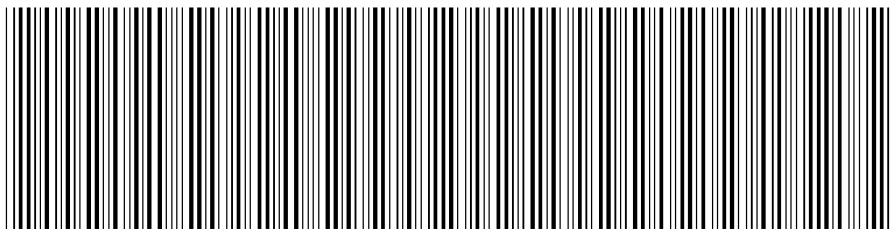


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2026010601171001

Document Date: 12-22-2025

Preparation Date: 01-09-2026

Document Type: CERTIFICATE

Document Page Count: 6

PRESENTER:

SIVE PAGET & RIESEL, P.C.
560 LEXINGTON AVENUE, 15TH FLOOR
NEW YORK, NY 10022
212-421-2150
NDUNCAN@SPRLAW.COM

RETURN TO:

SIVE PAGET & RIESEL, P.C.
560 LEXINGTON AVENUE, 15TH FLOOR
NEW YORK, NY 10022
212-421-2150
NDUNCAN@SPRLAW.COM

			PROPERTY DATA	
Borough	Block	Lot	Unit	Address
BROOKLYN	440	1	Partial Lot	499 PRESIDENT STREET
Property Type: APARTMENT BUILDING				

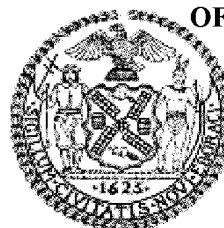
CROSS REFERENCE DATA
CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

PARTY 1:
GOWANUS PRESIDENT OWNER LLC
400 W. 59TH STREET, FLOOR 3
NEW YORK, NY 10019

FEES AND TAXES

Mortgage :				Filing Fee:		
Mortgage Amount:	\$	0.00		\$	0.00	
Taxable Mortgage Amount:	\$	0.00		NYC Real Property Transfer Tax:		
Exemption:				\$	0.00	
TAXES: County (Basic):	\$	0.00		NYS Real Estate Transfer Tax:		
City (Additional):	\$	0.00		\$	0.00	
Spec (Additional):	\$	0.00				
TASF:	\$	0.00				
MTA:	\$	0.00				
NYCTA:	\$	0.00				
Additional MRT:	\$	0.00				
TOTAL:	\$	0.00				
Recording Fee:	\$	67.00				
Affidavit Fee:	\$	0.00				



**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 01-12-2026 10:41

City Register File No.(CRFN):
2026000010939

Colette McLean-Jacques
City Register Official Signature

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

473 President Street, Site ID No. C224220
499 President Street, Brooklyn, NY, 11215
Brooklyn, Kings County, Tax Map Identification Number: Part of 440-1

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 Gowanus President Owner LLC, MCP President LLC, and 473 President LLC for a parcel approximately 0.439 acres located at 499 President Street in Brooklyn, New York.

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.

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 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 Brooklyn County as 2024000266937.

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 occupies the site, subject to certain limitations as set forth in ECL Section 27-1421. The liability

**473 President Street, C224220
499 President St., Brooklyn, NY, 11215**

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.

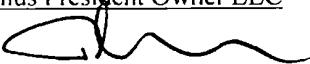
PLEASE TAKE NOTICE, the Certificate may only be transferred to the Certificate holder's successors or assigns upon transfer or sale of the site as provided by ECL Section 27-1419.5 and 6 NYCRR Part 375-1.9. Failure to comply with the regulatory requirements for transfer **WILL** bar the successors and 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 1 Hunter's Point Plaza, 47-40 21st Street, Long Island City, NY 11101-5401, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C224220/>.

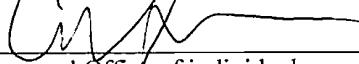
WHEREFORE, the undersigned has signed this Notice of Certificate

Gowanus President Owner LLC

By: 
Title: J. Dean Amro
Date: 12/22/2025

STATE OF NEW YORK) SS:
COUNTY OF New York)

On the 22nd day of December, in the year 2025, before me, the undersigned, personally appeared J. Dean Amro, 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:
Gowanus President Owner LLC
Steven Hirschberg
400 W. 59th St., Floor 3
New York, NY 10019

Feb. 2022

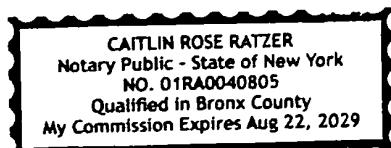


Exhibit A

Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

Easement Area (P/O Block 440 Lot 1)

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

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF PRESIDENT STREET (60 FEET WIDE) DISTANT 80.00 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE EASTERLY SIDE OF NEVINS STREET (50 FEET WIDE) WITH SAID NORTHERLY SIDE OF PRESIDENT STREET, SAID POINT BEING THE POINT OR PLACE OR BEGINNING, AND RUNNING THENCE;

NORTHERLY AND PARALLEL WITH THE EASTERLY SIDE OF NEVINS STREET, FORMING AN ANGLE OF $89^{\circ}47'45''$ ON ITS EASTERLY SIDE WITH THE PREVIOUS COURSE, A DISTANCE OF 95.00 FEET TO A POINT; THENCE

EASTERLY AND PARALLEL WITH THE NORTHERLY SIDE OF PRESIDENT STREET, FORMING AN INTERIOR ANGLE OF $90^{\circ}12'15''$ WITH THE PREVIOUS COURSE, A DISTANCE OF 179.50 FEET TO A POINT;

THENCE NORTHERLY AND PARALLEL WITH THE EASTERLY SIDE OF NEVINS STREET, FORMING AN INTERIOR ANGLE OF $269^{\circ}47'45''$ WITH THE PREVIOUS COURSE, A DISTANCE OF 5.00 FEET TO A POINT; THENCE

EASTERLY AND PARALLEL WITH THE NORTHERLY SIDE OF PRESIDENT STREET, FORMING AN INTERIOR ANGLE OF $90^{\circ}12'15''$ WITH THE PREVIOUS COURSE, A DISTANCE OF 20.50 FEET TO A POINT; THENCE

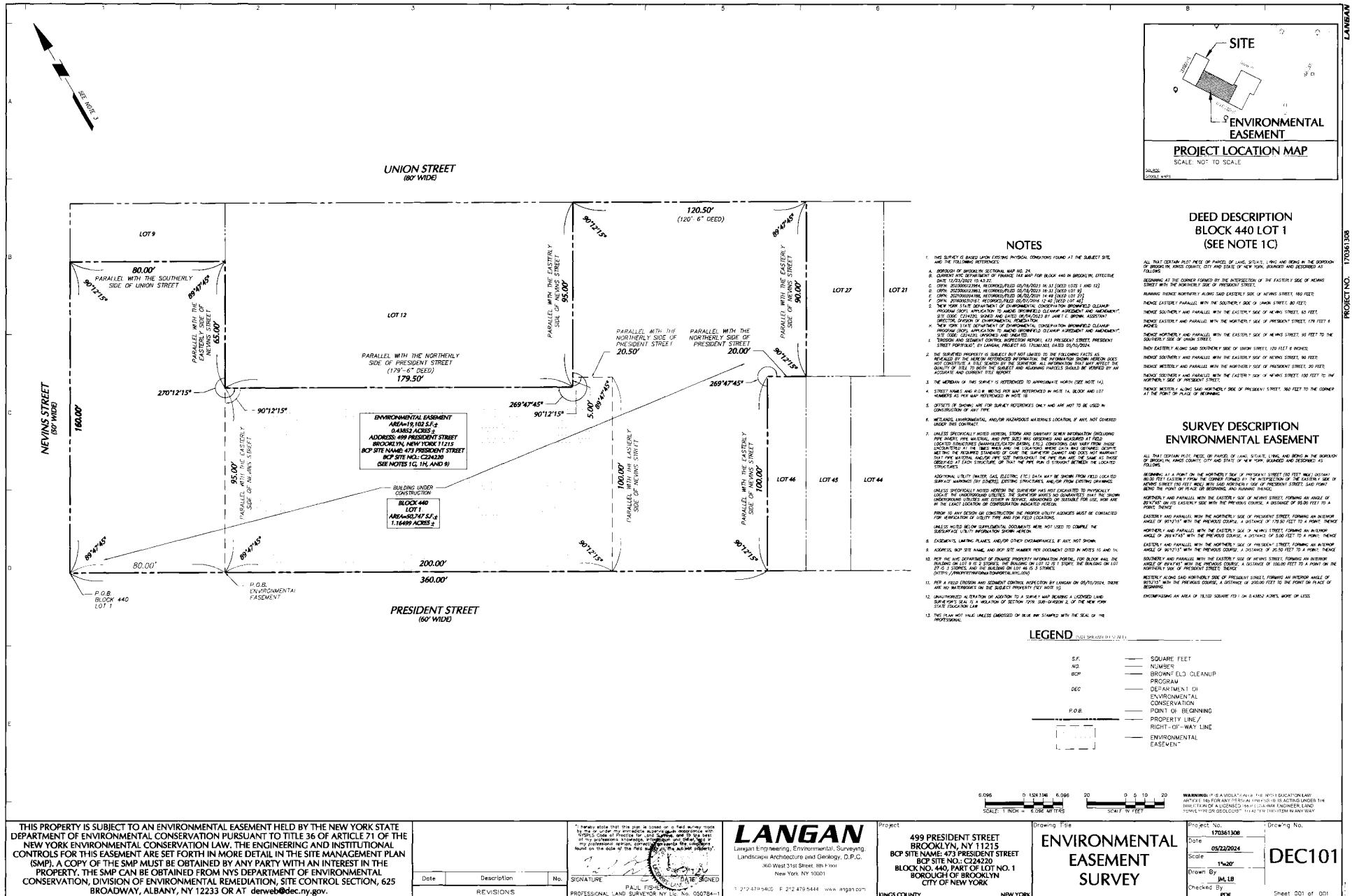
SOUTHERLY AND PARALLEL WITH THE EASTERLY SIDE OF NEVINS STREET, FORMING AN INTERIOR ANGLE OF $89^{\circ}47'45''$ WITH THE PREVIOUS COURSE, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHERLY SIDE OF PRESIDENT STREET; THENCE

WESTERLY ALONG SAID NORTHERLY SIDE OF PRESIDENT STREET, FORMING AN INTERIOR ANGLE OF $90^{\circ}12'15''$ WITH THE PREVIOUS COURSE, A DISTANCE OF 200.00 FEET TO THE POINT OR PLACE OF BEGINNING.

ENCOMPASSING AN AREA OF 19,102 SQUARE FEET OR 0.43852 ACRES, MORE OR LESS.

Exhibit B

Site Survey



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@der.nys.gov.

LANGAN
Langen Engineering, Environmental, Surveying
Landscape Architecture and Geology, D.P.C.
360 West 31st Street, 8th Floor
New York, NY 10001
P: 212 479 5400 F: 212 479 5444 www.langan.com

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Environmental, Surveying
and Geology, D.P.C.
Plot, BBS Floor
10001
444 www.agan.com

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Page No.
100

101

**WARNING: IT IS A VIOLATION OF THE NYHS EDUCATION LAW
ARTICLE 145 FOR ANY PERSON, WHETHER HE IS ACTING UNDER THE
SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, LAND
SURVEYOR OR GEOLOGIST, TO PUBLISH THIS ITEM IN ANY WAY.**

Project No.	Drawing No.
170361306	
Date	05/22/2024
Scale	1"=20'
Drawn By	JM, LB
Checked By	