

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 28, 2023

Medford Ber LLC
c/o David Levine
60 North Prospect Avenue
Lynbrook, NY 11563
dlevine@pargroup.com

Re: Certificate of Completion
99 Granite Redevelopment
Brooklyn, Kings County
Site No. C224269

Dear David Levine,

Congratulations on having satisfactorily completed the remedial program at the 99 Granite Redevelopment site. Enclosed please find an original, signed Certificate of Completion (COC). The New York State Department of Environmental Conservation (NYSDEC) 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 NYSDEC's project manager. Please return the hard copy of the proof of recording to:

Aaron Fischer, Bureau B
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233



- Provide the Notice of Certificate of Completion to the Document Repositories within 10 days of issuance of the COC. NYSDEC 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 NYSDEC-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 NYSDEC 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 NYSDEC in April 2025.

If you have any questions, please do not hesitate to contact Aaron Fischer NYSDEC's project manager, at 518-402-9805.

Sincerely,

Andrew Guglielmi

Andrew Guglielmi
Division Director
Division of Environmental Remediation

ec w/ enclosure:

G. Duke, gduke@Connellfoley.com
S. Tauss, STauss@geiconsultants.com
C. Morris, CMorris@geiconsultants.com
C. Vooris, NYSDOH - christine.vooris@health.ny.gov
S. McLaughlin, NYSDOH - scarlett.mclaughlin@health.ny.gov
S. Wagh, NYSDOH – Sarita.wagh@health.ny.gov
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enclosure:

A. Fischer, H. Dudek, S. Deyette, J. O'Connell, K. McCarthy, L. Schmidt,
K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

Medford Ber LLC

Address

60 North Prospect Avenue, Lynbrook, NY 11563

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 2/26/18 **Agreement Execution:** 4/25/18

Agreement Index No.: C224269-02-18

Application Amendment Approval: 10/24/19

Agreement Amendment Execution: 10/24/19

Application Amendment Approval: 12/18/23

Agreement Amendment Execution: 12/18/23

SITE INFORMATION:

Site No.: C224269 **Site Name:** 99 Granite Redevelopment

Site Owner: Medford Ber LLC

Street Address: 99-101 Granite Street

Municipality: Brooklyn

County: Kings

DEC Region: 2

Site Size: 0.249 Acres

Tax Map Identification Number(s): 3457-49

Percentage of site located in an EnZone: 100 %

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):

For a 0.240-acre area– See Exhibits A and B

Allowable Uses under the BCP: Unrestricted, Residential, Restricted Residential, Commercial, and Industrial
Cleanup Track 1: Unrestricted use

Tax Credit Provisions:

Site Preparation and On-Site Groundwater Remediation Credit Component Rate is 50 %.

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 20%. Comprised of 10% Base, 5 % EnZone, 5% Track 1.

For a 0.009-acre area – See Exhibits A and B

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:

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

Eligibility for Tangible Property Credit is available through: EnZone.

Tangible Property Credit Component Rate is 15%. Comprised of 10% Base, 5 % EnZone.

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%), if the site is located in a disadvantaged community and not located in an EnZone (5%), if the site is developed as a renewable energy facility site (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 2023000334811.

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 finding any of the following:

- (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: Andrew Guglielmi Date: 12/28/2023

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

METES AND BOUNDS DESCRIPTION

LOT 49, BLOCK 3457

BOROUGH OF BROOKLYN, KINGS COUNTY

CITY AND STATE OF NEW YORK

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

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF GRANITE STREET DISTANT 424.00 FEET (424'-0") NORTHEASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHWESTERLY SIDE OF GRANITE STREET AND THE NORTHEASTERLY SIDE OF BUSHWICK AVENUE, SAID POINT ALSO BEING THE DIVIDING LINE BETWEEN LOTS 51 AND 49 IN BLOCK 3457 ON THE TAX MAP OF THE CITY OF NEW YORK FOR THE COUNTY OF KINGS; RUNNING THENCE NORTHWESTERLY AND ALONG SAID DIVIDING LINE, FORMING AN INTERIOR ANGLE OF 90 DEGREES 0 MINUTES 0

SECONDS, 100.00 FEET (100'-0") TO THE SOUTHERLY SIDE OF LOT 26; RUNNING THENCE NORTHEASTERLY AND PARALLEL WITH GRANITE STREET, FORMING AN INTERIOR ANGLE OF 90 DEGREES 0

MINUTES 0 SECONDS, 151.00 FEET (151' 0") TO A POINT; RUNNING THENCE SOUTHEASTERLY AND ALONG THE SOUTHERLY LINE OF EVERGREEN AVENUE, FORMING AN INTERIOR ANGLE OF 90

DEGREES 0 MINUTES 0 SECONDS, 18.00 FEET (18' 0") TO A POINT; RUNNING THENCE SOUTHERLY AND ALONG THE WESTERLY LINE OF LOT 39, FORMING AN INTERIOR ANGLE OF 128 DEGREES 28 MINUTES 21 SECONDS, 131.80 FEET (131' 9 5/8") TO A POINT;

RUNNING THENCE SOUT WESTERLY, PARALLEL AND ALONG THE NORTHERLY SIDE OF GRANITE STREET, FORMING AN INTERIOR ANGLE OF 141 DEGREES 31 MINUTES 39 SECONDS, 47.81 FEET (47' 9 3/4") TO THE POINT OR PLACE OF BEGINNING. CONTAINING 10,869 SQUARE FEET OR 0.2495 ACRES, MORE OR LESS.

METES AND BOUNDS DESCRIPTION

TRACK 4

BEING A PORTION OF LOT 49, BLOCK 3457

BOROUGH OF BROOKLYN, KINGS COUNTY

CITY AND STATE OF NEW YORK

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

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF GRANITE STREET DISTANT 465.14 FEET (465'-1 5/8") NORTHEASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHWESTERLY SIDE OF GRANITE STREET AND THE NORTHEASTERLY SIDE OF BUSHWICK AVENUE;

RUNNING THENCE, NORTH 04 DEGREES 07 MINUTES 36 SECONDS WEST, A DISTANCE OF 73.15 FEET TO A POINT;

RUNNING THENCE, NORTH 88 DEGREES 13 MINUTES 49 SECONDS EAST, A DISTANCE OF 7.16 FEET TO A POINT;

RUNNING THENCE, SOUTH 01 DEGREES 46 MINUTES 11 SECONDS EAST, A DISTANCE OF 67.87 FEET TO A POINT, RUNNING THENCE, SOUTH 36 DEGREES 42 MINUTES 10 SECONDS WEST, A DISTANCE OF 6.67 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 402 SQUARE FEET OR 0.0092 ACRES, MORE OR LESS.

TRACK 1

BEING A PORTION OF LOT 49, BLOCK 3457

BOROUGH OF BROOKLYN, KINGS COUNTY

CITY AND STATE OF NEW YORK

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

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF GRANITE STREET DISTANT 424.00 FEET NORTHEASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHWESTERLY LINE OF GRANITE STREET AND THE NORTHEASTERLY LINE OF BUSHWICK AVENUE, SAID POINT ALSO BEING THE DIVIDING LINE BETWEEN LOTS 51 AND 49 IN BLOCK 3457 ON THE TAX MAP OF THE CITY OF NEW YORK FOR THE COUNTY OF KINGS;

RUNNING THENCE NORTHWESTERLY AND PARALLEL WITH BUSHWICK AVENUE AND ALONG SAID DIVIDING LINE, NORTH 53 DEGREES 17 MINUTES 50 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY LINE OF LOT 26;

RUNNING THENCE NORTHEASTERLY, PARALLEL WITH GRANITE STREET AND ALONG THE SOUTHERLY LINES OF LOTS 26, 27, 28 AND 29 IN BLOCK 3457, NORTH 36 DEGREES 42 MINUTES 10 SECONDS EAST, A DISTANCE OF 151.00 FEET TO A POINT ON THE WESTERLY LINE OF EVERGREEN AVENUE;

RUNNING THENCE SOUTHEASTERLY AND ALONG THE WESTERLY LINE OF EVERGREEN AVENUE, SOUTH 53 DEGREES 17 MINUTES 50 SECONDS EAST, A DISTANCE OF 18.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 39, BLOCK 3457;

RUNNING THENCE SOUTHERLY AND ALONG THE WESTERLY LINE OF SAID LOT 39, SOUTH 01 DEGREES 46 MINUTES 11 SECONDS EAST, A DISTANCE OF 63.93 FEET;

RUNNING THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST, A DISTANCE OF 7.16 FEET;

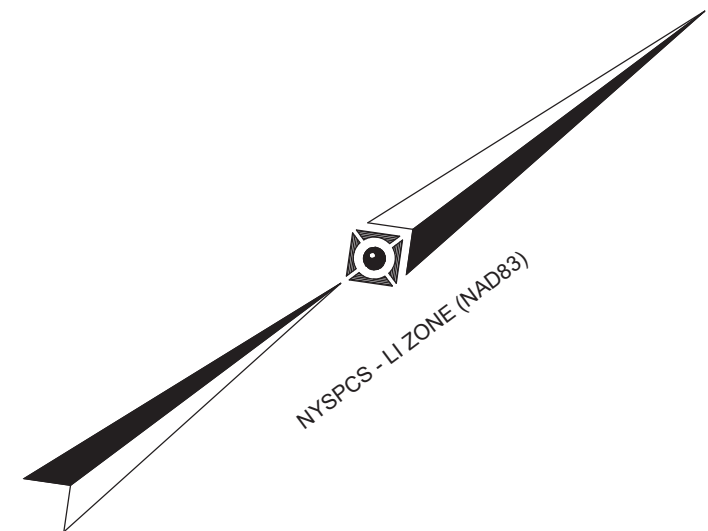
RUNNING THENCE SOUTH 04 DEGREES 07 MINUTES 36 SECONDS EAST, A DISTANCE OF 73.15 FEET TO A POINT ON THE NORTHWESTERLY LINE OF GRANITE STREET;

RUNNING THENCE SOUTHWESTERLY AND ALONG SAID NORTHWESTERLY LINE OF GRANITE STREET, SOUTH 36 DEGREES 42 MINUTES 10 SECONDS WEST, A DISTANCE OF 41.14 FEET TO THE POINT OR PLACE OF BEGINNING. SAID PARCEL CONTAINS 10,467 SQUARE FEET, OR 0.2403 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 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.



PILLING STREET

(60' WIDE PUBLIC R.O.W.)

ONE WAY TRAFFIC

EVERGREEN AVENUE

(70' WIDE PUBLIC R.O.W.)

TWO WAY TRAFFIC

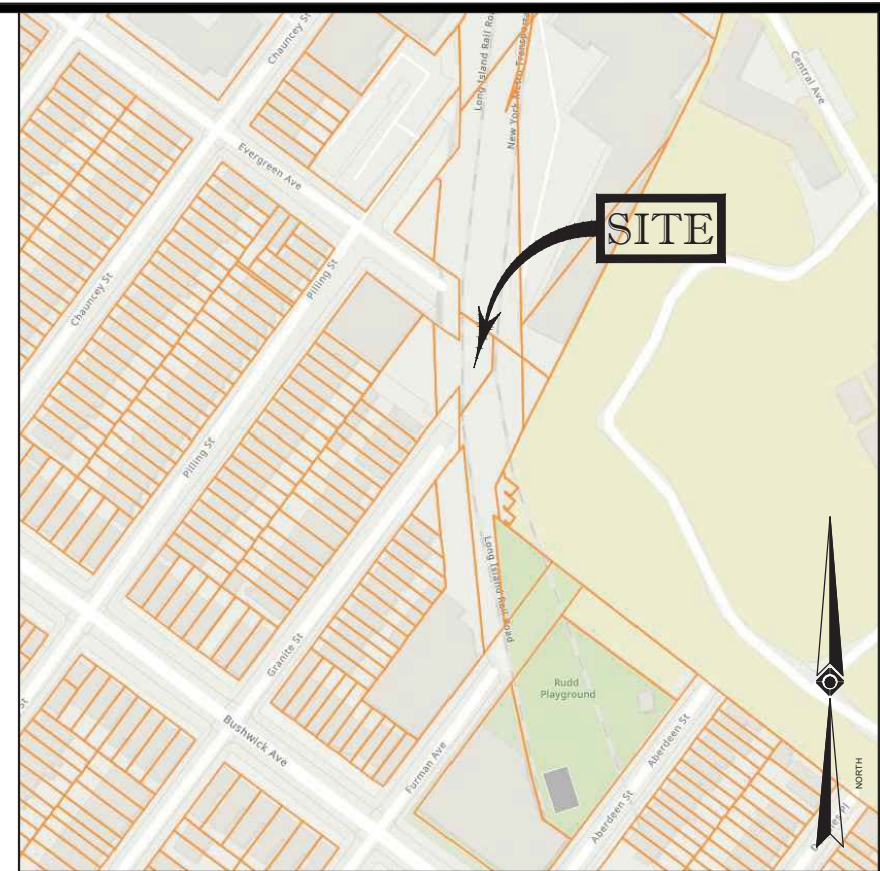
GRANITE STREET

(60' WIDE PUBLIC R.O.W.)

TWO WAY TRAFFIC

LEGEND

OVERHEAD WIRES	DECIDUOUS TREE & TRUNK SIZE
DEPRESSED CURB	C.L.F.
HYDRANT	D.C.
GAS VALVE	D.O.C.
SANITARY/SEWER MANHOLE	E.O.C.
POST	E.O.P.
UTILITY POLE	(TYP.)
STREET LIGHT	F.W.D.
SIGN	BC
BOLLARD	WC
MONITORING WELL	1.0'
AREA LIGHT	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
CATCH BASIN OR INLET	#
TRACK 4	TITLE REPORT EXCEPTION
TRACK 1	



VICINITY MAP
© 2008 DeLorme, Street Atlas USA

SEE SHEET 2 OF 2 FOR NOTES AND REFERENCES

PREPARED BY: **CONTROL POINT ASSOCIATES INC PC**
9 TIMES SQUARE,
200 WEST 41ST STREET, 14TH FLOOR
NEW YORK, NY 10136
646.780.0411 • 908.668.9595 FAX
WWW.CPASURVEY.COM
WARREN, NJ 08066-0099
CHALFONTE, PA 215.712.9800
MT. LAUREL, NJ 609.857.3399
LONG ISLAND, NY 631.580.2645
SOUTH BOROUGHS, MA 508.948.3000
ALBANY, NY 518.237.5300

NO.	DATE	BY	DESCRIPTION	APPROVED
2.	12-08-2023	MAP	REVISED PER CLIENT REQUEST	WTW
1.	10-11-2023	KO	REVISED PER CLIENT COMMENT	WTW

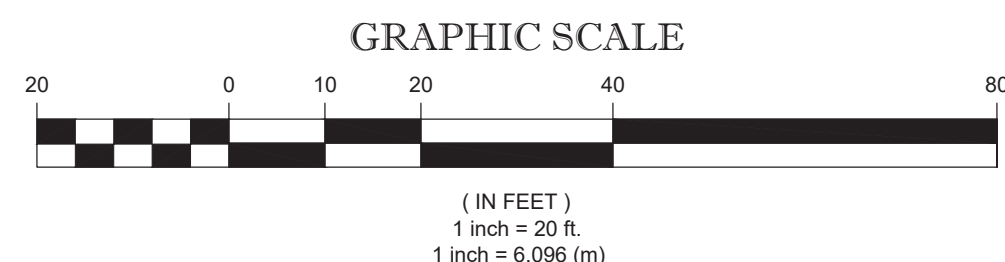
REVISIONS

PROJECT NAME
99 GRANITE STREET
LOT 49, BLOCK 3457
BOROUGH OF BROOKLYN, KINGS COUNTY
CITY AND STATE OF NEW YORK

DRAWING TITLE

TRACK 1 & TRACK 2 - EXHIBIT

SEAL & SIGNATURE	FIELD DATE: 3-22-2021 07-07-2022
	FIELD BK: 21-01
	FIELD CREW: WTR/CP
	F. B. PAGE: 148
	DATE: 4-1-2021
	SCALE: 1"=20'
PROJECT NO: 04-210042-02	
DRAWING BY: JH	
CHK BY: WTW	
APPROVED BY: WTW	
DWG NO: V-001.0.0	
DATE: 12-08-2023	
PAGE NO: 1 OF 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.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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

99 Granite Redevelopment, Site ID No. C224269
99-101 Granite Street, Brooklyn NY 11207
Brooklyn, Kings County, Tax Map Identification Number: 3457-49

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 Medford Ber LLC for a parcel approximately 0.249 acres located at 99-101 Granite Street in Brooklyn, Kings County.

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 a 0.240 portion of 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.

PLEASE TAKE NOTICE, provided that the Certificate is 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

PLEASE TAKE NOTICE, the remedial program for a 0.009 acre portion of 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.

99 Granite Redevelopment, C224269
99-101 Granite Street, Brooklyn 11207

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 2023000334811.

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 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 47-40 21st Street Long Island City, NY 11101-5401, by contacting the Regional Environmental Remediation Engineer, or at <https://extapps.dec.ny.gov/data/DecDocs/C224269/>.

99 Granite Redevelopment, C224269
99-101 Granite Street, Brooklyn 11207

WHEREFORE, the undersigned has signed this Notice of Certificate

Medford Ber 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:

Medford Ber LLC
David Levine
60 North Prospect Avenue
Lynbrook, NY 11563



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
12/27/2023



SITE DESCRIPTION

SITE NO. C224269

SITE NAME 99 Granite Redevelopment

SITE ADDRESS: 99-101 Granite Street ZIP CODE: 11207

CITY/TOWN: Brooklyn

COUNTY: Kings

ALLOWABLE USE:

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: 04/30/2025

Description of Institutional Control

Medford Ber LLC

60 North Prospect Avenue

99-101 Granite Street

Environmental Easement

Block: 3457

Lot: 49

Sublot:

Section:

Subsection:

S_B_L Image: 3457-49

Building Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

Medford Ber LLC

60 North Prospect Avenue

99-101 Granite Street

Environmental Easement

Block: 3457

Lot: 49

Sublot:

Section:

Subsection:

S_B_L Image: 3457-49

Cover System