

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDERS:

Name

Hope Keap LLC
Hope-Keap Owner LLC

Address

c/o Clipper Equity, 4611 12th Avenue, Suite, Brooklyn, NY 11219
c/o Clipper Equity, 4611 12th Avenue, Suite, Brooklyn, NY 11219

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 12/21/18

Agreement Index No.: C224281-12-18

Application Approval Amendment: 10/22/19

Application Approval Amendment: 6/8/20

Application Approval Amendment: 12/10/20

Application Approval Amendment: 5/3/22

Agreement Execution: 1/17/19

Agreement Execution Amendment: 10/22/19

Agreement Execution Amendment: 6/8/20

Agreement Execution Amendment: 1/25/21

Agreement Execution Amendment: 5/3/22

SITE INFORMATION:

Site No.: C224281 **Site Name:** Hope Street Project

Site Owner: Hope-Keap Owner LLC

Street Address: 118-138 Hope Street

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

Site Size: 0.575 Acres

Tax Map Identification Number: 2386 -7 p/o

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: Unrestricted, Residential, Restricted-Residential, Commercial, and Industrial

Cleanup Track: Track 1: Unrestricted use

Tax Credit Provisions:

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

Tangible Property Credit at the time of this COC issuance is 0%.

No Environmental Easement has been granted pursuant to ECL Article 71, Title 36 as there are no use restrictions and there is no reliance on the long-term employment of institutional controls.

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 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.

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: 11/28/2022

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A
Site Description

Hope Street Project

C224281

BCP Site Legal

Description

Block 2386 p/o Lot 7

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 intersection of the southerly side of hope street and westerly side of Keap Street;

Running thence Southerly along the Westerly side of Keap Street, 100 feet 7 /8 inches;

Thence Westerly parallel with Hope Street, 200 feet 2 1 /2 inches;

Thence Northerly parallel with easterly side of Rodney Street, 25 feet 1 /8 inches;

Thence Westerly parallel with Hope Street, 35 feet 1 1 / 4 inches;

Thence Northerly parallel with Rodney Street, 15 feet;

Thence Westerly parallel with Hope Street, 8 feet;

Thence Northerly parallel with Rodney Street, 7 feet 4 3/4 inches;

Thence Westerly parallel with Hope Street, 57 feet to the easterly side of Rodney Street;

Thence Northerly along the Easterly side of Rodney Street, 52 feet 8 inches to Southerly side of Hope Street;

Thence Easterly along the Southerly side of Hope Street, 300 feet 3 3/4 inches to the point or place of BEGGINNING.

Exhibit B

Site Survey

HOPE STREET PROJECT BROWNFIELD SITE:

A L L 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:

B E G I N N I N G AT THE CORNER FORMED BY INTERSECTION OF THE SOUTHERLY SIDE OF HOPE STREET AND WESTERLY SIDE OF KEAP STREET;

R U N N I N G T H E N C E SOUTHERLY ALONG THE WESTERLY SIDE OF KEAP STREET, 100 FEET 7/8 INCHES;

T H E N C E WESTERLY PARALLEL WITH HOPE STREET, 200 FEET 2 1/2 INCHES;

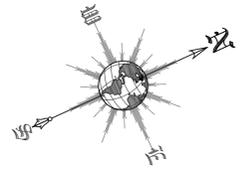
T H E N C E NORTHERLY PARALLEL WITH EASTERLY SIDE OF RODNEY STREET, 50 FEET 0 3/8 INCHES;

T H E N C E WESTERLY PARALLEL WITH HOPE STREET, 100 FEET 1 1/4 TO THE EASTERLY SIDE OF RODNEY STREET;

T H E N C E NORTHERLY ALONG THE EASTERLY SIDE OF RODNEY STREET, 50 FEET 0 1/2 INCHES TO SOUTHERLY SIDE OF HOPE STREET;

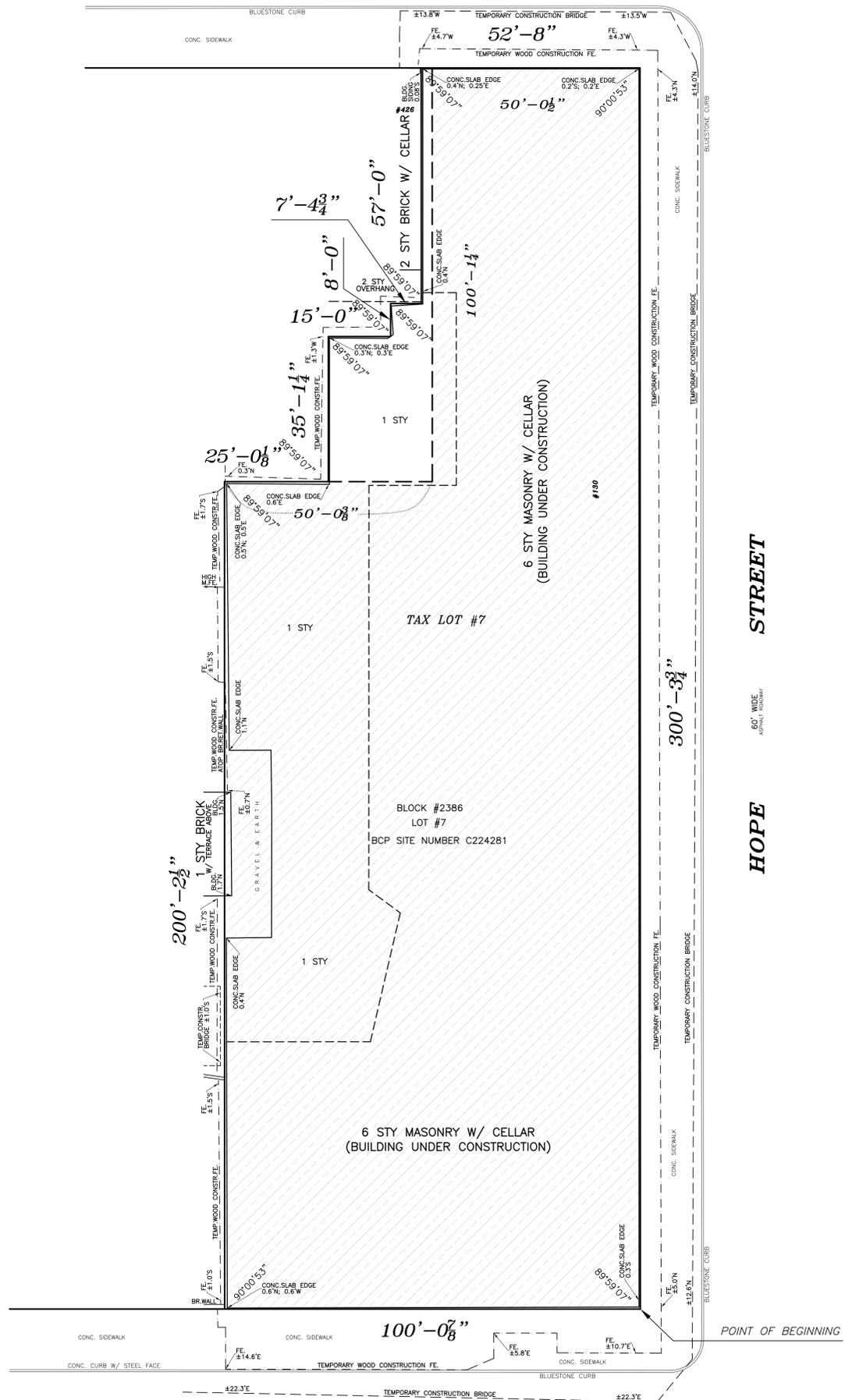
T H E N C E EASTERLY ALONG THE SOUTHERLY SIDE OF HOPE STREET, 300 FEET 3 3/4 INCHES TO THE POINT OR PLACE OF B E G I N N I N G.

AREA = 25,043.4 SQ.FT. = 0.575 ACRES



RODNEY STREET

IRR. WIDTH
ASPHALT ROADWAY



HOPE STREET

60' WIDE
ASPHALT ROADWAY

KEAP STREET

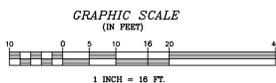
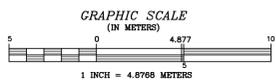
60' WIDE
ASPHALT ROADWAY



- BROWNFIELD SITE

LEGEND	
#676 BLDG. NUMBER	⊙ GAS VALVE - ROUND
⊠ TRAFFIC BOX	⊙ WATER VALVE - ROUND
⊠ CABLE TV MANHOLE	⊙ UNKNOWN VALVE
⊠ ELECTRIC MANHOLE	⊙ VENT PIPE
⊠ SEWER MANHOLE	⊙ WATER VALVE - SQUARE
⊠ GAS MANHOLE	⊙ HYDRANT
⊠ FIRE DEPT. MANHOLE	⊙ HYDRANT W/GUARD POLE
⊠ WATER MANHOLE	⊙ AUTOMATIC SPRINKLER
⊠ MANHOLE	⊙ U.P. - UTILITY POLE
⊠ CATCH BASIN	⊙ L.P. - LIGHT POLE
⊠ EXISTING TREE	⊙ T.L. - TRAFFIC LIGHT
⊠ TELEPHONE BOOTH	⊙ T.S. - TRAFFIC SIGN
⊠ FIRE ALARM BOX	⊙ PARKING METER
⊠ CHIMNEY	⊙ MAIL BOX
⊠ LP - LIGHT POLE	⊙ METAL GUARD POLE
⊠ BL - BLOCK	⊠ DRAIN INLET
⊠ R.O. - ROOF OVER	
⊠ A.W. - AREAWAY	⊠ L.G. - LEGAL GRADE N/S - NORTH SIDE
⊠ C.E. - CELLAR ENTRANCE	⊠ C.STEPS - CONCRETE STEPS
⊠ RET.WALL - RETAINING WALL	⊠ BR.STEPS - BRICK STEPS
⊠ C. CONC. - CONCRETE	⊠ M.STEPS - METAL STEPS
⊠ FND.WALL - FOUNDATION WALL	⊠ I.FE. - IRON FENCE
⊠ CH.L.FE. - CHAIN LINK FENCE	⊠ M.FE. - METAL FENCE
⊠ F.S.M. - FINAL SECTION MAP	⊠ F.ESC. - FIRE ESCAPE
⊠ TEMP.CONSTR.FE. - TEMPORARY CONSTRUCTION FENCE	
⊠ PLANT. - PLANTER	
⊠ INV. - SEWER INVERT ELEVATION	⊠ ST. - STEPS
⊠ EN.EL. - ENTRANCE ELEVATION	⊠ O/L - ON LINE
⊠ T.O.R. - TOP OF ROOF ELEVATION	⊠ AWN. - AWNING
⊠ T.O.W. - TOP OF WALL ELEVATION	⊠ FE. - FENCE
⊠ T.O.P. - TOP OF ROOF PARAPET ELEVATION	
⊠ T.O.CH. - TOP OF CHIMNEY ELEVATION	
⊠ O.H.S.W. - OVERHEAD SERVICE WIRE	

CONVERSION TABLE	
DECIMAL	INCHES
0.08'	1"
0.17'	2"
0.25'	3"
0.33'	4"
0.42'	5"
0.50'	6"
0.58'	7"
0.67'	8"
0.75'	9"
0.83'	10"
0.92'	11"
1.00'	12"



GeoLand
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145 Schley Avenue, Albertson, NY 11507

PROJECT ADDRESS:
#130 HOPE STREET,
BROOKLYN, KINGS CO., NEW YORK

BLOCK ... 2386 LOT ... 7

CERTIFIED TO:

DRAWN BY: J.P.
SCALE: 1" = 16'
SURVEYED FOR:

REVISIONS DESCRIPTION	DATE	JOB NO.
1. ENVIRONMENTAL EASEMENT SURVEY	02-09-2022	GLS22075
2. ADDITIONAL INFORMATION	02-15-2022	GLS22075
3. LEGAL DESCRIPTION AMENDED	02-17-2022	GLS22075
4. LOT AREA ADDED	02-17-2022	GLS22075
5. ADDITIONAL INFORMATION	11-07-2022	GLS22075
6. ADDITIONAL INFORMATION	11-15-2022	GLS22075

Certification indicated hereon signifies that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, and certifies that the survey was prepared in accordance with the Code of Practice and the regulations of the State Surveying Board. The survey was prepared in accordance with the Code of Practice and the regulations of the State Surveying Board. The survey was prepared in accordance with the Code of Practice and the regulations of the State Surveying Board.

PAWEL KOPCINSKI, N.Y.S. L.L.S. 050881

