



**Department of
Environmental
Conservation**

KATHY HOCHUL

Governor

AMANDA LEFTON

Commissioner

December 18, 2025

Joshua Greenberg
170 Freeman LLC
228 Park Ave South, PMD 53318
New York, NY 10003
joshua@greenstreet-group.com

Marshall Kesten
BK Corners LLC
49 Box Street
Brooklyn, NY 11222
marshall@mpropmanagement.com

Re: Certificate of Completion
1036 Manhattan Ave BCP Site
Brooklyn, Kings County
Site No. C224315

Dear Joshua Greenberg and Marshall Kesten:

Congratulations on having satisfactorily completed the remedial program at the 1036 Manhattan Ave BCP 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:

Wendi Zheng
New York State Department of Environmental Conservation
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101

- 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 Wendi Zheng, NYSDEC's project manager, at 718-482-7541.

Sincerely,

Andrew Guglielmi

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
J. Kenney – NYSDOH, julia.kenney@health.ny.gov
P. Matli, pmatli@hydrotechenvironmental.com
T. Khouri, tkhouri@hydrotechenvironmental.com
G. Duke, gduke@foxrothschild.com
Matt Gokey, matthew.gokey@tax.ny.gov
Paul Takac, paul.takac@tax.ny.gov

ec w/o enc.:

J. O'Connell, A. Obligado, W. Zheng, A. Levine, L. Schmidt, K. Lewandowski

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name	Address
170 Freeman LLC	228 Park Avenue South PMB 53318, New York, NY 10003
BK Corners LLC	49 Box Street, Brooklyn, NY 11222

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 3/24/21 **Agreement Execution:** 4/9/21
Agreement Index No.: C224315-03-21

Application Amendment Approval: 11/17/21	Agreement Amendment Execution: 11/17/21
Application Amendment Approval: 8/2/23	Agreement Amendment Execution: 8/2/23
Application Amendment Approval: 11/16/23	Agreement Amendment Execution: 1/16/24
Application Amendment Approval: 10/17/25	Agreement Amendment Execution: 10/17/25

SITE INFORMATION:

Site No.: C224315 **Site Name:** 1036 Manhattan Ave BCP Site

Site Owner: 170 Freeman LLC

Street Address: 170 Freeman Street

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

Site Size: 0.230 Acres

Tax Map Identification Number(s): 2513-6

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):

For 0.106-acre Track 4 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 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.

For 0.124-acre Track 2 area: See Exhibits A and B

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

Cleanup Track: Track 2: Restricted use with generic soil cleanup objectives

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.

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 2025000298438.

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: 12/17/2025

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A

Site Description

LEGAL DESCRIPTION

Block 2513, P/O LOT 6, Track 4 Cleanup Area

ALL THAT certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 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 formed by the intersection of the southerly side of Freeman Street with the easterly side of Manhattan Avenue;

RUNNING THENCE, southerly along the easterly side of Manhattan Avenue, 100 feet;

THENCE, easterly parallel with southerly side of Freeman Street, 100 feet;

THENCE, northerly parallel with easterly side of Manhattan Avenue, 100 feet;

THENCE, westerly parallel with southerly side of Freeman Street, 17 feet;

THENCE, southerly parallel with easterly side of Manhattan Avenue, 29 feet 4 inches;

THENCE, westerly parallel with southerly side of Freeman Street, 22 feet;

THENCE, southerly parallel with easterly side of Manhattan Avenue, 70 feet 3 $\frac{1}{4}$ inches;

THENCE, westerly parallel with southerly side of Freeman Street, 47 feet 7 inches;

THENCE, northerly parallel with easterly side of Manhattan Avenue, 99 feet 7 $\frac{1}{4}$ inches; and

THENCE, westerly parallel with the southerly side of Freeman Street, 13 feet 5 inches to the point or place of **BEGINNING**.

PREMISES known as 170 Freeman Street (a/k/a 1036 Manhattan Ave), Brooklyn, New York.

TRACK 4 CLEANUP AREA = 4,630.17 sq.ft. = 0.106 acre

BLOCK 2513, P/O LOT 6, Track 2 Cleanup Area

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 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 southerly side of Freeman Street, distant 13 feet 5 inches easterly from the corner formed by the intersection of the southerly side of Freeman Street with the easterly side of Manhattan Avenue;

RUNNING THENCE, southerly along the easterly side of Manhattan Avenue, 99 feet 7 $\frac{1}{4}$ inches;

THENCE, easterly parallel with southerly side of Freeman Street, 47 feet 7 inches;

THENCE, northerly parallel with easterly side of Manhattan Avenue, 70 feet 3 $\frac{1}{4}$ inches;

THENCE, easterly parallel with southerly side of Freeman Street, 22 feet;

THENCE, northerly parallel with easterly side of Manhattan Avenue, 29 feet 4 inches; and

THENCE, westerly parallel with the southerly side of Freeman Street, 69 feet 7 inches to the point or place of **BEGINNING**.

PREMISES known as 170 Freeman Street (a/k/a 1036 Manhattan Ave), Brooklyn, New York.

TRACK 2 CLEANUP AREA = 5,384.83 sq.ft. = 0.124 acre

Exhibit B

Site Survey

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY. SUBJECT PROPERTY IS LOCATED IN
ZONE X (AREA OF NO FLOODING)
AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COMMUNITY PANEL
NUMBER 360 497 0202 F WHICH BEARS AN EFFECTIVE DATE OF
SEPTEMBER 5, 2007 AND REVISED JANUARY 30, 2015.

LEGAL DESCRIPTION

Block 2513, Lot 6

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 Manhattan Avenue with the southerly side of Freeman Street;

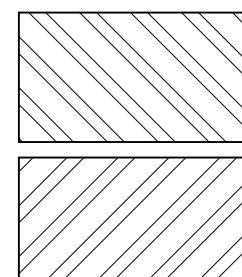
RUNNING THENCE easterly along the southerly side of Freeman Street, one hundred (100) feet, zero (0) inches;

THENCE southerly parallel with Manhattan Avenue one hundred (100) feet, zero (0) inches;

THENCE westerly parallel with Freeman Street, one hundred (100) feet, zero (0) inches to the easterly side of Manhattan Avenue;

THENCE northerly along the easterly side of Manhattan Avenue one hundred (100) feet, zero (0) inches to the point or place of BEGINNING.

LOT AREA = 10015.00 sq.ft. = 0.230 acre

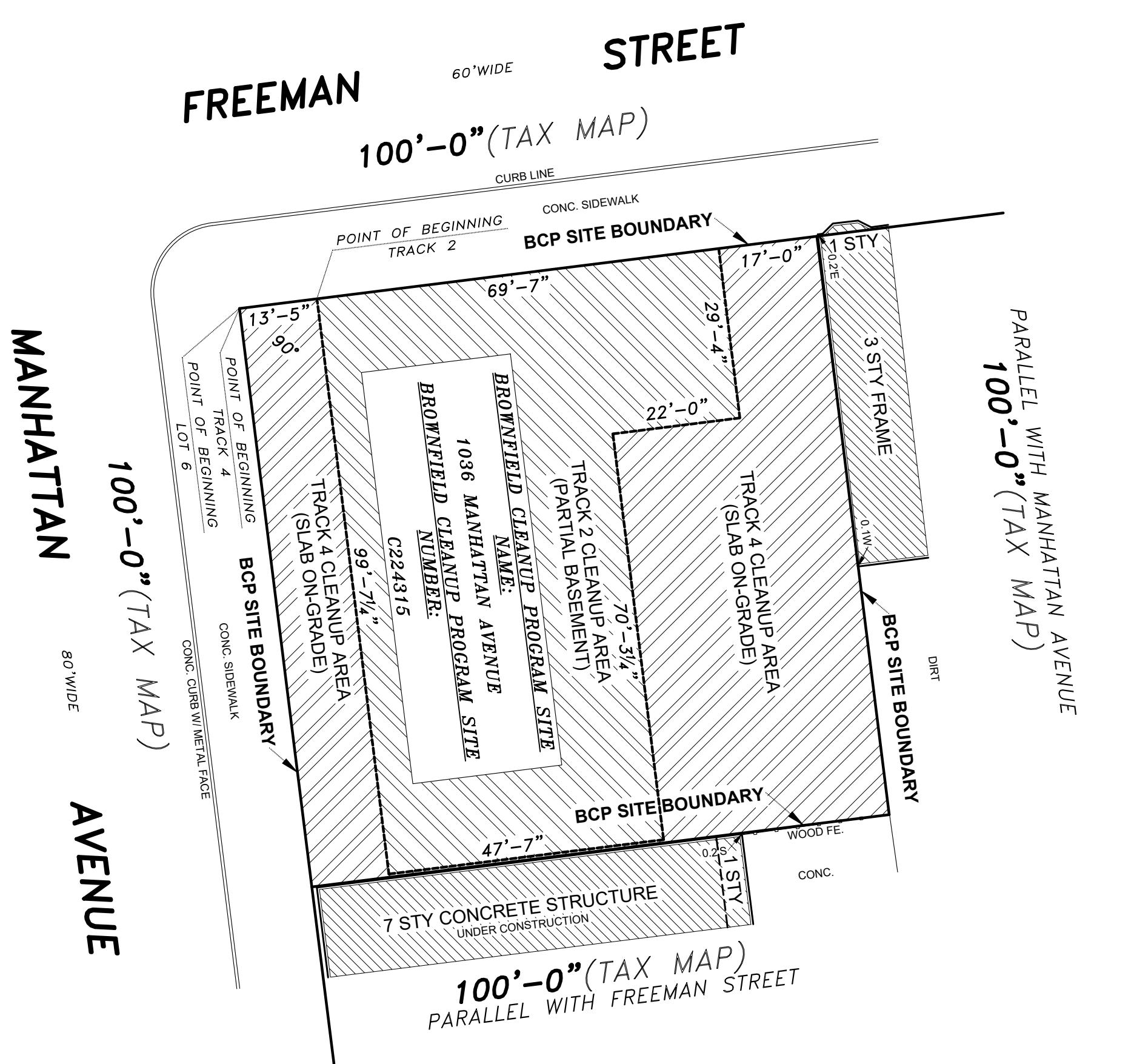


- TRACK 2 AREA = 5,384.83 sq.ft. = 0.124 acre
- TRACK 4 AREA = 4,630.17 sq.ft. = 0.106 acre

SUBSURFACE UTILITIES ARE NOT GUARANTEED BY SURVEYOR. HIGH CAUTION RECOMMENDED AND VERIFICATION WITH PROPER CITY AGENCIES IS MANDATORY BEFORE COMMENCING ALL NEW WORK.
ALL SUBSURFACE OVERHEAD UTILITIES (AS TO SIZE, TYPE AND DEPTH) SHOWN ON THIS SURVEY ARE TAKEN FROM RECORDS OF GOVERNMENTAL AGENCIES AND UTILITY COMPANIES, UNLESS OTHERWISE NOTED AND SHOWN.
COVER OR DEPTH OF UTILITIES WHICH DERIVED FROM FIELD MEASUREMENTS SHOWN ON THIS SURVEY SHOULD BE VERIFIED WITH PROPER CITY AGENCIES AND UTILITY COMPANIES. UTILITIES WHICH DERIVED FROM CITY RECORDS WHEN NOT AVAILABLE BY FIELD SURVEY AND NOTED AS PER RECORD ON THE SURVEY.
ALL SUBSURFACE UTILITY AS TO LOCATION AND DEPTH SHOULD BE RECHECKED AND LEGAL GRADES SHOULD BE VERIFIED WITH THE TOPOGRAPHICAL BUREAU PREFERABLY IN WRITING BEFORE COMMENCING CONSTRUCTION.
SHOULD IT BE DETERMINED THAT THERE ARE NO NATURAL WATER COURSES ON THE SURVEYED PROPERTY EXCEPT AS SHOWN AND DESCRIBED IN THIS SURVEY.
ALL OPERATIONS OF UNDERGROUND FACILITIES AND ALL EXCAVATORS ARE OBLIGATED TO COMPLY WITH ARTICLE 36 OF THE GENERAL BUSINESS LAW AND WITH PROVISIONS OF INDUSTRIAL CODE PART (RULE NO.35) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. EVERY EXCAVATOR IS REQUIRED BY THESE LAWS TO GIVE ADVANCE NOTICE TO THE CONTRACTOR OR OPERATOR OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION WORK IN THE SPECIFIED AREA.
ALL ELEVATIONS SHOWN REFER TO THE NAVD 1988 DATUM. TO OBTAIN:
- NGVD 1929 DATUM - ADD 1.098 FEET
- BROOKLYN BOROUGH DATUM - SUBTRACT 1.447 FEET

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

GRAPHIC SCALE
ALL WRITTEN MEASUREMENTS AND OFFSETS NOTED ON THIS SURVEY SUPERSEDE MEASUREMENTS SCALED ON THIS PLAT.
3.05 m 6.10 m 9.14 m 12.20 m 15.24 m 30.48 meters
0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100 feet

**LEGAL DESCRIPTION**

Block 2513, p/o Lot 6, Track 4 Cleanup Area

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 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 formed by the intersection of the southerly side of Freeman Street with the easterly side of Manhattan Avenue;

RUNNING THENCE, southerly along the easterly side of Manhattan Avenue, 100 feet;

THENCE, easterly parallel with southerly side of Freeman Street, 100 feet;

THENCE, northerly parallel with easterly side of Manhattan Avenue, 100 feet;

THENCE, westerly parallel with southerly side of Freeman Street, 17 feet;

THENCE, southerly parallel with easterly side of Manhattan Avenue, 29 feet 4 inches;

THENCE, westerly parallel with southerly side of Freeman Street, 22 feet;

THENCE, southerly parallel with easterly side of Manhattan Avenue, 70 feet 3 1/4 inches;

THENCE, westerly parallel with southerly side of Freeman Street, 22 feet;

THENCE, westerly parallel with southerly side of Freeman Street, 47 feet 7 inches;

THENCE, northerly parallel with easterly side of Manhattan Avenue, 99 feet 7 1/4 inches; and

THENCE, westerly parallel with the southerly side of Freeman Street, 13 feet 5 inches to the point or place of BEGINNING.

PREMISES known as 170 Freeman Street (a/k/a 1036 Manhattan Ave), Brooklyn, New York.

TRACK 4 CLEANUP AREA = 4,630.17 sq.ft. = 0.106 acre

LEGAL DESCRIPTION

Block 2513, p/o Lot 6, Track 2 Cleanup Area

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, 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 southerly side of Freeman Street, distant 13 feet 5 inches easterly from the corner formed by the intersection of the southerly side of Freeman Street with the easterly side of Manhattan Avenue;

RUNNING THENCE, southerly along the easterly side of Manhattan Avenue, 99 feet 7 1/4 inches;

THENCE, easterly parallel with southerly side of Freeman Street, 47 feet 7 inches;

THENCE, northerly parallel with easterly side of Manhattan Avenue, 70 feet 3 1/4 inches;

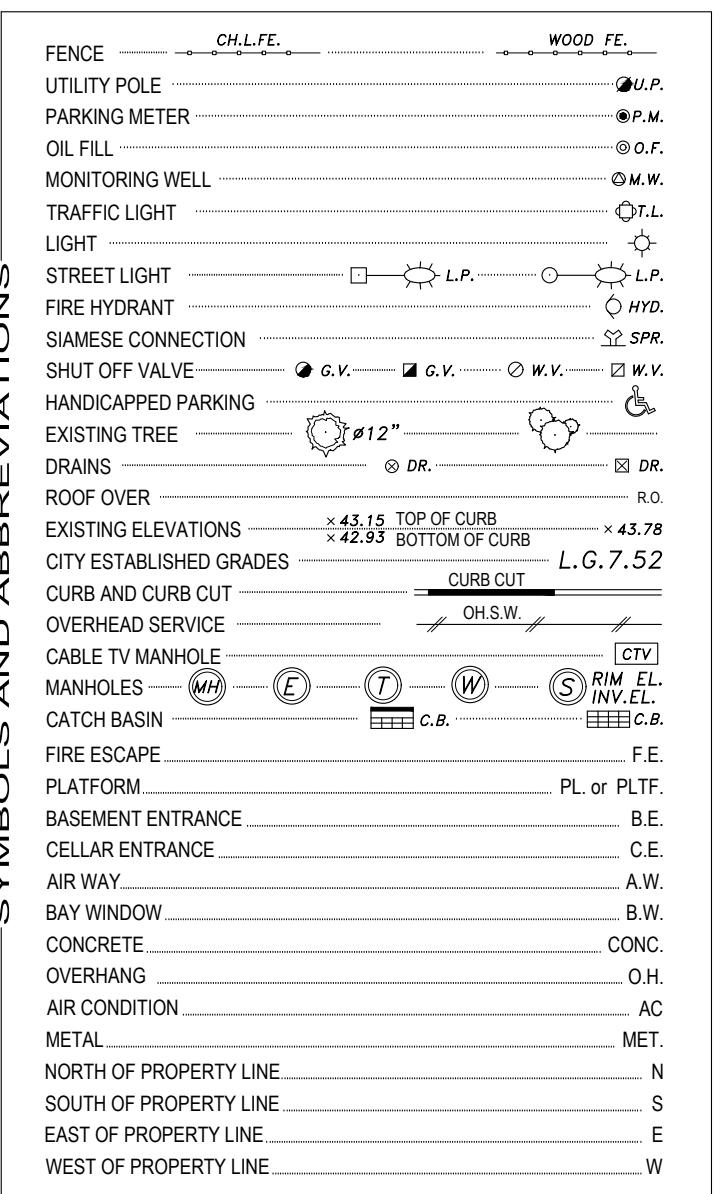
THENCE, easterly parallel with southerly side of Freeman Street, 22 feet;

THENCE, northerly parallel with easterly side of Manhattan Avenue, 29 feet 4 inches; and

THENCE, westerly parallel with the southerly side of Freeman Street, 69 feet 7 inches to the point or place of BEGINNING.

PREMISES known as 170 Freeman Street (a/k/a 1036 Manhattan Ave), Brooklyn, New York.

TRACK 2 CLEANUP AREA = 5,384.83 sq.ft. = 0.124 acre



SUBSURFACE UTILITIES ARE NOT GUARANTEED BY SURVEYOR. HIGH CAUTION RECOMMENDED AND VERIFICATION WITH PROPER CITY AGENCIES IS MANDATORY BEFORE COMMENCING ALL NEW WORK.

ALL SUBSURFACE AND OVERHEAD UTILITIES (AS TO SIZE, TYPE AND DEPTH) SHOWN ON THIS SURVEY ARE TAKEN FROM RECORDS OF GOVERNMENTAL AGENCIES AND UTILITY COMPANIES, UNLESS OTHERWISE NOTED AND SHOWN.

COVER OR DEPTH OF UTILITIES WHICH DERIVED FROM FIELD MEASUREMENTS SHOWN ON THIS SURVEY SHOULD BE VERIFIED WITH PROPER CITY AGENCIES PRIOR TO CONSTRUCTION OF PROJECT. INVERT ELEVATIONS ARE DERIVED FROM CITY AGENCY RECORDS WHEN NOT AVAILABLE BY FIELD SURVEY AND NOTED AS PER RECORD ON THE SURVEY.

ALL SUBSURFACE UTILITY AS TO LOCATION AND DEPTH, SHOULD BE RECHECKED AND LEGAL GRADES SHOULD BE VERIFIED WITH THE TOPOGRAPHICAL BUREAU, PREFERABLY IN WRITING BEFORE COMMENCING CONSTRUCTION.

THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATER COURSES ON THE SURVEYED PROPERTY EXCEPT AS SHOWN AND/OR DESCRIBED ON THIS SURVEY.

ALL OPERATIONS OF UNDERGROUND FACILITIES AND ALL EXCAVATORS ARE OBLIGATED TO COMPLY WITH ARTICLE 36 OF THE GENERAL BUSINESS LAW AND WITH PROVISIONS OF INDUSTRIAL CODE PART (RULE NO.35) BEFORE ANY EXCAVATION OR DEMOLITION IS COMMENCED. EVERY EXCAVATOR IS REQUIRED BY THESE LAWS TO GIVE ADVANCE NOTICE TO THE CONTRACTOR OR OPERATOR OF UNDERGROUND FACILITIES OF HIS INTENT TO PERFORM EXCAVATION OR DEMOLITION WORK IN THE SPECIFIED AREA.

ALL ELEVATIONS SHOWN REFER TO THE NAVD 1988 DATUM. TO OBTAIN:
- NGVD 1929 DATUM - ADD 1.098 FEET
- BROOKLYN BOROUGH DATUM - SUBTRACT 1.447 FEET

PROFESSIONAL LAND SURVEYOR
ARKADIASZ JUSIEGA
N.Y.S. L.L.S. 050569
8629 BAY PARKWAY, UNIT CFU
BROOKLYN, NY 11214
TEL: 718-474-7700

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

GUARANTEED TO: New York State Department of Environmental Conservation

COUNTY: KINGS CITY: BROOKLYN
SECTION: BLOCK: 2641 LOT(S): 6

PROPERTY ADDRESS: 1036 MANHATTAN AVENUE

ENVIRONMENTAL EASEMENT SURVEY

PREPARED BY

PERFECT POINT
LAND SURVEYING
brooklyn - queens - manhattan - bronx
staten island - nassau
phone: (718) 474-7700
fax: (718) 872-9699
info@ppsurveying.com
www.ppsurveying.com



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

1036 Manhattan Ave BCP Site, Site ID No. C224315
170 Freeman Street, Brooklyn, NY, 11222
Brooklyn, Kings County, Tax Map Identification Number: Block 2513, Lot 6

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 170 Freeman LLC and BK Corners LLC for a parcel approximately 0.230 acres located at 170 Freeman 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 2025000298438.

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.

**1036 Manhattan Ave BCP Site, C224315
170 Freeman 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 47-40 21st Street, Long Island City, NY 11101, by contacting the Regional Environmental Remediation Engineer, or at <https://www.dec.ny.gov/data/DecDocs/C224315/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

170 Freeman 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:

Joshua Greenberg
170 Freeman LLC
228 Park Ave South PMD 53318
New York, NY 10003



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Site Management Form

10/27/2025



SITE DESCRIPTION

SITE NO. C224315

SITE NAME 1036 Manhattan Ave BCP Site

SITE ADDRESS: 170 Freeman 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

170 Freeman LLC

4 Harbor Drive

170 Freeman Street

Environmental Easement

Block: 2513

Lot: 6

Sublot:

Section: 03

Subsection:

S_B_L Image:
Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Description of Engineering Control

170 Freeman LLC

4 Harbor Drive

170 Freeman Street

Environmental Easement

Block: 2513

Lot: 6

Sublot:

Section: 03

Subsection:

S_B_L Image:

Cover System

Monitoring Wells

Vapor Mitigation