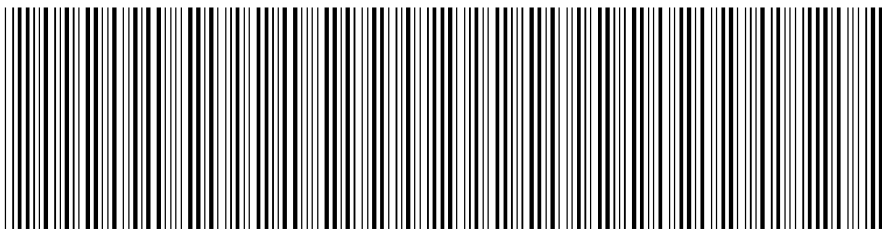


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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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
<b>Property Type:</b> 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 :**

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 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

Filing Fee:

\$ 0.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 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 McChia-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 21<sup>st</sup> 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: [Signature]  
J. Dean Amro  
Title: Authorized Signatory  
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]  
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

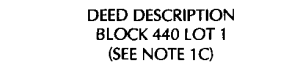
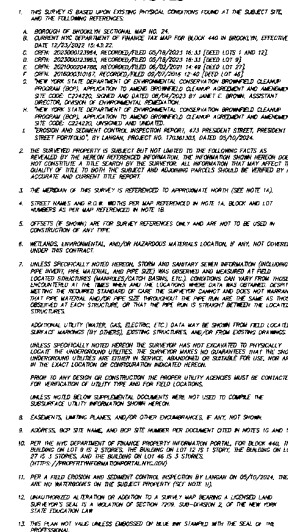
SOUTHERLY AND PARALLEL WITH THE EASTERLY SIDE OF NEVINS STREET, FORMING AN INTERIOR ANGLE OF  $89^{\circ}47'45''$  WITH THE PREVIOUS COURSE, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHERLY SIDE OF PRESIDENT STREET; THENCE

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**

[illegible]

**LEGEND** (THIS SPREADSHEET IS IN F.T.)

S.F.	—	SQUARE FEET
NO.	—	NUMBER
BCP	—	BROWN ELD CLEANUP PROGRAM
DEC	—	DEPARTMENT OF ENVIRONMENTAL CONSERVATION
P.O.B.	—	POINT OF BEGINNING
	—	PROPERTY LINE / RIGHT-OF-WAY LINE
	—	ENVIRONMENTAL EASEMENT



**WARNING:** IT IS A VIOLATION OF THE NY STATE EDUCATION LAW ARTICLE 160 FOR ANY PERSON (FIRM OR II) IS ACTING UNDER THE INFLUENCE OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR ARCHITECT. SEE ALL THE PROVISIONS IN ANY OTHER

Date	Description	No.
REVISIONS		

"I hereby state that this plan is based on a field survey made by me or under my immediate supervision, and to the best of my knowledge and belief, and to the best of my professional knowledge, information and belief, and in my professional opinion, correct and true, and the same is found on the date of the field survey, to be the subject property."

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PAUL FISHER

PROFESSIONAL LAND SURVEYOR NY Lic. No. 050784

**LANGAN**  
Langan Engineering, Environmental, Surveying  
Landscape Architecture and Geology, D.P.C.  
360 West 31st Street, 8th Floor  
New York, NY 10001  
T 212 478 5400 F 212 478 5444 [www.langan.com](http://www.langan.com)

Project

499 PRESIDENT STREET  
BROOKLYN, NY 11215  
BCP SITE NAME: 473 PRESIDENT STREET  
BCP SITE NO.: C224220  
BLOCK NO. 440, PART OF LOT NO. 1  
BOROUGH OF BROOKLYN  
CITY OF NEW YORK

KINGS COUNTY NEW YORK

ENVIROMENTAL  
EASEMENT  
SURVEY

Project No.	170361308
Date	05/22/2024
Scale	1"=20'
Drawn By	JM, LB
Checked By	PDF