



**Department of
Environmental
Conservation**

KATHY HOCHUL

Governor

AMANDA LEFTON

Commissioner

December 31, 2025

Layth Madi
1 Java Owner LLC
300 Park Avenue, Suite 1402
New York, NY 10022
layth.madi@lendlease.com

Re: Certificate of Completion
Greenpoint Ferry Site
Brooklyn, Kings County
Site No. C224272

Dear Layth Madi:

Congratulations on having satisfactorily completed the remedial program at the Greenpoint Ferry 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.
- Provide the Certificate of Completion fact sheet to the Document Repositories within 10 days of issuance of the COC. NYSDEC will develop the 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 2027.

If you have any questions, please do not hesitate to contact Richard P. Mustico, NYSDEC's project manager, at 518-402-9647.

Sincerely,



Andrew Guglielmi
Division Director
Division of Environmental Remediation

Enclosure

ec w/ enclosure:

Jessica Taylor, jtaylor@rouxinc.com
Brooke Nicholson, brooke.nicholson@lendlease.com
Michael Bogin, mbogin@sprlaw.com
C. Vooris – NYSDOH, christine.vooris@health.ny.gov
J. Robinson – NYSODH, johnathan.robinson@health.ny.gov
R. Ockerby – NYSDOH, renata.ockerby@health.ny.gov
S. McLaughlin – NYSDOH, scarlett.mclaughlin@health.ny.gov
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

R. Mustico, W. Bennett, S. Deyette, J. O'Connell, L. Schmidt, H. Leibowitz, K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)

CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

1 Java Owner LLC

Address

300 Park Avenue, Suite 1402, New York, NY 10022

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 9/4/18 **Agreement Execution:** 10/31/18

Agreement Index No.: C224272-08-15

Application Amendment Approval: 1/8/21

Agreement Amendment Execution: 1/8/21

Application Amendment Approval: 10/15/24

Agreement Amendment Execution: 10/15/24

Application Amendment Approval: 12/26/25

Agreement Amendment Execution: 12/26/25

SITE INFORMATION:

Site No.: C224272 **Site Name:** Greenpoint Ferry Site

Site Owner: 1 Java Owner LLC

Street Address: 127-141 West Street

Municipality: Brooklyn

County: Kings

DEC Region: 2

Site Size: 2.421 Acres

Tax Map Identification Number(s): p/o 2538-1

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):

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 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%), 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 2025000272833.

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.

Amanda Lefton
Commissioner
New York State Department of Environmental Conservation

By: Andrew Guglielmi Date: 12/31/2025

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

Easement Description

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF JAVA STREET (60 FEET WIDE) AND THE WESTERLY LINE OF WEST STREET (60 FEET WIDE), AND FROM SAID POINT AND PLACE OF BEGINNING

- A. RUNNING THENCE; ALONG THE NORTHERLY LINE OF JAVA STREET, SOUTH 82 DEGREES 56 MINUTES 11 SECONDS WEST, A DISTANCE OF 480.58 FEET TO A POINT,
- B. THENCE; NORTH 80 DEGREES 34 MINUTES 25 SECONDS WEST, A DISTANCE OF 37.42 FEET TO A POINT,
- C. THENCE; NORTH 07 DEGREES 39 MINUTES 31 SECONDS WEST, A DISTANCE OF 34.06 FEET TO A POINT,
- D. THENCE; NORTH 83 DEGREES 14 MINUTES 13 SECONDS EAST, A DISTANCE OF 11.32 FEET TO A POINT,
- E. THENCE; NORTH 07 DEGREES 22 MINUTES 35 SECONDS WEST, A DISTANCE OF 26.90 FEET TO A POINT,
- F. THENCE; NORTH 81 DEGREES 41 MINUTES 19 SECONDS WEST, A DISTANCE OF 18.65 FEET TO A POINT,
- G. THENCE; NORTH 07 DEGREES 29 MINUTES 07 SECONDS WEST, A DISTANCE OF 16.45 FEET TO A POINT,
- H. THENCE; NORTH 74 DEGREES 16 MINUTES 19 SECONDS WEST, A DISTANCE OF 11.62 FEET TO A POINT,
- I. THENCE; NORTH 06 DEGREES 51 MINUTES 40 SECONDS WEST, A DISTANCE OF 75.38 FEET TO A POINT,
- J. THENCE; SOUTH 87 DEGREES 32 MINUTES 34 SECONDS WEST, A DISTANCE OF 15.13 FEET TO A POINT,
- K. THENCE; NORTH 03 DEGREES 06 MINUTES 10 SECONDS WEST, A DISTANCE OF 30.14 FEET TO A POINT,
- L. THENCE; ALONG THE SOUTHERLY LINE OF INDIA STREET (60 FEET WIDE) NORTH 82 DEGREES 56 MINUTES 11 SECONDS EAST, A DISTANCE OF 547.71 FEET TO A POINT,
- M. THENCE; ALONG THE WESTERLY SIDE OF AFOREMENTIONED WEST STREET SOUTH 07 DEGREES 03 MINUTES 49 SECONDS EAST, A DISTANCE OF 200.00 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 105,440 SQUARE FEET OR 2.4205 ACRES

Exhibit B

Site Survey

Part of Tax Lot 1 in Block 2538

ALL THAT CERTAIN piece or parcel of land, situated, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded as follows:

BEGINNING at the corner formed by the intersection of the westerly side of West Street with the northerly side of Java Street;

RUNNING THENCE northerly along the westerly side of West Street, 200

feet to the point of BEGINNING;

THENCE westerly along the northerly side of India Street and in line in

continuation therof, 584.50 feet to the exterior line of the established

bulkhead along the East River approved by the Secretary of War in 1917;

THENCE southerly along said exterior line of said bulkhead, 183.60 feet to

a point in a line drawn perpendicular to the northerly side of Java Street and

as projected from the point of BEGINNING;

THENCE southerly on a line forming an interior angle of 117 Degrees 54

minutes 27 seconds with the last mentioned course, 70.47 feet to a point

on the northerly side of Java Street distant 480.58 feet westerly from the

northern corner of the block of West Street and West Street;

THENCE easterly along said northerly side of Java Street, 480.58 feet to

the point or place of BEGINNING.

For Information Only: Premises known as 1238 India Street & 1/2 145 Java Street a/k/a 127-141 West Street, Brooklyn, NY and designated as Block 2538, Tax Lot 1 as shown on the Tax Map of the City of New York, County of Kings.

TOGETHER WITH the benefits of that certain Pier Easement Agreement made between The People of the State of New York and a Java Owner LLC dated 11/11/2021 and to be recorded in the Office of the City Register of the County of Kings.

Legal Description of Easement Area

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF JAVA STREET (80 FEET WIDE) AND THE NORTHERLY LINE OF INDIA STREET (80 FEET WIDE) AND FROM SAID INTERSECTION EASING AS FOLLOWS:

A. RUNNING THENCE ALONG THE NORTHERLY LINE OF JAVA STREET, SOUTH 82

DEGREES 23 MINUTES 11 SECONDS WEST, A DISTANCE OF 480.58 FEET TO A POINT;

B. THENCE, NORTH 80 DEGREES 14 MINUTES 25 SECONDS WEST, A DISTANCE OF

37.42 FEET TO A POINT;

C. THENCE, NORTH 03 DEGREES 39 MINUTES 33 SECONDS WEST, A DISTANCE OF

34.00 FEET TO A POINT;

D. THENCE, NORTH 03 DEGREES 14 MINUTES 13 SECONDS EAST, A DISTANCE OF

13.33 FEET TO A POINT;

E. THENCE, NORTH 07 DEGREES 22 MINUTES 35 SECONDS WEST, A DISTANCE OF

25.90 FEET TO A POINT;

F. THENCE, NORTH 07 DEGREES 41 MINUTES 19 SECONDS WEST, A DISTANCE OF

8.83 FEET TO A POINT;

G. THENCE, NORTH 07 DEGREES 29 MINUTES 07 SECONDS WEST, A DISTANCE OF

16.45 FEET TO A POINT;

H. THENCE, NORTH 74 DEGREES 18 MINUTES 18 SECONDS WEST, A DISTANCE OF

13.88 FEET TO A POINT;

I. THENCE, NORTH 06 DEGREES 53 MINUTES 40 SECONDS WEST, A DISTANCE OF

75.38 FEET TO A POINT;

J. THENCE, SOUTH 87 DEGREES 32 MINUTES 34 SECONDS WEST, A DISTANCE OF

12.33 FEET TO A POINT;

K. THENCE, NORTH 03 DEGREES 08 MINUTES 10 SECONDS WEST, A DISTANCE OF

30.14 FEET TO A POINT;

L. THENCE, ALONG THE SOUTHERLY LINE OF INDIA STREET 10 FEET WEST NORTH

82 DEGREES 23 MINUTES 11 SECONDS EAST, A DISTANCE OF 200.00 FEET TO THE

POINT OR PLACE OF BEGINNING.

CONTAINING 105.480 SQUARE FEET OR 2.4205 ACRES

Legend

TRACK 4 AREA

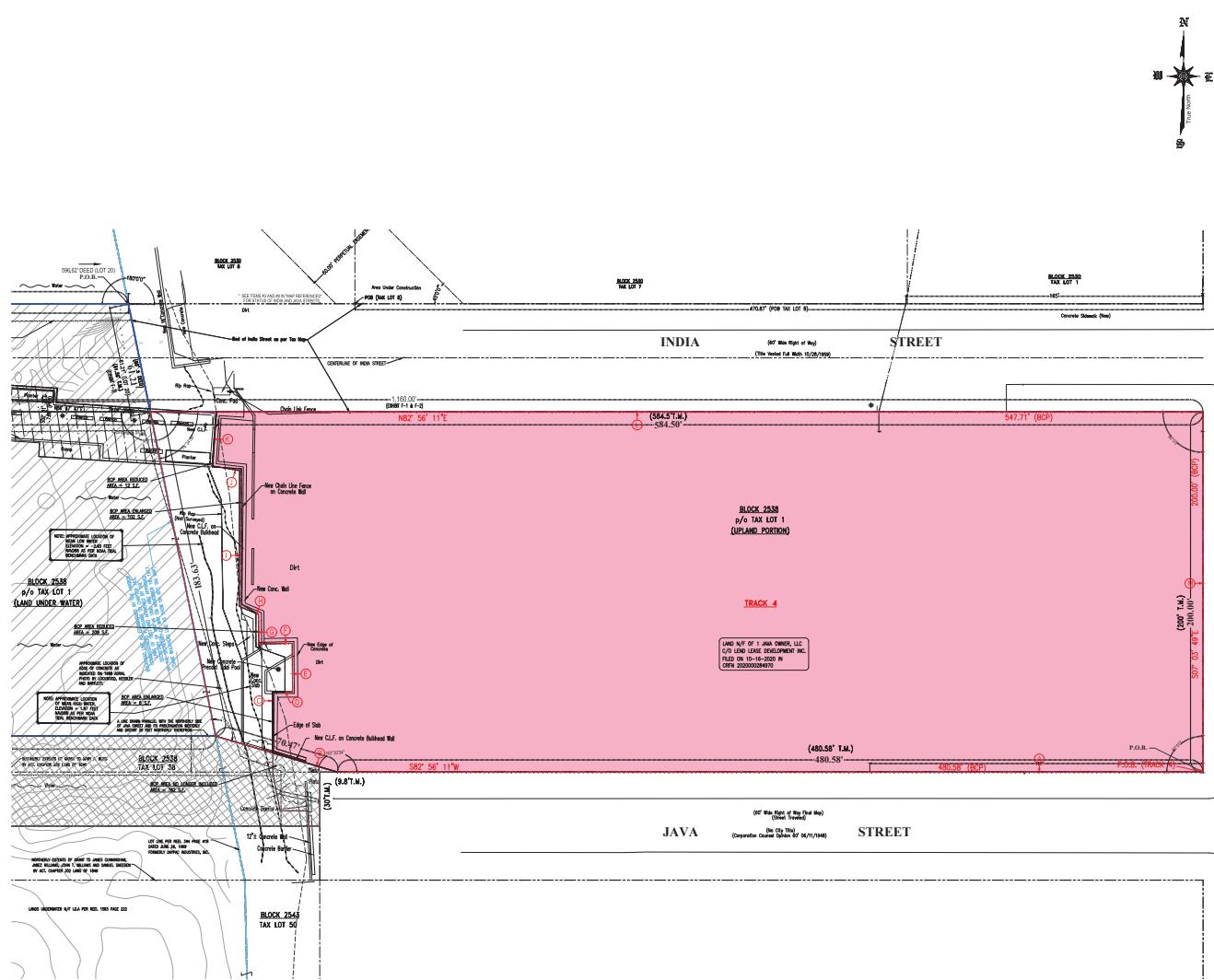
Linetypes

NYC R.O.W. PROPERTY LINE

TRACK 4

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 [decweb@dec.ny.gov](http://dec.ny.gov)".



Map Amendments			
Page	Date	Description	Approved By
Graphic Scale			
20	15	30	40
1 Inch = 30 Feet			
Miscellaneous Notes			
<p>1. NOT RESPONSIBLE FOR THE ACCURACY OF THIS SURVEY MAP. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY MAP OR THE INFORMATION CONTAINED THEREIN. THE SURVEYOR SHOULD BE AWARE THAT WRITTEN AND UNWRITTEN EASEMENTS MAY EXIST WHICH ARE NOT REFLECTED ON THIS SURVEY MAP.</p> <p>2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LEGIBLE SURVEYOR'S SIGNATURE OR SEAL IS A CRIMINAL OFFENSE, PURSUICABLE UNDER THE NEW YORK STATE EDUCATION LAW.</p> <p>3. COPIES OF THE ORIGINAL OF THIS SURVEY MAP NOT MARRED WITH AN OVERLAY OR A NOTICE OF NOTICE SHALL NOT BE CONSIDERED A VALID COPY.</p> <p>4. ALL ELEVATIONS NOTED ON THIS SURVEY ARE REFERENCED TO THE NORTH AMERICAN Vertical Datum of 1988. ELEVATIONS ARE NOT REFERENCED TO THE NATIONAL GEODETIC SURVEY OF THE NATIONAL OCEAN SERVICE.</p> <p>5. BEFORE PERFORMING ANY EXCAVATION OR WORK ON THE SITE, IT IS RECOMMENDED THAT A SURVEYOR'S LINE BE PLACED ON THE SITE. IT IS RECOMMENDED THAT EXCAVATION BE LIMITED TO THE LINE AND THAT THE EXCAVATION BE DEPLETED AS SHOWN AND DETERMINED BY THE UTILITY COMPANIES AND AGENCIES AS THEY EXIST AT THE TIME OF THE SURVEY.</p> <p>6. THE OFFSETS AND DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINE ARE FOR A SPECIFIC PURPOSE AND USE THEREFORE AND ARE NOT TO BE CONSIDERED AS THE EXACT DIMENSIONS OF THE STRUCTURE AND ANY OTHER CONSTRUCTION.</p> <p>7. ELEVATIONS NOTED ON THIS SURVEY MAP ARE NOT FOR EXCAVATION OR CONSTRUCTION PURPOSES.</p> <p>8. CERTIFICATIONS OF THIS SURVEY MAP STATE THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.</p>			
Vicinity Map			
<p>nycls New York City Land Surveyors, PC 63 Montgomery Avenue, S.I. NY 10301 Phone: 718-816-8124 www.nyclandsurveyors.com</p>			
<p>Map of Survey of Property in the County of Kings Borough of Brooklyn City of New York</p>			
<p>Site Address: 127-141 WEST STREET BROOKLYN, NY 11222</p>			
<p>LEND LEASE Block: 2538 / Lot: P/O LOT 1</p>			
<p>Project Number: 2020-06-2538K Survey Date: 10-22-2024 Survey Title: TRACK 4 BOUNDARY SURVEY Scale: 1"=30' Drawn By: S.I. / Approved By: P. Jones Surveyors Certificate</p>			
<p>This is to certify that this survey was prepared in accordance with the existing code of practice for land surveys as adopted by the New York State Association of Professional Land Surveyors, and said certifications shall be given to the person for whom the survey was performed, and to the person for whom the survey was made, and to the surveying and testing institution listed herein, and to the assignee of the testing institution, certifications are not transferred to additional institutions or subsequent owners.</p> <p>Date of Map or Major Change March 10, 2025</p> <p>Parish, S. Jones New York State Licensed Land Surveyor 63 Montgomery Avenue, Staten Island, NY 10301 Q. 718.816.8124 License #00024 Last Inspected by Visual Inspection: 10/22/24</p> <p></p>			

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

Greenpoint Ferry Site, Site ID No. C224272
127-141 West Street, Brooklyn, NY, 11222
Brooklyn, Kings County, Tax Map Identification Number: Part of 2538-1

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 1 Java Owner LLC for a parcel approximately 2.421 acres located at 127-141 West 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 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 Kings County as 2025000272833.

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.

**Greenpoint Ferry Site, C224272
127-141 West Street, Brooklyn, NY, 11222**

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/C224272/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

1 Java Owner 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:

1 Java Owner LLC
Layth Madi
300 Park Avenue, Suite 1402
New York, NY 10022



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Site Management Form

12/30/2025



SITE DESCRIPTION

SITE NO. C224272

SITE NAME Greenpoint Ferry Site

SITE ADDRESS: 127-141 West Street **ZIP CODE:** 11222

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Monitoring Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operation and Maintenance (O&M) Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Periodic Review Frequency: once a year

Periodic Review Report Submitted Date: 04/30/2027

Description of Institutional Control

1 Java Owner LLC

300 Park Avenue, Suite 1402

127-141 West Street

Environmental Easement

Block: 2538

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: p/o 2538-1
Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

1 Java Owner LLC

300 Park Avenue, Suite 1402

127-141 West Street

Environmental Easement

Block: 2538

Lot: 1

Sublot:

Section:

Subsection:

S_B_L Image: p/o 2538-1

Cover System

Monitoring Wells

Vapor Mitigation