

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 30, 2022

Michael Wadman
Atlantic Chestnut Affordable Housing LLC
Atlantic Chestnut I Associates L.P.
Atlantic Chestnut I Housing Development Fund Corporation
902 Broadway, 13th Floor
New York, NY 10010

Re: Certificate of Completion
Atlantic Chestnut – Lot 1
Brooklyn, Kings County
C224234

Dear Michael Wadman:

Congratulations on having satisfactorily completed the remedial program at the Atlantic Chestnut – Lot 1 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:

Manfred Magloire
New York State Department of Environmental Conservation
Division of Environmental Remediation
47-40 21st Street



Long Island City, NY 11101

- 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; and
- 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 2024.

If you have any questions regarding any of these items, please contact Manfred Magloire at (718) 482-4078 or Manfred.magloire@dec.ny.gov.

Sincerely,



Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

C. Vooris – NYSDOH Christine.Vooris@health.ny.gov
S. McLaughlin – NYSDOH scarlett.mclaughlin@health.ny.gov
S. Lawrence – NYSDOH Stephen.Lawrence@health.ny.gov
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov
M. Lapin – AKRF mlapin@akrf.com
D. Shapiro – AKRF dshapiro@akrf.com
R. Kivler – Hirschen Singer & Epstein LLP rkivler@hirschensinger.com

ec w/o enclosure:

J. O'Connell, C. Maycock, M. Magloire, K. Lewandowski, L. Schmidt, J. Simpson,
J. Andaloro – NYSDEC

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	Address
Atlantic Chestnut I Housing Development Fund Corporation	902 Broadway, 13th Floor, New York, NY 10010
Atlantic Chestnut Affordable Housing LLC	902 Broadway, 13th Floor, New York, NY 10010
Atlantic Chestnut I Associates L.P.	902 Broadway, 13th Floor, New York, NY 10010

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 5/13/16 **Agreement Execution:** 5/26/16

Agreement Index No.: C224234-05-16

Application Amendment Approval: 2/9/22

Agreement Amendment Execution: 2/9/22

Application Amendment Approval: 10/24/22

Agreement Amendment Execution: 10/24/22

SITE INFORMATION:

Site No.: C224234 **Site Name:** Atlantic Chestnut - Lot 1

Site Owner: Atlantic Chestnut I Housing Development Fund Corporation
Atlantic Chestnut I Associates L.P.

Street Address: 250 Euclid Avenue

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

Site Size: 1.517 Acres

Tax Map Identification Number(s): 4143-1

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):

Track 2 Area (1.22 acres) – See Exhibits A & B

Cleanup Track 2: Restricted use with generic soil cleanup objectives

Allowable Uses under the BCP: Restricted Residential, Commercial, and Industrial

Tax Credit Provisions:

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

Eligibility for Tangible Property Credit is available because the certificate holder submitted documentation to the Department's satisfaction that the project was an Affordable Housing project. If affordable housing is not constructed there is no Tangible Property Credits.

Tangible Property Credit is 10%. Comprised of 10% Base.

Track 4 Area (0.29 acres) – See Exhibits A & B

Cleanup Track 4: Restricted use with site-specific soil cleanup objectives

Allowable Uses under the BCP: Restricted Residential, Commercial, and Industrial

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 28 %.

Eligibility for Tangible Property Credit is available because the certificate holder submitted documentation to the Department's satisfaction that the project was an Affordable Housing project. If affordable housing is not constructed there is no Tangible Property Credits.

Tangible Property Credit is 10%. Comprised of 10% Base.

Dependent upon the project being developed in a manner consistent with the approved Brownfield Cleanup Program application, additional rate increases may be available if the site is developed as affordable housing (5%), if the Certificate Holder receives a separate Determination of Conformance with the BOA from the Secretary of State (5%), or if the site is used primarily for manufacturing activities (5%) not to exceed a maximum 24 %.

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 2022000464417.

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 6 NYCRR 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 6 NYCRR 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; or
- (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: Andrew Guglielmi Date: 12/30/2022

Andrew O. Guglielmi, Director
Division of Environmental Remediation

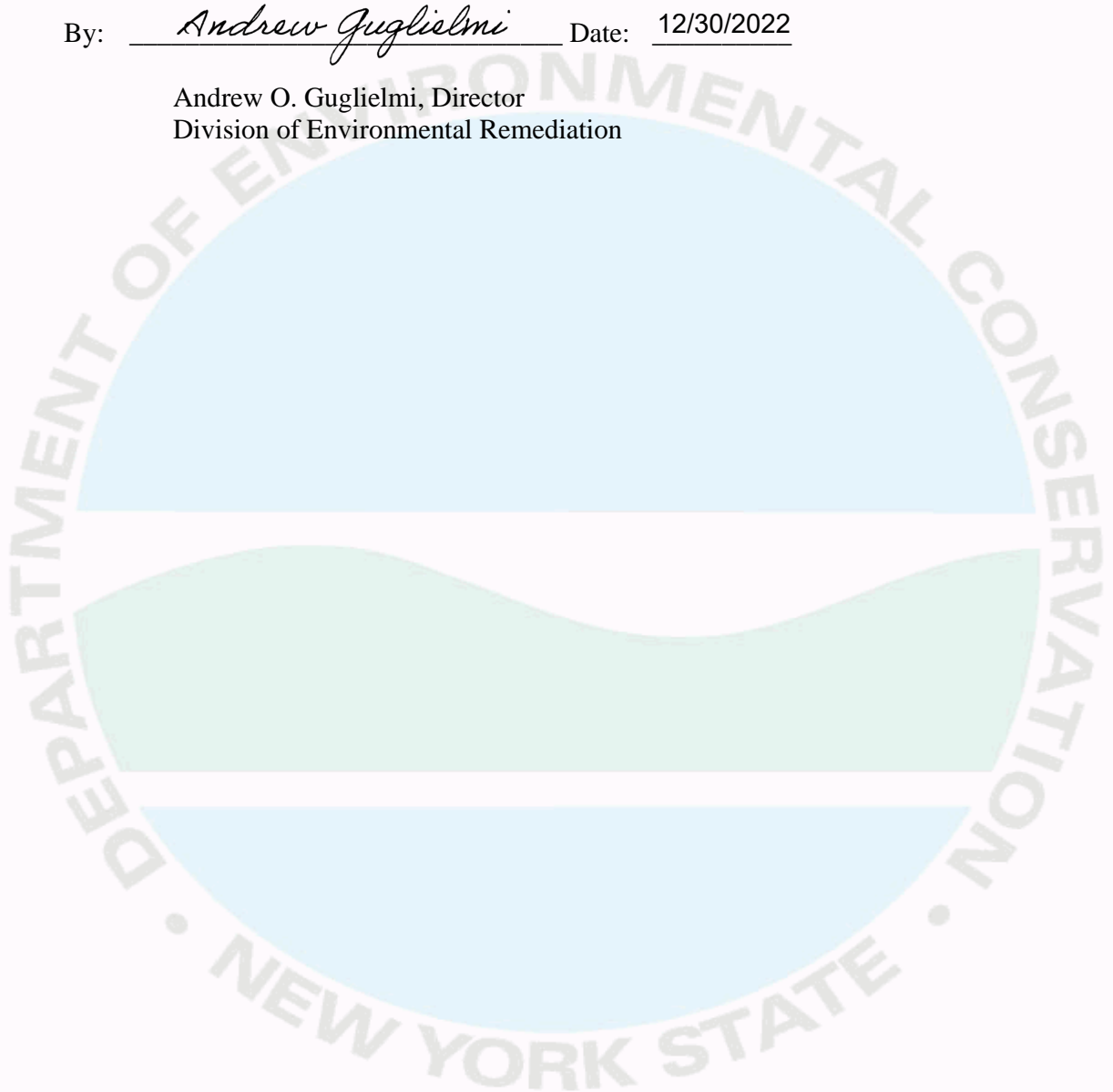


Exhibit A

Site Description

LEGAL DESCRIPTION OF TAX LOT 1:

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 corner formed by the intersection of the easterly side of Chestnut Street (66 feet wide), with the southerly side of Fulton Street (70 feet wide);

RUNNING THENCE southerly, along the easterly side of Chestnut Street, 194.12 feet to a point;

RUNNING THENCE easterly, at right angles to easterly side of Chestnut Street, 300.00 feet to the westerly side of Euclid Avenue (66 feet wide);

RUNNING THENCE northerly, along the westerly side of Euclid Avenue, 245.83 feet to the southerly side of Fulton Street;

RUNNING THENCE westerly, along the southerly side of Fulton Street, 304.43 feet to the corner, the point or place of BEGINNING.

LEGAL DESCRIPTION OF TRACK 2:

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 corner formed by the intersection of the southerly side of Fulton Street and the easterly side of Chestnut Street.

RUNNING thence southerly along the easterly side of Chestnut Street 194.12 feet;

THENCE easterly, forming an interior angle of 90 degrees 0 minutes 0 seconds with the last mentioned course, a distance 300.00 feet to a point along the westerly side of Euclid Avenue;

THENCE northerly, forming an interior angle of 90 degrees 0 minutes 0 seconds with the last mentioned course and running along the westerly side of Euclid avenue, a distance 245.83 feet to a corner formed by the southerly side of Fulton street and the westerly side of Euclid Avenue;

THENCE westerly running along the southerly side of Fulton street a distance 304.43 feet to a point and place of BEGINNING.

LEGAL DESCRIPTION OF TRACK 4

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:

COMMENCING at the corner formed by the southerly side of Fulton Street and the easterly side of Chestnut Street.

RUNNING THENCE east along the southerly side of Fulton Street a distance of 166.38 feet.

RUNNING THENCE south 21.96 feet forming a line perpendicular to the southerly side of Fulton Street to a point and place of BEGINNING

RUNNING THENCE southerly 107.03 feet, forming an exterior angle of 159 degrees 21 minutes 37 seconds with the previously mentioned course.

RUNNING THENCE westerly 53.08 feet to a point, forming an interior angle of 270 degrees 2 minutes 49 seconds with the previously mentioned course.

RUNNING THENCE southerly 29.29 feet to a point, forming an interior angle of 89 degrees 38 minutes 48 seconds with the previously mentioned course.

RUNNING THENCE easterly 52.95 feet to a point, forming an interior angle of 90 degrees 25 minutes 26 seconds with the previously mentioned course.

RUNNING THENCE southerly 45.75 feet to a point, forming an interior angle of 269 degrees 56 minutes 13 seconds with the previously mentioned course.

RUNNING THENCE easterly 66.54 feet to a point, forming an interior angle of 90 degrees 3 minutes 28 seconds with the previously mentioned course.

RUNNING THENCE northerly 172.92 feet to a point, forming an interior angle of 90 degrees 21 minutes 45 seconds with the previously mentioned course.

RUNNING THENCE westerly forming an interior angle of 89 degrees 49 minutes 6 seconds with the previously mentioned course a distance of 67.90 feet to a point and place of BEGINNING

Exhibit B

Site Survey

Legal Description of Tax Lot 1

Easement Area

TAX LOT 1:
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 corner formed by the intersection of the easterly side of Chestnut Street (66 feet wide), with the southerly side of Fulton Street (70 feet wide);

RUNNING THENCE southerly, along the easterly side of Chestnut Street, 194.12 feet to a point;

RUNNING THENCE easterly, at right angles to easterly side of Chestnut Street, 300.00 feet to the westerly side of Euclid Avenue (66 feet wide);

RUNNING THENCE northerly, along the westerly side of Euclid Avenue, 245.83 feet to the southerly side of Fulton Street;

RUNNING THENCE westerly, along the southerly side of Fulton Street, 304.43 feet to the corner, the point or place of BEGINNING.

Legal Description of Track 2

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 corner formed by the intersection of the southerly side of Fulton Street and the easterly side of Chestnut Street;

RUNNING thence southerly along the easterly side of Chestnut Street 194.12 feet;

THENCE easterly, forming an interior angle of 90 degrees 0 minutes 0 seconds with the last mentioned course, a distance 300.00 feet to a point along the westerly side of Euclid Avenue;

THENCE northerly, forming an interior angle of 90 degrees 0 minutes 0 seconds with the last mentioned course and running along the westerly side of Euclid Avenue, a distance 245.83 feet to a corner formed by the southerly side of Fulton Street and the westerly side of Euclid Avenue;

THENCE westerly running along the southerly side of Fulton Street a distance 304.43 feet to a point and place of BEGINNING.

Legal Description of Track 4

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:

COMMENCING at the corner formed by the southerly side of Fulton Street and the easterly side of Chestnut Street, RUNNING THENCE east along the southerly side of Fulton Street, a distance of 166.38 feet, RUNNING THENCE south 21.96 feet forming a line perpendicular to the southerly side of Fulton Street to a point and place of BEGINNING

RUNNING THENCE southerly 107.03 feet, forming an exterior angle of 159 degrees 21 minutes 37 seconds with the previously mentioned course.

RUNNING THENCE westerly 53.08 feet to a point, forming an interior angle of 270 degrees 2 minutes 49 seconds with the previously mentioned course.

RUNNING THENCE southerly 29.29 feet to a point, forming an interior angle of 89 degrees 38 minutes 48 seconds with the previously mentioned course.

RUNNING THENCE easterly 52.95 feet to a point, forming an interior angle of 90 degrees 25 minutes 26 seconds with the previously mentioned course.

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RUNNING THENCE easterly 66.54 feet to a point, forming an interior angle of 90 degrees 3 minutes 28 seconds with the previously mentioned course.

RUNNING THENCE northerly 172.92 feet to a point, forming an interior angle of 90 degrees 21 minutes 45 seconds with the previously mentioned course.

RUNNING THENCE westerly forming an interior angle of 89 degrees 49 minutes 6 seconds with the previously mentioned course a distance of 67.90 feet to a point and place of BEGINNING

Legend

TRACK 2 AREA

TRACK 4 AREA

NYS DEPARTMENT OF ENVIRONMENTAL

Conservation Note

"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 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".

The main survey map illustrates the boundaries and features of the property. It shows two primary areas: TRACK 2 (shaded in light red) and TRACK 4 (shaded in light blue). The map is bounded by FULTON STREET to the north, EUCLID AVENUE to the east, and CHESTNUT STREET to the west. Key features include:
- Bearings and distances for all boundary lines, such as 194'-1 1/2" [S 41° 2'-31" E 21.96'] and 300'-0" [25°] [300'-0.00' DEED] [300' I.M.].
- Stationing points with coordinates (e.g., N: 188017.57, E: 1108857.49).
- Surrounding properties and streets, including No. 250 EUCLID AVENUE, No. 241 EUCLID AVENUE, and No. 243 EUCLID AVENUE.
- A north arrow pointing towards the top right.
- A scale bar indicating 1 inch = 20 feet.

Map Amendments

NO.	DATE	DESCRIPTION	DRAWN BY	APPROV. BY

Linetypes

CAS. LINE	SEWER LINE
CABLE LINE	STEAM LINE
TELEPHONE LINE	TRAFFIC STRIPE
ELECTRIC LINE	NYC R.O.W.
WATER LINE	PROPERTY LINE
CHAIN LINK FENCE	

Miscellaneous Notes

1. NOT RESPONSIBLE FOR THE LOCATION FOR ANY UNDERGROUND STRUCTURES, VAULTS, TANKS OR OTHER APPURTENANCES. THE USER OF THIS SURVEY SHOULD BE AWARE THAT WRITTEN AND UNWRITTEN EASEMENTS MAY OWE OTHER RIGHTS WHICH MAY AFFECT THE USE OF THIS PROPERTY.

2. 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.

3. *COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED A VALID TRUE COPY.

4. THE LEGAL GRADES SHOWN ON THIS MAP WERE TAKEN FROM THE BROOKLYN BOROUGH SECTIONAL / ALTERATION MAPS. LEGAL GRADES REFER TO TOP OF CURB.

5. ALL ELEVATIONS NOTED ON THIS SURVEY ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS ESTABLISHED AND MAINTAINED BY THE NATIONAL GEODETIC SURVEY OF THE NATIONAL OCEANIC SERVICE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OR SUCCESSOR AGENCY, WHICH IS HEREBY ESTABLISHED AS THE CITY DATUM BY LOCAL LAW 86 OF 2013.

6. THE OFFSETS AND DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF STRUCTURES AND ANY OTHER CONSTRUCTION.

7. BEFORE PERFORMING ANY EXCAVATION OR DRILLING ON THIS SITE, IT IS REQUIRED THAT SUBSURFACE SERVICE, INCLUDING THE UNDERGROUND MAINS, DUCTS, AND CABLES BE MARKED AND IDENTIFIED BY THE UTILITY COMPANY OR AGENCY INVOLVED. THIS SHOULD BE DONE BY PROVIDING THE AFFECTED UTILITY WITH THE NOTICE REFERRED TO IN THE STATE OF NEW YORK INDUSTRIAL CODE 53.

8. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

Vicinity Map

nycls

New York City Land Surveyors, PC
63 Montgomery Avenue, S1, NY 10301
Phone: 718-816-8182 Fax: 718-816-8124
www.nyclsurveyors.com

AKRF

Map of Survey of Property
in the
County of Kings
Borough of Brooklyn
City of New York

Site Address:

250 Euclid Avenue
NEW YORK, NY 11208

Block: 4143 / Lot: 1
Area: 66,089.27 sq.ft. (1.5172 Acres)

Project Number: 2021-53-4142K
Survey Date: 12-7-2022
Survey Title: TRACK 2 AND TRACK 4 BOUNDARY SURVEY
Scale: 1"=20'
Drawn By: JD / Approved By: P. Jones

Surveyors Certificate

To:
New York State Department of Environmental Conservation:

This is to certify that this survey was prepared in accordance with the existing code of practice for land surveys, adopted by the New York State Association of Professional Land Surveyors, and said certifications shall run only to the person for whom the survey was prepared, and on his/her behalf to the title company, governmental agency and lending institution listed hereon, and to the assignee of the lending institution, certifications are not transferable to additional institutions or subsequent owners.

Date of Plat or Map: DECEMBER 7, 2022

Patrick B. Jones
New York State Licensed Land Surveyor
License # 050624

Date of last Update by Visual Inspection: June 23, 2022

NOTICE OF CERTIFICATE OF COMPLETION

Brownfield Cleanup Program

6 NYCRR Part 375-1.9(d)

Atlantic Chestnut – Lot 1, Site ID No. C224234
250 Euclid Avenue, Brooklyn, NY 11208
Brooklyn, Kings County, Tax Map Identification Number: 4143-1

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 Atlantic Chestnut I Housing Development Fund Corporation, Atlantic Chestnut Affordable Housing LLC, and Atlantic Chestnut I Associates L.P. for a parcel of approximately 1.517 acres located at 250 Euclid Avenue 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, 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 2022000464417.

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.

Atlantic Chestnut – Lot 1, C224234
250 Euclid Avenue, Brooklyn, NY 11208

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, New York, 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C224234/>.

Atlantic Chestnut I Housing Development Fund Corporation

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

Atlantic Chestnut – Lot 1, C224234
250 Euclid Avenue, Brooklyn, NY 11208

WHEREFORE, the undersigned has signed this Notice of Certificate

Atlantic Chestnut I Associates L.P.

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:

Michael Wadman
Atlantic Chestnut Affordable Housing LLC
902 Broadway, 13th Floor
New York, NY 10010



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/21/2022



SITE DESCRIPTION

SITE NO. C224234

SITE NAME Atlantic Chestnut - Lot 1

SITE ADDRESS: 250 Euclid Avenue **ZIP CODE:** 11208

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: 04/30/2024

Description of Institutional Control

Atlantic Chestnut Affordable Housing LLC

902 Broadway, 13th Floor

250 Euclid Avenue

Environmental Easement

Block: 4143

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: 4143-1

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Description of Engineering Control

Atlantic Chestnut Affordable Housing LLC

902 Broadway, 13th Floor

250 Euclid Avenue

Environmental Easement

Block: 4143

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: 4143-1

Cover System

Groundwater Treatment System

Monitoring Wells

Vapor Mitigation