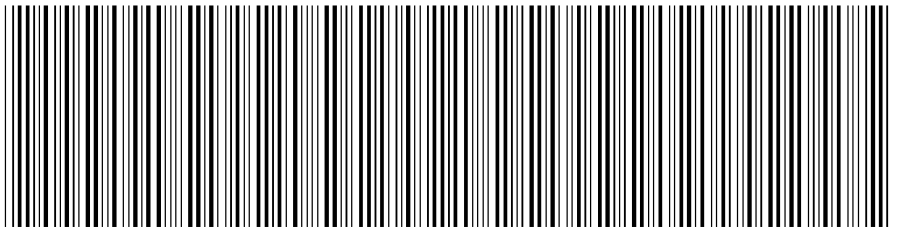


NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 7

Document ID: 2026010500176001

Document Date: 01-08-2026

Preparation Date: 01-08-2026

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	2538	1	Partial Lot	127-141 WEST STREET
Property Type: APARTMENT BUILDING				

CROSS REFERENCE DATA

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

PARTIES

PARTY 1:

1 JAVA OWNER LLC  
ATTN: LAYTH MADI, 300 PARK AVENUE, SUITE 1402  
NEW YORK, NY 10022

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

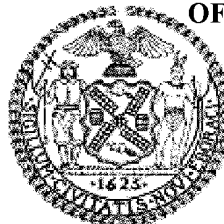
RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE

CITY OF NEW YORK

Recorded/Filed 01-09-2026 10:49

City Register File No.(CRFN):

2026000009293



*Colette N. Chiu-Jacques*

City Register Official Signature

**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 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/C224272/>.

**WHEREFORE**, the undersigned has signed this Notice of Certificate

1 Java Owner LLC

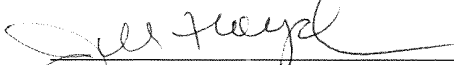
By: LAYTH MADI 

Title: AUTHORIZED SIGNATORY

Date: 1/18/2026

STATE OF NEW YORK ) SS:  
COUNTY OF NY )

On the 8th day of JANUARY, in the year 2026, before me, the undersigned, personally appeared LAYTH MADI, 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

JILL FLOYD  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01FL0035739  
Qualified in Queens County  
Commission Expires 04/03/2029

**Please record and return to:**

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

## **Exhibit A**

### **Site Description**

**SCHEDULE "A" PROPERTY DESCRIPTION**

**Easement Description**

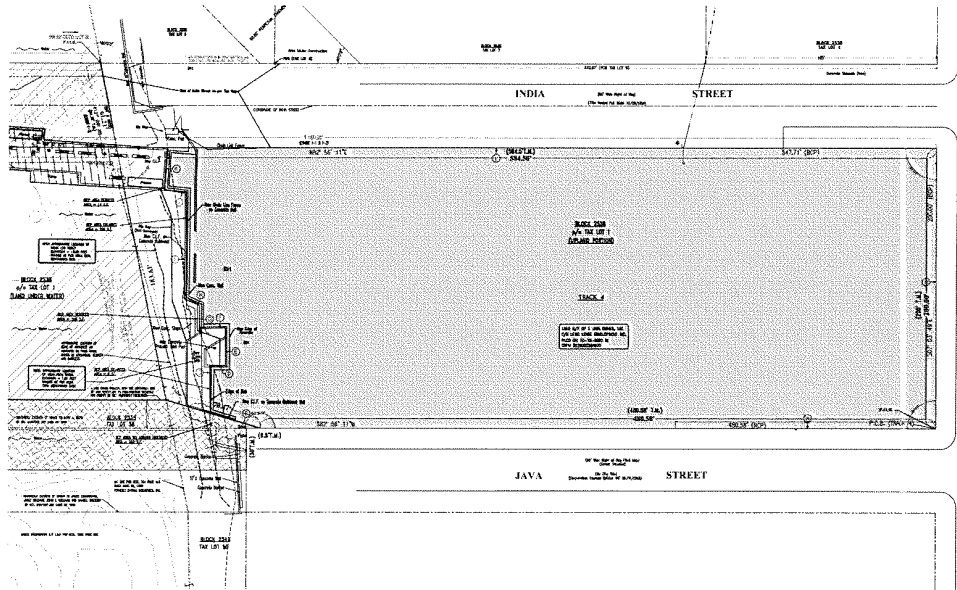
BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF JAVA STREET (60 FEET WIDE) AND THE WESTERLY LINE OF WEST STREET (60 FEET WIDE), AND FROM SAID POINT AND PLACE OF BEGINNING

- 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**

[illegible][illegible]