 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. Please return the proof of recording to:

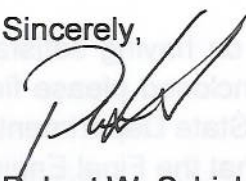
Chief, Site Control Section  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7020



Department of  
Environmental  
Conservation

- Provide the notice of the COC to the Document Repositories within 10 days of issuance of the COC. The Department 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 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 February 2018.

If you have any questions regarding any of these items, please contact Nigel N. Crawford at 718-482-7778.

Sincerely,  


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

- ec w/ enclosure:
- K. Anders - NYSDOH
  - J. Deming
  - A. Perretta

- ec w/o enc.:
- N. Crawford
  - J. O'Connell
  - R. Cozzy
  - K. Mintzer
  - G. Heitzman
  - D. Fleming (dfleming@onyllc.com)
  - N. Recchia P.G.(nrecchia@geiconsultants.com)

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)  
*CERTIFICATE OF COMPLETION*

**CERTIFICATE HOLDER(S):**

Name	Address
DCA 1, L.P.	Omni New York LLC, 885 Second Avenue, 31st floor,

**BROWNFIELD CLEANUP AGREEMENT:**

**Application Approval:** 9/11/12    **Agreement Execution:** 11/13/12    **Agreement Index** C224162-09-12

**Application Approval Amendment:** none    **Agreement Execution Amendment:** none

**SITE INFORMATION:**

**Site No.:** C224162    **Site Name:** DCA 1 Apartments  
**Site Owner:** DCA 1, L.P.  
**Street Address:** 495 Howard Avenue  
**Municipality:** Brooklyn    **County:** Kings    **DEC Region:** 2  
**Site Size:** 0.019 Acres  
**Tax Map Identification Number(s):** 1467-1  
**Percentage of site located in an EnZone:** 50 - 99 %

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 for Entities Taxable Under Article 9, 9-A, 32, and 33:**  
Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.  
Tangible Property Credit Component Rate is 20 %.

**Tax Credit Provisions for Entities Taxable Under Article 22 & S Corporations:**  
Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.  
Tangible Property Credit Component Rate is 18 %.

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 2016000296357.

#### 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

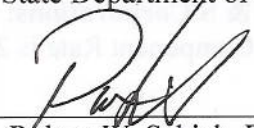
This Certificate of Completion may be modified or revoked by the Commissioner following notice and an opportunity for a hearing in accordance with ECL Section 27-1419 and 6NYCRR Part 375-1.9(e) upon a finding that:

- (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.

Basil Seggos  
Commissioner  
New York State Department of Environmental Conservation

By:

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

Date: October 24, 2016

**NOTICE OF CERTIFICATE OF COMPLETION**

**Brownfield Cleanup Program  
6 NYCRR Part 375-1.9(d)**

*DCA 1 Apartments*, Site ID No. C224162  
*495 Howard Avenue, Brooklyn, New York City, New York, 11233*  
*New York City, Kings*, Tax Map Identification Number(s) 1467-1

**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 DCA 1, L.P. c/o Omni New York LLC for a parcel approximately 0.019 acres located at 495 Howard Avenue Brooklyn in the City of New York, 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):

- 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.

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 2016000296357.

**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

**DCA 1 Apartments, C224162, 495 Howard Avenue Brooklyn New York 11233**

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**, 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 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 NYSDEC's Region 2 located at 47-40 21<sup>st</sup> street, LIC, NY 11101, by contacting the Regional Environmental Remediation Engineer.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

DCA 1, L.P. c/o Omni New York 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:**  
DCA 1, L.P. c/o Omni New York LLC  
885 Second Avenue, 31<sup>st</sup> Floor  
New York NY 10017

CITY & LAND  
SURVEYORS

MONTROSE  
SURVEYING CO., L.P.

1111 WEST 10TH AVE • DENVER, CO 80202  
303.733.1111 • FAX 303.733.1112

Notes and Remarks Description  
Former Dry Cleaning business located on the ground floor at the  
corner of Howard Avenue and Sterling Place

### Exhibit A

### Site Description

All that certain plot or piece 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 corner formed by the intersection of the northerly side  
of Sterling Place with the easterly side of Howard Avenue;

RUNNING THENCE easterly along the northerly side of Howard Place  
50.20 feet more or less to the easterly wall of the former dry cleaning  
business;

RUNNING THENCE northerly, along the easterly wall of the former dry  
cleaning business and parallel with the easterly side of Howard Avenue,  
16.50 feet more or less to the northerly wall of the former dry cleaning  
business;

RUNNING THENCE westerly along the northerly wall of the former dry  
cleaning business and parallel with the northerly side of Sterling Place,  
50.20 feet more or less to the easterly side of Howard Avenue;

RUNNING THENCE southerly, along the easterly side of Howard Avenue,  
16.50 feet more or less to the corner, the point of BEGINNING

MONTROSE SURVEYING CO., L.P. • DENVER, CO 80202  
1111 WEST 10TH AVE • DENVER, CO 80202  
303.733.1111 • FAX 303.733.1112  
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1111 WEST 10TH AVE • DENVER, CO 80202  
303.733.1111 • FAX 303.733.1112

**MONTROSE**  
**SURVEYING CO., LLP.**

**CITY & LAND**  
**SURVEYORS**

116-20 METROPOLITAN AVE • RICHMOND HILL, NY 11418-1090  
PHONE (718) 849-0600 • FAX (718) 849-0401 • EMAIL INFO@MONTROSESURVEYING.COM

**Metes and Bounds Description**

Former Dry Cleaning business located on the ground floor at the  
corner of Howard Avenue and Sterling Place

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Borough of Brooklyn, County of Kings, City and State of New York  
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business;

RUNNING THENCE northerly, along the easterly wall of the former dry  
cleaning business and parallel with the easterly side of Howard Avenue,  
16.30 feet more or less to the northerly wall of the former dry cleaning  
business;

RUNNING THENCE westerly along the northerly wall of the former dry  
cleaning business and parallel with the northerly side of Sterling Place,  
50.20 feet more or less to the easterly side of Howard Avenue;

RUNNING THENCE southerly, along the easterly side of Howard Avenue,  
16.30 feet more or less to the corner, the point or place of BEGINNING.









**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Site Management Form**  
 9/15/2016



**SITE DESCRIPTION**

**SITE NO.** C224162

**SITE NAME** DCA 1 Apartments

**SITE ADDRESS:** 495 Howard Avenue      **ZIP CODE:** 11233

**CITY/TOWN:** Brooklyn

**COUNTY:** Kings

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

**SITE MANAGEMENT DESCRIPTION**

SITE MANAGEMENT PLAN INCLUDES:	YES	NO
IC/EC Certification Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Monitoring Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Operation and Maintenance (O&M) Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 02/03/2018

**Description of Institutional Control**

**DCA 1, L.P.**  
 885 Second Avenue Floor 31  
**495 Howard Ave (aka 485**  
 Environmental Easement  
 Block: 1467  
 Lot: 1  
 Sublot:  
 Section:  
 Subsection:  
 S\_B\_L Image: 1467-1  
 IC/EC Plan  
 O&M Plan  
 Site Management Plan

**Description of Engineering Control**

**DCA 1, L.P.**

885 Second Avenue Floor 31  
495 Howard Ave (aka 485 Howard)  
Environmental Easement  
Block: 1467  
Lot: 1  
Sublot:  
Section:  
Subsection:  
S\_B\_L Image: 1467-1  
Cover System



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Site Management Form  
DATE: 03/13/08  
PROJECT: DCA 1  
BLOCK: 1467  
LOT: 1  
SUBLOT: 1  
SECTION: 1  
SUBSECTION: 1  
S\_B\_L IMAGE: 1467-1  
COVER SYSTEM: 1

PROPERTY: 885 Second Avenue  
CITY: New York  
COUNTY: New York  
ZONING: R2C  
APPLICABLE USE: Residential, Commercial, and Industrial

**SITE MANAGEMENT DESCRIPTION**

DESCRIPTION	YES	NO
Site Management Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Management Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Management Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Management Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site Management Plan Submitted Date: 02/02/08

**DESCRIPTION OF INSTITUTIONAL CONTROL**

DCA 1, L.P.  
885 Second Avenue Floor 31  
495 Howard Ave (aka 485 Howard)  
Environmental Easement  
Block: 1467  
Lot: 1  
Sublot: 1  
Section: 1  
Subsection: 1  
S\_B\_L Image: 1467-1  
Cover System: 1

**DESCRIPTION OF ENGINEERING CONTROL**