

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 29, 2020

450 Union LLC and 450 Union Developer LLC
Robert Reiger
c/o Pilot Real Estate Group LLC
10 Glenville Street, Suite 1
Greenwich, CT 06831

Re: Certificate of Completion
450 Union Street
Brooklyn, Kings County
C224219

Dear Mr. Reiger:

Congratulations on having satisfactorily completed the remedial program at the 450 Union Street site. 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 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 the Department's project manager. Please return the hard copy of the proof of recording to:

Nigel Crawford, Project Manager
New York State Department of Environmental Conservation
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101

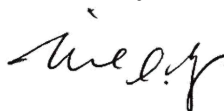


Department of
Environmental
Conservation

- Provide the Notice of Certificate of Completion 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 April 2022.

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

Sincerely,



Michael J. Ryan, P.E.

Director

Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris (christine.vooris@health.ny.gov)
 S. McLaughlin (scarlett.mclaughlin@health.ny.gov)
 A. Martin (angela.martin@health.ny.gov)
 Matt Gokey (matthew.gokey@tax.ny.gov)
 Paul Takac (paul.takac@tax.ny.gov)
 Mimi Raygorodetsky (mraygorodetsky@langan.com)
 Dave Yudelson (dyudelson@sprlaw.com)

ec w/o enc.:

N. Crawford
 G. Burke
 J. O'Connell
 K. Lewandowski
 P. Foster
 J. Andaloro

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

450 Union Developer LLC

450 Union LLC

Address

10 Glenville Street, Greenwich, CT 06831

10 Glenville Street, Greenwich, CT 06831

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 6/29/15 **Agreement Execution:** 9/1/15

Agreement Index No.: C224219-06-15

Application Approval Amendment: 3/13/20

Agreement Execution Amendment: 3/13/20

SITE INFORMATION:

Site No.: C224219 **Site Name:** 450 Union Street

Site Owner: 450 Union LLC

Street Address: 450 Union Street

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

Site Size: 0.654 Acres

Tax Map Identification Number(s): 438-7

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: 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 12 %.

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 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 2020000271467.

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 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:  Date: 12/29/2020

Michael J. Ryan, P.E., Director
Division of Environmental Remediation

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

450 Union Street, Site ID No. C224219
450 Union Street, Brooklyn, NY, 11231
Brooklyn, Kings County, Tax Map Identification Number 438-7

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 450 Union Developer LLC and 450 Union LLC for a parcel approximately 0.654 acres located at 450 Union 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):

- ☐ 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 2020000271467.

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

450 Union Street, C224219, Brooklyn NY 11231

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 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 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 Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C224219/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

450 Union 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:
450 Union LLC and 450 Union Developer LLC
c/o Pilot Real Estate Group LLC
10 Glenville Street, Suite 1
Greenwich, CT 06831

Exhibit A

Site Description

ENVIRONMENTAL EASEMENT LEGAL DESCRIPTION

450 UNION STREET

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, CITY AND STATE OF NEW YORK, COUNTY OF KINGS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF BOND AND UNION STREETS;

RUNNING THENCE EASTERLY AND ALONG THE SOUTHERLY SIDE OF UNION STREET, THREE HUNDRED (300) FEET TO THE WESTERLY SIDE OF GOWANUS CANAL;

THENCE SOUTHERLY AND ALONG SAID WESTERLY SIDE OF GOWANUS CANAL, ONE HUNDRED (100) FEET;

THENCE WESTERLY PARALLEL WITH THE SAID SOUTHERLY SIDE OF UNION STREET, TWO HUNDRED TWENTY-FIVE (255) FEET;

THENCE NORTHERLY AND PARALLEL WITH THE SAID SOUTHERLY SIDE OF BOND STREET, TWENTY (20) FEET;

THENCE WESTERLY AND PARALLEL WITH THE SAID SOUTHERLY SIDE OF UNION STREET, SEVENTY-FIVE (75) FEET TO THE EASTERLY SIDE OF BOND STREET; AND

THENCE NORTHERLY AND ALONG THE SAID EASTERLY SIDE OF BOND STREET, EIGHTY FEET (80) TO THE POINT OR PLACE OF BEGINNING.

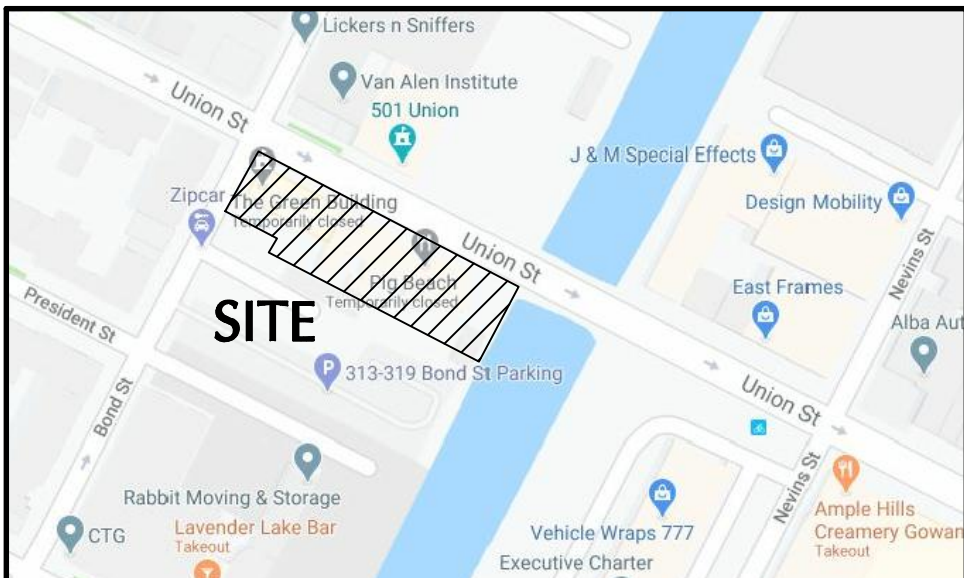
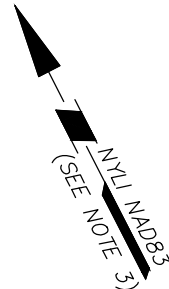
ENCOMPASSING AN AREA OF 28,500 SQUARE FEET OR 0.654 ACRES, MORE OR LESS.

Exhibit B

Site Survey

1 2 3 4 5 6 7 8

A
B
C
D
E



PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE:
GOOGLE MAPS

LEGEND (NOT SHOWN TO SCALE)

- HYDRANT
- STAND PIPE
- ROOF DRAIN
- FLAG POLE
- PEDESTAL LIGHT
- STREET LIGHT
- AREA LIGHT
- SIGNAL POLE
- POWER POLE
- GUY WIRE
- ANCHOR POLE
- MANHOLE
(TYPE AS LABELED)
- WATER VALVE
- GAS VALVE
- UNKNOWN VALVE
- CATCH BASIN
- CLEAN OUT
- TREE
- SIGN
- BOLLARD
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- WATER METER
- TELEPHONE BOX
- TRAFFIC SIGNAL POLE
- MONITOR WELL
- BENCH
- DOOR
- DOUBLE DOOR
- ROLL UP DOOR
- YARD DRAIN
- MAILBOX
- DROP CURB
- POINT OF BEGINNING
- CONCRETE MASONRY UNIT
- BUILDING
- TYPICAL
- FENCE
- OVERHANG
- METAL COVER
- SQUARE FEET
- ACRES
- ON LINE
- NORTH
- SOUTH
- WEST
- EAST
- OVERHEAD WIRE
- GUIDE RAIL WOOD
- GUIDE RAIL METAL
- TREE LINE
- CHAINLINK FENCE
- STOCKADE FENCE
- IRON FENCE
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE

NOTES

1. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:

A. BOROUGH OF BROOKLYN SECTION MAP NO. 23 AND 24.

B. CURRENT NEW YORK CITY TAX MAP OF BROOKLYN.

C. "BOUNDARY AND TOPOGRAPHIC SURVEY, 450 UNION STREET", BY LANGAN, PROJECT NO. 170301202, DRAWING NO. VT-101, DATED 06/13/17, LAST REVISED 12/04/19.

D. TITLE NO. 104-246501-L, BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE 05/26/14 AT 9:00AM.

E. CRPN 200400073755, RECORDED/FILED 12-07-2004 11:58 [DEED] (PLOTTED)

F. BROWNFIELD SITE CLEANUP AGREEMENT, INDEX NO. 2224219-06-15, SIGNED BY ROBERT W. SCHOK, P.E., DIRECTOR, DIVISION OF ENVIRONMENTAL REMEDIATION, DATED 09/01/15.
2. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW YORK LONG ISLAND COORDINATE SYSTEM, NYL NAD 83 (2011) DERIVED USING LEICA GS-15 AND CS-15 OPS EQUIPMENT AND THE LEICA SMARTNET NETWORK.
4. STREET NAMES, R.O.W. WIDTHS, BLOCK, AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTES 14 THROUGH 1C.
5. PLANIMETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C. DURING JUNE OF 2020.
6. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE.
7. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
8. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES, CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

UNLESS NOTED BELOW SUPPLEMENTAL DOCUMENTS WERE NOT USED TO COMPILE THE SUBSURFACE UTILITY INFORMATION SHOWN HEREON.
9. 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.
10. THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

BLOCK 438 LOT 7 & DEC EASEMENT
WRITTEN DESCRIPTION
(SEE NOTE 1E)

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE BOROUGH OF BROOKLYN, CITY AND STATE OF NEW YORK, COUNTY OF KINGS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF BOND AND UNION STREETS;

RUNNING THENCE EASTERLY AND ALONG THE SOUTHERLY SIDE OF UNION STREET, THREE HUNDRED (300) FEET TO THE WESTERLY SIDE OF GOWANUS CANAL;

THENCE SOUTHERLY AND ALONG SAID WESTERLY SIDE OF GOWANUS CANAL, ONE HUNDRED (100) FEET;

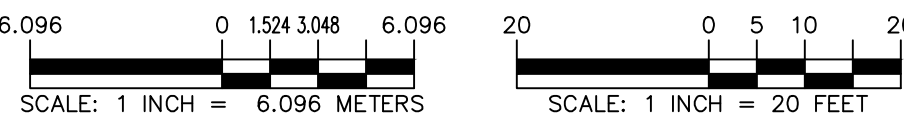
THENCE WESTERLY PARALLEL WITH THE SAID SOUTHERLY SIDE OF UNION STREET, TWO HUNDRED TWENTY-FIVE (225) FEET;

THENCE NORTHERLY AND PARALLEL WITH SAID EASTERLY SIDE OF BOND STREET, TWENTY (20) FEET;

THENCE WESTERLY AND PARALLEL WITH THE SAID SOUTHERLY SDE OF UNION STREET, SEVENTY-FIVE (75) FEET TO THE EASTERLY SIDE OF BOND STREET; AND

THENCE NORTHERLY AND ALONG THE SAID EASTERLY SIDE OF BOND STREET, EIGHTY FEET (80) TO THE POINT OR PLACE OF BEGINNING.

ENCLOSING AN AREA OF 28,500 SQUARE FEET OR 0.654 ACRES, MORE OR LESS.



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 THIS 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 CAN BE OBTAINED FROM NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DIVISION OF ENVIRONMENTAL REMEDIATION, SITE CONTROL SECTION, 625 BROADWAY, ALBANY, NY 12233 OR AT derweb@dec.ny.gov.

| Date | Description | No. |
|-----------|-------------|-----|
| REVISIONS | | |

I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYS E.S. Code of Practice for Land Surveyors, and to the best of my professional knowledge, belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey of the subject property".

6-25-2020

SIGNATURE: DATE SIGNED

PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784-1

LANGAN

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

450 UNION STREET

BLOCK No. 438, LOT No. 7
BOROUGH OF BROOKLYN
CITY OF NEW YORK

KINGS COUNTY NEW YORK

Drawing Title

DEC EASEMENT
SURVEY

Project No.
170301202

Date
06/25/20

Scale
1"=20'

Drawn By
LB, DS

Checked By
PDF

Drawing No.
DEC101

Sheet 001 of 001



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/16/2020



SITE DESCRIPTION

SITE NO. C224219

SITE NAME 450 Union Street

SITE ADDRESS: 450 UNION STREET ZIP CODE: 11231

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



Monitoring Plan



Operation and Maintenance (O&M) Plan



Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/29/2022

Description of Institutional Control

450 Union LLC

10 Glenville Street, Suite 1, Greenwich, CT 06831

450 Union Street

Environmental Easement

Block: 438

Lot: 7

Sublot:

Section:

Subsection:

S_B_L Image: 438-7

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Description of Engineering Control

450 Union LLC

10 Glenville Street, Suite 1, Greenwich, CT 06831

450 Union Street

Environmental Easement

Block: 438

Lot: 7

Sublot:

Section:

Subsection:

S_B_L Image: 438-7

Cover System