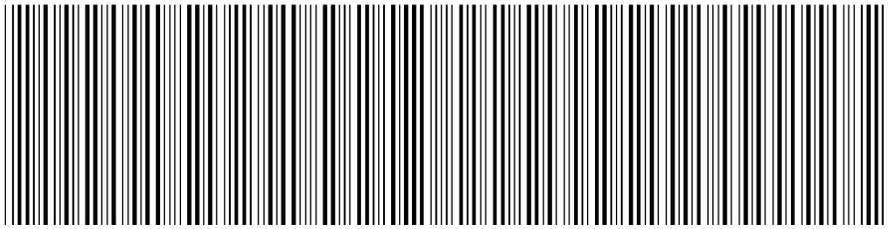


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2026011600434001008EBB9E

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 14

Document ID: 2026011600434001

Document Date: 12-30-2025

Preparation Date: 01-23-2026

Document Type: CERTIFICATE

Document Page Count: 12

PRESENTER:

CHICAGO TITLE INSURANCE COMPANY (CB)
711 THIRD AVE, 8TH FLOOR
CT23-00150-K
NEW YORK, NY 10017
212-880-1453
CTINYRECORDING@CTT.COM

RETURN TO:

2435 PACIFIC STREET LLC
111 JOHN STREET
SUITE 1710
NEW YORK, NY 10038

PROPERTY DATA

| Borough | Block | Lot | Unit | Address |
|--|-------|-----|------------|---------------------|
| BROOKLYN | 1437 | 46 | Entire Lot | 2435 PACIFIC STREET |
| Property Type: APARTMENT BUILDING | | | | |

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

PARTY 1:

LOVE FELLOWSHIP TABERNACLE, INC.
464 LIBERTY AVENUE
BROOKLYN, NY 11207

Additional Parties Listed on Continuation Page

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: \$ 97.00

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 01-23-2026 12:02

City Register File No.(CRFN):

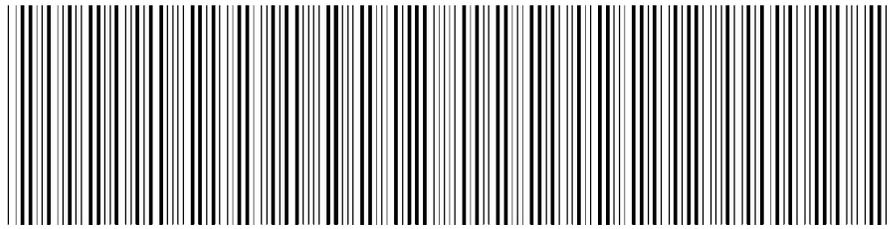
2026000023676



Colette McChia-Jacques

City Register Official Signature

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2026011600434001008CB91E

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 14

Document ID: 2026011600434001

Document Date: 12-30-2025

Preparation Date: 01-23-2026

Document Type: CERTIFICATE

PARTIES

PARTY 1:

2435 PACIFIC STREET HOUSING DEVELOPMENT
FUND CORPO
105 CARLTON AVENUE
BROOKLYN, NY 11205

PARTY 1:

2435 PACIFIC STREET LLC
111 JOHN STREET, SUITE 1710
NEW YORK, NY 10038

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

2435 Pacific Street, Site ID No. C224322
2435 Pacific Street, Brooklyn, NY, 11233
Brooklyn, Kings County, Tax Map Identification Number 1437-46:

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 2435 Pacific Street LLC for a parcel approximately 0.804 acres located at 2435 Pacific 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 the City of New York, Kings County as 2025000241687.

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.

2435 Pacific Street, C224322
2435 Pacific Street, Brooklyn, NY, 11233

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/C224322/>.

WHEREFORE, the undersigned has signed this Notice of Certificate

Love Fellowship Tabernacle, Inc.

By: [Signature]

Title: President

Date: 1-14-2026

STATE OF NEW YORK)
COUNTY OF Bucks) SS:

On the 14th day of Jan, in the year 2026, before me, the undersigned, personally appeared [Signature] 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]
Signature and Office of individual
taking acknowledgment

Please record and return to:
2435 Pacific Street LLC
111 John Street
Suite 1710
New York, NY 10038

Commonwealth of Pennsylvania - Notary Seal
Michael K. McCarriston, Notary Public
Bucks County
My Commission Expires February 3, 2027
Commission Number 1100568

2435 Pacific Street, C224322
2435 Pacific Street, Brooklyn, NY, 11233

WHEREFORE, the undersigned has signed this Notice of Certificate

2435 Pacific Street LLC

By: [Signature]

Title: Member

Date: 1/7/26

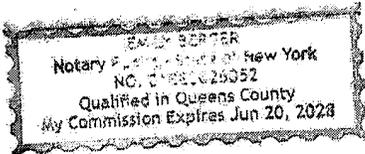
STATE OF NEW YORK) SS:
COUNTY OF New York)

On the 7 day of January, in the year 2026 before me, the undersigned, personally appeared Benjamin Wambe, 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] 1/7/26
Signature and Office of individual
taking acknowledgment

Please record and return to:
2435 Pacific Street LLC
111 John Street
Suite 1710
New York, NY 10038

Notary Public



Emily Berger
Notary Public, State of New York
NO 01BE6026052
Qualified in Queens County
My Commission Expires 6/20/2028

2435 Pacific Street, C224322
2435 Pacific Street, Brooklyn, NY, 11233

WHEREFORE, the undersigned has signed this Notice of Certificate

2435 Pacific Street Housing Development Fund Corporation

By: [Signature]

Title: CEO

Date: 1/8/20

STATE OF NEW YORK) SS:
COUNTY OF KINGS

On the 8 day of JANUARY, in the year 2020, before me, the undersigned, personally appeared JEFF VENTURA 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]
Signature and Office of individual
taking acknowledgment

Please record and return to:
2435 Pacific Street LLC
111 John Street
Suite 1710
New York, NY 10038

NELSON P. ZUNIGA
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01ZU6002987
QUALIFIED IN QUEENS COUNTY
MY COMMISSION EXPIRES 3/9/20

NYSDEC BROWNFIELD CLEANUP PROGRAM (BCP)
CERTIFICATE OF COMPLETION

CERTIFICATE HOLDER(S):

Name

2435 Pacific Street LLC

Address

111 John Street, Suite 1710, New York, NY 10038

BROWNFIELD CLEANUP AGREEMENT:

Application Approval: 10/12/21 **Agreement Execution:** 11/10/21

Agreement Index No.: C224322-10-21

Application Amendment Approval: 7/10/25

Agreement Amendment Execution: 7/10/25

Application Amendment Approval: 12/18/25

Agreement Amendment Execution: 12/18/25

SITE INFORMATION:

Site No.: C224322 **Site Name:** 2435 Pacific Street

Site Owner: 2435 Pacific Street LLC

2435 Pacific Street Housing Development Fund Corporation

Love Fellowship Tabernacle, Inc.

Street Address: 2435 Pacific Street

Municipality: Brooklyn **County:** Kings

DEC Region: 2

Site Size: 0.804 Acres

Tax Map Identification Number(s): 1437-46

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):

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 2025000241687.

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: 12/30/2025

Andrew O. Guglielmi, Director
Division of Environmental Remediation

Exhibit A
Site Description

SCHEDULE "A" PROPERTY DESCRIPTION

Easement Description:

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 a point on the northerly side of Pacific Street, distant 50 feet easterly from the corner formed by the intersection of the northerly side of Pacific Street and the easterly side of Sackman Street;

THENCE Northerly parallel with the easterly side of Sackman Street, 100 feet;

THENCE Easterly parallel with the northerly side of Pacific Street, 350 feet;

THENCE Southerly parallel with the easterly side of Sackman Street, 100 feet to the northerly side of Pacific Street;

THENCE Westerly along the northerly side of Pacific Street, 350 feet to the point or place of BEGINNING.

DEED DESCRIPTION

Parcel I:

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 a point on the northerly side of Pacific Street, distant 166 feet 8 inches easterly from the corner formed by the intersection of the northerly side of Pacific Street and the easterly side of Sackman Street;

Thence Northerly parallel with Sackman Street, 100 feet;

Thence Easterly parallel with Pacific Street, 233 feet 4 inches;

Thence Southerly parallel with Sackman Street, 100 feet to the northerly side of Pacific Street;

Thence Westerly along the northerly side of Pacific Street, 233 feet 4 inches to the point or place of beginning.

Parcel II:

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 a point on the northerly side of Pacific Street, distant 50 feet easterly from the corner formed by the intersection of the northerly side of Pacific Street and the easterly side of Sackman Street;

Thence Northerly parallel with the easterly side of Sackman Street, 100 feet;

Thence Easterly parallel with the northerly side of Pacific Street, 116 feet 8 inches;

Thence Southerly parallel with the easterly side of Sackman Street, 100 feet to the northerly side of Pacific Street;

Thence Westerly along the northerly side of Pacific Street, 116 feet 8 inches to the point or place of beginning.

Exhibit B

Site Survey



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Form
 12/22/2025



SITE DESCRIPTION

SITE NO. **C224322**

SITE NAME 2435 Pacific Street

SITE ADDRESS: 2435 Pacific Street **ZIP CODE:** 11233

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| Operation and Maintenance (O&M) Plan | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Periodic Review Frequency: once a year | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Periodic Review Report Submitted Date: 04/30/2027 | | |

Description of Institutional Control

Love Fellowship Tabernacle, Inc.
 464 Liberty Avenue
2435 Pacific Street
 Environmental Easement
 Block: 1437
 Lot: 46
 Sublot:
 Section:
 Subsection:
 S_B_L Image: 1437-46
 Ground Water Use Restriction
 IC/EC Plan
 Landuse Restriction
 Site Management Plan
 Soil Management Plan

Description of Engineering Control

Love Fellowship Tabernacle, Inc.

464 Liberty Avenue

2435 Pacific Street

Environmental Easement

Block: 1437

Lot: 46

Sublot:

Section:

Subsection:

S_B_L Image: 1437-46

Cover System